

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**BENJAMIN BILDER, dec'd.**

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

Admx.: Casey Lynne Bilder c/o
Danielle M. Yacono, Esquire, 375
Morris Rd., P.O. Box 1479, Lansdale,
PA 19446-0773.

DANIELLE M. YACONO, ATTY.
Hamburg, Rubin, Mullin, Maxwell &
Lupin, PC
375 Morris Rd.
P.O. Box 1479

Lansdale, PA 19446-0773

MARJORIE T. BOERLIN a/k/a

MARJORIE TELFORD BOERLIN,
dec'd.

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

Extr.: Randall R. Boerlin c/o
Lisa Comber Hall, Esquire, 27 S.
Darlington Street, West Chester, PA
19382.

LISA COMBER HALL, ATTY.
27 S. Darlington Street
West Chester, PA 19382

MAXINE MARIE BRENNAN a/k/a

MAXINE M. BRENNAN, dec'd.

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

Extr.: Julia B. Fisher c/o Karen M.
Stockmal, Esquire, 1235 Westlakes
Dr., Ste. 320, Berwyn, PA 19312.
KAREN M. STOCKMAL, ATTY.

KMS Law Offices, LLC
1235 Westlakes Dr.
Ste. 320

Berwyn, PA 19312

ROBERT MARC BRODY a/k/a

ROBERT M. BRODY, dec'd.

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

Extr.: Josef Brody c/o Robert A.
Cohen, Esquire, 717 Constitution Dr.,
Ste. 201, P.O. Box 1265, Exton, PA
19341.

ROBERT A. COHEN, ATTY.
Riley Ripper Hollin & Colagreco
717 Constitution Dr.
Ste. 201
P.O. Box 1265
Exton, PA 19341

LORETTA C. CATANZARO a/k/a

LORETTA CATANZARO, dec'd.

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

Extr.: Jo Catanzaro a/k/a Josephine
Ann Catanzaro, 3619 Haywood
Street, Philadelphia, PA 19129.
LEE R. ALLMAN, ATTY.

Allman, Kelly & Willner, LLC
41 Paoli Plaza
Suite G
Paoli, PA 19301

VINCENT ANTHONY CATANZARO

a/k/a VINCENT CATANZARO,

dec'd.

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

Extr.: Jo Catanzaro a/k/a Josephine
Ann Catanzaro, 3619 Haywood
Street, Philadelphia, PA 19129.
LEE R. ALLMAN, ATTY.

Allman, Kelly & Willner, LLC
41 Paoli Plaza
Suite G
Paoli, PA 19301

CAROL S. CHAMBERS, dec'd.

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

Extr.: Christopher Vaughan
Chambers (Named in Will as
Christopher V. Chambers) c/o
Danielle Friedman, Esquire, 1801
Market St., Ste. 2300, Philadelphia,
PA 19103.

DANIELLE FRIEDMAN, ATTY.
Offit Kurman, P.A.
1801 Market St.
Ste. 2300
Philadelphia, PA 19103

JANET S. COLELLA, dec'd.

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

Extr.: Stephen T. Colella, 916 Mason
Ave., Drexel Hill, PA 19026.

JOSEPH A. CONAN, dec'd.

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

Extr.: Debra Conan c/o Lindsey
Conan, Esquire, 755 North Monroe
St., Media, PA 19063.

- LINDSEY CONAN, ATTY.
755 North Monroe St.
Media, PA 19063
- ANN LOUISE COUCH a/k/a ANN L. COUCH**, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Ian Austin Meggarrey c/o
Rosalie L. Spelman, Esquire, 801 Yale
Ave., Ste. G1, Swarthmore, PA 19081.
ROSALIE L. SPELMAN, ATTY.
801 Yale Ave.
Ste. G1
Swarthmore, PA 19081
- SALLY C. DOW a/k/a SALLY CHAPMAN DOW**, dec'd.
Late of the Borough of Swarthmore,
Delaware County, PA.
Sally C. Dow Family Living Trust
dated May 11, 1999.
Trustee: Christine A. Green c/o
Rosalie L. Spelman, Esquire, 801 Yale
Ave., Ste. G1, Swarthmore, PA 19081.
ROSALIE L. SPELMAN, ATTY.
801 Yale Ave.
Ste. G1
Swarthmore, PA 19081
- JOAN M. FALCONE a/k/a JOAN FALCONE**, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Nicholas J. Falcone, III (Named
in Will as Nicholas Falcone, III) c/o
Nikolaos Tsouros, Esquire, Valley
Forge Square II, 661 Moore Rd., Ste.
105, King of Prussia, PA 19406.
NIKOLAOS TSOUROS, ATTY.
Law Offices of Wendy F. Bleczynski
Valley Forge Square II
661 Moore Rd.
Ste. 105
King of Prussia, PA 19406
- BETTEANNE M. FITZWATER**, dec'd.
Late of the Borough of Chester
Heights, Delaware County, PA.
Extr.: Holly F. Redmond, 65
Sundance Drive, Santa Fe, NM
87506.
ALLEN H. TOLLEN, ATTY.
41 E. Front St.
Media, PA 19063
- STEVEN ARTHUR FRIEDMAN a/k/a STEVEN A. FRIEDMAN, M.D., J.D., LL.M.**, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
- Extr.: Douglas David Friedman and
Craig E.A. Friedman (Named in Will
as Craig Edward Arthur Friedman)
c/o Karen M. Stockmal, Esquire, 1235
Westlakes Dr., Ste. 320, Berwyn, PA
19312.
KAREN M. STOCKMAL, ATTY.
KMS Law Offices, LLC
1235 Westlakes Dr.
Ste. 320
Berwyn, PA 19312
- ANTHONY J. HARDING**, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Michelle McCarrie.
WILLIAM HABURCAK, ATTY.
755 North Monroe St.
Media, PA 19063
- MARYELLEN HARDING**, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Daniel P. Todd.
WILLIAM HABURCAK, ATTY.
755 North Monroe St.
Media, PA 19063
- JEANETTE HARTUNIAN**, dec'd.
Late of the Township of Tinicum,
Delaware County, PA.
Extr.: Jason A. Olson c/o Michael
W. Raith, Esquire, 2 Old State Rd.,
Media, PA 19063.
MICHAEL W. RAITH, ATTY.
James A. Gillin, P.C.
2 Old State Rd.
Media, PA 19063
- JOSEPH M. HAYDEN**, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Martin Hayden, 463 Lombardy
Rd., Drexel Hill, PA 19026.
- PEARL JAMGOCHIAN**, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Gregory Jamgochian c/o
Stephen Carroll, Esquire, P.O. Box
1440, Media, PA 19063.
STEPHEN CARROLL, ATTY.
Carroll & Karagelian LLP
P.O. Box 1440
Media, PA 19063
- JOHN DANIEL LEBANO**, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admx.: Joanne M. Zetusky c/o Carla
Trongone, Esquire, 333 N. Broad St.,
Lansdale, PA 19446.
CARLA TRONGONE, ATTY.
The Law Offices of Carla Trongone
333 N. Broad St.
Lansdale, PA 19446

JEANNE L. LeBUHN, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Admx. c.t.a.: Carol LeBuhn Lee c/o
Jennifer L. Simons, Esquire, 30
Cassatt Ave., Berwyn, PA 19312.
JENNIFER L. SIMONS, ATTY.
McAndrews, Mehalick, Connolly,
Hulse and Ryan P.C.
30 Cassatt Ave.
Berwyn, PA 19312

ROSA MANNERS a/k/a ROSA NANCY MANNERS, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: William A. Manners, 750
Concord Ave., Drexel Hill, PA 19026.

NURIA P. MAS, dec'd.

Late of the Township of Marple,
Delaware County, PA.
Extr.: Jaime Mas, 1112 Paxon Hollow
Rd., Media, PA 19063.
STEPHANIE P. KALOGREDIS,
ATTY.

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

West Chester, PA 19381

DAVID L. McGAUGHY a/k/a DAVID McGAUGHY and DAVID LEE McGAUGHY, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admx.: Christine Lee Perovich
c/o Sean Murphy, Esquire, 340 N.
Lansdowne Ave., Lansdowne, PA
19050.

SEAN MURPHY, ATTY.
340 N. Lansdowne Ave.
Lansdowne, PA 19050

CAROL M. McGUINNESS, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extr.: Sean McGuinness c/o Mark
S. Pinnie, Esquire, 218 West Front
Street, Media, PA 19063.

MARK S. PINNIE, ATTY.
Barnard, Mezzanotte, Pinnie, Seelaus
& Kraft, LLP
218 West Front Street
Media, PA 19063

GERALDINE M. MELLACE, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extr.: Beatrice Wenkel Reagan, 513
8th Ave. South, Surfside Beach, SC
29575.

LATISHA B. SCHUENEMANN,
ATTY.

Barley Snyder LLP
2755 Century Blvd.
Wyomissing, PA 19610

JEAN MILLER a/k/a JEAN S. MILLER and JEAN LOUISE STEWART MILLER, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: John Emery Miller, III c/o
Donald Weiss, Esquire, 6 Dickinson
Drive, Suite 110, Chadds Ford, PA
19317.

DONALD WEISS, ATTY.

6 Dickinson Drive
Suite 110
Chadds Ford, PA 19317

THELMA L. MOBLEY, dec'd.

Late of the Borough of Darby,
Delaware County, PA.
Admxs.: Gail Lankford Mascia and
Jean Lankford, 1411 Cardinal Dr.,
Bensalem, PA 19020.

JACK L. PARKER, dec'd.

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

Extr.: Jack D. Bostic c/o Christopher
M. Murphy, Esquire, 3305 Edgmont
Ave., Brookhaven, PA 19015.
CHRISTOPHER M. MURPHY,
ATTY.

3305 Edgmont Ave.
Brookhaven, PA 19015

BRIAN P. POWERS, dec'd.

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

Extx.: Rae M. Powers c/o Robert
W. Hershman, Jr., Esquire, 6 East
Hinckley Avenue, 1st Floor, Ridley
Park, PA 19078.

ROBERT W. HERSHMAN, JR.,
ATTY.

6 East Hinckley Avenue
Ridley Park, PA 19078

THELMA RUBIN, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extrs.: Mark D. Rubin and Bruce D.
Rubin c/o Nina B. Stryker, Esquire,
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2101.

NINA B. STRYKER, ATTY.
Obermayer Rebmann Maxwell &
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Centre Square West
1500 Market St.
Ste. 3400
Philadelphia, PA 19102-2101

NANCY E. SKINNER, dec'd.

Late of the Township of Lower
Chichester, Delaware County, PA.
Extr.: David Skinner c/o Lindsey
Conan, Esquire, 755 North Monroe
St., Media, PA 19063.
LINDSEY CONAN, ATTY.
755 North Monroe St.
Media, PA 19063

KATHLEEN A. TOWNSEND, dec'd.

Late of the Township of Aston,
Delaware County, PA.
Extx.: Graceann Carnevale c/o
Kathryn Luce Labrum, Esquire, 102
W. Front St., Media, PA 19063.
KATHRYN LUCE LABRUM, ATTY.
Donaghue & Labrum, LLC
102 W. Front St.
Media, PA 19063

**JACK R. VITALE a/k/a JACK
VITALE, dec'd.**

Late of the Township of Springfield,
Delaware County, PA.
Extx.: Jacqueline Marie Meehan
(Named in Will as Jacqueline M.
Meehan) c/o Guy F. Matthews,
Esquire, 300 W. State St., Ste. 300,
Media, PA 19063.
GUY F. MATTHEWS, ATTY.
Eckell, Sparks, Levy, Auerbach,
Monte, Sloane, Matthews &
Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

**IRMA WAGMAN a/k/a IRMA
MAY WAGMAN and IRMA M.
WAGMAN, dec'd.**

Late of the Township of Haverford,
Delaware County, PA.
Extx.: Lorraine Eve Algazy (Named in
Will as Lorraine Algazy) c/o Jonathan
H. Ellis, Esquire, 100 Front St., Suite
100, Conshohocken, PA 19428.
JONATHAN H. ELLIS, ATTY.
Flaster Greenberg, P.C.
100 Front St.
Suite 100
Conshohocken, PA 19428

KATHERINE A. YOUNG, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extxs.: Cynthia A. Franceschino and
Karen L. Zachary c/o Donald B. Lynn,
Jr., Esquire, P.O. Box 384, Kennett
Square, PA 19348.
DONALD B. LYNN, JR., ATTY.
Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

SECOND PUBLICATION**VELTA ALDINS, dec'd.**

Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: John R. Aldins c/o David
Sigismonti, Esquire, 42 East Second
Street, Media, PA 19063.
DAVID SIGISMONTI, ATTY.
42 East Second Street
Media, PA 19063

**MICHAEL WILLIAM BARBIERS,
dec'd.**

Late of the Township of Ridley,
Delaware County, PA.
Extx.: Jane E. Falkowski c/o Robert E.
O'Connor, Esquire, 341 West State St.,
Media, PA 19063.
ROBERT E. O'CONNOR, ATTY.
341 West State St.
Media, PA 19063

BARBARA G. BLUM, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extrs.: William Louis Blum (Named
in Will as William L. Blum) and
Susan Jill Fort (Named in Will as
Susan J. Pисner) c/o Seamus M. Lavin,
Esquire, 122 S. Church St., West
Chester, PA 19382.
SEAMUS M. LAVIN, ATTY.
Wetzel Gagliardi Fetter & Lavin LLC
122 S. Church St.
West Chester, PA 19382

**RAYMOND T. BUTLER a/k/a
RAYMOND BUTLER and
RAYMOND THOMAS BUTLER,
dec'd.**

Late of the Township of Middletown,
Delaware County, PA.
Admx.: Robin A. Gerace c/o Shelley C.
Dugan, Esquire, 206 South Avenue,
Media, PA 19063.
SHELLEY C. DUGAN, ATTY.
206 South Avenue
Media, PA 19063

**JOHN JOSEPH FARRELL, JR. a/k/a
JOHN J. FARRELL and JOHN
FARRELL, dec'd.**

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Dennis John Farrell c/o S.
Stanton Miller, Jr., Esquire, 201 N.
Jackson Street, Media, PA 19063.
S. STANTON MILLER, JR., ATTY.
201 N. Jackson Street
Media, PA 19063

NANCY H. FIGUEIRA, dec'd.

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

Extr.: Steven H. Figueira *c/o* April L. Charleston, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380.
APRIL L. CHARLESTON, ATTY.
The Charleston Firm
60 W. Boot Rd.
Ste. 201
West Chester, PA 19380

BETTEANNE M. FITZWATER a/k/a BETTEANNE FITZWATER, dec'd.
Late of the Borough of Chester Heights, Delaware County, PA.
Extr.: Holly F. Redmond *c/o* Allen H. Tollen, Esquire, 41 E. Front St., Media, PA 19063.
ALLEN H. TOLLEN, ATTY.
41 E. Front St.
Media, PA 19063

NICOLAS A. GOLATO, JR. a/k/a NICOLAS A. GOLATO, dec'd.
Late of the Township of Middletown, Delaware County, PA.
Admx.: Robin A. Gerace *c/o* Shelley C. Dugan, Esquire, 206 South Avenue, Media, PA 19063.
SHELLEY C. DUGAN, ATTY.
206 South Avenue
Media, PA 19063

RICHARD T. HYKES, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extr.: Joseph Douglas Ahrens (Named in Will as Joseph Ahrens) *c/o* Matthew A. Levitsky, Esquire, 980 Jolly Rd., Ste. 110, Blue Bell, PA 19422.
MATTHEW A. LEVITSKY, ATTY.
Fox Rothschild, LLP
980 Jolly Rd.
Ste. 110
Blue Bell, PA 19422

ROBERT L. IMBURGIA, dec'd.
Late of the Township of Aston, Delaware County, PA.
Extr.: Karen M. Imburgia *a/k/a* Karen Imburgia-Walker *c/o* Christina B. Roberts, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

WILLIAM J. JACKSON, dec'd.
Late of the Township of Nether Providence, Delaware County, PA.
Extr.: Gregory J. Jackson *c/o* Karyn L. Seace, CELA, Esquire, Evans Building, 105 East Evans Street, Suite A, West Chester, PA 19380.

KARYN L. SEACE, CELA, ATTY.
Nescio & Seace, LLP
Evans Building
105 East Evans Street
Suite A
West Chester, PA 19380

SHARON ANN KECKLER, dec'd.
Late of the Borough of Norwood, Delaware County, PA.
Admx.: Marcy Lin Keckler *c/o* Robert W. Hershman, Jr., Esquire, 6 East Hincley Avenue, 1st Floor, Ridley Park, PA 19078.
ROBERT W. HERSHMAN, JR., ATTY.
6 East Hincley Avenue
Ridley Park, PA 19078

DOLORES M. MARTINELLI, dec'd.
Late of the Township of Marple, Delaware County, PA.
Admx. C.T.A.: Diane V. Mongeluzi *c/o* Elizabeth R. Howard, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460.
ELIZABETH R. HOWARD, ATTY.
301 Gay Street
P.O. Box 507
Phoenixville, PA 19460

ELEANOR MONROE a/k/a ELEANOR P. MONROE, dec'd.
Late of the Borough of Brookhaven, Delaware County, PA.
Extr.: Joseph J. Monroe, Jr. *c/o* Carrie Woody, Esquire, 110 West Front Street, Media, PA 19063.
CARRIE WOODY, ATTY.
110 West Front Street
Media, PA 19063

NANCY R. NAVARRO a/k/a NANCY RANDALL NAVARRO, dec'd.
Late of the Township of Nether Providence, Delaware County, PA.
Extr.: August Felipe Navarro (Named in Will as August F. Navarro) *c/o* Denis A. Gray, Esquire, Carriage House, 115 Bloomingdale Ave., Ste. 100, Wayne, PA 19087.
DENIS A. GRAY, ATTY.
Palmer & Gray LLP
Carriage House
115 Bloomingdale Ave.
Ste. 100
Wayne, PA 19087

LEILA P. PECK, dec'd.
Late of the Township of Newtown, Delaware County, PA.
Extxs.: Amy Milaneck and Leila Safford *c/o* Robert Speare, Esquire, 22 W. Second Street, Media, PA 19063.

ROBERT SPEARE, ATTY.
22 W. Second Street
Media, PA 19063

BETTY BURTON REINA, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Co-Extrs.: Roger Reina, 56 Wellfleet
Lane, Chesterbrook, PA 19087 and
Randall Lester Reina, 20032 11th Ave.
W., Lynnwood, WA 98036-8659.

LEE R. ALLMAN, ATTY.
Allman, Kelly & Willner, LLC
41 Paoli Plaza
Suite G
Paoli, PA 19301

MARGARET BERWIND SCHIFFER
a/k/a **MARGARET B. SCHIFFER**,
dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extrs.: Susan Schiffer Stautberg and
Herbert N. Schiffer c/o Leanne M.
Schenck, Esquire, 1001 Conshohocken
State Rd., Ste. 1-300, West
Conshohocken, PA 19428.

LEANNE M. SCHENCK, ATTY.
Heckscher, Teillon, Terrill &
Sager, P.C.
1001 Conshohocken State Rd.
Ste. 1-300
West Conshohocken, PA 19428

DONALD T. TAYLOR a/k/a DONALD
TAYLOR and DON TAYLOR, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Michael Taylor, 462 Creekside
Drive, Downingtown, PA 19335.

THIRD AND FINAL PUBLICATION

JOSEPH E. ANGELO, dec'd.
Late of the Borough of Prospect Park,
Delaware County, PA.
Extx.: Lisa M. Newsham, 106 Linden
Avenue, Rutledge, PA 19070.
MICHAEL R. BRADLEY, ATTY.
Brooks, Bradley & Doyle
21 West Second Street
Media, PA 19063

MARIE E. BLANTON, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Keima Sheriff c/o Rhonda
Anderson, Esquire, 610 Old York Road,
Suite 400, Jenkintown, PA 19046.
RHONDA ANDERSON, ATTY.
610 Old York Road
Suite 400
Jenkintown, PA 19046

THERESA M. CALVERT a/k/a
THERESA CALVERT and TERRY
CALVERT, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Admx.: Cathryn Clark, 273 Drummers
Lane, Wayne, PA 19087.

EILEEN S. CAVANAUGH, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extx.: Erin K. Walsh c/o Robert M.
DiOrio, Esquire, 21 West Front Street,
Media, PA 19063.
ROBERT M. DiORIO, ATTY.
DiOrio & Sereni, LLP
21 West Front Street
Media, PA 19063

DOMINIC M. CHIARAVALLE, dec'd.
Late of the Township of Chadds Ford,
Delaware County, PA.
Extrs.: Richard W. Siville and Jane C.
Siville c/o Dana M. Breslin, Esquire,
3305 Edgmont Avenue, Brookhaven,
PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Avenue
Brookhaven, PA 19015

STANLEY COOMBES, JR., dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Admx.: Michele Lynn Montgomery c/o
Joseph P. Caranci, Esquire, 2558 West
Chester Pike, Broomall, PA 19008.
JOSEPH P. CARANCI, ATTY.
2558 West Chester Pike
Broomall, PA 19008

WESLEY E. DUNNING, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: David A. Dunning c/o Kristen R.
Matthews, Esquire, 257 W. Uwchlan
Ave., Ste. 1, Downingtown, PA 19335.
KRISTEN R. MATTHEWS, ATTY.
Kristen Matthews Law
257 W. Uwchlan Ave.
Ste. 1
Downingtown, PA 19335

RICHARD HOLT ELLIS, dec'd.
Late of the Borough of Aldan,
Delaware County, PA.
Extr.: Edward R. Oswald c/o Kristine
Hughey, Esquire, 22 W. Second St.,
Media, PA 19063.
KRISTINE HUGHEY, ATTY.
22 W. Second St.
Media, PA 19063

AUGUSTUS FRANKLIN, dec'd.
Late of the Township of Chester,
Delaware County, PA.

- Admx.: Yvonne Franklin c/o Rhonda Anderson, Esquire, 610 Old York Road, Suite 400, Jenkintown, PA 19046.
RHONDA ANDERSON, ATTY.
610 Old York Road
Suite 400
Jenkintown, PA 19046
- ELIZABETH RUTH GESSNER a/k/a ELIZABETH GESSNER, dec'd.**
Late of the Township of Marple, Delaware County, PA.
Extx.: Jennifer L. Draudt (Named in Will as Jennifer Draudt), 519 Pepperidge Tree Lane, Kinnelon, NJ 07405.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063
- ALBERT J. GRETO, dec'd.**
Late of the Township of Nether Providence, Delaware County, PA.
Extx.: Theresa Marie Greto (Named in Will as Theresa M. Greto) c/o David S. Daniel, Esquire, 319 West Front Street, Media, PA 19063.
DAVID S. DANIEL, ATTY.
319 West Front Street
Media, PA 19063
- CAROL ANNE GUMIELA, dec'd.**
Late of the Township of Springfield, Delaware County, PA.
Extx.: Mary Lou Glenn c/o Alfred V. Altopiedi, Esquire, 902 Old Marple Road, Springfield, PA 19064.
ALFRED V. ALTOPIEDI, ATTY.
902 Old Marple Road
Springfield, PA 19064
- ANGELINE JENIFER, dec'd.**
Late of the Township of Chester, Delaware County, PA.
Admx.: Lisa Robinson c/o Rhonda Anderson, Esquire, 610 Old York Road, Suite 400, Jenkintown, PA 19046.
RHONDA ANDERSON, ATTY.
610 Old York Road
Suite 400
Jenkintown, PA 19046
- KATHERINE KAUKER, dec'd.**
Late of the Township of Media, Delaware County, PA.
Admx.: Sandra Elkins, 404 Donofrio Drive, Downingtown, PA 19335.
- MIRIAM T. KENDRA a/k/a MIRIAM KENDRA, dec'd.**
Late of the Township of Bethel, Delaware County, PA.
- Extr.: Christopher P. Kendra c/o Dana M. Breslin, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Avenue
Brookhaven, PA 19015
- CATHERINE E. KOCH a/k/a CATHERINE C. KOCH, dec'd.**
Late of the Township of Middletown, Delaware County, PA.
Extx.: Susan K. Schu c/o Kristine Hughey, Esquire, 22 W. Second St., Media, PA 19063.
KRISTINE HUGHEY, ATTY.
22 W. Second St.
Media, PA 19063
- ANNE MANN, dec'd.**
Late of the Township of Upper Darby, Delaware County, PA.
Extr.: Stephen Gerard Mahoney c/o Samuel W.B. Millinghausen, III, Esquire, 180 S. Main Street, Suite 204, Ambler, PA 19002.
SAMUEL W.B. MILLINGHAUSEN, III, ATTY.
180 S. Main Street
Suite 204
Ambler, PA 19002
- MARY T. MANZI a/k/a MARY MANZI, dec'd.**
Late of the Township of Ridley, Delaware County, PA.
Extr.: Robert Manzi, 3512 Edgewater Lane, Brookhaven, PA 19015.
- ARTHUR J. McCUE, JR. a/k/a ARTHUR JAMES McCUE, dec'd.**
Late of the Township of Aston, Delaware County, PA.
Extx.: Wendy M. Cooper c/o Allen Tollen, Esquire, 41 E. Front Street, Media, PA 19063.
ALLEN TOLLEN, ATTY.
41 E. Front Street
Media, PA 19063
- MARY T. McELWEE a/k/a MARY T. HARKIN, dec'd.**
Late of the Township of Upper Darby, Delaware County, PA.
Admr.: Liam Ernan McElwee c/o Christopher M. Murphy, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.
CHRISTOPHER M. MURPHY, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015
- MARTIN J. McLAUGHLIN, JR., dec'd.**
Late of the Township of Marple, Delaware County, PA.
Extx.: Lori A. Clark

WILLIAM HABURCAK, ATTY.
755 North Monroe St.
Media, PA 19063

JOSEPH L. McMASTER, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Annette M. McMaster, 2422 5th
Ave., Upper Chichester, PA 19061.

BILLIE MAY PASSARELLA, dec'd.
Late of the Township of Tincum,
Delaware County, PA.
Extr.: William Joseph Carr, 425
Independence St., Cumberland, MD
21502.

JEAN M. RAPACHETTA, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Florence Asheley DeBrakins
Flahn c/o Joseph J. McIntosh, Esquire,
23 West Second Street, Media, PA
19063.

JOSEPH J. McINTOSH, ATTY.
23 West Second Street
Media, PA 10963

**JOAN R. ROSNEY a/k/a JOAN
REGINA ROSNEY**, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extrs.: Aileen Crossan and Stephen
Joseph Flynn (Named in Will as
Steven Flynn) c/o Michael LaRosa,
Esquire, 959 West Chester Pike,
Havertown, PA 19083.

MICHAEL LaROSA, ATTY.
LaRosa Law Firm
959 West Chester Pike
Havertown, PA 19083

CELLERINA J. SCHIAVONE, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Ronald L. Schiavone (Named
in Will as Ronald Schiavone) c/o
Christopher M. Brown, Esquire, 1240
West Chester Pike, Ste. 210, West
Chester, PA 19382.

CHRISTOPHER M. BROWN, ATTY.
Law Offices of Christopher
M. Brown, PLLC
1240 West Chester Pike
Ste. 210
West Chester, PA 19382

**RONALD WILLIS SELLERS a/k/a
RONALD W. SELLERS, SR. and
RONALD WILLIS SELLERS, SR.**,
dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Ronald W. Sellers, Jr., 6549 SE
South Marina Way, Stuart, FL 34996.

JOHN L. SHAW, dec'd.
Late of the City of Chester, Delaware
County, PA.
Admr.: Edward J. Shaw c/o Joseph W.
Chupein, Jr., Esquire, 25 West Second
Street, Media, PA 19063.
JOSEPH W. CHUPEIN, JR., ATTY.
25 West Second Street
Media, PA 19063

**HARRY JOSEPH SHUSTER a/k/a
HARRY J. SHUSTER and HARRY
SHUSTER**, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Extr.: Debra Nagle c/o John Jay
Wills, Esquire, 4124 Chichester Ave.,
Boothwyn, PA 19061.
JOHN JAY WILLS, ATTY.
4124 Chichester Ave.
Boothwyn, PA 19061

SAVERIA SPICA, dec'd.
Late of the Borough of Morton,
Delaware County, PA.
Extr.: Anthony J. Spica, 1175
Marlkress Rd., Unit 2420, Cherry Hill,
NJ 08034.

MARIE A. WEAVERLING, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: John J. McAllister c/o Carrie
Woody, Esquire, 110 West Front
Street, Media, PA 19063.
CARRIE WOODY, ATTY.
110 West Front Street
Media, PA 19063

AUDIT

ORPHANS' COURT

**Estates listed for Audit on
JANUARY 18, 2023
10:30 A.M. Prevailing Time**

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

KLEPPE - Accounting of transactions that occurred under the Dorothy A. Kleppe Durable Power of Attorney dated August 10, 2012, stated by Sandra Pfaff, Agent.

DiGIORGIO - Account of Stephanie M. Gerber, Executrix for the Estate of Joseph A. DiGiorgio, Deceased.

MATTOTE - Fiduciary accounting for the period January 1, 2019-March 31, 2022 as stated by Raymond James Trust, N.A., Trustee for the Alicia Mattote Trust Under Trust Agreement of Joseph A. Giuliucci.

GIULIUCCI - Fiduciary accounting for the period January 1, 2019-March 31, 2022 as stated by Raymond James Trust, N.A., Trustee for the Joseph Giuliucci IRA f/b/o Joseph Giuliucci Trust f/b/o Alicia Mattote.

BARCLAY - First accounting of Marguerite Smiles Barclay, Executor for Estate of John Kennedy Warfield Barclay, Deceased, filed and verified by her daughter and Agent under Power of Attorney, Stephanie Barclay Walsh.

EJDAHARIAN - First and final account of Deron Ejdaharian, Administrator for the Estate of Setrak Ejdaharian, Deceased.

HAGOPIAN - First and final account of Steven T. Hagopian, Executor for the Estate of Charlotte Jane Hagopian, Deceased.

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

Jan. 6, 13

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2022-007623

NOTICE IS HEREBY GIVEN THAT on October 17, 2022, the Petition of Andrew Stephen Alvincy, a minor, by and through his parent and natural guardian, Andrice Jeanty for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Andrew Stephen Alvincy** to **Andrew Stephen Jeanty**.

The Court has fixed Tuesday, February 7, 2023, 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. 6, 13

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2022-004828

NOTICE IS HEREBY GIVEN THAT on July 8, 2022, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **May Sinada Mark** to **Mahasin Bashir Abdalla**.

The Court has fixed Friday, January 13, 2023, 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. 6, 13

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.

PEAXTAL, corp.

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

Jan. 6

Queen of the East, Inc.

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

Jan. 6

**CHARTER APPLICATION
NON-PROFIT**

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

The name of the corporation is:

Well Rooted

GEORGE J. LAVIN, III
& ASSOC., Solicitors
920 West Chester Pike
Upper Floor
Havertown, PA 19083

Jan. 6

CLASSIFIED AD

Law Offices for rent, 950 square feet, multiple offices, waiting area and parking. 500 West Township Line Road, Havertown. Available immediately. Contact Bill Minnis (267) 331-0208.

Jan. 6, 13

PART-TIME LEGAL ACCOUNTING & ESTATE PARALEGAL ASSISTANT

Part-time Legal accounting assistant and estate paralegal. Quick books and Estate Inheritance tax filing experience. Salary based on experience. Please send resume to Rjames@dandjlaw.com.

Dec. 23, 30; Jan. 6

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:

SolareConnect

with its principal place of business at 207 S. State Road, Suite 100, Upper Darby, PA 19082.

The name(s) and address(es) of the entity owning or interested in said business is (are): Solareamerica LLC, 207 S. State Road, Suite 100, Upper Darby, PA 19082.

The application has been/will be filed on or after October 4, 2022.

Jan. 6

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

- Long, Ellen, CmwltH Dept of Revenue, 2/24/21, \$1,503.18
- Long, Thomas, CmwltH of PA Dept of Revenue, 2/23/21, \$2,447.30
- Long, Diane G, Commonwealth of PA Dept of Revenue, 2/5/21, \$2,120.68
- Lundgren, Robert, Commonwealth of PA Department of Revenue, 2/12/21, \$3,537.45
- Lynch, Margaret A, CmwltH Dept of Revenue, 2/8/21, \$1,288.32
- Lynch, Deidre L, Borough of Morton, 2/16/21, \$1,522.03
- Lynch, Richard T, Borough of Morton, 2/16/21, \$1,522.03
- Macelhern, Laura, CmwltH Dept of Revenue, 2/12/21, \$4,694.42
- Maguire, Molly, Commonwealth of Pennsylvania Department of Revenue, 2/16/21, \$846.69
- Mahoney, Maria, CmwltH Dept of Revenue, 2/12/21, \$859.63
- Manness, Suzanne P, Commonwealth of PA Dept of Revenue, 2/12/21, \$3,176.41
- Mannix, Christopher D, Commonwealth Department of Revenue, 2/10/21, \$1,037.98
- Marcone, Frank, Commonwealth Department of Revenue, 2/12/21, \$42,987.82
- Marshall, Victor L, CmwltH Dept of Revenue, 2/8/21, \$967.84
- Martin, Ralph A, CmwltH Dept of Revenue, 2/9/21, \$1,082.70
- Martin, Jane E, Township of Upper Darby, 2/10/21, \$259.33

- Mays Jr, Edward J, CmwltH Dept of Revenue, 2/5/21, \$1,225.41
- Mcclintock, Linda M, CmwltH Dept of Revenue, 2/11/21, \$821.88
- McCreesh, Patrick J, Commonwealth of PA Dept of Revenue, 2/12/21, \$3,855.23
- McCrystal, Patrick H, Commonwealth of PA Dept of Revenue, 2/23/21, \$30,639.62
- Mcgee, Carol L, Upper Darby Township, 2/10/21, \$188.33
- Mcgee, Darren, CmwltH of PA Department of Revenue, 2/9/21, \$360.95
- Mcgee, Sean T, Township of Upper Darby, 2/10/21, \$225.70
- Mcginis, John, Township of Upper Darby, 2/10/21, \$259.33
- Mcgowan, Joseph T, CmwltH Dept of Revenue, 2/11/21, \$2,119.72
- Mckeller, Stephen, Commonwealth Department of Revenue, 2/10/21, \$530.02
- Mckelvey Jr, Charles J, CmwltH Dept of Revenue, 2/10/21, \$6,062.56
- Mckie, Derrick, CmwltH of PA Dept of Revenue, 2/4/21, \$2,033.31
- Mclain, Andre M, Borough of Darby, 2/8/21, \$976.00
- Mclain, Andre M., Borough of Darby, 2/9/21, \$703.83
- Mcsorley, Francis M, CmwltH Dept of Revenue, 2/10/21, \$446.94
- Meissner Cheverolet, Inc, Borough of Glenolden, 2/11/21, \$679.18
- Meissner Cheverolet, Inc, Borough of Glenolden, 2/11/21, \$559.50
- Mekhirunsiri, Preecha, Commonwealth of PA Dept of Revenue, 2/10/21, \$975.29
- Miranda, Lenore A, Upper Darby Township, 2/22/21, \$128.10
- Miranda, Lenore A, Upper Darby Township, 2/10/21, \$188.33
- Miranda, Lenore A, Upper Darby Twp, 2/19/21, \$115.90
- Miranda, Lenore A, Township of Upper Darby, 2/10/21, \$225.70
- Mitchell, Vermell, Commonwealth of PA Dept of Revenue, 2/16/21, \$2,294.90
- Mniecznikowski, John, Commonwealth of PA Dept of Revenue, 2/8/21, \$1,028.19
- Moderski, Joseph, CmwltH Dept of Revenue, 2/23/21, \$7,968.62
- Moore Jr, Malachi, Commonwealth of PA Dept of Revenue, 2/11/21, \$1,696.30
- Murray, Kelisa, Upper Darby Township, 2/10/21, \$176.90
- Murray, Alexander, Commonwealth of Pennsylvania Department of Revenue, 2/4/21, \$1,414.42
- Nanopoulos, Christopher J, Commonwealth of PA Dept of Revenue, 2/9/21, \$3,726.85
- Nash, Toni, CmwltH Dept of Revenue, 2/10/21, \$1,132.98
- Natalino, Irene, Borough of Norwood, 2/25/21, \$458.75
- New, Stephanie, CmwltH Dept of Revenue, 2/22/21, \$6,053.90
- Norman, Johnny A, CmwltH of PA Dept of Revenue, 2/24/21, \$1,038.57
- Ntimagyarko, Seth, CmwltH Dept of Revenue, 2/11/21, \$4,048.11
- Obrien, Daniel R, CmwltH of PA Dept of Revenue, 2/12/21, \$5,115.80
- Odonnell, Kelly L, CmwltH Dept of Revenue, 2/8/21, \$2,704.33
- Oliver, Catherine, Township of Upper Darby, 2/10/21, \$193.96
- Opazo, Frances R, Township of Upper Darby, 2/10/21, \$259.33
- Opazo, Frances R, Township of Upper Darby, 2/18/21, \$208.73
- Padro, Edgardo, Commonwealth of PA Dept of Revenue, 2/5/21, \$1,014.86
- Panaccio, Perry, CmwltH PA Dept Rev, 2/10/21, \$965.23
- Parham, Jewel, CmwltH of PA Department of Revenue, 2/5/21, \$3,864.45
- Patrizio, Loretta, Upper Darby Township, 2/17/21, \$128.10
- Patrizio, Loretta, Upper Darby Township, 2/10/21, \$189.10
- Payne Iii, James, CmwltH Dept of Revenue, 2/11/21, \$1,279.27
- Payne, David M, Commonwealth of Pennsylvania Department of Revenue, 2/11/21, \$9,181.43
- Payne, David M, Commonwealth of PA Department of Revenue, 2/11/21, \$5,873.52
- Perry, John E, Commonwealth of Pennsylvania Department of Revenue, 2/3/21, \$2,637.32
- Pflaumer, William H, CmwltH Dept of Revenue, 2/9/21, \$3,468.79
- Pierce, Keith, Commonwealth Department of Revenue, 2/16/21, \$2,352.35
- Pierucci, Lorin M, Commonwealth of PA Department of Revenue, 2/12/21, \$1,831.35
- Pike, Steven J, Upper Darby Township, 2/17/21, \$128.10

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

**January 20, 2023
11:00 A.M. Prevailing Time**

BOROUGH
Brookhaven 34
Collingdale 15
Eddystone 4, 10
Glenolden 19
Lansdowne 23
Morton 11
Norwood 22
Ridley Park 3, 27
Sharon Hill 6, 29

CITY
Chester 28, 30, 35, 36, 37

TOWNSHIP
Aston 31
Haverford 5
Marple 20
Middletown 18
Ridley 7, 9, 16
Springfield 24
Tinicum 2, 13
Upper Darby 1, 12, 21, 25, 26, 32, 33
Upper Providence 17

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

To all parties in interest and claimants:

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

No. 003418 1. 2019

MORTGAGE FORECLOSURE

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

BEING Folio No. 16040023600.

BEING Premises: 397 Bayard Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Huong Kim Nguyen a/k/a Huong K. Nguyen.

Hand Money \$6,287.62

McCabe, Weisberg & Comway, LLC
Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010543 2. 2016

MORTGAGE FORECLOSURE

The land hereinafter referred to is situated in the Township of Tinicum, County of Delaware, Commonwealth of Pennsylvania, and is described as follows:

ALL THAT CERTAIN piece of ground, with the buildings and improvements thereon erected, Situate in the Township of Tinicum, County of Delaware, Commonwealth of Pennsylvania, shown as Lot No. 2 on the plan for the Estate of Edward C. Wasch, deceased, made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated December 23, 1957, being bounded and described as follows:

BEGINNING at a point in the Northwesterly side of Chippewa Street, as laid out sixty feet wide, said point being one hundred fifty five feet measured North sixty six degrees thirty five minutes six seconds East along the Northwesterly side of said Chippewa Street, from its intersection with the Northeasterly side of Second Avenue, as laid out sixty feet wide; thence leaving said Chippewa Street, North twenty three degrees twenty four minutes fifty four seconds West, two hundred feet to a point in the Southeasterly side of Shawnee Street sixty feet wide (not open); thence by same, North sixty six degrees thirty five minutes six seconds East, forty feet to a point; thence leaving said Shawnee Street, South twenty three degrees twenty four minutes fifty four seconds East, two hundred feet to a point in the Northwesterly side of said Chippewa Street; thence by same, South sixty six degrees thirty five minutes six seconds West forty feet to the first mentioned point or place of beginning.

TAX PARCEL No. 45-00-00229-02

ALSO KNOWN AS 215 Chippewa Street, Lester, PA 19029.

IMPROVEMENTS CONSIST OF: 1 story residential dwelling.

SOLD AS THE PROPERTY OF: Patricia Giordano-Norcutt, Kenneth D. Norcutt, Sr.

Hand Money \$3,000.00

Catherine Aponte, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004522 3. 2022

MORTGAGE FORECLOSURE

5 East Rodgers Street
Ridley Park, PA 19078

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Margaret-Mary Orjih a/k/a Margaret-M Orjih a/k/a Mary Margaret Orjih.

Hand Money \$12,321.20

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003164 4. 2022

MORTGAGE FORECLOSURE

1311 E 9th Street
Eddystone, PA 19022

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Cheryl L. Smith; Jeffrey A. Smith.

Hand Money \$13,965.56

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005484 5. 2022

MORTGAGE FORECLOSURE

8 E Turnbull Avenue
Havertown, PA 19083

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kathleen M. Hand.

Hand Money \$7,887.70

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000377 6. 2018

MORTGAGE FORECLOSURE

Property in the Borough of Sharon Hill, County of Delaware, Commonwealth of Pennsylvania, at 1020 Elmwood Avenue, Sharon Hill, PA 19079.

BEING Premises: 1020 Elmwood Avenue, Sharon Hill Borough, PA 19079.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Furad Woodard.

Hand Money \$11,118.02

H. Fintan McHugh, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005296 7. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 621 Maddock Street, Crum Lynne, PA 19022.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jason Gizzi a/k/a Jason M. Gizzi.

Hand Money \$6,306.05

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005481 9. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania, and described according to a plan of portion 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.

BEING the same premises which Nu Vision Investors, LLC, a Pennsylvania Limited Liability Company, by Deed dated 7/30/2014 and recorded in the Office of the Recorder of Deeds of Delaware County on 8/5/2014 in Deed Book Volume 5529, page 1013, Instrument 2014040116, granted and conveyed unto Sean P. Brennan and Brittany A. Lemon-Brennan.

BEING known as 217 Derwood Drive, Woodlyn, Pennsylvania 19094.

PARCEL No. 38-02-0625-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sean P. Brennan and Brittany A. Lemon-Brennan.

Hand Money \$14,548.65

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002496 10. 2022

MORTGAGE FORECLOSURE

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

Front: 17 Depth: 97

BEING Premises: 1307 East 12th Street, Eddystone, PA 19022.

Parcel No. 18000079000.

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: Charles R. Cowan, Jr. and Constance M. Cowan.

Hand Money \$3,000.00

Christopher A. DeNardo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000044 11. 2022

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 29000047101

Property: 28 Pennington Avenue, Morton, PA 19070.

BEING the same premises which Phyllis Thornton, by Deed dated August 11, 2009 and recorded August 11, 2009 in and for Delaware County, Pennsylvania in Deed Book Volume 4604, page 2188, granted and conveyed unto Joseph Thornton.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Joseph Thornton as Believed Heir and/or Administrator to the Estate of Joseph Thornton, Christina Thornton as Believed Heir and/or Administrator to the Estate of Joseph Thornton, Unknown Heirs and/or Administrators to the Estate of Joseph Thornton (if any).

Hand Money \$24,662.04

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005069A 12. 2019

MORTGAGE FORECLOSURE

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

Front: 125 Depth: 94.45

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

Parcel No. 16-09-00809-00.

IMPROVEMENTS CONSIST OF: 3 sty hse & gar.

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

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000997B 13. 2019

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 110 Jansen Avenue, Essington, PA 19029.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Hoy Lim.

Hand Money \$9,167.47

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003117 15. 2019

MORTGAGE FORECLOSURE

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

Dimensions: 1 1/2 Sty Hse Gar 62 x 150

BEING Premises: 215 Jackson Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kennie C. Duncan.

Hand Money \$10,346.59

Pincus Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006997A 16. 2019

MORTGAGE FORECLOSURE

ALL THAT CERTAIN unit in the property known, named and identified as a Woodstream Condominium, located in Ridley Township and part of the Township of Darby, County of Delaware and Commonwealth of Pennsylvania, which has heretofore been submitted by the provisions of the uniform condominium act,

68 pa c.s. 3101 et seq by the recording in the Delaware Department of Records of a declaration dated 7/15/1985 and recorded 7/17/1985 in Volume 252 page 224 and the first amendment dated 10/16/1985 and recorded 10/22/1985 in Vol. 279 page 1620 being and designated as Unit R-4 together with a proportionate undivided interest in the common elements (as defined in such declaration of .5358%.

PROPERTY ADDRESS: 826 South Ave, Unit R-4, Secane, PA 19018-4447.

PARCEL No. 38040204859

BEING the same premises which Woodstream Apartments, Limited Partnership by Deed dated March 28, 1994 and recorded in the Office of Recorder of Deeds of Delaware County on April 11, 1994 at Book 1239, page 1644 granted and conveyed unto Jesse L. Selelrs, Jr.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Jesse L. Sellers, Jr., Woodstream Condominium Association.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004648A 17. 2019

MONEY JUDGMENT

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

BEING Premises: 109 Parkview Circle, Media, PA 19063.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John Taddei, Stacy Taddei.

Hand Money \$3,000.00

Richard O'Neill, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000256C 18. 2018

MORTGAGE FORECLOSURE

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

Front: 265 Depth: 128 x IRR

BEING Premises: 473 Linville Road, Media, PA 19063.

Parcel Nos. Folio No. 27-00-02594-00

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Barbara J. Cross-Tedesco and Theodore J. Tedesco.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003716 19. 2018

MONEY JUDGMENT

ALL THAT CERTAIN Unit known and designated as T-11 in the property known, named and identified as Contemporary Villages located in Glenolden Borough, Delaware County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S, 3101, et seq. by the recorded in the County of Delaware Department of Records of a Declaration dated 4/18/1984 and recorded 8/1/1984 in Volume 176 page 619, as amended by First Amendment to Declaration dated

1/3/1985 and recorded 1/27/1986 in Vol. 213 page 1811 as further amended by Second Amendment to Declaration dated 4/85 and recorded 4/85 in Volume 305 page 1720 being designated as Unit T-11 together with proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.80%.

BEING Parcel No. 21-00-02017-11.

BEING the same premises which Arthur J. Kent, by Deed dated July 11, 2003, and recorded at Instrument No. 2003091612 granted and conveyed to Philip J. Calvo, Jr., in fee.

IMPROVEMENTS CONSIST OF: Residential Condominium Unit.

SOLD AS THE PROPERTY OF: Philip J. Calvo, Jr.

Hand Money \$3,000.00

Elliot H. Berton, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002160 20. 2020

MORTGAGE FORECLOSURE

Property in the Township of Marple, County of Delaware, Commonwealth of PA on the said street.

Front: IRR Depth: IRR

BEING Premises: 3100 Embarcadero Court, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: a condo.

SOLD AS THE PROPERTY OF: Mario G. Pecorari and Whitney T. Pecorari, now deceased, date of death (11/3/2015).

Hand Money \$15,834.23

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003824 21. 2022

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 4024 Berry Avenue, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Christopher Meussner.

Hand Money \$12,623.06

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005572A 22. 2019

MORTGAGE FORECLOSURE

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

Front: 133 Depth: 168

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

Parcel No. 31000117400.

IMPROVEMENTS CONSIST OF: Residential.

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

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006545 23. 2017

MORTGAGE FORECLOSURE

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

Front/Depth: 50 x 103

BEING Premises: 164 East Marshall Road, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mohamed D. El-Ansary.

Hand Money \$3,000.00

Eckert Seamans Cherin and Mellott, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006049 24. 2022

MORTGAGE FORECLOSURE

285 Ballymore Road
Springfield, PA 19064

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joseph M. Glenn and Patricia A. Glenn.

Hand Money \$9,637.85

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002305 25. 2019

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 16020076000

Property: 331 Essex Avenue, Lansdowne, PA 19083.

BEING the same premises which Angela M. Diodati, by Deed dated May 12, 1997 and recorded June 12, 1997 in and for Delaware County, Pennsylvania in Deed Book Volume 1596, page 0662, granted and conveyed unto Paul A. Mariani, Jr.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Paul A. Mariani, Jr.

Hand Money \$12,639.90

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000584 26. 2022

MORTGAGE FORECLOSURE

Judgment Amount: \$357,178.31

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

Front: Irregular Depth: Irregular

BEING Premises: 348 Lincoln Avenue, Lansdowne, PA 19050.

Folio Number: 16090103300

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Eric J. McClurkin.

Hand Money \$35,717.83

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006042A 27. 2021

MORTGAGE FORECLOSURE

Judgment Amount: \$147,943.66

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

Front: 133 ft Irregular Depth: 102 ft Irregular

BEING Premises: 601 Haverford Road, Ridley Park, PA 19078.

Folio Number: 37-00-00853-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Margaret M. Simmonds a/k/a Margaret M. Flynn.

Hand Money \$14,794.37

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002872 28. 2022

MORTGAGE FORECLOSURE

Judgment Amount: \$136,881.52

Property in the City of Chester, County of Delaware, Commonwealth of Pennsylvania.

Front: 18 ft Depth: 100 ft

BEING Premises: 1144 Walnut Street, Chester, PA 19013.

Folio No. 49020201500

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Amos H. Spencer, Sr., known Heir of Cora Spencer, deceased and Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Cora Spencer, deceased.

Hand Money \$13,688.15

Christopher A. DeNardo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008749 29. 2021

MORTGAGE FORECLOSURE

Judgment Amount: \$83,722.33

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

Front: Irregular Depth: Irregular

BEING Premises: 88 Florence Avenue, Sharon Hill, PA 19079.

Folio Number: 41-00-00897-00

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 Milton F. Nawrocki, deceased; Ann Daringer, known heir of Milton F. Nawrocki, deceased; Kathleen Smith, known heir of Milton F. Nawrocki, deceased; and Michael Nawrocki, known heir of Milton F. Nawrocki, deceased.

Hand Money \$8,372.23

Christopher A. DeNardo, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009640 30. 2020

MORTGAGE FORECLOSURE

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

Parcel/Folio No. 49-01-02549-00

BEING more commonly known as: 245 E. Parkway Avenue, Chester, PA 19013-4610.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Animesh Karna and Melody Ciulo.

Hand Money \$3,000.00

Richard M. Squire & Associates, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005442 31. 2022

MORTGAGE FORECLOSURE

Property in the Township of Aston, County of Delaware, Commonwealth of PA on the Southeasterly side of Clearview Lane.

Front: IRR Depth: IRR

BEING Premises: 2245 Clearview Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Melissa H. Rotay and Raymond S. Rotay, Jr.

Hand Money \$30,726.68

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006230 32. 2022

MORTGAGE FORECLOSURE

900 Fairfax Road
Drexel Hill, PA 19026

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Christopher E. Rizzo a/k/a Christopher Rizzo.

Hand Money \$7,833.23

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002784 33. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being Lot No. 4 on a survey of properties made of Robert Rodin and James L. Montague by William W. Reeder, Professional Engineer, Upper Darby, PA on 9/2/1965 and described as follows, to wit:

BEGINNING at a point on the North-easterly side of Blanchard Road (50 feet wide) which is measured South 6 degrees 46 minutes 30 seconds East, 396.98 feet from an angle point therein, which angle point is measured South 12 degrees 53 minutes 30 seconds East, 62.84 feet from the Southeasterly side of Plumstead Avenue (50 feet wide); thence extending from said point of beginning along Lot No. 3, North 83 degrees 13 minutes 30 seconds East, passing partly through the party wall of the building erected on this lot and the building erected on the lot adjoining to the Northwest thereof, 162.32 feet to a point; thence extending South 6 degrees 47 minutes East, 10 feet to a point a corner of Lot No. 5; thence extending along the same South 83 degrees 13 minutes 30 seconds West, passing partly through the party wall of the building erected on this lot and building erected on the lot adjoining to the Southeast thereof, 162.49 feet to a point on the Northeasterly side of Blanchard Road; thence extending along the same North 6 degrees 46 minutes 30 seconds West, 20 feet to the first mentioned point and place of BEGINNING.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Douglas M. Dwyer and Marie F. Dwyer.

Hand Money \$3,181.73

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003140 34. 2022

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 Brookhaven, County of Delaware and State of Pennsylvania, described according to a plan for property for H. & R. Builders, made by G.D. Houtman & Son, Civil Engineers and Land Surveyors, Media, Pennsylvania, dated 11/5/1973, last revised 12/20/1973, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Camelot Drive (50 feet wide) which point is measured the 11 following courses and distances from a point of compound curve on the Southeasterly side of Gray Street (50 feet wide);

(1) extending from said point of compound curve on a line curving to the right having a radius of 75 feet the arc distance of 101.01 feet to a point tangent;

(2) North 75 degrees 0 minutes West 33 feet to a point of curve;

(3) on a line curving to the right having a radius of 175 feet the arc distance of 42.98 feet to a point of tangent;

(4) North 60 degrees 55 minutes 40 seconds West 259.83 feet to a point of curve;

(5) on a line curving to the right having a radius of 800 feet the arc distance of 317.80 feet to a point of tangent;

(6) North 38 degrees 10 minutes West 120.98 feet to a point of curve;

(7) on a line curving to the left having a radius of 135 feet the arc distance of 4.18 feet to a point to a point;

(8) North 36 degrees 46 minutes East 2.30 feet to a point;

(9) South 80 degrees 41 minutes West 2.71 feet to a point;

(10) on a line curving to the left having a radius of 135 feet, the arc distance of 27.86 feet to a point of tangent and

(11) North 82 degrees 35 minutes West 127 feet to the point and place of beginning; thence extending for said Beginning point South 37 degrees 25 minutes West crossing a 15 feet wide storm and sanitary sewer easement 167.17 feet to a point; thence extending South 80 degrees 41 minutes West 102.13 feet to a point.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John P. Bascelli, Jr. & Deborah L. Bascelli.

Hand Money \$29,672.22

Dana Marks, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003376 35. 2022

MONEY JUDGMENT

ALL THAT CERTAIN brick building and lot or piece of land, Situate in the City of Chester, in the County of Delaware, and State of PA, aforesaid and bounded and described according to a survey thereof made by Chester F. Baker, Surveyor on 3/23/1920 as follows, to wit:

BEGINNING at a point on the Westerly corner of Avenue of the States (formerly Market Street) and Fifth Street, extending thence along the Southwesterly side of the said Avenue of the States, North 25 degrees, 11 minutes and 51 seconds West 41.77 feet to a point, a corner of lands now or late Lillian H. Levey; thence by the said lands and passing through the middle of that part of the party wall which is 13 inches thick and through a part of the said party wall which is 9 inches thick at the distance of .35 of a foot Southeastwardly from the Northwest-erly side of said 9 inch thick wall, South 64 degrees 38 minutes and 54 seconds West 97 feet to a point in the line of land now or late of John C. Hinkson and William G. Price, Jr., thence by the last mentioned lands South 27 degrees 2 minutes 11 seconds East 43.13 feet to a point on the Northwesterly side of the said Fifth Street and thence by the Northwesterly side of the same, North 63 degrees 50 minutes and 39 seconds East 95.63 feet to the place of beginning.

ALSO ALL THAT CERTAIN lot or piece of land, Situate in the City of Chester, aforesaid, bounded and described as follows:

BEGINNING at a point on the Northwesterly side of fifth Street at the distance of 95.63 feet Southwestwardly from the Northwesterly corner of the said Fifth Street and Avenue of the States (formerly known as Market Street); thence South 63 degrees 50 minutes 39 seconds West along the Northwesterly side of said Fifth Street 53 feet to a point a corner of other lands now or late of Grantors, thence North 27 degrees 43 minutes 21 seconds West along the said lands and lands now or late of Horace W. Fairlamb 88.75 feet to a corner of lands now or late of Horace W. Fairlamb; thence North 62 degrees 49 minutes 19 seconds East along the East mentioned lands 54.06 feet to a point in line of lands now or late of William Kohn and thence South 27 degrees 2 minutes 11 seconds East along the last mentioned lands and other lands 89.69 feet to the place of beginning.

BEING known and designated as 500-502 Avenue of the States.

BEING the same premises which Redevelopment Authority of the City of Chester a/k/a Chester Redevelopment Authority by Deed dated 10/6/2016 and recorded 10/11/2016 in the Delaware County in Volume 5891 page 468 conveyed unto Tandem Real Estate Holdings LLC, in fee.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Tandem Real Estate Holdings, LLC.

Hand Money \$100,911.00

Benjamin A. Garber
Braverman Kaskey Garber,
PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003378 36. 2022

MONEY JUDGMENT

PREMISES A

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate in the City of Chester, in the County of Delaware, aforesaid bounded and described as follows:

BEGINNING at a point on the Easterly side of Edgmont Avenue at the distance of 176.85 feet measured Northwardly from the Northeasterly corner of the said Edgmont Avenue and Fifth Street, said point, being a corner of lands now or late of Estate of H. Walter Fairlamb, deceased, thence Northwardly along the said Easterly side of Edgmont Avenue 43.25 feet to a point a corner of lands late of the Estate of Joseph Messick, deceased, being the Northernmost face of the brick wall erected on the premises conveyed; thence Eastwardly along the said premises late of the Estate of Joseph Messick, deceased, with an exterior angle of 59 degrees 31 minutes and along the Northern face of said wall 30.79 feet to the end thereof; thence still Eastwardly along the said premises deflecting 1 degrees 23 minutes to the left 22.41 feet to a point in line of lands late of George T. Messick and Joseph Messick, the said point being 100 feet Westwardly from Avenue of the States; thence Southwardly along the same and parallel with the said Avenue of the States 21.12 feet to a point; thence Eastwardly with an interior angle of 93 degrees 30 minutes 1 foot and 6 inches of lands hereinbefore described; thence Southwardly along the said lands and the Easternmost face of the brick wall of the premises hereby conveyed 19.61 feet to lands now or late of the Estate of H. Walter Fairlamb, deceased, and the end of said brick wall; thence Westwardly along said lands and the Southernmost face of the brick wall of the premises hereby conveyed and partly through the center of the partition wall between the premises hereby conveyed and the said premises now or late of the said FL Walter Fairlamb, deceased, the following distance of 27.05 feet along the face of the said wall to a 4 foot, 6 inch offset in said wall being the center of said partition wall, thence along the center of the said partition wall 29.42 feet to an angle in said partition wall and thence with a deflection of 8 degrees 42 minutes to the right 24.08 feet to the first mentioned point and place of BEGINNING.

BEING 517-519 Edgmont Avenue, Chester, PA

BEING Parcel Number 49-03-00487-00.

PREMISES B

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Hereditaments and Appurtenances, designated as No. 504 Avenue of the States (formerly Market Street), Situate on the Southwesterly side of Avenue of the States, described as follows:

BEGINNING at a distance of 41.77 feet Northwestwardly from 5th Street, in the City of Chester, in the County of Delaware and State of Pennsylvania, a corner of lands now or late Anthony A.A. Schwartz; thence by said of Avenue of the States Northwestwardly 16.97 feet to lands now or late of Nathan Smith, thence by the same through the middle of a 4 feet wide hall and stairway Southwestwardly 97.55 feet to land now or late of Anthony A.A. Schwartz, thence Southeastwardly by the same 17.09 feet to lands now or late of Anthony A.A. Schwartz, and thence by the same through the middle of a party wall Northeastwardly, 97 feet to the point and place of BEGINNING.

TOGETHER with the right and use of said 4 feet wide hall and stairway from Street and first floor to third floor thereof together with the right of way and use in common with owner and occupiers of premises on North of said hall and stairway one half of which is on the North.

BEING 504 Avenue of the States, Chester, PA.

BEING Parcel Number 49-03-00684-00.

PREMISES C

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected SITUATE in the City of Chester, County of Delaware and State of Pennsylvania and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Avenue of the States (formerly Market Street) at the distance of 58.74 feet measured Northwestwardly from the Northwest corner of said Avenue of the States and Fifth Street; extending thence along said Avenue of the States, North 25 degrees, 11 minutes, 51 seconds West 17 feet to a point, a corner of lands of Danita Realty Corporation thence

along same and passing along a party wall between the premises herein described and the premises adjoining on the Northeast and .35 feet Southeastwardly from the Northwesterly side of said wall South 64 degrees, 59 minutes, 49 seconds West 98.11 feet to a point in line of lands of the Estate of Anthony A.A. Schwartz; thence along same South 27 degrees, 2 minutes 11 seconds East 17.49 feet to lands of Lillian H. Levy, thence along same and passing through the center line of a 4 feet wide hall and stairway, North 64 degrees, 42 minutes, 48 seconds East 97.55 feet to the Southwesterly side of said Avenue of the States, the first mentioned point and place of beginning.

BOUNDED on the Southeast by the center line of 4 feet wide hall and stairway extending from the street and first floor of said building to the third floor thereof together with right of way and use in common with the owners of the premises adjoining on the South of said 4 feet wide hall and stairway extending from the first floor or street of said building to the third floor thereof and half of which is on the premises adjoining on the Southeast.

BEING 506 Avenue of the States, Chester, PA.

BEING Parcel Number 49-03-00685-00.

PREMISES D

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon in the City of Chester, County of Delaware and State of Pennsylvania, bounded and described according to a survey thereof, dated August 30, 1950 by Chester F. Baker, Civil Engineer of Chester, Pennsylvania, as follows:

BEGINNING at a point on the Southwesterly side of Avenue of the States (formerly Market Street), a corner of lands now or late of Isaac Pais and Morton Mendelsohn and at the distance of 75.74 feet measured Northwestwardly along said Market Street from the Northwest corner of the same with Fifth Street, thence by said lands and passing through and along a party wall dividing improvements on within described premises from those adjoining on the Southeast, South 64 degrees 59 minutes 49 seconds West 98.11 feet to a point

in line of lands of Anthony A.A. Schwartz deceased; thence by said lands, North 27 degrees 8 minutes 11 seconds West 11.95 feet to a point a corner of land of Caroline F. Dickerson; thence by said lands and passing through and along a party wall dividing improvements on with described premises from adjoining on the Southwest. North 25 degrees 56 minutes 16 seconds West 18.06 feet to a point a corner; thence still by said lands and passing through and along a party wall dividing said improvements on within described premises from those adjoining on the Northwest North 64 degrees, 59 minutes 49 seconds East 98.75 feet to a point on the Southwesterly side of said Avenue of the States; thence by the Southwesterly side of said Avenue of the States South 25 degrees 11 minutes 51 seconds East 30 feet to the point and place of BEGINNING.

BEING known and designated as 508 and 510 Avenue of the States, Chester, PA.

BEING Parcel Number 49-03-00686-00.

PREMISES E

ALL THAT CERTAIN parcel of land with the improvements thereon SITUATED in the City of Chester, County of Delaware and State of Pennsylvania, and being shown on a plan dated August 26, 1968 prepared by Catania Engineering Associates, Inc., Consulting Engineers, Chester, Pennsylvania, said parcel being more fully described as follows, to wit:

BEGINNING at a point on the Westerly side of Avenue of the States (formerly Market Street) (50 feet wide) said point being at the distance of 105.74 feet measured along the said side of Avenue of the States from its intersection with the Northerly side of Fifth Street (36 feet wide); thence leaving said Avenue of the States the following five courses and distances: (1) South 64 degrees, 59 minutes, 49 seconds West the distance of 98.75 feet to a point, (2) thence South 26 degrees, 00 minutes, 38 seconds East the distance of 18.00 feet to a point; (3) thence South 60 degrees 49 minutes, 19 seconds West the distance of 17.82 feet to a point (4) thence North 24 degrees, 29 minutes, 11 seconds West the distance of 45.30 feet to a point (5) thence 60 degrees, 17 minutes, 09 seconds East the distance of 115.96 feet to a point on the Westerly side of Avenue

of the States; thence along said Avenue of the States South 25 degrees, 11 minutes, 51 seconds East the distance of 20.00 feet to the point and place of BEGINNING.

Those courses and distances described above as No. 1 to No. 5 inclusive pass partly along thru and in certain brick walls as shown on said plan.

BEING 512 Avenue of the States, Chester, PA.

BEING Parcel Number 49-03-00687-00.

PREMISES F

ALSO ALL THAT CERTAIN brick store message and lot or piece of land situate on the Westerly side of Avenue of the States (formerly Market Street) at the distance of 125 feet 7 inches, more or less, Northwardly from the Northwesterly corner of Fifth Street and Avenue of the States, in the City of Chester, in the County of Delaware, aforesaid being No. 514 Avenue of the States.

CONTAINING in front measured thence Northwardly along the said Avenue of the States 19 feet 10 inches and extending in depth Westwardly, continuing the same width 100 feet to lands thereafter described.

BOUNDED on the North by lands formerly of Richard Miller and on the South by lands formerly of H. Walter Fairlamb.

BEING 514 Avenue of the States, Chester, PA.

BEING Parcel Number 49-03-00689-00.

ALSO ALL THAT CERTAIN lot or piece of land with the brick store and dwelling thereon erected, SITUATE in the City of Chester, aforesaid, bounded and described according to a recent survey thereof as follows:

BEGINNING at a point on the Western side of Avenue of the States, 145.21 feet North of Fifth Street, a corner of lands of Barry D. Lane, and the center of a partition wall between the said lands of Barry D. Lane and premises hereby conveyed; thence Northwardly along the said Westerly side

of Avenue of the States 21.12 feet to lands of the Estate of Joseph Messick, deceased; thence Westwardly with an interior angle of 93 degrees 30 minutes with said Avenue of the States along the said premises of the Estate of Joseph Messick, deceased; 100 feet to lands of John Spencer, part of which said distance of line passes through the center of the partition wall between the said lands of the Estate of Joseph Messick, deceased, and the premises hereby conveyed, thence Southwardly along said lands of said John Spencer, parallel with said Avenue of the States, 21.12 feet to a point in said lands of John Spencer; thence along the same Eastwardly with an interior angle of 93 degrees, 30 minutes, 1.6 feet to said lands of Harry D. Lane, and thence along the same still Eastwardly 98.4 feet part of said passing through the center of the partition wall between the said lands of Barry D. Lane and the premises hereby conveyed to the place of BEGINNING. The said Southern line of the premises hereby conveyed being parallel with the Northern line hereof. Said premises is known as 516 Avenue of the States, Chester, PA.

BEING 516 Avenue of the States, Chester, PA.

BEING Parcel Number 49-03-00689-00.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Tandem Real Estate Holdings, LLC.

Hand Money \$112,068.00

Benjamin A. Garber,
Braverman Kaskey Garber,
PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005178 37. 2022

MORTGAGE FORECLOSURE

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

Parcel/Folio No. 49-10-00153-04

BEING more commonly known as: 2006 W. 3rd Street a/k/a West 3rd Street, Lot No. 23, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Chavon Hodges.

Hand Money \$3,000.00

Richard M. Squire & Associates, LLC,
Attorneys

JERRY L. SANDERS, JR., Sheriff

Dec. 30; Jan. 6, 13