

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

THOMAS J. COLELLA, SR., dec'd.

Late of the Borough of East Lansdowne, Delaware County, PA.
Extr.: Frances E. Colella c/o John P. McKelligott, Esquire, 8 St. Albans Avenue, 2nd Floor, Newtown Square, PA 19073.
JOHN P. MCKELGIGOTT, ATTY.
8 St. Albans Avenue
2nd Floor
Newtown Square, PA 19073

BERNICE A. DIQUINZIO a/k/a

BERNICE A. Di QUINZIO, dec'd.
Late of the Township of Newtown, Delaware County, PA.
Extr.: Patrice Di Quinzio c/o Lisa K. Schubel, Esquire, 25 S. Main Street, #163, Yardley, PA 19067.
LISA K. SCHUBEL, ATTY.
25 S. Main Street
#163
Yardley, PA 19067

WAYNE C. WHITEHOUSE, dec'd.

Late of the Township of Ridley, Delaware County, PA.
Extr.: Wayne G. Whitehouse, 522 Fernwood Ave., Folsom, PA 19033.

SECOND PUBLICATION

ANNA MAE ANTES a/k/a ANNA MAE M. ANTES, dec'd.

Late of the Township of Ridley, Delaware County, PA.
Extr.: Debra Ann Hill c/o Lindsey J. Conan, Esquire, 755 North Monroe Street, Media, PA 19063.

LINDSEY J. CONAN, ATTY.
Conan Law Offices, LLC
755 North Monroe Street
Media, PA 19063

VICTOR BOWES, dec'd.

Late of the City of Chester, Delaware County, PA.
Extr.: Horace Z. Davis.
CLINTON L. JOHNSON, ATTY.
1010 West 7th Street
Chester, PA 19013

JAMES J. COLLINS a/k/a JAMES

JOHN COLLINS, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Admx.: Lisa A. Collins c/o Harris J. Resnick, Esquire, 22 Old State Road, Media, PA 19063.
HARRIS J. RESNICK, ATTY.
22 Old State Road
Media, PA 19063

FATIMA C. De ANDRADE a/k/a

FATIMA CELESTE De ANDRADE CORTE, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Extr.: Jorge M. Castillo c/o Peter J. Kraybill, Esquire, P.O. Box 5349, Lancaster, PA 17606.
PETER J. KRAYBILL, ATTY.
Gibbel Kraybill & Hess LLP
P.O. Box 5349
Lancaster, PA 17606

ALFRED DEL FERRO, dec'd.

Late of the Borough of Morton, Delaware County, PA.
Admx.: Judith Sweisford, 123 Sweisford Dr., Pottstown, PA 19465.

MARION MALAKOFF, dec'd.

Late of the Township of Haverford, Delaware County, PA.
Extr.: Ruth L. Williams and Jessica S. Williams c/o William P. Culp, Jr., Esquire, 614 Darby Road, Havertown, PA 19083.
WILLIAM P. CULP, JR., ATTY.
614 Darby Road
Havertown, PA 19083

RUTH J. RAINES, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Trustee: Blake Raines c/o Patricia A.
Coacher, Esquire, 166 Allendale Road,
King of Prussia, PA 19406.
PATRICIA A. COACHER, ATTY.
166 Allendale Road
King of Prussia, PA 19406

DANIEL R. SANTAMARINA, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Admrs.: Pamela Santamarina and Leo
Santamarina, 28 Huntingdon Farm
Dr., Glen Mills, PA 19342.

THIRD AND FINAL PUBLICATION

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

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

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

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

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

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

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

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

RALPH ALAN MILLER, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extx.: Kathy Byrnes Miller c/o
Nicholas M. Orloff, Esquire, 1 West
Third Street, Media, PA 19063.
NICHOLAS M. ORLOFF, ATTY.
Orloff Law
1 West Third Street
Media, PA 19063

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

EDITH LOUISE RAY, dec'd.

Late of the Township of Upper Chichester, Delaware County, PA.
Co-Extrs.: Bruce A. Ray and George T. Ray c/o Thomas E. Wyler, Esquire, 22 East Third Street, Media, PA 19063.
THOMAS E. WYLER, ATTY.
Falzone & Wyler LLC
22 East Third Street
Media, PA 19063

JULIA RUSSELL a/k/a JULIA M. RUSSELL and JULIA MARIE RUSSELL, dec'd.

Late of the Township of Marple, Delaware County, PA.
Extr.: Janice Ashton c/o Dawn Getty Sutphin, Esquire, 852 11th Avenue, Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
852 11th Avenue
Prospect Park, PA 19076

DIANE SHAMES, dec'd.

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

ARCHIE T. SHERBERT, JR. a/k/a ARCHIE T. SHERBERT a/k/a ARCHIE SHERBERT, JR. and A. T. SHERBERT, dec'd.

Late of the Township of Middletown, Delaware County, PA.
Extr.: Thomas Marion Sherbert, 1708 Dalfield Drive, Wilmington, DE 19803.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

MARCELLA S. THEODOS, dec'd.

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

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2020-001842

NOTICE IS HEREBY GIVEN THAT on February 21, 2020, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Jude Alexander Beal** to **Jude Alexander Veturys**.

The Court has fixed May 4, 2020, at 2:00 P.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.

DONNA M. CANTOR, Solicitor
2 S. Orange Street
Suite 201
Media, PA 19063

Apr. 17, 24

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
NOS. 0109 AND 0110 OF 2019

NOTICE OF HEARING

TO: Karen Ogden and James Raynor and John Doe, or any other person claiming paternity

NOTICE IS HEREBY GIVEN THAT a Petition for Goal Change to Adoption/Termination of Parental Rights has been filed by Children and Youth Services of Delaware County as we are requesting to change the permanency goal from reunification to adoption and are seeking the termination of the parental rights of the mother and father of Peyton R. (bd. 8/11/12) and James R. (bd. 2/16/16).

A Hearing with respect to said Petitions is scheduled for May 7, 2020 before the Honorable Richard H. Lowe and will be held at 9:00 a.m. You have a right to appear at said Hearing and contest the Petition for Termination and if you fail to do so your parental rights may be terminated. In addition, you are advised that you may have an option for an enforceable voluntary agreement under ACT 101 of 2010 for continuing contact following the adoption of your child between the adoptive parents and a birth parent and/or birth relative if all parties agree and the agreement is approved by the Court.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. THE ATTORNEY THAT HAS BEEN APPOINTED TO REPRESENT FATHER IS SAM AUSLANDER, ESQUIRE AT (610) 565-3700 AND THE ATTORNEY THAT HAS BEEN APPOINTED TO REPRESENT MOTHER IS GRIFFIN EVANS, ESQUIRE AT (610) 532-4222.

Apr. 17, 24; May 1

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

- Dougherty, Joseph J; Upper Darby Township; 12/04/19; \$1,950.39
- Drupieski, Matthew; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$998.93
- Drupieski, Matthew Daniel; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,995.77

- Dubose, Katrina; Darby Township; 12/30/19; \$363.54
- Dubose, Sharard R.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$483.25
- Duck, Catherine M; Upper Darby Township; 01/15/20; \$128.10
- Duck, Jack V; Upper Darby Township; 01/15/20; \$128.10
- Duncan, Jasmine Nicol; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$6,127.00
- Eaddy Environmental Solutions, LLC; Internal Revenue Service; 12/26/19; \$7,369.61
- Eburuoh, Rita; Borough of Colwyn; 12/20/19; \$772.14
- Edelblute, George; Capital One Bank (USA) N.A.; 01/09/20; \$1,925.19
- Edelblute, George; Capital One Bank (USA) N.A.; 01/09/20; \$1,925.19
- Eldridge, La-Rysa M.; Darby Township; 01/02/20; \$311.73
- Ely, Lindsay Lea; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$876.89
- Ervin, Joseph; Upper Darby Township; 01/10/20; \$189.10
- Ervin, Joseph; Upper Darby Township; 01/10/20; \$189.10
- Ervin, Joseph; Township of Upper Darby; 01/10/20; \$261.38
- Estate of Michael Lennox & Marissa Lennox; Darby Township; 01/02/20; \$363.54
- Evans, Lajay; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$484.75
- Evans, Quince; Commonwealth of PA Dept of Revenue; 12/12/19; \$1,523.38
- Evans, Quince; Commonwealth of PA Dept of Revenue; 12/12/19; \$1,523.38
- Everly, Lauren Marie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,391.55
- Express Med of King of Prussia LLC; Internal Revenue Service; 12/12/19; \$36,770.83
- Family Pretzel Factory Inc; Commonwealth of PA Dept of Revenue; 12/12/19; \$3,184.47
- Faust, Patricia; Upper Darby Township; 01/15/20; \$128.10
- Feeley, Jenifer; Midland Funding LLC; 12/16/19; \$1,223.09

- Feldman, David; Portfolio Recovery Associates LLC; 01/03/20; \$1,415.24
- Fetch Insurance Services LLC; Commonwealth of Pennsylvania Department of Revenue; 12/06/19; \$1,525.91
- Fetch Insurance Services LLC; Commonwealth of Pennsylvania Department of Revenue; 12/06/19; \$1,525.91
- Fetch Insurance Services LLC; Commonwealth of Pennsylvania Department of Revenue; 12/06/19; \$1,525.91
- Fetch Insurance Services LLC; Commonwealth of PA Dept of Revenue; 12/06/19; \$1,530.17
- Fiesta Pizza III Inc; Commonwealth of PA Dept of Revenue; 12/12/19; \$334.00
- Finley, Sharon Moton; Portfolio Recovery Associates PC; 02/12/20; \$1,533.05
- Fitzgerald, Solely in Her Capacity As Her Lorraine T. Fitzgerald, Deceased, Monica N.; Nationstar Mortgage LLC; 01/03/20; \$42,505.48
- Flood, Tremaine; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,678.15
- Flora, Thomas; Township of Upper Darby; 01/10/20; \$518.65
- Flora, Thomas; Township of Upper Darby; 01/10/20; \$518.65
- Flounders, William; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,231.11
- Flowers, Kendra; Upper Darby Twp; 01/09/20; \$176.66
- Foley, Jr, Thomas; Upper Darby Township; 02/12/20; \$1,931.47
- Follo, Jennifer L.; Southwest Delaware County Municipal Authority; 01/03/20; \$709.35
- Foote, Ryan Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,639.75
- Foote, Ryan Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,639.75
- Forbes, Andrea Jackson; Upper Darby Township; 01/15/20; \$925.09
- Foreman, Tynisha; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,919.75
- Fox a/k/a Jillian Fox, Jillian M; Pennymac Loan Services LLC; 12/04/19; \$223,399.23
- Frame, Kevin Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/13/20; \$601.50
- Franklin, Jessie; Darby Borough; 01/13/20; \$562.47
- Franklin Mint FCU; Cavalry SPV I, LLC, As Assignee of Citibank, N.A.; 01/15/20; \$951.83
- Frazile, Willy; Township of Upper Darby; 01/15/20; \$208.73
- Fuhs, Anne; Newtown Township; 01/09/20; \$401.47
- Fuller, Frederick; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$3,485.48
- Gabe, William Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$934.75
- Gabe, William Michael, Jr.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,737.75
- Gaffney, Nyisha; Borough of Marcus Hook; 12/04/19; \$40.00
- Gaffney, Nyisha; Borough of Marcus Hook; 12/04/19; \$40.00
- Gagliardi, Giacomo; CmwltH Dept of Revenue; 12/16/19; \$2,156.72
- Gagliardi, Giacomo; CmwltH Dept of Revenue; 12/16/19; \$353.76
- Gagliardi, Giacomo; CmwltH Dept of Revenue; 12/16/19; \$957.45
- Gagliardi, Giacomo; CmwltH Dept of Revenue; 12/16/19; \$1,424.69
- Gagliardi, Giacomo; CmwltH Dept of Revenue; 12/16/19; \$783.16
- Gale, Vernon; Darby Township; 01/02/20; \$311.73
- Gales, Jeneen E; Upper Darby Twp; 01/10/20; \$176.90
- Gales, Jeneen E; Upper Darby Township; 01/10/20; \$189.10
- Gales, Jeneen E; Upper Darby Twp; 01/10/20; \$176.90
- Gales, Jeneen E; Upper Darby Township; 01/10/20; \$189.10
- Gang, Luo; Jenkins, Shantelle; 02/11/20; \$6,140.80
- Garrett, Brooke Ashley; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,443.75
- Garrett, Brooke Ashley; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,443.75
- Gay, M; Darby Borough; 01/13/20; \$209.00

- Gay, Mary; Darby Borough; 01/13/20; \$775.49
- Gay, Mary; Borough of Darby; 01/13/20; \$463.00
- Gillison, Devon Devaugh; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,317.75
- Gillison, Devon Devaugh; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,317.75
- Glawson, Shanita; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,018.50
- Gleason, Jazmine; Portfolio Recovery Associates, PC; 01/10/20; \$13,088.88
- Gleason, Jazmine; Portfolio Recovery Associates, PC; 01/10/20; \$13,088.88
- Glover, Leah; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,041.25
- Gonzales, Joseph Anthony; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,717.31
- Gonzales, Joseph Anthony; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,717.31
- Gonzalez, Reggie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,054.30
- Gordon, Meghan M; Lakeview Loan Servicing, LLC; 12/16/19; \$233,857.03
- Gordy, Rose O; Nether Providence Township; 02/12/20; \$364.90
- Gray, Gabrielle; Chester Water Authority; 12/11/19; \$1,970.57
- Green, Jamin L; Township of Upper Darby; 01/10/20; \$259.33
- Green, Jamin L; Township of Upper Darby; 01/10/20; \$259.33
- Greene, Kevin A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,072.50
- Greer, Nafis Samir; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$490.55
- Gregory, Daniel; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,107.75
- Grinevich, Christina; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,683.75
- Grinevich, Christina; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,683.75
- Grisafi, Ashley; Quarles Petroleum Inc. t/a Quarles Fleet Fueling; 01/06/20; \$11,292.26
- Groistas, Joseph; Midland Funding LLC; 01/13/20; \$1,082.51
- Grundy, Lloyd; Borough of Darby; 01/13/20; \$1,029.84
- Grundy, Lloyd; The Borough of Darby; 01/13/20; \$1,060.19
- Gyimah, Eunice O; Capital One Bank (USA), N.A.; 01/16/20; \$2,836.94
- Haas, Erin E.; Upper Darby Township; 12/04/19; \$1,332.09
- Haas, Erin E.; Upper Darby Township; 12/04/19; \$1,332.09
- Habashkhan, Farida; Township of Upper Darby; 01/10/20; \$259.33
- Habashkhan, Farida; Township of Upper Darby; 01/10/20; \$259.33
- Hagar, Douglas &; Township of Upper Darby; 01/09/20; \$259.33
- Hale, Christine; Midland Funding LLC; 12/16/19; \$1,558.67
- Hall, Andre; Capital One Bank (USA), N.A.; 01/10/20; \$6,528.14
- Hall, Andre; Capital One Bank (USA), N.A.; 01/10/20; \$6,528.14
- Hall, Ian; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$774.75
- Hamre aka Patricia A Hamre, Patricia; American Express National Bank; 01/21/20; \$12,575.73
- Hansen, Chris; Scranton Products, Inc.; 12/12/19; \$154,511.11
- Harper, Carl; Upper Chichester Township; 12/26/19; \$5,579.12
- Harper, George; Coleman, Porsche Mona; 12/23/19; \$3,745.80
- Harris, Stanley; Darby Borough; 01/13/20; \$392.17
- Harris, Marcus Lamont; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,092.75
- Hart, Colleen M.; Upper Darby Township; 02/12/20; \$897.59
- Hart, Samantha Lynne; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$11,644.97
- Haynes, Joshua; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,849.75
- Henkle Jr, Harry; Darby Borough; 12/06/19; \$395.88

- Henkle Jr, Harry; Darby Borough; 12/06/19; \$445.15
- Henkle Jr, Harry; Darby Borough; 12/06/19; \$395.88
- Henkle Jr, Harry; Darby Borough; 12/06/19; \$445.15
- Henkle Jr, Harry; Darby Borough; 12/06/19; \$395.88
- Henkle Jr, Harry; Darby Borough; 12/06/19; \$445.15
- Henry, Francine P; Darby Township; 12/26/19; \$267.31
- Henry, Francine P; Darby Township; 12/19/19; \$311.73
- Hernandez, Matthew Mat; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,484.75
- Hernandez, Matthew Mat; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,484.75
- Hil, Lucille B; Borough of Darby; 12/06/19; \$463.00
- Hil, Lucille B; Borough of Darby; 12/06/19; \$463.00
- Hilliard, Kenneth Aaron; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$151.00
- Hitchner, Daniel; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,496.05
- Hitchner, Daniel; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,496.05
- Holden, Brian Andrew; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$934.75
- Holmes, Jennifer; Midland Funding LLC; 01/13/20; \$1,271.68
- Hopkins, Lubna Dagher; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,911.75
- House, William J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$3,026.75
- Huckel, Jacqueline; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$954.25
- Hughey, Frederick; Upper Darby Township; 12/04/19; \$1,946.26
- Hull, Taliah; Gunaydin Properties, LLC; 12/02/19; \$1,318.20
- Hultzapple, Joseph W.; Internal Revenue Service; 01/15/20; \$2,578.09
- Humaso, Woubshet A; Internal Revenue Service; 12/17/19; \$11,448.90
- Hume, Gregory C; Borough of Glenolden; 12/08/19; \$1,381.10
- Humes, Linda; Valley Forge Military Academy & College; 12/26/19; \$10,868.50
- Humphrey Jr, Ebenezer; Borough of Darby; 01/13/20; \$943.11
- Ideal Construction Inc; Internal Revenue Service; 12/12/19; \$2,556.80
- Ivens Bronstein Veterinary Hospital, Inc.; Haverford Township; 01/10/20; \$3,329.75
- Ivens Bronstein Veterinary Hospital, Inc.; Haverford Township; 01/10/20; \$3,329.75
- Jackson Jr, Darren L; Capital One Bank (USA) NA; 01/09/20; \$2,596.88
- Jackson Jr, Darren L; Capital One Bank (USA) NA; 01/09/20; \$2,596.88
- Jackson, Kareem; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$3,243.75
- Jackson, Kareem; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$3,243.75
- Jackson, Rasheedah A; Commonwealth of PA Dept of Revenue; 12/12/19; \$4,769.65
- James, Lucille; Borough of Yeadon; 12/16/19; \$1,307.63
- James-Rumph, Diane E; Borough of Yeadon; 12/16/19; \$713.17
- James-Rumph, Diane E.; Borough of Yeadon; 12/16/19; \$925.77
- Jean, Brady; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,576.00
- Jenkins, Jovan; Township of Darby; 01/02/20; \$311.73
- Jenkins, Jovan; Township of Darby; 01/02/20; \$311.73
- Johnson, Corey; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,881.59
- Johnson, Jr Horace A; Township of Upper Darby; 01/13/20; \$208.73
- Johnson, Kenyatta; Borough of Folcroft; 12/08/19; \$837.87
- Johnson, Kenyatta; Borough of Folcroft; 12/08/19; \$593.65
- Johnson, Lakyra Michelle; Mid-Island Mortgage Corp.; 01/10/20; \$113,879.93
- Johnson, Lakyra Michelle; Mid-Island Mortgage Corp.; 01/10/20; \$113,879.93
- Johnson, Rhonda Ann; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,594.75

- Johnson, Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$921.25
- Johnson, Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$921.25
- Johnson, Ron; Borough of Marcus Hook; 12/04/19; \$163.00
- Jones, Deidre Ruth; Wells Fargo Certificateholders; 01/16/20; \$561,902.44
- Jones, Atiya; LVNV Funding LLC; 12/31/19; \$949.22
- Jones, Briana; Permanent General Assurance Corp a/s/o Rashanna Patterson; 12/11/19; \$9,062.52
- Jones, Christopher A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,053.19
- Jones, Michael; Township of Ridley; 12/09/19; \$4,957.15
- Jones, Naomi; Valley Forge Military Academy & College; 02/12/20; \$3,284.40
- Jordan, Elliot; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,814.75
- Jordan, Elliot; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,814.75
- Jorgenson, Eric; Probation Dept of Delaware County; 12/16/19; \$821.50
- Joseph Anthony Hair Studio Inc; Internal Revenue Service; 12/12/19; \$297,428.61
- JRJ Construction Enterprises LLC “Trading As” JRJ Construction; Department of Labor & Industry to the Use of the Unemployment Compensation Fund; 01/17/20; \$1,011.21
- JSO LP; Borough of Darby; 01/13/20; \$1,068.91
- JSO, LP; Borough of Darby; 01/13/20; \$973.29
- Kalodner, Heather A; Capital One Bank (USA) N.A.; 01/10/20; \$3,235.38
- Kalodner, Heather A; Capital One Bank (USA) N.A.; 01/10/20; \$3,235.38
- Kaloudis, Michael N; Township of Upper Darby; 01/09/20; \$518.65
- Kaloudis, Michael N; Township of Upper Darby; 01/09/20; \$518.65
- Kaminski, Patricia; Ditech Financial LLC; 01/16/20; \$141,338.26
- Kaplan, Gary A.; Internal Revenue Service; 01/15/20; \$22,451.55
- Kasko, John J; First National Bank of Omaha; 12/20/19; \$8,576.23
- Kaufmann, Jr., Thomas J; Borough of Ed-dystone; 12/11/19; \$498.00
- Kelly-Foreacre, Colleen; Darby Township; 12/31/19; \$311.73
- Kercy, Marie Lena; Township of Upper Darby; 01/09/20; \$259.33
- Khoury, Abraham; Commonwealth of PA Dept of Revenue; 12/12/19; \$1,112.28
- King, Christopher; Liberty Mutual Insurance Company; 12/23/19; \$19,000.00
- King, Christopher; Liberty Mutual Insurance Company; 12/23/19; \$19,000.00
- King, Paul; Upper Darby Township; 02/11/20; \$1,968.48
- King, Suzanne E; Haverford Hill Condominium Association; 01/15/20; \$7,111.90
- Kirven, Natasha; Midland Funding LLC; 01/16/20; \$1,522.39
- Klishevich, Nicholas Alexander; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$5,414.75
- Knight, Natosha M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,377.15
- Knight, Natosha M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,815.24
- Konski, Edward; Chester Water Authority; 12/11/19; \$497.04
- Kopaczynski, Kevin J; Twp of Upper Chichester; 12/08/19; \$417.50
- Kozma, Andreas; Radnor Township; 12/20/19; \$100.10
- Krane, Marvin A; Township of Upper Darby; 01/15/20; \$208.73
- Kyelem, Sibri; Upper Darby Township; 01/10/20; \$189.10
- Kyelem, Sibri; Upper Darby Township; 01/10/20; \$189.10
- Ladig, Peter B.; Commonwealth of PA Dept of Revenue; 12/06/19; \$22,826.41
- Lagasse, David E., III; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$584.25
- Lakeview Loan Services, L.L.C.; Borough of Yeadon; 12/11/19; \$960.59
- Lampinski, Beth; Vinci, Josephine; 12/31/19; \$1,999.25
- Lanclos, Jameen E; Township of Upper Darby; 01/15/20; \$176.90
- Lane, Waverly D.; Upper Darby Township; 12/20/19; \$1,332.09
- Lanette, Diana; Midland Funding LLC; 12/16/19; \$4,069.07

- Lawes, Padraic B.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$975.75
- Lawrence, Sumaia; Mid America Mortgage, Inc.; 12/03/19; \$235,939.34
- Le, Long; Capital One Bank (USA), N.A.; 01/10/20; \$4,292.75
- Le, Long; Capital One Bank (USA), N.A.; 01/10/20; \$4,292.75
- Lechette, Angel M.; Borough of Lansdowne; 01/06/20; \$2,193.36
- Lee, Michael L; Commonwealth of PA Dept of Revenue; 12/09/19; \$1,677.04
- Lent, John V.; Upper Darby Township; 02/11/20; \$1,523.41
- Lentz, Adam W; Capital One Bank (USA), N.A.; 01/09/20; \$2,767.50
- Lentz, Adam W; Capital One Bank (USA), N.A.; 01/09/20; \$2,767.50
- Les Petits Cherubs Cathedral Inc; Internal Revenue Service; 12/10/19; \$10,579.39
- Lesage, Kristin L; Township of Upper Darby; 01/13/20; \$225.70
- Lewis, Deshana; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$3,475.00
- Li, Mary Loc; Upper Darby Township; 01/15/20; \$1,332.09
- Lieu, Tuan; Upper Darby Township; 01/17/20; \$1,933.08
- Lincoln, Dorothy; Darby Township; 12/31/19; \$311.73
- Linda Mai Nail Doctor; Internal Revenue Service; 01/06/20; \$11,112.69
- Linton, Damon; Borough of Darby; 12/06/19; \$464.00
- Litman, Michael; Internal Revenue Service; 12/26/19; \$339,913.78
- Lituma, Edgar R.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,458.50
- Liw Investments; Darby Borough; 01/13/20; \$324.50
- Liw Investments Inc; Darby Borough; 01/13/20; \$314.62
- Locke, Rashaan; Borough of Colwyn; 01/06/20; \$2,350.38
- Logan, Mercy; Borough of Colwyn; 12/16/19; \$1,180.80
- Loney, Kathleen M; Commonwealth of PA Dept of Revenue; 12/12/19; \$1,688.64
- Long, Oliver; Commonwealth of PA Dept of Revenue; 12/12/19; \$1,141.01
- Long, Oliver; Commonwealth of PA Dept of Revenue; 12/12/19; \$1,141.01
- Loper, Tawon Rasheed; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$6,546.75
- LSG LLC; Commonwealth of PA Dept of Revenue; 12/12/19; \$12,278.19
- Luber, Mark Harris, II; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,553.79
- Lupo, Jody; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,876.00
- Ly, Natalina Hoa Cuc; Commonwealth Department of Revenue; 12/05/19; \$1,053.43
- Ly, Natalina Hoa Cuc; Commonwealth Department of Revenue; 12/05/19; \$1,053.43
- Ly, Natalina Hoa Cuc; Commonwealth Department of Revenue; 12/05/19; \$1,053.43
- Macdonald, Daniel; Upper Darby Township; 01/15/20; \$128.10
- Macmichael, Samantha Marie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,114.75
- Maeneer, Helen J.; Dyck O'neal, Inc.; 01/06/20; \$163,199.66
- Mafata Komara a/k/a Mofata Komara a/k/a Mafata T. Komara; Specialized Loan Servicing LLC; 12/16/19; \$148,369.79
- Mahamat, Gouma; Borough of Darby; 12/08/19; \$519.36
- Makell, Joseph T.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$879.31
- Manganaro, Jennifer; United Guaranty Commercial Insurance Company of North Carolina; 12/12/19; \$38,816.38
- Manley, Michael C.; Upper Darby Township; 12/04/19; \$1,332.09
- Manley, Michael C.; Upper Darby Township; 12/04/19; \$1,332.09
- Marbley-Mehta, Quentin; Valley Forge Military Academy & College; 12/26/19; \$3,555.07
- Marcone, Michael J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,751.45
- Marcone, Michael J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,751.45
- Marmer, John; Capital One Bank (USA) NA; 01/16/20; \$5,807.94
- Marrone, Kathleen; S W Del Co Municipal Authority; 01/13/20; \$3,395.00

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

BOROUGH

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

CITY

- Chester 13, 49, 65, 71, 86

TOWNSHIP

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

Conditions: \$ 2,000.00 cash or certified check at time of sale (unless otherwise stated in advertisement), balance in ten days. Other conditions on day of sale.

To all parties in interest and claimants:

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

No. 009120 2. 2019

MORTGAGE FORECLOSURE

13 E Wyncliffe Avenue
Clifton Heights, PA 19018

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John F. Volpone.

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

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005276 3. 2019

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 16040169600.

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

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

IMPROVEMENTS CONSIST OF: house.

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

Hand Money \$6,316.22

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002283 4. 2019

MORTGAGE FORECLOSURE

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

Front: Irregular Depth: Irregular

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

Parcel No. 30000119301.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

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

Hand Money \$42,349.40

James G. Buck, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001637 5. 2018

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James M. Gaudiello.

Hand Money \$10,135.44

McCabe, Weisberg, & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 1422A 6. 2018

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$19,654.55

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005341 7. 2019

MORTGAGE FORECLOSURE

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

Front: 59.1 Depth: 79.62

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$4,865.56

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008292 8. 2019

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

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

SOLD AS THE PROPERTY OF: Magaly Britt.

Hand Money \$4,513.82

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 4784A 9. 2017

MORTGAGE FORECLOSURE

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

BEING Folio No. 09-00-02395-00

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

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Hand Money \$14,638.76

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007963 10. 2019

MORTGAGE FORECLOSURE

Judgment Amount: \$267,158.75

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

Front: Irregular Depth: Irregular

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

Parcel No. 02000109222.

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$26,715.87

Leslie J. Rase, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007217 11. 2019

MORTGAGE FORECLOSURE

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

Dimensions: 85 x 135

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$24,941.46

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008738A 12. 2018

MORTGAGE FORECLOSURE

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

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

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Stephen M. Schrass.

Hand Money \$3,000.00

Richard M. Squire & Associates, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003136 13. 2018

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$4,250.54

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008091 14. 2019

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$8,609.17

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004946 15. 2019

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 48000188800.

Property: 2 Herford Place, Yeadon, PA 19050.

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

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Sheryl T. Bailey.

Hand Money \$16,730.79

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006335 16. 2019

MORTGAGE FORECLOSURE

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

Front: Irregular Depth: Irregular

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

Parcel No. 41000051800.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Jean Karl Yvon Georges.

Hand Money \$19,349.35

Edward J. McKee, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009138 17. 2019

MORTGAGE FORECLOSURE

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

Front: 20 Depth: 124

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Anna Rose Smith.

Hand Money \$8,784.51

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007326 18. 2019

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 18000066500.

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

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

IMPROVEMENTS CONSIST OF: house.

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

Hand Money \$12,261.70

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004670 20. 2019

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$58,134.23

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 072757 22. 2018

MONEY JUDGMENT

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

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

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

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

Hand Money \$3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 006248 23. 2019

MORTGAGE FORECLOSURE

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

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

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009147 24. 2019

MORTGAGE FORECLOSURE

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

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

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

BEING Lot Number 10 on said Plan, Berkeley Avenue.

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

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

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

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

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

Parcel No. 10-00-00430-01.

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$13,200.33

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004825 25. 2019

MORTGAGE FORECLOSURE

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

Front: 58 Depth: 167

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Monica Wyant.

Hand Money \$10,997.40

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007170 26. 2019

MORTGAGE FORECLOSURE

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

Dimensions: 56 x 132.2 x 128 x 56.13

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$13,708.92

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009421 27. 2019

MORTGAGE FORECLOSURE

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

Front: 21 Depth: 150

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

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$5,399.27

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009098 29. 2019

MORTGAGE FORECLOSURE

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

Dimensions: 16 x 100

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

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Timothy J. Difuria.

Hand Money \$9,686.93

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005458B 30. 2015

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 15-00-03814-00.

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

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

IMPROVEMENTS CONSIST OF: house.

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

Hand Money \$6,717.36

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 8313B 31. 2016

MORTGAGE FORECLOSURE

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

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

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Anne L. Ciocco.

Hand Money \$39,097.33

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007215 33. 2019

MORTGAGE FORECLOSURE

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

Front: Irregular Depth: Irregular

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

Parcel No. 16080084100.

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$19,140.53

Leslie J. Rase, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007432C 34. 2016

MORTGAGE FORECLOSURE

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

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

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

BEING Lot 8 on said Plan.

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

IMPROVEMENTS CONSIST OF: a residential dwelling.

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

Hand Money \$224,117.94

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003359A 35. 2017

MORTGAGE FORECLOSURE

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

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

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

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

PARCEL No. 48-00-00444-00.

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$10,299.06

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008794 37. 2019

MORTGAGE FORECLOSURE

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

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

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

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

PARCEL No. 17-00-00519-00.

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Troy T. Martin.

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

Leon P. Haller, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009502 38. 2018

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$9,867.74

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008106A 39. 2017

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kathleen H. Eaton.

Hand Money \$7,693.15

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008905 41. 2019

MORTGAGE FORECLOSURE

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

BEING Folio No. 16080110500.

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: George S. Ibrahim.

Hand Money \$14,809.97

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008684 42. 2019

MORTGAGE FORECLOSURE

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

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

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

BEING Lot No. 61 as shown on said Plan.

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$39,362.10

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008864 43. 2019

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$21,935.19

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008993 44. 2019

MORTGAGE FORECLOSURE

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

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$27,700.53

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001309 45. 2019

MORTGAGE FORECLOSURE

Judgment Amount: \$234,618.62

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

Front: Irregular Depth: Irregular

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

Parcel No. 16090113400.

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$23,461.86

Michelle L. McGowan, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 063352 46. 2012

MONEY JUDGMENT

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

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

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

BEING known as No. 526 Fern Street.

TOGETHER WITH AND RESERVING THEREOUT the free and common use, right, liberty and privilege of the aforesaid driveway, as and for a passageway, watercourse and driveway at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof, subject, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair at all times hereafter, forever.

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Deborah L. Anderson.

Hand Money \$3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 067283 48. 2018

MONEY JUDGMENT

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

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

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

BEING Lot No. 4 on the above mentioned Plan.

BEING 64 James Road.

FOLIO No. 25-0002291-00,

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

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

Hand Money \$3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 000328A 49. 2019

MORTGAGE FORECLOSURE

Judgment Amount: \$89,320.23

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

Front: Irregular Depth: Irregular

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

Parcel No. 49100076800.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Naseer J. Khalid.

Hand Money \$8,932.02

Michelle L. McGowan, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 065418 50. 2017

MONEY JUDGMENT

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

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

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

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

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

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Hand Money \$3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 066345 52. 2018

MONEY JUDGMENT

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

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

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

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Michael Nicolaides.

Hand Money \$3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 070205 54. 2015

MONEY JUDGMENT

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

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

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

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

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

Hand Money \$3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 069545 55. 2014

MONEY JUDGMENT

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

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

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

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

Hand Money \$3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 009655 56. 2019

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$10,839.25

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007528A 57. 2017

MORTGAGE FORECLOSURE

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

Front: 15 Depth: 75

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$7,790.93

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009046A 58. 2017

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 100

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

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$7,705.38

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 891B 59. 2016

MORTGAGE FORECLOSURE

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

Front: 18 Depth: 167

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

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$7,650.89

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007196 60. 2019

MORTGAGE FORECLOSURE

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

Front: Irregular Depth: Irregular

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

Parcel No. 11000263100.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

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

Hand Money \$18,520.87

Edward J. McKee, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007169 61. 2019

MORTGAGE FORECLOSURE

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

Front: Irregular Depth: Irregular

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

Parcel No. 16080156100.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

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

Hand Money \$3,000.00

Edward J. McKee, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 066322 62. 2018

MONEY JUDGMENT

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

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

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

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Steve Maritsis.

Hand Money \$3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 066502 63. 2018

MONEY JUDGMENT

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

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

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

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

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

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

Hand Money \$3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 007842 64. 2019

MORTGAGE FORECLOSURE

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

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

Parcel No. 12-00-00565-00.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: June W. Grasty.

Hand Money \$4,818.52

Robert J. Wilson, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 3738 65. 2016

MORTGAGE FORECLOSURE

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

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

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

IMPROVEMENTS CONSIST OF: Real Property and Building.

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

Hand Money \$3,000.00

Michael Alan Siddons, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007213 66. 2019

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground,

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

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

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

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

PARCEL No. 12-00-00889-00.

IMPROVEMENTS CONSIST OF: residential property.

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

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

Leon P. Haller, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 08950 67. 2019

MORTGAGE FORECLOSURE

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

Front: 50 Depth: 110

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

Parcel No. 22-0902355-00.

IMPROVEMENTS CONSIST OF: 2 Sty Hse Gar.

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

Hand Money \$7,122.12

Edward J. McKee, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007308A 68. 2017

MORTGAGE FORECLOSURE

Judgment Amount: \$256,019.50

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

Front: Irregular Depth: Irregular

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

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

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$25,601.95

Shapiro & DeNardo, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009597 69. 2019

MORTGAGE FORECLOSURE

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

Front: Irregular Depth: Irregular

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

Parcel No. 23-00-03352-00.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

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

Hand Money \$24,487.62

Andrew J. Marley, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004029B 70. 2017

MORTGAGE FORECLOSURE

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

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

IMPROVEMENTS CONSIST OF: a single family home.

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

Hand Money \$50,000.00

Joshua Dylan Bradley and Rosenberg Martin Greenberg, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008725 71. 2019

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$10,316.25

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008697 73. 2019

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$3,000.00

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009023 74. 2019

MORTGAGE FORECLOSURE

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

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

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

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

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Peter D. Wrambel.

Hand Money \$9,684.91

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 2072A 75. 2016

MORTGAGE FORECLOSURE

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

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

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sandra M. Brown.

Hand Money \$11,647.71

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008891 76. 2019

MORTGAGE FORECLOSURE

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

BEGINNING at a point on the North-east side of Glendale Circle (50 feet wide) which point is measured on the arc of a circle curving to the left having a radius of two hundred ten feet the arc distance of forty-nine one-hundredths feet from a point, which point is measured North seventy-eight degrees, twenty-five minutes, forty seconds West three-hundred fifty-two and eighty nine one hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of twenty-five feet the arc distance of forty-three and seventy-two one-hundredths feet from a point on the Northwest side of West Avenue (proposed width fifty-three feet); thence extending along the Northeast side of Glendale Circle along the arc of a circle curving to the left having a radius of two hundred ten feet the arc distance of sixty feet to a point, now on the Northwest side of Glendale; thence extending North four degrees, fifty-five minutes, fifty-seven seconds West one hundred thirty nine and forty one-

hundredths feet to a point; thence extending South seventy-eight degrees, twenty-five minutes, forty seconds East ninety-eight and seventy-seven one-hundredths feet to a point; thence extending South eleven degrees, thirty-four minutes, twenty seconds West partly passing through the bed of a certain fourteen feet wide driveway which extends Southwest into Glendale Circle one hundred twenty-five feet to a point on the Northeast side of Glendale Circle, the first mentioned point and place of beginning.

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

IMPROVEMENTS CONSIST OF: a residential dwelling.

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

Hand Money \$4,158.89

O'Hagan Meyer, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007877A 77. 2017

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$10,957.23

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000772 78. 2019

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Vincent D'Agostino.

Hand Money \$10,885.94

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009146 79. 2019

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Katie A. Mikeska.

Hand Money \$19,642.18

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003630 80. 2019

MORTGAGE FORECLOSURE

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

Folio No. 16-08-01204-00.

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Maryanna Scarpato.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009446 81. 2019

MORTGAGE FORECLOSURE

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

Front: 75 Depth: 145

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jeff R. Carter.

Hand Money \$19,312.63

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005069 82. 2019

MORTGAGE FORECLOSURE

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

Front: Irregular Depth: Irregular

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

Parcel No. 16-09-00809-00.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

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

Hand Money \$46,448.30

Andrew J. Marley, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004176 83. 2019

MORTGAGE FORECLOSURE

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

Front: Irregular Depth: Irregular

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

Parcel No. 13000065600.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Kimberly S. Rand.

Hand Money \$31,803.24

Andrew J. Marley, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001089 85. 2018

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 100

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

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$13,518.77

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006527C 86. 2017

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 140

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$5,549.96

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007676A 87. 2018

MORTGAGE FORECLOSURE

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

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

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Hand Money \$3,000.00

M. Troy Freedman, Esquire, Attorney

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