

**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**

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

**MICHAEL WILLIAM BARBIERS, dec'd.**  
Late of the Township of Ridley, Delaware County, PA.  
Extr.: Jane E. Falkowski c/o Robert E. O'Connor, Esquire, 341 West State St., Media, PA 19063.  
**ROBERT E. O'CONNOR, ATTY.**  
341 West State St.  
Media, PA 19063

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

**RAYMOND T. BUTLER a/k/a RAYMOND BUTLER and RAYMOND THOMAS BUTLER, dec'd.**  
Late of the Township of Middletown, Delaware County, PA.  
Admx.: Robin A. Gerace c/o Shelley C. Dugan, Esquire, 206 South Avenue, Media, PA 19063.

**SHELLEY C. DUGAN, ATTY.**  
206 South Avenue  
Media, PA 19063

**JOHN JOSEPH FARRELL, JR. a/k/a JOHN J. FARRELL and JOHN FARRELL, dec'd.**  
Late of the Township of Newtown, Delaware County, PA.  
Extr.: Dennis John Farrell c/o S. Stanton Miller, Jr., Esquire, 201 N. Jackson Street, Media, PA 19063.  
**S. STANTON MILLER, JR., ATTY.**  
201 N. Jackson Street  
Media, PA 19063

**NANCY H. FIGUEIRA, dec'd.**  
Late of the Borough of Brookhaven, Delaware County, PA.  
Extr.: Steven H. Figueira c/o April L. Charleston, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380.  
**APRIL L. CHARLESTON, ATTY.**  
The Charleston Firm  
60 W. Boot Rd.  
Ste. 201  
West Chester, PA 19380

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

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

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

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

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

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

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

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

**NANCY R. NAVARRO a/k/a NANCY  
RANDALL NAVARRO**, dec'd.  
Late of the Township of Nether  
Providence, Delaware County, PA.

Extr.: August Felipe Navarro (Named  
in Will as August F. Navarro) c/o Denis  
A. Gray, Esquire, Carriage House, 115  
Bloomingdale Ave., Ste. 100, Wayne,  
PA 19087.  
**DENIS A. GRAY**, ATTY.  
Palmer & Gray LLP  
Carriage House  
115 Bloomingdale Ave.  
Ste. 100  
Wayne, PA 19087

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

**BETTY BURTON REINA**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Co-Extr.: Roger Reina, 56 Wellfleet  
Lane, Chesterbrook, PA 19087 and  
Randall Lester Reina, 20032 11<sup>th</sup> Ave.  
W., Lynnwood, WA 98036-8659.  
**LEE R. ALLMAN**, ATTY.  
Allman, Kelly & Willner, LLC  
41 Paoli Plaza  
Suite G  
Paoli, PA 19301

**MARGARET BERWIND SCHIFFER  
a/k/a MARGARET B. SCHIFFER**,  
dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Susan Schiffer Stautberg and  
Herbert N. Schiffer c/o Leanne M.  
Schenck, Esquire, 1001 Conshohocken  
State Rd., Ste. 1-300, West  
Conshohocken, PA 19428.  
**LEANNE M. SCHENCK**, ATTY.  
Heckscher, Teillon, Terrill &  
Sager, P.C.  
1001 Conshohocken State Rd.  
Ste. 1-300  
West Conshohocken, PA 19428

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

**SECOND PUBLICATION**

**JOSEPH E. ANGELO, dec'd.**

Late of the Borough of Prospect Park,  
Delaware County, PA.  
Extr.: Lisa M. Newsham, 106 Linden  
Avenue, Rutledge, PA 19070.  
**MICHAEL R. BRADLEY, ATTY.**  
Brooks, Bradley & Doyle  
21 West Second Street  
Media, PA 19063

**MARIE E. BLANTON, dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Keima Sheriff c/o Rhonda  
Anderson, Esquire, 610 Old York Road,  
Suite 400, Jenkintown, PA 19046.  
**RHONDA ANDERSON, ATTY.**  
610 Old York Road  
Suite 400  
Jenkintown, PA 19046

**THERESA M. CALVERT a/k/a**

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

**EILEEN S. CAVANAUGH, dec'd.**

Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Erin K. Walsh c/o Robert M.  
DiOrio, Esquire, 21 West Front Street,  
Media, PA 19063.  
**ROBERT M. DiORIO, ATTY.**  
DiOrio & Sereni, LLP  
21 West Front Street  
Media, PA 19063

**DOMINIC M. CHIARAVALLE, dec'd.**

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

**STANLEY COOMBES, JR., dec'd.**

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

**WESLEY E. DUNNING, dec'd.**

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

Extr.: David A. Dunning c/o Kristen R.  
Matthews, Esquire, 257 W. Uwchlan  
Ave., Ste. 1, Downingtown, PA 19335.  
**KRISTEN R. MATTHEWS, ATTY.**  
Kristen Matthews Law  
257 W. Uwchlan Ave.  
Ste. 1  
Downingtown, PA 19335

**RICHARD HOLT ELLIS, dec'd.**

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

**AUGUSTUS FRANKLIN, dec'd.**

Late of the Township of Chester,  
Delaware County, PA.  
Admx.: Yvonne Franklin c/o Rhonda  
Anderson, Esquire, 610 Old York Road,  
Suite 400, Jenkintown, PA 19046.  
**RHONDA ANDERSON, ATTY.**  
610 Old York Road  
Suite 400  
Jenkintown, PA 19046

**ELIZABETH RUTH GESSNER a/k/a**

**ELIZABETH GESSNER, dec'd.**  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Jennifer L. Draudt (Named  
in Will as Jennifer Draudt), 519  
Pepperidge Tree Lane, Kinnelon, NJ  
07405.  
**CHARI M. ALSON, ATTY.**  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**ALBERT J. GRETO, dec'd.**

Late of the Township of Nether  
Providence, Delaware County, PA.  
Extr.: Theresa Marie Greto (Named  
in Will as Theresa M. Greto) c/o David  
S. Daniel, Esquire, 319 West Front  
Street, Media, PA 19063.  
**DAVID S. DANIEL, ATTY.**  
319 West Front Street  
Media, PA 19063

**CAROL ANNE GUMIELA, dec'd.**

Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Mary Lou Glenn c/o Alfred V.  
Altopiedi, Esquire, 902 Old Marple  
Road, Springfield, PA 19064.  
**ALFRED V. ALTOPIEDI, ATTY.**  
902 Old Marple Road  
Springfield, PA 19064

**ANGELINE JENIFER**, dec'd.  
 Late of the Township of Chester,  
 Delaware County, PA.  
 Admx.: Lisa Robinson c/o Rhonda  
 Anderson, Esquire, 610 Old York Road,  
 Suite 400, Jenkintown, PA 19046.  
**RHONDA ANDERSON**, ATTY.  
 610 Old York Road  
 Suite 400  
 Jenkintown, PA 19046

**KATHERINE KAUKER**, dec'd.  
 Late of the Township of Media,  
 Delaware County, PA.  
 Admx.: Sandra Elkins, 404 Donofrio  
 Drive, Downingtown, PA 19335.

**MIRIAM T. KENDRA a/k/a MIRIAM  
 KENDRA**, dec'd.  
 Late of the Township of Bethel,  
 Delaware County, PA.  
 Extr.: Christopher P. Kendra c/o Dana  
 M. Breslin, Esquire, 3305 Edgmont  
 Avenue, Brookhaven, PA 19015.  
**DANA M. BRESLIN**, ATTY.  
 3305 Edgmont Avenue  
 Brookhaven, PA 19015

**CATHERINE E. KOCH a/k/a  
 CATHERINE C. KOCH**, dec'd.  
 Late of the Township of Middletown,  
 Delaware County, PA.  
 Extr.: Susan K. Schu c/o Kristine  
 Hughey, Esquire, 22 W. Second St.,  
 Media, PA 19063.  
**KRISTINE HUGHEY**, ATTY.  
 22 W. Second St.  
 Media, PA 19063

**ANNE MANN**, dec'd.  
 Late of the Township of Upper Darby,  
 Delaware County, PA.  
 Extr.: Stephen Gerard Mahoney c/o  
 Samuel W.B. Millinghausen, III,  
 Esquire, 180 S. Main Street, Suite 204,  
 Ambler, PA 19002.  
**SAMUEL W.B. MILLINGHAUSEN**,  
 III, ATTY.  
 180 S. Main Street  
 Suite 204  
 Ambler, PA 19002

**MARY T. MANZI a/k/a MARY MANZI**,  
 dec'd.  
 Late of the Township of Ridley,  
 Delaware County, PA.  
 Extr.: Robert Manzi, 3512 Edgewater  
 Lane, Brookhaven, PA 19015.

**ARTHUR J. McCUE, JR. a/k/a  
 ARTHUR JAMES McCUE**, dec'd.  
 Late of the Township of Aston,  
 Delaware County, PA.

Extr.: Wendy M. Cooper c/o Allen  
 Tollen, Esquire, 41 E. Front Street,  
 Media, PA 19063.  
**ALLEN TOLLEN**, ATTY.  
 41 E. Front Street  
 Media, PA 19063

**MARY T. McELWEE a/k/a MARY T.  
 HARKIN**, dec'd.  
 Late of the Township of Upper Darby,  
 Delaware County, PA.  
 Admr.: Liam Ernan McElwee c/o  
 Christopher M. Murphy, Esquire, 3305  
 Edgmont Ave., Brookhaven, PA 19015.  
**CHRISTOPHER M. MURPHY**, ATTY.  
 3305 Edgmont Ave.  
 Brookhaven, PA 19015

**MARTIN J. McLAUGHLIN, JR.**, dec'd.  
 Late of the Township of Marple,  
 Delaware County, PA.  
 Extr.: Lori A. Clark  
**WILLIAM HABURCAK**, ATTY.  
 755 North Monroe St.  
 Media, PA 19063

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

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

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

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

**CELLERINA J. SCHIAVONE, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Ronald L. Schiavone (Named  
in Will as Ronald Schiavone) c/o  
Christopher M. Brown, Esquire, 1240  
West Chester Pike, Ste. 210, West  
Chester, PA 19382.  
**CHRISTOPHER M. BROWN, ATTY.**  
Law Offices of Christopher  
M. Brown, PLLC  
1240 West Chester Pike  
Ste. 210  
West Chester, PA 19382

**RONALD WILLIS SELLERS a/k/a  
RONALD W. SELLERS, SR. and  
RONALD WILLIS SELLERS, SR.,  
dec'd.**

Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Ronald W. Sellers, Jr., 6549 SE  
South Marina Way, Stuart, FL 34996.

**JOHN L. SHAW, dec'd.**

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

**HARRY JOSEPH SHUSTER a/k/a  
HARRY J. SHUSTER and HARRY  
SHUSTER, dec'd.**

Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extr.: Debra Nagle c/o John Jay  
Wills, Esquire, 4124 Chichester Ave.,  
Boothwyn, PA 19061.  
**JOHN JAY WILLS, ATTY.**  
4124 Chichester Ave.  
Boothwyn, PA 19061

**SAVERIA SPICA, dec'd.**

Late of the Borough of Morton,  
Delaware County, PA.  
Extr.: Anthony J. Spica, 1175  
Markkress Rd., Unit 2420, Cherry Hill,  
NJ 08034.

**MARIE A. WEAVERLING, dec'd.**

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

**THIRD AND FINAL PUBLICATION**

**CLOTILDA A. CAPPELLI, dec'd.**

Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Riccardo Petrucci c/o Michael  
Cunningham, Esquire, 1066 Pontiac  
Rd., P.O. Box 305, Drexel Hill, PA  
19026.  
**MICHAEL CUNNINGHAM, ATTY.**  
1066 Pontiac Rd.  
P.O. Box 305  
Drexel Hill, PA 19026

**JEAN MAE CAVANAUGH, dec'd.**

Late of the Borough of Chichester,  
Delaware County, PA.  
Extr.: Paula Clark, P.O. Box 176,  
Thornton, PA 19373.

**GEORGE A. CONTINO, SR. a/k/a**

**GEORGE A. CONTINO and  
GEORGE CONTINO, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.

Extr.: Dolores Contino Seavey c/o  
Cynthia A. McNicholas, Esquire, 225  
N. Olive Street, P.O. Box 1065, Media,  
PA 19063.

**CYNTHIA A. McNICHOLAS, ATTY.**  
225 N. Olive Street  
P.O. Box 1065  
Media, PA 19063

**THERESA M. DiDOMENICANTONIO,  
dec'd.**

Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Patricia R. Farmer, 466  
Meramec View Drive, Eureka, MO  
63025.

**MARY HELEN DiMARZIO a/k/a  
MARY DiMARZIO and MARY H.  
DiMARZIO, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Nina Ansel, 45 South Creek Rd.,  
West Chester, PA 19380.

**JOHN W. EDWARDS a/k/a JOHN  
EDWARDS, dec'd.**

Late of the Borough of Aldan,  
Delaware County, PA.  
Admx.: Toni Lee Cavanagh, 112 W.  
Front Street, 2nd Floor, Media, PA  
19063.  
**TONI LEE CAVANAGH, ATTY.**  
112 W. Front Street  
2nd Floor  
Media, PA 19063

**ANTOINETTE GROOVER-GALLAGHER, dec'd.**

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

Extr.: James Groover, 2850 Dutton Mill Road, Aston, PA 19014.

**ELIZABETH T. STEFANIDE, ATTY.**  
339 W. Baltimore Avenue  
Media, PA 19063

**ROBERTA LOCK HORVATH a/k/a ROBERTA L. HORVATH, dec'd.**

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

Extr.: David B. Horvath, 504 Longbotham Drive, Aston, PA 19014.

**ELIZABETH T. STEFANIDE, ATTY.**  
339 W. Baltimore Avenue  
Media, PA 19063

**MATTHEW J. KOENIG a/k/a**

**MATTHEW JOHN KOENIG, dec'd.**

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

Extr.: Maria L. Koenig (Named in Will as Maria Lisa Koenig) c/o Walter J. Timby, III, Esquire, 100 W. 6<sup>th</sup> St., Ste. 204, Media, PA 19063.

**WALTER J. TIMBY, III, ATTY.**  
Gibson & Perkins, P.C.  
100 W. 6<sup>th</sup> St.  
Ste. 204  
Media, PA 19063

**HELEN ELIZABETH LANG a/k/a**

**HELEN E. LANG, dec'd.**

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

Extr.: Barbara Jo Lang, 1 Allendale Lane, Aston, PA 19014.

**EDITH G. LETCHER a/k/a EDITH LETCHER, dec'd.**

Late of the Township of Nether Providence, Delaware County, PA.

Extr.: Thomas Shaw Letcher c/o Lindsey J. Conan, Esquire, 755 North Monroe St., Media, PA 19063.

**LINDSEY CONAN, ATTY.**  
755 North Monroe St.  
Media, PA 19063

**MAXINE R. MARTORELLI, dec'd.**

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

Extr.: Nancy Biller, P.O. Box 1, Drexel Hill, PA 19026.

**GEORGE C. McBRIDE, JR., dec'd.**

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

Admr.: Alfred D. Cathcart c/o John S. Custer, Jr., Esquire, 7 Saint Albans Circle, Newtown Square, PA 19073.

**JOHN S. CUSTER, JR., ATTY.**  
Custer & Custer

7 Saint Albans Circle  
Newtown Square, PA 19073

**JULIANNE W. McGINN a/k/a**

**JULIANNE MCGINN, dec'd.**

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

Extr.: Kathleen R. Sheikh (Named in Will as Kathleen Sheikh) c/o Thomas J. Burke, Jr., Esquire, 15 Rittenhouse Place, Ardmore, PA 19003.

**THOMAS J. BURKE, JR., ATTY.**  
Haws & Burke, PC  
15 Rittenhouse Place  
Ardmore, PA 19003

**DONNA MARIE MIGNONE a/k/a**

**DONNA M. MIGNONE, dec'd.**

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

Extr.: Danielle Angela M. Kopp c/o Dana M. Breslin, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015.

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

**DONALD C. MULLIN, dec'd.**

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

Extr.: Jeffrey Charles Mullin c/o Louis T. Glantz, Esquire, 1901 E. College Ave., State College, PA 16801.

**LOUIS T. GLANTZ, ATTY.**  
1901 E. College Ave.  
State College, PA 16801

**BARBARA PARISH a/k/a BARBARA SUSAN PARISH and BARBARA S. PARISH, dec'd.**

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

Extr.: Dana Granieri c/o Dana M. Breslin, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015.

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

**JAMES JOHN SWINDELL a/k/a**

**JAMES J. SWINDELL, dec'd.**

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

Extr.: Retta A. Swindell c/o James R. Abbott, Esquire, 103 Chesley Dr., Media, PA 10963.

**JAMES R. ABBOTT, ATTY.**  
Abbott & Overholt PC  
103 Chesley Dr.  
Media, PA 19063



**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-007649

NOTICE IS HEREBY GIVEN THAT on October 18, 2022, the Petition of Aiden Chen, a minor, by and through his parent and natural guardian, Weixin Wang for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Aiden Chen to Aiden Wang**.

The Court has fixed Tuesday, March 14, 2023, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Dec. 23, 30

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-006785

NOTICE IS HEREBY GIVEN THAT on September 14, 2022, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name of **JEMIMA ENNISON to JEMIMA ACQUAH**.

The Court has fixed Tuesday, December 27, 2022 at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, PA, as the time and place for 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.

Dec. 23, 30

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-003259

NOTICE IS HEREBY GIVEN THAT on May 10, 2022, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Prinze Darlington Roberts to Prinze Roberts Whyee**.

The Court has fixed Tuesday, January 10, 2023 at 8:30 a.m. in Courtroom TBA, Delaware County Courthouse, Media, PA, as the time and place for 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.

Dec. 23, 30

**CLASSIFIED AD**

**PART-TIME LEGAL ACCOUNTING & ESTATE PARALEGAL ASSISTANT**

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

Dec. 23, 30; Jan. 6

**CORPORATE DISSOLUTION**

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Dirty Little Claws, Inc.**, with its registered office at 83 South Lansdowne Avenue, Apartment 6A, Lansdowne, PA 19050, a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Dec. 30

**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**

- Hinton, Douglas M, Cmwlt of PA Dept of Revenue, 2/9/21, \$268.84
- Holmes, Andrew, Cmwlt Dept of Revenue, 2/11/21, \$659.31
- Horne, Donald W, Cmwlt Dept of Revenue, 2/9/21, \$1,078.52
- Houser Jr, Charles F, Cmwlt Dept of Revenue, 2/12/21, \$902.74
- Howe, John R, Commonwealth of PA Dept of Revenue, 2/8/21, \$905.67
- Hunter, Arthur J, Cmwlt Dept of Revenue, 2/11/21, \$206.47
- Hyde, Austin W, Township of Middletown, 2/25/21, \$117.50
- Iuliano, Thomas J, Commonwealth of PA Dept of Revenue, 2/9/21, \$699.96
- Iuliano, Thomas J, Commonwealth of PA Dept of Revenue, 2/9/21, \$1,267.18
- Janneh, Abdul, Commonwealth of PA Department of Revenue, 2/5/21, \$4,017.29
- Janneh, Abdul, Cmwlt of PA Department of Revenue, 2/5/21, \$3,298.13
- Jenifer, Gregory A, Cmwlt Dept of Revenue, 2/9/21, \$824.51
- Johnson, Brett, Commonwealth of PA Dept of Revenue, 2/10/21, \$1,536.91
- Johnson, Brett, Commonwealth of PA Dept of Revenue, 2/10/21, \$1,888.57
- Jones, Jamar, Cmwlt Dept of Revenue, 2/26/21, \$130.24
- Jones, Charisma, Township of Upper Darby, 2/10/21, \$259.33
- Jones, Idrees D, Commonwealth of PA Dept of Revenue, 2/9/21, \$1,073.41
- Jones, Norma C, Commonwealth of Pennsylvania Department of Revenue, 2/9/21, \$7,544.42
- Justice, Dejeonge A, Commonwealth Department of Revenue, 2/8/21, \$2,091.23
- Kain, Barry, Commonwealth of PA Dept of Revenue, 2/10/21, \$12,601.01
- Kain, Sherry, Commonwealth of PA Dept of Revenue, 2/10/21, \$12,601.01
- Kane, Joseph L, Cmwlt Dept of Revenue, 2/5/21, \$1,205.61
- Karatkey, Elsie, Darby Borough, 2/8/21, \$502.22
- Karatkey, Elsie, Darby Borough, 2/9/21, \$538.66
- Karatkey, Elsie M, Borough of Darby, 2/8/21, \$588.31
- Keeler, Elizabeth A, Commonwealth of PA Dept of Revenue, 2/9/21, \$2,557.25
- Kelmer, Ruth K, Cmwlt of PA Department of Revenue, 2/8/21, \$1,291.15
- Kemble, Stephen A, PA Dept Revenue Bureau Compliance, 2/5/21, \$812.68
- Kennedy, Dana, Commonwealth Department of Revenue, 2/22/21, \$1,704.69
- Kennedy, John J, Cmwlt Dept of Revenue, 2/11/21, \$1,213.89
- Keshishian, Dale, Cmwlt Dept of Revenue, 2/12/21, \$33,985.70
- Keshishian, Michael, Commonwealth of PA Dept of Revenue, 2/12/21, \$15,966.56
- Knowlton, Arthur, Commonwealth of PA Dept of Revenue, 2/11/21, \$9,235.64
- Koukou, Sennie, Cmwlt of PA Department of Revenue, 2/12/21, \$690.67
- Krasowski, Christine, Commonwealth of PA Dept of Revenue, 2/9/21, \$1,072.35
- Laios, Stephanie J, Cmwlt Dept of Revenue, 2/24/21, \$1,462.75
- Lebold Ii Holdings, Township of Upper Darby, 2/10/21, \$225.70
- Lesage, Jeffrey, Upper Darby Township, 2/10/21, \$189.10
- Lesage, Jeffrey, Township of Upper Darby, 2/10/21, \$259.33
- Lindsey Sr, Sean G, Cmwlt Dept of Revenue, 2/8/21, \$5,007.39
- Lipschitz, Toby, Cmwlt Dept of Revenue, 2/4/21, \$848.11
- Llanos, Jorge H., Commonwealth of Pennsylvania Department of Revenue, 2/12/21, \$908.96
- Loney, Kathleen M, Commonwealth of PA Dept of Revenue, 2/11/21, \$1,346.38



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

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

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

**CITY**  
Chester 28, 30, 35, 36, 37

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

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

To all parties in interest and claimants:

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

**No. 003418 1. 2019**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 16040023600.

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

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Hand Money \$6,287.62

McCabe, Weisberg & Comway, LLC  
Attorneys

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

**No. 010543 2. 2016**

**MORTGAGE FORECLOSURE**

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

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

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

TAX PARCEL No. 45-00-00229-02

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

IMPROVEMENTS CONSIST OF: 1 story residential dwelling.

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

Hand Money \$3,000.00

Catherine Aponte, Attorney

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

**No. 004522 3. 2022**

**MORTGAGE FORECLOSURE**

5 East Rodgers Street  
Ridley Park, PA 19078

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

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Hand Money \$12,321.20

RAS Citron, PLLC, Attorneys

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

**No. 003164 4. 2022**

**MORTGAGE FORECLOSURE**

1311 E 9th Street  
Eddystone, PA 19022

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

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Hand Money \$13,965.56

RAS Citron, PLLC, Attorneys

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

**No. 005484 5. 2022**

**MORTGAGE FORECLOSURE**

8 E Turnbull Avenue  
Havertown, PA 19083

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kathleen M. Hand.

Hand Money \$7,887.70

RAS Citron, PLLC, Attorneys

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

**No. 000377 6. 2018**

**MORTGAGE FORECLOSURE**

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

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Furad Woodard.

Hand Money \$11,118.02

H. Fintan McHugh, Esquire, Attorney

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

**No. 005296 7. 2022**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$6,306.05

Brock & Scott, PLLC, Attorneys

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

**No. 005481 9. 2022**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania, and described according to a plan of portion of Derwood Park for Floyd Mousley by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, under date of July 2, 1951 and last revised April 3, 1952.

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

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

PARCEL No. 38-02-0625-00.

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$14,548.65

Powers Kirn, LLC, Attorneys

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

**No. 002496 10. 2022**

**MORTGAGE FORECLOSURE**

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

Front: 17 Depth: 97

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

Parcel No. 18000079000.

IMPROVEMENTS CONSIST OF: Residential.

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

Hand Money \$3,000.00

Christopher A. DeNardo, Attorney

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

**No. 000044 11. 2022**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 29000047101

Property: 28 Pennington Avenue, Morton, PA 19070.

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

IMPROVEMENTS CONSIST OF: house.

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

Hand Money \$24,662.04

Katherine M. Wolf, Attorney

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

**No. 005069A 12. 2019**

**MORTGAGE FORECLOSURE**

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

Front: 125 Depth: 94.45

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

Parcel No. 16-09-00809-00.

IMPROVEMENTS CONSIST OF: 3 sty hse & gar.

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

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 000997B 13. 2019**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Hoy Lim.

Hand Money \$9,167.47

Brock & Scott, PLLC, Attorneys

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

**No. 003117 15. 2019**

**MORTGAGE FORECLOSURE**

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

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

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kennie C. Duncan.

Hand Money \$10,346.59

Pincus Law Group, PLLC, Attorneys

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

**No. 006997A 16. 2019**

**MORTGAGE FORECLOSURE**

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

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

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

PARCEL No. 38040204859

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

IMPROVEMENTS CONSIST OF: n/a.

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

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 004648A 17. 2019**

**MONEY JUDGMENT**

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

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$3,000.00

Richard O'Neill, Attorney

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

**No. 000256C 18. 2018**

**MORTGAGE FORECLOSURE**

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

Front: 265 Depth: 128 x IRR

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

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

IMPROVEMENTS CONSIST OF: residential real estate.

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

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 003716 19. 2018**

**MONEY JUDGMENT**

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

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

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

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

IMPROVEMENTS CONSIST OF: Residential Condominium Unit.

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

Hand Money \$3,000.00

Elliot H. Berton, Esquire, Attorney

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

**No. 002160 20. 2020**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a condo.

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

Hand Money \$15,834.23

KML Law Group, P.C., Attorneys

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



No. 003824 21. 2022

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Christopher Meussner.

Hand Money \$12,623.06

KML Law Group, P.C., Attorneys

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

No. 005572A 22. 2019

**MORTGAGE FORECLOSURE**

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

Front: 133 Depth: 168

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

Parcel No. 31000117400.

IMPROVEMENTS CONSIST OF: Residential.

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

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

No. 006545 23. 2017

**MORTGAGE FORECLOSURE**

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

Front/Depth: 50 x 103

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$3,000.00

Eckert Seamans Cherin and Mellott, Attorneys

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

No. 006049 24. 2022

**MORTGAGE FORECLOSURE**

285 Ballymore Road  
Springfield, PA 19064

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

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Hand Money \$9,637.85

RAS Citron, PLLC, Attorneys

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

No. 002305 25. 2019

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 16020076000

Property: 331 Essex Avenue, Lansdowne, PA 19083.

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

IMPROVEMENTS CONSIST OF: house.

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

Hand Money \$12,639.90

Katherine M. Wolf, Attorney

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

No. 000584 26. 2022

**MORTGAGE FORECLOSURE**

Judgment Amount: \$357,178.31

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

Front: Irregular Depth: Irregular

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

Folio Number: 16090103300

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Eric J. McClurkin.

Hand Money \$35,717.83

Samantha Gable, Esquire, Attorney

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

No. 006042A 27. 2021

**MORTGAGE FORECLOSURE**

Judgment Amount: \$147,943.66

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

Front: 133 ft Irregular Depth: 102 ft Irregular

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

Folio Number: 37-00-00853-00

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$14,794.37

Samantha Gable, Esquire, Attorney

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

No. 002872 28. 2022

**MORTGAGE FORECLOSURE**

Judgment Amount: \$136,881.52

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

Front: 18 ft Depth: 100 ft

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

Folio No. 49020201500

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$13,688.15

Christopher A. DeNardo, Attorney

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

**No. 008749 29. 2021**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$83,722.33

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

Front: Irregular Depth: Irregular

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

Folio Number: 41-00-00897-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, title or interest from or under Milton F. Nawrocki, deceased; Ann Daringer, known heir of Milton F. Nawrocki, deceased; Kathleen Smith, known heir of Milton F. Nawrocki, deceased; and Michael Nawrocki, known heir of Milton F. Nawrocki, deceased.

Hand Money \$8,372.23

Christopher A. DeNardo, Esquire, Attorney

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

**No. 009640 30. 2020**

**MORTGAGE FORECLOSURE**

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

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

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

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Hand Money \$3,000.00

Richard M. Squire & Associates, LLC, Attorneys

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

**No. 005442 31. 2022**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$30,726.68

KML Law Group, P.C., Attorneys

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

**No. 006230 32. 2022**

**MORTGAGE FORECLOSURE**

900 Fairfax Road  
Drexel Hill, PA 19026

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

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Hand Money \$7,833.23

RAS Citron, PLLC, Attorneys

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

**No. 002784 33. 2022**

**MORTGAGE FORECLOSURE**

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

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

IMPROVEMENTS CONSIST OF: Residential property.

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

Hand Money \$3,181.73

Law Office of Gregory Javardian, LLC, Attorneys

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

**No. 003140 34. 2022**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, Situate in the Borough of Brookhaven, County of Delaware and State of Pennsylvania, described according to a plan for property for H. & R. Builders, made by G.D. Houtman & Son, Civil Engineers and Land Surveyors, Media, Pennsylvania, dated 11/5/1973, last revised 12/20/1973, as follows, to wit:

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

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

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

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

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

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

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

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

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

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

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

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

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Hand Money \$29,672.22

Dana Marks, Attorney

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

**No. 003376 35. 2022**

**MONEY JUDGMENT**

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

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

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

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

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

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

IMPROVEMENTS CONSIST OF: n/a.

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

Hand Money \$100,911.00

Benjamin A. Garber  
Braverman Kaskey Garber,  
PC, Attorneys

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

**No. 003378 36. 2022**

**MONEY JUDGMENT**

PREMISES A

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

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

BEING 517-519 Edgmont Avenue, Chester, PA

BEING Parcel Number 49-03-00487-00.



PREMISES B

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

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

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

BEING 504 Avenue of the States, Chester, PA.

BEING Parcel Number 49-03-00684-00.

PREMISES C

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

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

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

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

BEING 506 Avenue of the States, Chester, PA.

BEING Parcel Number 49-03-00685-00.

PREMISES D

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

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

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

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

BEING Parcel Number 49-03-00686-00.

PREMISES E

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

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

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

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

BEING 512 Avenue of the States, Chester, PA.

BEING Parcel Number 49-03-00687-00.

PREMISES F

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

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

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

BEING 514 Avenue of the States, Chester, PA.

BEING Parcel Number 49-03-00689-00.

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

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

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

BEING 516 Avenue of the States, Chester, PA.

BEING Parcel Number 49-03-00689-00.

IMPROVEMENTS CONSIST OF: n/a.

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

Hand Money \$112,068.00

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

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

**No. 005178 37. 2022**

**MORTGAGE FORECLOSURE**

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

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

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Chavon Hodges.

Hand Money \$3,000.00

Richard M. Squire & Associates, LLC,  
Attorneys

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

Dec. 30; Jan. 6, 13