

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 settlers 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

ELIZABETH T. EVANS a/k/a ELIZABETH F. EVANS, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extr.: David Robert Evans, 2445 Sand Hill Rd., Ellicott City, MD 21042.

TERESA MARIE FRANGIONE a/k/a TERESA FRANGIONE and TERESA M. FRANGIONE, dec'd.
Late of the Borough of Chester Heights, Delaware County, PA.
Extr.: Alessandra DeNofio c/o Dana M. Breslin, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

MacFARLANE HOFFMAN, dec'd.
Late of the Borough of Swarthmore, Delaware County, PA.
Extr.: Kate Siddiqi.
DENNIS WOODY, ATTY.
110 West Front St.
Media, PA 19063

NORMA JEAN HOLMES, dec'd
Late of the Township of Chester, Delaware County, PA.
Extr.: Robin S. Truell c/o William E. Malone, Jr., Esquire, 21 West Third Street, Media, PA 19063.
WILLIAM E. MALONE, JR., ATTY.
21 West Third Street
Media, PA 19063

SECOND 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. MCKELLOGOTT, 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.

THIRD AND FINAL 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.
Extxs.: 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.

CERTIFICATE OF AMENDMENT

NOTICE IS HEREBY GIVEN THAT THE PENNSYLVANIA TRUST COMPANY, with its principal place of business located at 100 Matsonford Road, Radnor Township, Delaware County, Pennsylvania 19087 intends to file Articles of Amendment with the Pennsylvania Department of Banking and Securities pursuant to the provisions of Chapter 15 of the Banking Code of 1965, as amended.

The purpose of the amendment is to change the name of the Company to **Fiduciary Trust Company International of Pennsylvania**.

All interested persons may file comments regarding this amendment, in writing, with the Pennsylvania Department of Banking and Securities, Corporate Applications Division, 17 North Second Street, Suite 1300, Harrisburg, PA 17101-2290.

In order to be considered, comments regarding this amendment must be received by the Department of Banking and Securities no later than thirty (30) days after the date that notice of the filing of this amendment is published in the Pennsylvania Bulletin. Publication in the Pennsylvania Bulletin may or may not appear contemporaneously with this notice. Please check the Pennsylvania Bulletin Web site at www.pabulletin.com to determine the due date for filing comments.

Apr. 24

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

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2020-001041

NOTICE IS HEREBY GIVEN THAT on January 30, 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 **Guistino Lewis D'ambrosia** to **Justin Lewis Dambrosia**.

The Court has fixed May 26, 2020, 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.

JOHN K. COSTALAS, Solicitor
2558 W. Chester Pike
Broomall, PA 19008

Apr. 24; May 1

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2020-001290

NOTICE IS HEREBY GIVEN THAT on February 28, 2020, the Petition of John Lawrence Wallace, Jr., a minor, by and through his parent and natural guardian, Shonda Renee Gordon-Brown for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **John Lawrence Wallace, Jr.** to **John Wallace-Bey**.

The Court has fixed May 12, 2020, 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.

Apr. 24; May 1

CHARTER APPLICATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for

Asieris Pharmaceuticals (USA), Inc.

a corporation organized under the Pennsylvania Business Corporation Law of 1988.

Apr. 24

SERVICE BY PUBLICATION

IN THE UNITED STATES
DISTRICT COURT FOR THE EASTERN
DISTRICT OF PENNSYLVANIA
NO. 18-CV-03550-PD

**NOTICE OF MARSHAL'S SALE
OF REAL ESTATE**

WELLS FARGO BANK, N.A., AS
TRUSTEE FOR THE BENEFIT OF
THE REGISTERED HOLDERS OF
JPMCC COMMERCIAL MORTGAGE
SECURITIES TRUST 2017-JP5,
COMMERCIAL MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES
2017-JP5, Plaintiff

v.

5050 REAL ESTATE LP and CHAPEL
NEWTOWN SQUARE, LP, Defendants

Marshal's Sale of Real Estate on May 20, 2020, at 10:00 A.M., at the U.S. Marshal's Service, 2110 U.S. Courthouse, 601 Market St., Philadelphia, PA 19106.

TO BE SOLD: All that certain tract of land known as 12 Saint Albans Circle and 3610-3612 Chapel Road, Newtown Township, Delaware County, Pennsylvania (tax parcel numbers: 30-00-02427; 30-00-00435-00; and 30-00-00438-00) and 5038-5050 West Chester Pike, Edgmont Township, Delaware County, Pennsylvania (tax parcel number: 19-00-00408-00), as more particularly described in Exhibit A to the Mortgage recorded on July 21, 2017, with a document ID of 2017038454, in Book 6033, Page 337 in the Recorder of Deeds for Delaware County, Pennsylvania.

SEIZED IN EXECUTION as the Property of 5050 REAL ESTATE LP and CHAPEL NEWTOWN SQUARE, LP. Judgment entered November 21, 2018: \$7,657,639.05, plus interests and costs through the date of the Marshal's sale.

The improvements are: Commercial.

10% of the bid is due at the time of sale in the form of money order, cashier's check or certified funds (no cash); the balance is due 10 days after the Court confirms the sale. Other terms and conditions to be announced at the sale. Schedule of Distribution will be filed by Plaintiff's attorney within 30 days of the date of sale.

For more information, contact Raymond A. Quaglia, Esq. at (215) 665-8500.

Apr. 24; May 1, 8

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**

- Marsh, Francis X; Marple Township; 12/04/19; \$948.80
- Marsh, Francis X; Marple Township; 12/04/19; \$948.80
- Martin, Dennis; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,001.78
- Martin, Dennis; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$1,001.78
- Martin, Jeanmarie; Atlantic Credit & Finance Special Finance Unit, LLC; 12/19/19; \$3,323.42
- Mason, Brenda C; Township of Nether Providence; 12/04/19; \$959.34
- Mason, Brenda C; Township of Nether Providence; 12/04/19; \$959.34
- Matin, Abdullmin; Township of Upper Darby; 01/10/20; \$259.33
- Matin, Abdullmin; Township of Upper Darby; 01/10/20; \$259.33
- Mawuena, Gbedey; Borough of Darby; 01/20/20; \$463.00
- Mcanany, James F ; Department of Labor & Industry to the Use of the Unemployment Compensation Fund; 02/12/20; \$1,704.00
- Mccarthy, Christopher J.; Borough of Colwyn; 01/11/20; \$2,190.16
- Mccarthy, Christopher J.; Borough of Colwyn; 01/11/20; \$2,190.16
- Mccullough, Christopher M; Upper Darby Township; 01/09/20; \$188.33
- Mccullough, Christopher M; Upper Darby Township; 01/09/20; \$188.33
- Mcdonald, Jackline; The Philadelphia Hand Center PC; 12/12/19; \$1,374.22
- Mcdonough, Cheryl Diane; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/31/19; \$2,151.75

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

**May 15, 2020
11:00 A.M. Prevailing Time**

BOROUGH

- Brookhaven 37, 40
- Chester Heights 62
- Clifton Heights 52
- Collingdale 6, 21
- Glenolden 50
- Lansdowne 11, 19, 23, 29, 33, 44
- Morton 45
- Norwood 55
- Parkside 8
- Prospect Park 4, 5, 9, 39
- Sharon Hill 73
- Yeadon 2, 30, 41

CITY

- Chester 42

TOWNSHIP

- Aston 16, 28, 51, 70
- Darby 47
- Haverford 49, 56
- Lower Chichester 15, 25
- Marple 34, 59, 63, 64, 66, 68
- Radnor 22, 32
- Ridley 18, 38, 46, 58
- Springfield 10, 12, 35
- Tinicum 24
- Upper Chichester 20, 27, 57, 71
- Upper Providence 53, 72
- Upper Darby 3, 17, 26, 31, 43, 61

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. 007012 2. 2019

MORTGAGE FORECLOSURE

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

Front: irregular Depth: irregular

BEING Premises: 811 Fern Street, Yeadon, PA 19050.

Parcel No. 48000173100.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Deneen Baker.

Hand Money \$14,161.93

Andrew J. Marley, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000164 3. 2019

MORTGAGE FORECLOSURE

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

Front: Irregular Depth: Irregular

BEING Premises: 4117 Vernon Road, Drexel Hill, PA 19026.

Parcel No. 16130333100.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Lucrecia Vera.

Hand Money \$15,070.60

Andrew J. Marley, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005035A 4. 2018

MORTGAGE FORECLOSURE

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

Description: S/L Hse 36 x 110

BEING Premises: 1613 Pennsylvania Avenue, Prospect Park, PA 19076.

Parcel No. 33-00-01575-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Michael Betson and Donna Betson.

Hand Money \$21,477.48

Andrew J. Marley, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000982 5. 2019

MORTGAGE FORECLOSURE

ALL THAT CERTAIN dwelling house and lot or piece of ground, being Number 616 Eleventh Avenue (formerly Number 714 Eleventh Avenue), Situate on the South side of said Eleventh Avenue, at the distance of 200 feet West from the Southwest corner of said Eleventh Avenue and Washington Avenue, in the Borough of Prospect Park, County of Delaware, State of Pennsylvania.

CONTAINING in front, measured thence West, along the South side of said Eleventh Avenue, 25 feet and extending of that width in length or depth, South, between lines at right angles to said Eleventh Avenue, 150 feet the West line of said lot passing through the middle of the party wall between the dwelling above described and the dwelling adjoining to the West.

BOUNDED on the East and West by lands now or late of Edward Brighton and on the South by lands now or late of Emil F. Zobel and Alma, his wife.

Parcel ID No. 33-00-00333-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael Sweeney, Sr.

Hand Money \$15,947.53

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007201 6. 2019

MORTGAGE FORECLOSURE

948 Springfield Road
Collingdale, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michael C. Gourdier a/k/a Michael Gourdier.

Hand Money \$9,676.02 (10% of Judgment)

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005554D 8. 2013

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 32-00-00413-00.

Property: 19 E. Elbon Road, Parkside, PA 19015.

BEING the same premises which Marie Dwyer John E. Dwyer and Mark J. Dwyer, by Deed dated June 27, 2008 and recorded July 3, 2008 in and for Delaware county, Pennsylvania in Deedbook Volume 4394, page 1133, granted and conveyed unto John Fitting and Andrea Fitting.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: John Fitting and Andrea Fitting.

Hand Money \$14,753.15

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007909 9. 2019

MORTGAGE FORECLOSURE

Property in the Prospect Park Borough, County of Delaware, Commonwealth of PA on the Northwesterly side of 10th (late 5th).

Front: Irr Depth: Irr

BEING Premises: 613 10th Avenue Prospect Park, PA 19076.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Phillip Steuber and Sandra Steuber a/k/a Sandra Kay Steuber.

Hand Money \$14,497.16

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005191A 10. 2017

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 42-00-01637-00

Property: 775 Easton Road, Springfield, PA 19064.

BEING the same premises which Ryan J. Mingioni and Rose Marie Mingioni, husband and wife, by Deed dated March 30, 2012 and recorded April 4, 2012 in and for Delaware County, Pennsylvania in Deed Book Volume 05094, page 0301, granted and conveyed unto Donald D. Taylor.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Donald D. Taylor.

Hand Money \$25,048.98

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 011202A 11. 2013

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 23-00-02744-00.

Property: 60 West Plumstead Avenue, Lansdowne, PA 19050.

BEING the same premises which James B. Blackburn, Jr. Administrator of the Estate of Frances A. Blackburn, dec'd, by Deed dated December 21, 2012 and recorded January 29, 2013 in and for Delaware County, Pennsylvania in Deed Book Volume 5265, page 1221, granted and conveyed unto Janae Watson.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Janae Watson.

Hand Money \$20,927.94

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009510 12. 2019

MORTGAGE FORECLOSURE

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

Front: 60 Depth: 360.78

BEING Premises: 1210 Providence Road Springfield, PA 19064-3727.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jeffrey A. Soares a/k/a Jeffrey Soares and Luz Divina Castilli Abreu DE Soares.

Hand Money \$25,135.57

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 955A 15. 2016

MORTGAGE FORECLOSURE

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

Front: 40 Depth: 90

BEING Premises: 115 Harvey Avenue, Linwood, PA 19061-4319.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph M. Mokary, unknown Heirs, Successors, Assigns and all persons, firms, or associations claiming right, title or interest from or under Bryant W. Mitchell, deceased, Mack Mitchell, Christine Decker, Pauline Savage and Mary Sheheane.

Hand Money \$14,743.07

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007387 16. 2019

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 02000206800.

Property: 39 Ridge Road, Aston, PA 19014.

BEING the same premises which William J. Delfera, Sr. and Donna L. Delfera as Trustees of the William J. Delfera, Sr. and Donna L. Delfera Revocable Living Trust, dated 11/2/2001, by Deed dated September 21, 2013 and recorded October 3, 2013 in and for Delaware County, Pennsylvania in Deed Book Volume 05410, page 1793, granted and conveyed unto Shawn F. Henry.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Shawn F. Henry.

Hand Money \$21,005.21

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001237 17. 2017

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: 16-04-00651-00.

Property: 74 Gilpin Road, Upper Darby, PA 19082.

BEING the same premises which Ronald C. Cole and Diane L. Cole, husband and wife, by Deed dated September 4, 1999 and recorded April 6, 2000 in and for Delaware County, Pennsylvania in Deed Book Volume 01999, page 2351, granted and conveyed unto Dione Rhoads.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Dione Rhoads.

Hand Money \$4,670.14

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009846 18. 2019

MORTGAGE FORECLOSURE

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

BEING Folio No. 38040054000.

BEING Premises: 361 Cedar Avenue, Holmes, Pennsylvania 19043-0000.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Matthew S. Dinan and Danyelle I. Dinan.

Hand Money \$25,342.60

McCabe, Weisberg & Conway LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002064B 19. 2017

MORTGAGE FORECLOSURE

ALL THAT CERTAIN property in the Borough of Lansdowne, County of Delaware and State of Pennsylvania.

Having thereon erected a dwelling house known as: 59 East Essex Avenue Lansdowne, PA 19050.

PARCEL No. 23-00-00941-00.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Jamilla M. Browne and Jamar R. Eaton.

Hand Money \$11,068.82 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009094A 20. 2016

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 09-00-02429-01.

Property: 3009 Naamans Creek Road, Boothwyn, PA 19061.

BEING the same premises which Robert W. Spickler, no marital status shown, by Deed dated October 25, 2000 and recorded November 14, 2000 in and for Delaware County, Pennsylvania in Deed Book Volume 02089, page 1386, granted and conveyed unto Owen W. Rankin, Sr. and Ardillia C. Rankin, husband and wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Owen W. Rankin, Sr. and Ardillia C. Rankin, husband and wife.

Hand Money \$17,805.14

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007589A 21. 2017

MORTGAGE FORECLOSURE

Property in the Borough of Collingdale, County of Delaware, Commonwealth of PA on the Northeasterly side of Marshall Avenue.

Front: IRR Depth: IRR

BEING Premises: 221 Marshall Road, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: William G. Cheaye.

Hand Money \$12,384.23

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004950 22. 2019

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 36050289600.

Property: 736 Bryn Mawr Avenue, Newtown Square, PA 19073.

BEING the same premises which T. Thomas Shih and Feng-Ying Shih, by Deed dated July 19, 2005 and recorded July 28, 2005 in and for Delaware County, Pennsylvania in Deed Book Volume 03550, page 2257, granted and conveyed unto Barbara D. Hennings-Huep and Nicholas T. Mastrangelo.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Barbara D. Hennings-Huep and Nicholas T. Mastrangelo.

Hand Money \$18,509.70

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009862 23. 2019

MORTGAGE FORECLOSURE

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

Front: 72 Depth: 182

BEING Premises: 103 West Albermarle Avenue, a/k/a 103 West Albemarle Avenue, Lansdowne, PA 19050-1129.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert Bruce and Edna Rigby.

Hand Money \$9,726.63

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003320A 24. 2018

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 45-00-01252-00.

Property: 409 Pontiac Street Tinicum Township, PA 19029.

BEING the same premises which Donald Bardle and Cathy M. Bardle, by Deed dated June 18, 2010 and recorded July 8, 2010 in and for Delaware County, Pennsylvania in Deed Book Volume 04768, page 2198, granted and conveyed unto Lindsay Mayo.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Lindsay Mayo.

Hand Money \$14,535.76

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007873 25. 2019

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land with two story dwelling thereon erected, SITUATE on the Southerly side of Boothwyn or Concord Road (now known as Chichester Avenue) at the distance of 602 feet measured Eastwardly from a point where by the Easterly line of Huddle Street intersects the Southerly line of said Boothwyn Road in the Township of Lower Chichester, County of Delaware and State of Pennsylvania (as laid out on a Plan of lands of L. W. Wood); thence extending Eastwardly along said road South 60 degrees, 49 minutes, 30 seconds East, 22.72 feet to a point in line of the other lands now or late of Mary A. Palmer; thence by said lands South 29 degrees, 10 minutes, 30 seconds West, 130 feet to a 15 feet wide alley; thence by North 60 degrees, 49 minutes, 30 seconds West, 23.54 feet to a point of the lands now or late of John W. Booth; thence by the same North 29 degrees, 10 minutes, 30 seconds East, 130 feet to a point in the Southerly side of aforesaid Boothwyn or Concord Road being the point and place of beginning.

BEING known as 1544 Chichester Avenue.

BEING the same premises which James Blades and Barbara Blades by Deed dated 8/17/2006 and recorded 8/25/2006 in Delaware County in Volume 3890 page 1574 conveyed unto James Blades, III and Kathleen P. Mathis, joint tenants with the right survivorship, in fee.

BEING Tax ID/Parcel No. 08-00-00151-00.

BEING 1544 Chichester Avenue, Linwood, Lower Chichester Twp., PA 19061.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kathleen P. Mathis and James Blades, III.

Hand Money \$7,100.00

Michael S. Bloom, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002135 26. 2017

MORTGAGE FORECLOSURE

468 Argyle Road
Drexel Hill, PA 19026

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

IMPROVEMENTS CONSIST OF: Residential dwelling—2 1/2 sty hse & gar.

SOLD AS THE PROPERTY OF: Kenneth Payne.

Hand Money \$30,045.74

Duane Morris LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006547 27. 2019

MORTGAGE FORECLOSURE

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

Acres: .0213

BEING Premises: 19 Dana Court, Upper Chichester, PA 19014-3356.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Daniel Robert Sweigart and Tamara L. Sweigart.

Hand Money \$16,591.75

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005926 28. 2019

MORTGAGE FORECLOSURE

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

Front: Irregular Depth: Irregular

BEING Premises: 414 Garden Lane, Aston, PA 19014.

Parcel No.: 02-00-01044-26.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Shannon M. Collins and Brendan Collins.

Hand Money \$20,186.79

Edward J. McKee, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009638 29. 2019

MORTGAGE FORECLOSURE

Judgment Amount: \$338,660.05

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

Front: Irregular Depth: Irregular

BEING Premises: 101 West Plumstead Avenue, Lansdowne, PA 19050.

Folio Number: 23-00-02562-00.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Montrell Freeman and Sharisse Stanton-Freeman.

Hand Money \$33,866.01

Morris A. Scott, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009335 30. 2019

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 Plan of Lots made for Dura-Built Homee Corporate by Franklin and Company, Borough Engineers, Registered, dated May 12, 1937, as follows, to wit:

BEGINNING at a point on the North-easterly side of Pleasant Road, forty feet wide, at the distance of two hundred sixty-five and seventy-eight one-hundredths feet measured North twenty-eight degrees, thirty-nine minutes, twenty-eight seconds West from the Northwesterly side of Darnell Avenue, fifty feet wide.

CONTAINING in front or breadth along the said Northeasterly side of Pleasant Road measured North twenty-eight degrees thirty-nine minutes, twenty-eight seconds West thirty-three feet and extending of that width in length or depth between parallel lines at right angles to said Pleasant Road on a course North sixty-one degrees, twenty minutes, thirty-two seconds East eighty and fifty one-hundredths feet to the Southeasterly side of thereof and eighty and fifty-one one-hundredths feet on the Northwesterly side of thereof to a point in the center line of a twelve feet wide rear driveway (extending Northwestwardly into Parnley Avenue and Southeastwardly into Darnell Avenue) and containing on the rear thereof thirty-three feet.

TOGETHER with the free and common use, right, libety and privilege of the aforesaid twelve feet wide driveway as and for a driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenents and occupiers of the lots abutting thereon and entitled to the use thereof.

TITLE to said premises vested in Dorothy Levan by Deed from Raymond T. Melnicove et al dated February 28, 1991 and recorded on March 4, 1991 in the Delaware County Recorder of Deeds in Book 00828, page 0030 as Instrument No. 1991013717.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Dorothy Levan.

Hand Money \$4,945.90

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008027E 31. 2012

MORTGAGE FORECLOSURE

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

Front: 25.9 Depth: 80

BEING Premises: 239 Heather Road, Upper Darby, PA 19082-4202.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Beatrice L. Makundu.

Hand Money \$10,014.52

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 4223C 32. 2016

MORTGAGE FORECLOSURE

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

Front: Irregular Depth: Irregular

BEING Premises: 825 Galer Road a/k/a 828 Paddock Drive, Newtown Square, PA 19073.

Parcel No. 36-05-03171-03.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Christopher Quigley, Josephine M. Quigley and Dorothy P. Quigley.

Hand Money \$64,548.68

Andrew J. Marley, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008904A 33. 2017

MORTGAGE FORECLOSURE

Property in the Borough of Lansdowne, County of Delaware, Commonwealth of PA on the Northwesterly side of Blackburne Avenue.

Front: IRR Depth: IRR

BEING Premises: 181 Blackburn Avenue aka 181 Blackburne Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Victoria E. McCutcheon as Administratrix of the Estate of Dawn Aggie, deceased.

Hand Money \$10,861.87

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008926 34. 2019

MORTGAGE FORECLOSURE

Property in the Township of Marple, County of Delaware, Commonwealth of PA on the title line in the bed of Malin Road.

Front: IRR Depth: IRR

BEING Premises: 96 North Malin Road, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Noelle Bucci.

Hand Money \$17,497.93

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009248 35. 2019

MORTGAGE FORECLOSURE

Judgment Amount: \$244,061.10

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

Front: Irregular Depth: Irregular

BEING Premises: 614 East Leamy Avenue, Springfield, PA 19064.

Folio Number: 423000319700.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christopher Esposito.

Hand Money \$24,406.11

Morris A. Scott, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009762A 37. 2015

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.

BEING the same premises which Harlan A. Williams and Kathy A. Williams, conveyed to Kathy A. Williams by Deed dated June 23, 1998 and recorded September 12, 2000 in the Delaware County Register of Deeds Office in Deed Book 2063, page 2050.

COMMONLY known as 3551 Swiftwater Lane, Brookhaven, PA 19015.

BEING Tax ID: 05-00-01157-00.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kathy A. Williams.

Hand Money \$123,523.56

Robert W. Williams, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007780 38. 2019

MORTGAGE FORECLOSURE

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

Front: Irregular Depth: Irregular

BEING Premises: 814 South Avenue, Unit J8, Secane, PA 19018.

Parcel No. 38-04-02047-96.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Patrice J. Malone.

Hand Money \$7,364.82

James Buck, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009823 39. 2019

MORTGAGE FORECLOSURE

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

Front: 38 Depth: 100

BEING Premises: 1513 Pennsylvania Avenue, Prospect Park, PA 19076-1115.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph D. Lynch.

Hand Money \$15,036.10

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000947 40. 2012

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 05000062826.

Property: 7101 Hilltop Drive, Borough of Brookhaven, PA 19015.

BEING the same premises which John Ohanion, Executor of the Estate of Virginia Ohanian, by Deed Dated Apr 18, 2003 and recorded April 30, 2003 in and for Delaware County, Pennsylvania in Deed Book Volume 2755, page 240, granted and conveyed unto Mary Kane-Weist.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Mary Kane-Weist.

Hand Money \$8,339.88

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003157 41. 2019

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 120

BEING Premises: 447 Orchard Avenue, Yeadon, PA 19050-3113.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ronald D. Scotton.

Hand Money \$15,809.46

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010587 42. 2019

MORTGAGE FORECLOSURE

940 West 9th Street
Chester, PA 19013

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Mary E. Davis a/k/a Mary Davis.

Hand Money \$7,051.68 (10% of Judgment)

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007822 43. 2019

MORTGAGE FORECLOSURE

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

Front: 29 Depth: 120

BEING Premises: 248 Westbrook Drive, Clifton Heights, PA 19018-1117.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: James E. Dougherty, Jr.

Hand Money \$16,260.35

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007881 44. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$187,244.42

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

Front: Irregular Depth: Irregular

BEING Premises: 244 Jackson Avenue, Lansdowne, PA 19050.

Folio Number: 23-00-01625-00.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Darin P. Williams, Executor of the Estate of George Sworn, deceased.

Hand Money \$18,724.44

Morris A. Scott, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008209 45. 2019

MORTGAGE FORECLOSURE

35 Harding Avenue, Morton, PA 19070.

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Thomas J. Kaufmann, Jr. a/k/a Thomas J. Kaufman.

Hand Money \$8,081.82

Duane Morris LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006343A 46. 2019

MORTGAGE FORECLOSURE

Property in the Ridley Township, County of Delaware, Commonwealth of PA on the Southwesterly side of Cricket Road.

Front: Irregular Depth: Irregular

BEING Premises: 847 Cricket Road, Secane, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael C. Gordon and Meghan M. Gordon.

Hand Money \$23,385.70

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000382 47. 2019

MORTGAGE FORECLOSURE

Property in the Township of Darby, County of Delaware, Commonwealth of PA on the Westerly side of Clifton Avenue.

Front: IRR Depth: IRR

BEING Premises: 626 Clifton Avenue, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lorie Jones and Eva Morgan.

Hand Money \$10,151.00

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000729A 49. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate in South Ardmore, in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania, described according to a survey thereof made by Over and Tingley, Civil Engineers and Surveyors, Havertown, Pennsylvania, dated December 8th 1950 and described as follows, to wit:

BEGINNING at a point on the intersection of the Northwesterly side of Campbell Avenue, (forty-five feet wide) with the Northeasterly side of Darby Road; thence extending along the Northeasterly side of Darby Road, North twenty-two degrees, sixteen minutes West, one hundred twenty-four and fifty-one one-hundredths feet to a point; thence leaving said Darby Road and extending North sixty-four degrees, thirty minutes East, sixty-two and forty-eight one-hundredths feet to a point; thence extending South twenty-six degrees, twelve minutes East, one hundred twenty-three and fifty-three one-hundredths feet to a point on the Northwesterly side of said Campbell Avenue; thence extending along same South sixty-three degrees, forty-eight minutes West, seventy and ninety-eight one-hundredths feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Q & D, Inc., a Pennsylvania Corporation by Deed from Naco, Inc., a Pennsylvania Corporation dated May 25, 1971 and recorded on May 26, 1971 in the Delaware County Recorder of Deeds in Book 2398, page 980.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Q & D, Inc.

Hand Money \$94,177.93

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004291A 50. 2017

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 Glenolden, County of Delaware and State of PA, described according to a Plan of lots made by Damon and Foster, Civil engineers, Sharon Hill, PA, dated 10/25/1946, as follows, to wit:

BEGINNING at a point on the Southwesterly side of South Avenue (40 feet wide) at the distance of 95 feet measured South 24 degrees 33 minutes East along the said side of South Avenue from the Southeasterly side of Academy Avenue (50 feet wide).

CONTAINING in front or breadth along the said South Avenue 45 feet and extending of that width in length or depth between parallel lines on a course South 65 degrees 27 minutes West, 137.50 feet, the Southeasterly line thereof being partly along the bed of a driveway laid out between the premises above described and the premises adjoining to the Southeast.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway and for driveway and watercourse at all times hereafter forever in common with the other owners, tenants and occupiers of the other lots of ground bounding (hereon and entitled to the use thereof, and subject to the proportionate part of the expense of keeping their share of the driveway in good order and repair.

TITLE to said Premises vested in Wendell Robinson by Deed from Mark A. Barone dated November 22, 2006 and recorded on December 6, 2006 in the Delaware County Recorder of Deeds in Book 03975, page 0306 as Instrument No. 2006111785.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Wendell Robinson.

Hand Money \$32,873.14

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010035 51. 2019

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Aston, County of Delaware, State of Pennsylvania, and known and designated as Lot No. 44, in Section "G" on the Plan of Green Ridge, made by Bavis and Wray, Civil Engineers, of Lansdowne, Pennsylvania on 06/02/1947; and revised on 06/16/1947; and recorded in the Office for the Recorder of Deeds, etc., in and for the County of Delaware, aforesaid, in Plan Case No. 6 page 21, and bounded and described as follows, to wit:

BEGINNING at a point on the Southeastly side of Florence Street (50 feet wide) at the distance of 131.64 feet measured North 49 degrees 29 minutes 30 seconds East from a point of curve, said point of curve being measured on the arc of a circle curving to the right with a radius of 25 feet, the arc distance of 46.80 feet from a point of tangency on the Northeastly side of Scarlet Avenue (50 feet wide).

CONTAINING in front and breadth on the Southeastly side of Florence Street measured North 49 degrees 29 minutes 30 seconds East 50 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Florence Street 100 feet, the Northeastly and Southwestly line thereof crossing a certain 10 feet wide easement for utilities including sewers.

RESERVING THEREFROM AND THEREOUT unto the owners, tenants and occupiers of the adjoining premises to the Southwest the free and unobstructed use, right, liberty and privilege of entrance and exit into and from the said garage and premises of one or more private automobiles uses exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway as laid down to and from the garages now or hereafter to be erected on each of said premises in common with the owners, tenants and occupiers of the premises herein described as all times hereafter, forever or until such time hereafter as such right of user shall be abolished by the then owners of both said premises, but not otherwise,

each owner to pay one-half of the proper charges, costs and expenses of keeping said driveway in good order, conditions and repair and free from snow and ice in the winter season, so that such automobiles shall be able to have the use of said driveway as planned and now laid out.

TOGETHER with the free and unobstructed use, right, liberty and privilege of entrance and exit into and from the said garage of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway as now laid down as above mentioned and set forth in common with the owners, tents and occupiers of the adjoining premises to the Southwest at all times hereafter or until such time hereafter as such right of user shall be abolished by the then owners of said premises but not otherwise, and subject to the payment on one-half of the proper costs, charges and expenses of keeping driveway in good order, condition and repair and free from snow and ice in the winter season so that such automobiles shall be able to have the use of passageway as planned and now laid out.

TITLE to said Premises vested in Dennis Nappi II by Deed from Gerald M. Neeson et al dated July 15, 2004 and recorded on July 16, 2004 in the Delaware County Recorder of Deeds in Book 03238, page 09314 as Instrument No. 2004090209.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Dennis Nappi, II.

Hand Money \$20,828.11

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010676 52. 2019

MORTGAGE FORECLOSURE

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

Front: 23.95 Depth: 92.5

BEING Premises: 235 West Washington Avenue, Clifton Heights, PA 19018-2131.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mary Reynolds.

Hand Money \$12,489.32

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 8059D 53. 2012

MORTGAGE FORECLOSURE

Property in the Upper Providence Township, County of Delaware, Commonwealth of PA.

Front: IRR Depth: IRR

BEING Premises: 391 East Rosetree Road, Media, PA 19063.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jona Harvey.

Hand Money \$99,514.85

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010262 55. 2018

MORTGAGE FORECLOSURE

Property in the Borough of Norwood, County of Delaware, Commonwealth of PA on the Southwest side of Winona Avenue.

Front: IRR Depth: IRR

BEING Premises: 607 East Winona Avenue aka 607 Winona Avenue, Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Caroline Ratay-Gardiner.

Hand Money \$14,261.96

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006107 56. 2019

MORTGAGE FORECLOSURE

ALL THAT CERTAIN Unit known, named and identified in the Declaration Plan referred to below a Haverford Village Condominium, a Condominium 700 Ardmore Avenue, Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101, et seq. by the recording in the County of Delaware, Department of Records of a Declaration dated September 15, 1982 and recorded on September 15, 1982 in Volume 37 page 319 and a Declaration Plan dated November 23, 19__, and recorded 9/13/1982 in Plan of Condo, Drawer 3, being designated Unit 611, together with a proportionate undivided interest in the Elements (as defined in such Declaration) of .625%.

TAX ID No. 22-04-00041-42.

BEING the same premises which Jalil H. Bami by Indenture dated 01-25-1996 and recorded 03-19-1996 in the Office for the Recording of Deeds, in and for Delaware County, in Record Book 1453, page 105, granted and conveyed unto A. Thomas Meltser, a single man.

IMPROVEMENTS CONSIST OF: Residential Condominium Unit.

SOLD AS THE PROPERTY OF: A. Thomas Meltser, Dec'd.

Hand Money \$3,000.00

Michelle J. Stranen, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007394 57. 2018

MORTGAGE FORECLOSURE

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

Dimensions: 1 1/2 story, 1.9 acres

BEING Premises: 147 Conchester Road, Upper Chichester Township, PA 19014.

IMPROVEMENTS CONSIST OF: commercial property.

SOLD AS THE PROPERTY OF: Joseph Corcoran.

Hand Money \$53,057.19

Law Office of Eric S. Carroll, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003366 58. 2019

MORTGAGE FORECLOSURE

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

Front: 65.75 Depth: 146.29

BEING Premises: 1355 Valley Road, Woodlyn, PA 19094-1123.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Walter E. Kaminski and Patricia Kaminski.

Hand Money \$14,481.59

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 066518 59. 2018

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Marple, Delaware County, Pennsylvania, known as Lot No. 8 on the Plan of Marple Hills made by Damon and Foster, Civil Engineers, dated October 7, 1925 and revised December 4, 1925 and described according thereto as follows, to wit:

BEGINNING at a point in the center line of Parkway West (60 feet wide) at the distance of four hundred feet measured North seventy-three degrees East from the center line of Chester Road, (50 feet wide) and extending thence South seventeen degrees East along Lot No. 7 on said Plan one hundred fifty-five feet to a point; thence North seventy-three degrees East along Lot No. 11 on said Plan twenty-five feet to a point; thence South seventeen degrees East still along Lot No. 11, thirty-two and twenty-five one-hundredths feet to a point; thence North seventy-three degrees East along Lot No. 10 on said Plan, one hundred feet to a point; thence North twenty-six degrees, three minutes, forty-six seconds East along Lot No. 9 on said Plan, one hundred twenty-six and three-tenths feet to a point in the

center line of Parkway Circle (40 feet wide); thence extending along the center line of Parkway Circle Northwestwardly on the arc of a circle bearing to the right whose radius is one hundred thirty feet the distance of one hundred two and ten one-hundredths feet to a point in the center line of extended Parkway West; thence extending along the center line of Parkway West, South seventy-three degrees West one hundred seventy feet to the first mentioned point and place of BEGINNING.

LOCATION OF PROPERTY: 511 Parkway West, Marple Township, Pennsylvania 19008.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kani Topalidis and Michael Topalidis.

Hand Money 3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 005735 61. 2018

MORTGAGE FORECLOSURE

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

PARCEL/FOLIO No. 16-13-01994-00.

BEING more commonly known as: 226 Gramercy Drive, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Robert H. Prince, III.

Hand Money \$3,000.00

Richard M. Squire & Associates, LLC,
Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006825 62. 2019

MORTGAGE FORECLOSURE

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

Acres: 0.0371

BEING Premises: 295 Stanton Court, Glen Mills, PA 19342-2033.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sandra Mallory, Jennifer M. Robbins and Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Barry L. Beck, deceased.

Hand Money \$20,331.50

Phelan Hallinan Diamond & Jones, LLP,
Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062804 63. 2013

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, being described according to a plan of Subdivision of Cedar Grove Road for Frank Facciolo and William F. Barrett prepared by Herbert E. MacCombid, Jr., P.E., Broomall, PA, dated 7/23/1984 last revised 10/6/1986 recorded in aforesaid County 6/12/1987 in Plan Vol. 15 page 229, as follows, to wit:

BEGINNING at a point on the Southerly side of Cedar Grove Road, said point being a corner of Lot No. 2 on said plan; thence extending from said point of beginning South 4 degrees, 47 minutes, 30 seconds West, leaving aforesaid Southerly side of Cedar Grove Road and extending along Lot No. 2, 200 feet to a point in line of lands now or late of Nicholas and Jane P. Floria;

thence extending along said lands North 85 degrees, 12 minutes, 30 seconds West 77.82 feet to a point in line of lands now or late of the Township of Marple (Kent Park); thence extending along said lands North 9 degrees, 49 minutes, 52 seconds West, 206.69 feet to a point on the aforesaid Southerly side of Cedar Grove Road; thence extending along same South 85 degrees, 12 minutes, 30 seconds East, 130 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan and CONTAINING 20,782 square feet.

LOCATION OF PROPERTY: 817 Cedar Grove Road, Marple Township, Pennsylvania 19008.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Louis Cordivari, III and Michele G. Cordivari.

Hand Money 3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 066305 64. 2018

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Marple, County of Delaware, and Commonwealth of Pennsylvania, described according to a certain plan of Lots of Broomall Square, made by James Cresson, Civil Engineer of Norristown, PA and recorded at Media, Pennsylvania in Case No. 2 page 5 &c., known and designated on said Plan as Lots Numbers one, two and party of Lot Number three of Section "I".

BEGINNING at a point on the Southeastery side of Second Avenue (40 feet wide) at the distance of 593 feet measured South 15 degrees West along the said side of Second Avenue from its intersection with the Southwesterly side of Harding Street (40 feet wide); thence extending from said

beginning point South 75 degrees East 115 feet to a point; thence extending South 15 degrees West 151.01 feet to a point; thence extending North 33 degrees 45 minutes West 152.96 feet to a point on the Southeastery side of Second Avenue, aforesaid; thence extending along the same North 15 degrees East 50.16 feet to the first mentioned point and place of beginning.

LOCATION OF PROPERTY: 147 2nd Avenue, Marple Township, Pennsylvania 19008.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Daniel B. Hickey and Judith A. Hickey.

Hand Money 3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 066306 66. 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 plan thereof made for Criston and Crane, said Plan made by Yerkes Engineering Company, Civil Engineers and Surveyors, dated November 24, 1956, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Sonia Lane (50 feet wide), said point being the three following courses and distances from point of curve on the Northeasterly side of Verona Road (50 feet wide); (1) leaving Verona Road on the arc of a circle curving to the left having a radius of 13.50 feet the arc distance of 23.95 feet to a point of tangent on the Northwesterly side of Sonia Lane (2) North 63 degrees 59 minutes East measured along the said side of Sonia Lane 203 feet to a point of curve in the same and (3) Northeastwardly measured still along the said side Sonia

Lane of the arc of a circle curving to the right having a radius of 217.81 feet the arc distance of 24.20 feet to the point of beginning; thence extending from said point of beginning North 14 degrees 00 minutes East recrossing the aforesaid 5 feet wide utility easement 193.15 feet to a point in the Northwesterly side of Sonia Lane aforesaid; thence extending Southwestwardly measured along the said of Sonia Lane of the arc of a circle curving to the left having a radius of 217.01 feet the arc distance of 75.65 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on the above mentioned Plan.

Folio 25-00-04244-00.

LOCATION OF PROPERTY: 56 Sonia Lane, Marple Township, Pennsylvania 19008.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Albert J. Hendricks and Rose Marie Hendricks.

Hand Money 3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 072759 68. 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, being Lot No. 13 on a certain plan of subdivision of Lots 364 to 397, inclusive, Rittenhouse Square, made by Over and Tingley, Civil Engineers on March 23, 1940 and revised May 16, 1940 from a plan made by Franklin and Co., June 1, 1928 and described according to said plan as follows:

BEGINNING at a point on the Southeast side of School House Lane (45 feet wide) at the distance of 291.06 feet Southwest from the point of curve of a 30 foot radius round corner into the Southwest side of West Chester Pike (120 feet wide).

CONTAINING in front or breadth on the said side of School House Lane South 42 degrees 31 minutes 40 seconds West 50 foot and extending of that width in length or depth Southeast between parallel lines at right angles to the said School House Lane 125 feet.

LOCATION OF PROPERTY: 13 Schoolhouse Lane, Marple Township, Pennsylvania 19008.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michael J. Small and Cynthia A. Small.

Hand Money 3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 009507 70. 2019

MORTGAGE FORECLOSURE

850 Ellston Road
Aston, PA 19014

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Edward J. Nilsson.

Hand Money \$5,989.08 (10% of Judgment)

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006049 71. 2019

MORTGAGE FORECLOSURE

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

Square Feet: 1610

BEING Premises: 4106 Sophia Lane, Boothwyn, PA 19061-2806.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christine M. Marzano.

Hand Money \$17,220.14

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004648 72. 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 \$12,916.92

Richard O'Neill, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 6231 73. 2018

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, described according to the Survey and Plan thereof made March 22, 1928 by Damon and Foster, Civil Engineers as Situate in the Borough of Sharon Hill, County of Delaware and State of Pennsylvania as follows, to wit:

BEGINNING at a point on the corner formed by the intersection of the Northeast side of Laurel Road with the Northwest side of Poplar Street; thence extending Northeastwardly along the Northeast side of Laurel Road 22 feet to a point; thence extending Northeastward along a line at right angles to Laurel Road 65 feet to a point in the middle of a certain 16 feet wide driveway (extending Northwestward from said Poplar Street, crossing a certain 20 feet wide driveway which extends Northeastward into Greenwood Road and Southwestward into Laurel Road and also crossing a certain 12 feet wide driveway which extends Northeastward into Greenwood Road to a certain 8 feet driveway which extends Southwestward into Laurel Road; thence extending Southeastward along the middle of said 16 feet wide driveway 14.61 feet to a point on the Northwest side of Poplar Street and thence extending South 25 degrees 54 minutes 20 seconds West along the Northwest side of Poplar Street 65.42 feet to the first mentioned point and place of beginning.

ADDRESS: commonly known as 235 Laurel Road, Sharon Hill, PA 19079.

TAX PARCEL No. 41-00-01540-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Karen Mosley a/k/a Karen Denise Mosley.

Hand Money \$13,621.41

Daniel C. Kerrick, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

Apr. 24; May 1, 8