

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

HARRIET JANNEY BALL a/k/a HARRIET LAURA JANNEY BALL, dec'd.

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

Extr.: Richard J. Ball, 1 Featherbed Ln., Haverford, PA 19041.

KATHRYN H. CRARY, ATTY.
Gadsden Schneider & Woodward LLP
1275 Drummers Ln.
Ste. 210
Wayne, PA 19087-1571

JASON LAWRENCE BANNER a/k/a JASON L. BANNER and JASON BANNER, dec'd.

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

Extr.: Randi M. Banner (Named in Will as Randi Banner) c/o Nathan Egner, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087.

NATHAN EGNER, ATTY.
Davidson & Egner
Radnor Station Two
290 King of Prussia Rd.
Ste. 110
Radnor, PA 19087

LUCY MARION BIRKER a/k/a LUCY M. BIRKER and LUCY BIRKER, dec'd.

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

Admr.: Paul Arthur Birker.
DENNIS WOODY, ATTY.
110 West Front Street
Media, PA 19063

JAMES I. CARTER, III, dec'd.
Late of the Township of Newtown, Delaware County, PA.
Admr.: James M. Carter, 3755 Brookcroft Place, Garnet Valley, PA 19060.

JUDITH ANN CHRISTY, dec'd.
Late of the Township of Bethel, Delaware County, PA.
Extr.: Robert A. Christy c/o Christopher M. Murphy, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015.

CHRISTOPHER M. MURPHY, ATTY.
Breslin Murphy & Roberts, P.C.
3305 Edgmont Avenue
Brookhaven, PA 19015

AGNES MARY CROTHAMEL a/k/a AGNES M. CROTHMEL and AGNES CROTHMEL, dec'd.

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

Extr.: Marilyn A. Pilipzeck c/o Stephen A. Wydrzynski, Esquire, 11 West Front Street, Media, PA 19063.

STEPHEN A. WYDRZYNSKI, ATTY.
11 West Front Street
Media, PA 19063

LOUIS J. DeANGELIS a/k/a LOUIS JAY DeANGELIS, dec'd.

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

Admx.: Robyn DeAngelis, 5 Sunrise Ct., West Grove, PA 19390.

CHRISTOPHER DEGNAN a/k/a CHRISTOPHER D. DEGNAN a/k/a CHRISTOPHER RICHARD DEGNAN and CHRISTOPHER DAVID DEGNAN, dec'd.

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

Extr.: Mary Anne McBrearty Degnan (Named in Will as Mary Anne M. Degnan) c/o Marc L. Davidson, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087.

MARC L. DAVIDSON, ATTY.
Davidson & Egner
Radnor Station Two
290 King of Prussia Rd.
Ste. 110
Radnor, PA 19087

PETER J. DeLISI, dec'd.
Late of the Borough of Folcroft, Delaware County, PA.
Extr.: Michele C. Aungst c/o Daniella A. Horn, Esquire, 1 Roberts Ave., Glenside, PA 19038.

DANILLA A. HORN, ATTY.
Klenk Law, LLC
1 Roberts Ave.
Glenside, PA 19038

**WILLIAM JOSEPH DiSTEFANO a/k/a
WILLIAM J. DiSTEFANO**, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Co-Executors: Michael Angelo
DiStefano and Anthony W. DiStefano,
32 Argo Dr., Sewell, NJ 08080.

LEROY HARRIS, dec'd.
Late of the Borough of Darby,
Delaware County, PA.
Extx.: Amani Gordon c/o William Adair
Bonner, Esquire, P.O. Box 259, Media,
PA 19063.
WILLIAM ADAIR BONNER, ATTY.
P.O. Box 259
Media, PA 19063

ANN HILLER, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Admr.: George M. Nikolaou, 166
Allendale Rd., King of Prussia, PA
19406.

**ROBERT BENSON JONES a/k/a
ROBERT B. JONES and BOB
JONES**, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extx.: Mary-Margaret Ahrens Jones,
204 Cornell Dr., Bryn Mawr, PA 19010.
BAYARD H. GRAF, ATTY.
Graf & Graf, P.C.
175 Strafford Ave.
Ste. 230
Wayne, PA 19087

MICHAEL MARIO LASTRA, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: Brian M. Lastra c/o Virgie M.
Vakil, Esquire, 36 East Second Street,
P.O. Box 1048, Media, PA 19063.
VIRGIE M. VAKIL, ATTY.
Kelly Grimes Pietrangelo & Vakil, P.C.
36 East Second Street
P.O. Box 1048
Media, PA 19063

**ELIZABETH A. LAW a/k/a
ELIZABETH LAW**, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Diane Law Young c/o
Christopher M. Murphy, Esquire, 3305
Edgmont Avenue, Brookhaven, PA
19015.

CHRISTOPHER M. MURPHY, ATTY.
Breslin Murphy & Roberts, P.C.
3305 Edgmont Avenue
Brookhaven, PA 19015

JOHN G. MAFFEI, dec'd.
Late of Delaware County, PA.
Admr.: J. Marcus Maffei, 2558 West
Chester Pike, Ste. 100, Broomall, PA
19008.

**RALPH F. MONTELLA a/k/a RALPH
MONTELLA**, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extx.: Marie A. Datillo c/o Stephen A.
Wydrzynski, Esquire, 11 West Front
Street, Media, PA 19063.
STEPHEN A. WYDRZYNSKI, ATTY.
11 West Front Street
Media, PA 19063

HONGZHUANG PENG, dec'd.
Late of the Township of Wallingford,
Delaware County, PA.
Extx.: Yugong Ho, 130 Dundee Mills
Lane, Wallingford, PA 19086.

**HENRY OSCAR PETERSON, III a/k/a
HENRY O. PETERSON, III**, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Admx.: Rachel Barr Peterson, 422
Railroad Ave., Ambler, PA 19002.

BETTY JOAN PETRAK, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: Kathleen Woolley Gurnee c/o
Larmore Scarlett, LLP, P.O. Box 384,
Kennett Square, PA 19348.
LARMORE SCARLETT, LLP, ATTYS.
P.O. Box 384
Kennett Square, PA 19348

TIMOTHY QUINLAN, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Admx.: Martha L. Quinlan c/o Matthew
C. Stone, Esquire, 4126 Edgmont
Avenue, Brookhaven, PA 19015.
MATTHEW C. STONE, ATTY.
The Law Offices of Stone & Stone, LLC
4126 Edgmont Avenue
Brookhaven, PA 19015

**OLIVIA RANDOLPH LYONS a/k/a
OLIVIA RANDOLPH**, dec'd.
Late of the Township of Yeadon,
Delaware County, PA.
Admx.: Briana D. Randolph, 910 Allen
Drive, Yeadon, PA 19050.

MARGARET C. RANIERI, dec'd.
Late of the Township of Haverford,
Delaware County, PA.

Extx.: Donna Ambrogi, 2618 Woodleigh Road, Havertown, PA 19083.

PHILIP J. REILLY, dec'd.
Late of the Township of Radnor, Delaware County, PA.

Extrs.: Kevin Patrick Reilly, 1004 Ininois Ave., Cape May, NJ 08204 and Philip J. Reilly, Jr., 509 Woodberry Way, Chester Springs, PA 19425.

LINDSEY HOELZLE, ATTY.
Palmarella & Raab, PC
1255 Drummers Ln.
Ste. 105
Wayne, PA 19087

EDWARD HARRY RIFFERT, dec'd.
Late of the Township of Concord, Delaware County, PA.
Admr.: Edward J. Riffert, 131 Bradbury Road, Brookhaven, PA 19015.

STEPHEN MICHAEL SCHRASS a/k/a STEPHEN SCHRASS, dec'd.
Late of the Township of Upper Chichester, Delaware County, PA.
Extx.: Sandra Schrass c/o Michael R. Perna, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348.
MICHAEL R. PERNA, ATTY.
Perna & Abracht, LLC
P.O. Box 96
Kennett Square, PA 19348

JOHN FRANK STERNER a/k/a JOHN F. STERNER, dec'd.
Late of the Borough of Ridley Park, Delaware County, PA.
Admrs.: John M. Sterner and Lisa Narodowski, 103 Kathleen Drive, Coatesville, PA 19320.

EDWARD J. TRICE, dec'd.
Late of the Township of Concord, Delaware County, PA.
Admr. DNB C.T.A.: Michael J. Mattson, 21 W. Third St., Media, PA 19063.

MICHAEL J. MATTSON, ATTY.
Musi, Merkins, Daubebnberger & Clark, LLP
21 W. Third St.
Media, PA 19063

PATRICIA T. WARREN a/k/a PATRICIA ANN WARREN and PATRICIA A. WARREN, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extr.: Scott Warren c/o Virgie M. Vakil, Esquire, 36 East Second Street, P.O. Box 1048, Media, PA 19063.

VIRGIE M. VAKIL, ATTY.
Kelly Grimes Pietrangelo & Vakil, P.C.
36 Second Street
P.O. Box 1048
Media, PA 19063

CAROL ANN WEIRICH a/k/a CAROL ANN WEIRICH, dec'd.
Late of the Township of Middletown, Delaware County, PA.
Extr.: Andrew Weirich.
DENNIS WOODY, ATTY.
110 West Front Street
Media, PA 19063

LEON WOLF a/k/a LEON S. WOLF, dec'd.
Late of the Township of Springfield, Delaware County, PA.
Admr.: Simon Wolf, 2872 S. 15th St., Philadelphia, PA 19145.

JOHN J. YKEMA, dec'd.
Late of the Borough of Media, Delaware County, PA.
Extx.: Sandra L. Ykema, 38 Whitetail Ln., Parkesburg, PA 19365.
DAVID R. WHITE, ATTY.
Horst Krekstein & Runyon LLC
610 W. Germantown Pike
Ste. 350
Plymouth Meeting, PA 19462

SECOND PUBLICATION

ALEXANDRA Q. ALDRIDGE, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extr.: Richard B. Aldridge c/o Tara M. Walsh, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355.
TARA M. WALSH, ATTY.
Stradley Ronon Stevens & Young, LLP
30 Valley Stream Parkway
Malvern, PA 19355

ELEANOR T. ANDREWS a/k/a ELEANOR ANDREWS a/k/a ELEANOR THERESIA ANDREWS a/k/a ELEANOR A. ANDREWS and ELEANOR ANDERSON ANDREWS, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Extr.: Daniel A. Johnson, 315 Regent Circle, San Antonio, TX 78231.

SHARON ARTINGSTALL, dec'd.
Late of the Township of Nether Providence, Delaware County, PA.
Extr.: Ron Artingstall, 408 Albany Court, Wallingford, PA 19086.

ALISA BOWMAN, dec'd.

Late of the Borough of Sharon Hill,
Delaware County, PA.
Extr.: Ava Holland, 5332 Kershaw St.,
Philadelphia, PA 19131.

ELAINE M. BRANCO, dec'd.

Late of the Township of Darby,
Delaware County, PA.
Extr.: Michael Patrick Pierce, Esquire
(Named in Will as Michael P. Pierce,
Esquire), P.O. Box 604, Media, PA
19063.

MICHAEL P. PIERCE, ATTY.

Pierce & Hughes, P.C.
P.O. Box 604
Media, PA 19063

**JUDITH E. CAFFO a/k/a JUDITH
MARIE EDNA CAFFO a/k/a
JUDITH CAFFO and J. CAFFO,
dec'd.**

Late of the Township of Ridley,
Delaware County, PA.
Extr.: Stephen Domenic Yachetti
(Named in Will as Stephen D.
Yachetti) c/o Guy F. Matthews,
Esquire, 300 W. State St., Ste. 300,
Media, PA 19063.
GUY F. MATTHEWS, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, PC
300 W. State St.
Ste. 300
Media, PA 19063

**ANNE M. CALLAHAN a/k/a NANCY
CALLAHAN and NANCY BOWERS,
dec'd.**

Late of the Borough of Ridley Park,
Delaware County, PA.
Admx.: Kaitlyn Callahan, 509 Tatnall
Avenue, Glenolden, PA 19036.

**FRANK J. CATANIA a/k/a
FRANCESCO CATANIA and
FRANK CATANIA, dec'd.**

Late of the Township of Ridley,
Delaware County, PA.
Admr.: Francis J. Catania, Esquire,
P.O. Box 2029, Media, PA 19063.
FRANCIS J. CATANIA, ATTY.
Catania Law Offices, LLC
P.O. Box 2029
Media, PA 19063

DIANA CLENDENIN, dec'd.

Late of the Township of Aston,
Delaware County, PA.
Admr.: Richard Poore c/o Mark Vakil,
Esquire, 22 W. Second Street, Media,
PA 19063.

MARK VAKIL, ATTY.
22 W. Second Street
Media, PA 19063

**MARY C. COCHRAN a/k/a MARY
COCHRAN, dec'd.**

Late of the Township of Middletown,
Delaware County, PA.
Extrs.: Albert Spallucci, 146 Trout
Run Mews E., Media, PA 19063 and
Joseph Cochran, 435 Brinton Lake Rd.,
Thorton, PA 19373.
L. THEODORE HOPPE, JR., ATTY.
25 W. Second St.
2nd Fl.
Media, PA 19063

**WILBUR OGDEN CRAWFORD a/k/a
BILL OGDEN CRAWFORD, dec'd.**

Late of the Township of Concord,
Delaware County, PA.
Extr.: Marie E. O'Donnell, 337
Stockham Ave., Morrisville, PA 19067.

MICHAEL G. DeFINO, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Christian DeFino.
RONALD A. AMARANT, ATTY.
Lamb McErlane, P.C.
3405 West Chester Pike
Newtown Square, PA 19073

GALE DOUTHWAITE, dec'd.

Late of the Borough of Prospect Park,
Delaware County, PA.
Admr.: Jay Douthwaite, 1602
Amosland Road, Prospect Park, PA
19076.

**MARIANNE MURPHY DUDO a/k/a
MARIANNE E. DUDO, dec'd.**

Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Lisa M. Phillips c/o Robert
Speare, Esquire, 22 W. Second Street,
Media, PA 19063.
ROBERT SPEARE, ATTY.
22 W. Second Street
Media, PA 19063

**FRANK D. EICHMAN a/k/a FRANK
DONALD EICHMAN, dec'd.**

Late of the Township of Newtown,
Delaware County, PA.
Extrs.: Doree Eichman Flinn and
F. Donald Eichman c/o Joseph A.
Bellinghieri, Esquire, 17 W. Miner St.,
West Chester, PA 19382.
JOSEPH A. BELLINGHIERI, ATTY.
MacElree Harvey, Ltd.
17 W. Miner St.
West Chester, PA 19382

MICHAEL FAUST, dec'd.

Late of the Township of Darby,
Delaware County, PA.
Admx.: Alana Faust c/o Mark M. Vakil,
Esquire, 22 W. Second Street, Media,
PA 19063.
MARK M. VAKIL, ATTY.
22 W. Second Street
Media, PA 19063

MERICA M.T. GRASSI, dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Extx.: Maria Lawson a/k/a Maria
Theresa Lawson c/o Robert M. Firkser,
Esquire, 333 West Baltimore Avenue,
Media, PA 19063.
ROBERT M. FIRKSER, ATTY.
333 West Baltimore Avenue
Media, PA 19063

ANITA LORENA GREER, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extx.: Elizabeth Greer Sushereba, 5
Longview Dr., Thornton, PA 19373.
CAROL R. LIVINGOOD, ATTY.
Timoney Knox, LLP
130 W. Lancaster Ave.
P.O. Box 191
Wayne, PA 19087

RICHARD ANTHONY GUERIN, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Admx.: Amy E. Sulpazo, 358 Beverly
Court, Melbourne Beach, FL 32951.

CATHERINE T. GUINAN, dec'd.

Late of the Borough of East
Lansdowne, Delaware County, PA.
Extr.: John M. Guinan c/o Carrie A.S.
Kennedy, Esquire, 171 W. Lancaster
Ave., Paoli, PA 19301.
CARRIE A.S. KENNEDY, ATTY.
Connor Weber & Oberlies
171 W. Lancaster Ave.
Paoli, PA 19301

SUSAN S. HAWTHORNE, dec'd.

Late of the Township of Edgmont,
Delaware County, PA.
Extx.: Rebecca S. Jewart.
DAVID VIDEON, ATTY.
110 West Front St.
Media, PA 19063

**DONNA M. VUOCOLO HOWARTH
a/k/a DONNA MARIE VUOCOLO
HOWARTH and DONNA V.
HOWARTH, dec'd.**

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

Admx. C.T.A.: Joyce E. Vuocolo
c/o Peter E. Bort, Esquire, 101
Lindenwood Drive, Suite 225-G,
Malvern, PA 19355.
PETER E. BORT, ATTY.
Bort Law
101 Lindenwood Drive
Suite 225-G
Malvern, PA 19355

MICHAEL KRASOWSKI, dec'd.

Late of the Township of Lower
Chichester, Delaware County, PA.
Admr.: Frank W. Daly, Esquire, P.O.,
Box 199, Media, PA 19063.
FRANK W. DALY, ATTY.
P.O. Box 199
Media, PA 19063

LYDIA LUBUN, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extr.: Walter Lubun, 8 Lowe Court,
Newark, DE 19711.
BASIL G. JOY, ATTY.
Goldberg, Goldberg & Maloney
213-215 West Miner Street
West Chester, PA 19382

LUCILLE A. MAZZATENTA, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Donna Marie Janda c/o Laura
M. Tobey, Esquire, 724 W. Lancaster
Ave., Wayne, PA 19087.
LAURA M. TOBEY, ATTY.
Reidenbach & Associates, LLC
724 W. Lancaster Ave.
Wayne, PA 19087

**JEAN McHUGH a/k/a JEAN MARIE
McHUGH, dec'd.**

Late of the Borough of Morton,
Delaware County, PA.
Admrs.: Francis Vernon Grandizio and
Francis Joseph McHugh c/o Jessica
Grater, Esquire, 740 E. High Street,
Pottstown, PA 19464.
JESSICA GRATER, ATTY.
Monastra & Grater, LLC
740 E. High Street
Pottstown, PA 19464

THOMAS J. MORGAN, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Admx.: Maria Morgan, 21 Mill Rd.,
Havertown, PA 19083.

MICHELE A. MYERS, dec'd.

Late of the City of Chester, Delaware
County, PA.

Admxs.: Alana Lillian-May Myers and Monique Viola-Denise Starkey c/o Robert Doig, Esquire, 1400 N. Providence Road, Suite 3020, Media, PA 19063.
ROBERT DOIG, ATTY.
1400 N. Providence Road
Suite 3020
Media, PA 19063

DOROTHY S. NORTON, dec'd.
Late of the Township of Prospect Park, Delaware County, PA.
Co-Executrices: Eileen Karen Young, 907 East Park Square, Prospect Park, PA 19076 and Linda Susan Kelly, 615 Darby Road, Ridley Park, PA 19078.

THEODORE J. NOVAK a/k/a THEODORE NOVAK, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extr.: Scott Thomas Novak c/o Nicholas M. Orloff, Esquire, 1 W. Third St., Media, PA 19063.
NICHOLAS M. ORLOFF, ATTY.
Orloff Law
1 W. Third St.
Media, PA 19063

MARIANNE JOHANNA PYFER a/k/a MARIANNE J. PYFER, dec'd.
Late of the Township of Ridley Park, Delaware County, PA.
Admx.: Brenda M. Bardsley, 9020 Double Hills Rd., Denton, MD 21629.

DONALD JAMES REAPE a/k/a DONALD J. REAPE, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extr.: David John Reape (Named in Will as David J. Reape), 15831 Captiva Dr., Captiva, FL 33924.
KATHRYN H. CRARY, ATTY.
Gadsden Schneider & Woodward LLP
1275 Drummers Ln.
Ste. 210
Wayne, PA 19087-1571

MOHAMMED TAQI, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Admr.: Imran Ahmed c/o Lesley M. Mehalick, Esquire, 30 Cassatt Ave., Berwyn, PA 19312.
LESLEY M. MEHALICK, ATTY.
McAndrews, Mehalick, Connolly, Hulse & Ryan P.C.
30 Cassatt Ave.
Berwyn, PA 19312

CATHERINE T. WARREN, dec'd.
Late of the Township of Aston, Delaware County, PA.
Extr.: Madeline M. Tucker c/o Paul P. Padien, Esquire, 30 W. Third Street, Media, PA 19063.
PAUL P. PADIEN, ATTY.
30 W. Third Street
Media, PA 19063

RICHARD WILLIAM WENDT a/k/a RICHARD W. WENDT, dec'd.
Late of the Township of Ridley, Delaware County, PA.
Admx.: Lisa S. Buckwalter, 1138 7th Ave., Swarthmore, PA 19081.
JOSEPH J. CONSOLE, ATTY.
Console Matison, LLP
1 W. Third St.
Ste. 109
Media, PA 19063

CHARLES ARTHUR WINEBERG, dec'd.
Late of the Borough of Norwood, Delaware County, PA.
Extr.: Richard Wineberg.
TIMOTHY F. SULLIVAN, ATTY.
116 West Baltimore Avenue
Media, PA 19063

THIRD AND FINAL PUBLICATION

VIVIAN NAOMI BANNISTER, dec'd.
Late of the Township of Upper Chichester, Delaware County, PA.
Admx.: Ms. Althea Ford c/o Daniel Lippard, Esquire, 229 N. Olive Street, P.O. Box 1788, Media, PA 19063.
DANIEL LIPPARD, ATTY.
229 N. Olive Street
P.O. Box 1788
Media, PA 19063

ANTOINETTE MOORE BELL a/k/a ANTOINETTE M. BELL and ANTOINETTE BELL, dec'd.
Late of the Township of Radnor, Delaware County, PA.
Admx.: Sharifah Natali Bell, 412 Fairview Dr., Wayne, PA 19087.
MICHAEL A. CLEMENTE, ATTY.
Daly & Clemente, P.C.
1288 Valley Forge Rd.
Ste. 72
Phoenixville, PA 19460

DENNIS PHILLIP BERNARD, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extr.: John D. Lyman c/o Robert Speare, Esquire, 22 W. Second Street, Media, PA 19063.

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

COLEEN C. CORNICK, dec'd.
Late of the Township of Darby,
Delaware County, PA.
Extx.: Kathleen Geyer, 2 Pineview Dr.,
Media, PA 19063.

**RICHARD THOMAS CUSICK a/k/a
RICHARD CUSICK, dec'd.**
Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, P.O.,
Box 199, Media, PA 19063.
FRANK W. DALY, ATTY.
P.O., Box 199
Media, PA 19063

MERVIN L. DISSINGER, dec'd.
Late of the Township of Chadds Ford,
Delaware County, PA.
Extx.: Jennifer Anne Ranton (Named
in Will as Jennifer Ranton) c/o Jason
B. Martin, Esquire, 725 Skippack Pike,
Ste. 337, Blue Bell, PA 19422.
JASON B. MARTIN, ATTY.
The Martin Law Firm, P.C.
725 Skippack Pike
Ste. 337
Blue Bell, PA 19422

STEPHEN J. DONNELLY, dec'd.
Late of the Borough of Swarthmore,
Delaware County, PA.
Admr.: Mark Donnelly c/o Jennifer
Walker, Esquire, 31 S. High St., Suite
200, West Chester, PA 19382.
JENNIFER WALKER, ATTY.
31 S. High St.
Suite 200
West Chester, PA 19382

ROSEMARY T. DOUGHERTY, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Jennett Feldmayer c/o Timothy
B. Barnard, Esquire, 884 West Street
Road, P.O. Box 5, Westtown, PA 19395.
TIMOTHY B. BARNARD, ATTY.
884 West Street Road
P.O. Box 5
Westtown, PA 19395

JOSEPH T. DOYLE, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extrs.: Joseph T. Doyle, Jr. and
Thomas F. Doyle c/o Michael C.
McBratnie, Esquire, P.O. Box 673,
Exton, PA 19341-0673.

MICHAEL C. McBRATNIE, ATTY.
Fox Rothschild LLP
P.O. Box 673
Exton, PA 19341-0673

JAMES H. FIELD, JR., dec'd.
Late of the Borough of Folcroft,
Delaware County, PA.
Extx.: Suanne Donkin c/o John
McCreesh, Esquire, 7053 Terminal
Square, Upper Darby, PA 19082.
JOHN MCCREESH, ATTY.
7053 Terminal Square
Upper Darby, PA 19082

**MARTIN E. GOLDSTEIN a/k/a
MARTIN GOLDSTEIN, dec'd.**
Late of the Township of Haverford,
Delaware County, PA.
Extx.: Janet Mendell Goldstein
(Named in Will as Janet M. Goldstein)
c/o Catherine T. Duffy, Esquire, 300 W.
State St., Ste. 300, Media, PA 19063.
CATHERINE T. DUFFY, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

JOSEPH E. HARRIS, JR., dec'd.
Late of the City of Chester, Delaware
County, PA.
Admx.: Althea O. Harris, 3406 W. 4th
St., Trainer, PA 19061.
DANIEL J. SIEGEL, ATTY.
Law Offices of Daniel J. Siegel, LLC
66 W. Eagle Rd.
Ste. 1
Havertown, PA 19083

KAREN J. HATZELL, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Florence I. Silvey c/o Dana M.
Breslin, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

LILY ANN HOGE, dec'd.
Late of the Borough of Swarthmore,
Delaware County, PA.
Extr.: Michael N. Edmonson c/o Frank
W. Daly, Esquire, 100 W. 6th St., Suite
204, Media, PA 19063.
FRANK W. DALY, ATTY.
P.O., Box 199
Media, PA 19063

SCOTT RICHARD JONES, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.

Extr.: Scott R. Jones, Jr., 509 Friends Way, Upper Chichester, PA 19061.

SUSAN L. MAIOCCO, dec'd.
Late of the Township of Newtown, Delaware County, PA.
Admx.: Adrienne Piselli, 3520 Lewis Road, Newtown Square, PA 19073.
PETER MANARAS, ATTY.
117-119 North Olive Street Media, PA 19063

BETTY MASINO, dec'd.
Late of the Township of Nether Providence, Delaware County, PA.
Admr.: Frank W. Daly, Esquire, P.O., Box 199, Media, PA 19063.
FRANK W. DALY, ATTY.
P.O. Box 199 Media, PA 19063

MARGARET M. McCLELLAND, dec'd.
Late of the Township of Springfield, Delaware County, PA.
Extr.: Robert J. Donohue, Jr., Esquire, 8513 West Chester Pike, Upper Darby, PA 19082.
ROBERT J. DONOHUE, JR., ATTY.
Donohue & Donohue, P.C.
8513 West Chester Pike Upper Darby, PA 19082

LAWRENCE E. McELWEE a/k/a LAWRENCE EDWARD McELWEE, dec'd.
Late of the Township of Radnor, Delaware County, PA.
Admx.: Cheryl A. Burkel, 2627 Brownsville Road, Langhorne, PA 19053.

TERRANCE PATRICK McKEE a/k/a TERRENCE P. McKEE and TERRANCE P. McKEE, dec'd.
Late of the Borough of Parkside, Delaware County, PA.
Admx.: Rebecca Christine Long c/o Kathleen A. Farrell, Esquire, 116 W. Baltimore Avenue, Media, PA 19063.
KATHLEEN A. FARRELL, ATTY.
116 W. Baltimore Avenue Media, PA 19063

SHARLENE A. NEELAN a/k/a SHARLENE ANN NEELAN, dec'd.
Late of the Township of Springfield, Delaware County, PA.
Extr.: Joyce A. Volpe, 12 Carriage Drive, Media, PA 19063.

NANCY LEE NOBLE, dec'd.
Late of the Township of Upper Providence, Delaware County, PA.

Extr.: Richard Larson, Glebe Cottage, Glebe Meadow, Overton Basingstoke, Hampshire, RG25, 3ER, United Kingdom.

KENNETH C. RUSSELL, ATTY.
Russell Law, P.C.
3500 Reading Way
Huntingdon Valley, PA 19006

CHARLES P. O'BRIEN, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extrs.: Geoffrey A. O'Brein, Christopher J. O'Brien and Lorrinda A. Musselman c/o Nina B. Stryker, Esquire, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102.
NINA B. STRYKER, ATTY.
Obermayer Rebmann Maxwell & Hippel LLP
Centre Square West
1500 Market St.
Ste. 3400
Philadelphia, PA 19102

PATRICK O'DOWD, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extr.: Jacqueline O'Dowd c/o MaryKaye Anthony, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.
MARYKAYE ANTHONY, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

HARRY M. PINKSY a/k/a HARRY PINKSY, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extr.: Francine Bright c/o Dana M. Breslin, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

ANTHONY V. SCANCELLA, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extr.: Lisa Shea c/o Christina B. Roberts, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

MARYANN C. SCHALLEUR, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Extr.: Ilona C. Ebbert, 473 Wilde Avenue, Drexel Hill, PA 19026.

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

JOAN D. SHEEHAN, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: David R. Sheehan, 155 Latches
Lane, Media, PA 19063.

PAUL F. SHEEHAN, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: David R. Sheehan, 155 Latches
Lane, Media, PA 19063.

**SHIRLEY SILVER a/k/a SHIRLEY
BETTY SILVER and SHIRLEY B.
SILVER, dec'd.**
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Cindy Ellen Martino, 847 W.
State Rd., West Grove, PA 19390.
ANDREW L. MACKERER, ATTY.
300 Chester Ave.
Ste. 103
Moorestown, NJ 08057

JOHN B. SUTTON, JR., dec'd.
Late of the Borough of Upper
Chichester, Delaware County, PA.
Extr.: Shirley L. Sutton, 104 Berry Ct.,
Chestertown, MD 21620.

**MICHELLE URSITTI a/k/a MICHELE
URSITTI, dec'd.**
Late of the Borough of Media,
Delaware County, PA.
Extr.: Mitchell Lee Vidovich.
CARRIE WOODY, ATTY.
110 West Front Street
Media, PA 19063

MICHAEL DENNIS VULPIO, dec'd.
Late of the Township of Upper
Providence, Delaware County, PA.
Extr.: Amy E. Vulpio, 720 Pine Ridge
Road, Media, PA 19063.

**GLEN D. WILLIAMSON a/k/a GLEN
DALE WILLIAMSON and DALE
WILLIAMSON, dec'd.**
Late of the Township of Aston,
Delaware County, PA.
Extr.: Dawn Brooks, 4204 N. Bent
Lane, Aston, PA 19014.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-008097

NOTICE IS HEREBY GIVEN THAT the
Petition of Morgan Alexis-Starr Ellison,
minor, by and through her parent and
natural guardian, Quentina Scruggs, for
a Change of Name was filed in the above
named Court, praying for a decree to change
the name of **Morgan Alexis-Starr Ellison**
to **Morgan Alexis-Starr Scruggs**.

The Court has fixed Tuesday, March 11,
2025, at 9:00 a.m. in Courtroom "TBA",
Delaware County Courthouse, Media, PA
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 the said
Petition should not be granted.

Feb. 28; Mar. 7

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-010518

NOTICE IS HEREBY GIVEN THAT on
December 4, 2024, a Petition for a Change of
Name was filed in the above named Court,
praying for a decree to change the name(s)
of **Ethan Edward Savage** to **Evelyn
Midna Edward Savage**.

The Court has fixed Wednesday, April
9, 2025, at 10:15 a.m. in Courtroom "TBA",
Delaware County Courthouse, Media, PA
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 the said
Petition should not be granted.

AMANDA ATKINSON, Solicitor
656 Swedesford Rd.
Suite 360
Wayne PA 19087

Feb. 21, 28

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-009127

NOTICE IS HEREBY GIVEN THAT the Petition of Aaron Christian Wharton, minor, by and through his parent and natural guardian, Dawn Waldeck, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Aaron Christian Wharton** to **Aaron Christian Waldeck**.

The Court has fixed Friday, May 9, 2025, at 9:00 a.m. in Courtroom "TBA", Delaware County Courthouse, Media, PA 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 the said Petition should not be granted.

Feb. 21, 28

CHARTER APPLICATION

NOTICE IS HEREBY GIVEN THAT a corporation is to be or has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

K & Y IDEAL HOMES INC.

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

Feb. 28

KCR REMODELING, INC.

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

Feb. 28

**CHARTER APPLICATION
NON-PROFIT**

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

The name of the corporation is:

M&H TOB

Feb. 28

CLASSIFIED ADS

Office Space Available. 200 square feet. Located across the street from Media Courthouse. \$695 a month. Water and electric included. 30 West 3rd Street, Media, PA 19063.

Feb. 28—Mar. 21

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. CV-2024-007018

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCAF
ACQUISITION TRUST

vs.

NANCY E. SAVAGE,
THOMAS P. SAVAGE

TO: THE DEFENDANTS

You are hereby notified U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCAF Acquisition Trust, has filed a Complaint in Mortgage Foreclosure with regard to 111 Knollwood Court, Aston, PA 19014, endorsed with a Notice to Defend, against you at No. CV-2024-007018 in the Civil Division of the Court of Common Pleas of Delaware County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Delaware County Sheriff.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Delaware County Lawyer
Referral Service
Delaware County Bar Association
335 W. Front Street
Media, PA 19063
(610) 566-6625
www.delcobar.org

STEPHEN M. HLADIK, ESQUIRE
Hladik, Onorato & Federman, LLP
Plaintiff's Attorney
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Feb. 28

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION
NO. CV-2024-009199

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

LLACG Community Investment Fund,
Plaintiff
vs.

Estate of Anna Mae Earl; Any and All
Unknown Heirs, Successors and Assigns,
Representatives, Devises and All Persons,
Firms or Associations Claiming Right,
Title or Interest from or under the Estate
of Anna Mae Earl, Deceased, Defendant

**COMPLAINT IN
MORTGAGE FORECLOSURE**

TO: Estate of Anna Mae Earl; Any and
All Unknown Heirs, Successors
and Assigns, Representatives,
Devises and All Persons, Firms or
Associations Claiming Right, Title
or Interest from or under the Es-
tate of Anna Mae Earl, Deceased

You are hereby notified that Plaintiff,
LLACG Community Investment Fund,
has filed a Mortgage Foreclosure Com-
plaint endorsed with a Notice to Defend,
against you in the Court of Common Pleas
of Delaware County, PA docketed to No.
CV-2024-009199, seeking to foreclose the
mortgage secured on your property located,
1407 Townsend Street, Chester, PA 19013.

NOTICE

YOU HAVE BEEN SUED IN COURT.
If you wish to defend against the claims set
forth in this notice you must take action
within twenty (20) days after the Complaint
and Notice are served, by entering a writ-
ten appearance personally or by attorney
and filing in writing with the Court your
defenses or objections to the claims set forth
against you. You are warned that if you fail
to do so, the case may proceed without you,
and a judgment may be entered against
you by the Court without further notice for
any money claimed in the Complaint or for
any other claim or relief requested by the
plaintiff. You may lose money or property
or other rights important to you.

**YOU SHOULD TAKE THIS PAPER
TO YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER, GO TO OR
TELEPHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN PROVIDE
YOU WITH INFORMATION ABOUT HIR-
ING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A
LAWYER, THIS OFFICE MAY BE ABLE
TO PROVIDE YOU WITH THE INFOR-
MATION ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE OR NO
FEE.**

Lawyers Reference Service
335 W. Front Street
Media, PA 19063
(610) 566-6625
www.delcobar.org

JACQUELINE F. McNALLY, ESQUIRE
Padgett Law Group
Attorneys for Plaintiff
700 Darby Road
Ste 100
Havertown, PA 19083
(850) 422-2520

LAWYER REFERRAL SERVICE
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

Feb. 28

Feb. 28

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2019-004112

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

Mortgage Assets Management, LLC
vs.
UNKNOWN HEIRS, SUCCESSORS
AND ASSIGNS AND ALL PERSONS
CLAIMING RIGHT, TITLE AND
INTEREST FROM OR UNDER THE
ESTATE OF DOMINIC J. SANDY et al.

You are hereby notified that Plaintiff, Mortgage Assets Management, LLC, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Delaware County, Pennsylvania, docketed to No. CV-2019-004112, seeking to foreclose the mortgage secured by the real estate located at 1 Delaware Avenue, Ridley Park, PA 19078.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. CV-2024-007115

U.S. BANK NATIONAL ASSOCIATION,
Plaintiff

v.

CARL THOMPSON, SR., IN HIS
CAPACITY AS HEIR OF WILLIAM E.
THOMPSON, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER WILLIAM E. THOMPSON,
DECEASED, Defendant(s)

NOTICE

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM E. THOMPSON, DECEASED

You are hereby notified on that on August 14, 2024, Plaintiff, U.S. BANK NATIONAL ASSOCIATION filed a Complaint against you in the Court of Common Pleas of DELAWARE County, Pennsylvania, Docket No. CV-2024-007115, wherein Plaintiff seeks to enforce its rights under its loan documents.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYERS REFERENCE SERVICE
335 W. Front Street
Media, PA 19063
Telephone: (610) 566-6625
www.delcobar.org

BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646

Feb. 28

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-008140

MORTGAGE FORECLOSURE

Carrington Mortgage Services, LLC,
Plaintiff
vs.

John M. Marchetti a/k/a John Marchetti, Individually and as Known Heir of John R. Marchetti, Deceased, Carol Marchetti, Known Heir of John R. Marchetti, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms Or Associations, Claiming Right, Title, or Interest From or Under John R. Marchetti, Deceased, Defendants

To: Carol Marchetti, Known Heir of John R. Marchetti, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations, Claiming Right, Title, Or Interest From Or Under John R. Marchetti, Deceased, Defendant(s)

You are hereby notified that on September 19, 2024 Plaintiff filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Delaware County PA, docketed to number CV-2024-008140. Wherein plaintiff seeks to foreclose on the mortgage secured on your property located at 1713 4th Ave., Folsom, PA 19033, whereupon your property would be sold by the Sheriff of Delaware County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE TO DEFEND

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFO. ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFO. ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyers Reference Service
Delaware County Bar Assn.
335 W. Front St.
Media, PA 19063
(610) 566-6625

LAW OFFICE OF GREGORY
JAVARDIAN, LLC
Attys. for Plaintiff
1310 Industrial Blvd.
#101
Southampton, PA 18966
(215) 942-9690

Feb. 21, 28

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

**March 21, 2025
11:00 A.M. Prevailing Time**

BOROUGH

- Clifton Heights 74
- Collingdale 2, 29, 40
- Colwyn 69, 81
- Darby 66
- East Lansdowne 7
- Folcroft 16, 76, 78
- Glenolden 80
- Parkside 41
- Ridley Park 5, 42, 47, 55, 61, 62, 71
- Yeadon 25, 34, 46, 48, 50, 51, 58, 59, 60, 72

CITY

- Chester 11, 38, 79

TOWNSHIP

- Aston 4, 8, 33, 77
- Darby 31
- Haverford 3, 15
- Lower Chichester 14
- Marple 83
- Nether Providence 12, 75
- Ridley 13, 63, 64
- Tinicum 32, 65
- Upper Darby 6, 9, 17, 19, 21, 26, 27, 28, 30, 35, 36, 37, 39, 44, 45, 52, 53, 54, 56, 68, 70, 73

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. 003149 2. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 205 Pershing Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jean White a/k/a Jean Delores White, a/k/a Jean D. White and Daniel Marshall a/k/a Daniel D. Marshall, a/k/a Daniel Dashaun Marshall.

Hand Money \$18,129.96

Orlans PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005127 3. 2024

MORTGAGE FORECLOSURE

Premises to be Sold: 2 Barrister Court Haverford, PA 19041

Parcel No. 22-05-00001-55.

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jennifer Chu.

Hand Money \$70,652.93

Sirlin Lesser & Benson, P.C.
Dana S. Plon, Esquire

JERRY L. SANDERS, JR., Sheriff

No. 004934 4. 2024

MORTGAGE FORECLOSURE

65 Glenn Road
Aston, PA 19014

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James W. Buggy and Michele C. Buggy, husband and wife, as tenants by the entirety.

Hand Money \$25,502.85

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007418 5. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Borough of Ridley Park, County of Delaware and Commonwealth of Pennsylvania, described according to a Plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated March 29, 1955, as follows, to wit:

BEGINNING at a point on the North-easterly side of Jackson Avenue (fifty feet wide) at the distance of two hundred feet and eighty eight one-hundredths feet measured North sixty five degrees, twenty five minutes West, along the said side of Jackson Avenue from its intersection with the Northwesterly side of Haverford Avenue (fifty five feet wide) (both lines extended); thence extending from said beginning point and along the Northeasterly side of Jackson Avenue, North sixty five degrees, twenty five minutes West, thirty feet to a point; thence extending North twenty four degrees, thirty five minutes East, partly passing through the party wall between these premises and the premises adjoining to the Northwest (erroneously stated as Northeast in prior deed), one hundred fifty three feet and fifteen one-hundredths feet to a point; thence extending South forty nine degrees, thirty nine minutes East, thirty one feet and eighteen one-hundredths feet to a point; thence extending South twenty four degrees, thirty five minutes West, partly passing along the center line of a certain driveway laid out between these premises and the premises adjoining to the Southeast, one hundred forty four feet and sixty eight one hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot No 27 on said plan.

FOLIO No. 37-00-01154-00

IMPROVEMENTS CONSIST OF: Single Family Home.

SOLD AS THE PROPERTY OF: Joseph McDevitt and Kimberly McDevitt.

Hand Money: \$18,199.68

Lee M. Herman, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008197 6. 2024

MORTGAGE FORECLOSURE

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

BEING Folio No. 16-03-01880-00

BEING Premises of: 525 Wiltshire Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Marie Durandisse.

Hand Money \$3,452.28

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003835 7. 2023

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 909 Pembroke Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Hubert N. Watson a/k/a Hubert Watson

Hand Money \$10,951.43

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004078A 8. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 112 Raymond Avenue, Aston, PA 19014.

Parcel No. 02-00-01976-00

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: Eileen B. Colgan, solely in her capacity as heir of Shirley Bones, deceased and the unknown Heirs of Shirley Bones, deceased.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008536 9. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected, hereditaments and appurtenances, Situate in the Township of Upper Darby, County of Delaware and State of Pennsylvania and described according to a survey thereof made by Damon and Foster, Civil Engineers on 01/26/1931 as follows:

BEGINNING at a point on the South-easterly side of Richfield Road (40 feet wide) at the distance of 121.98 feet measured South 15 degrees 53 minutes 39 seconds West from the Southwesterly side of Walnut Street (60 feet wide),

CONTAINING in front or breadth on the said Richfield Road measured South 15 degrees 53 minutes 39 seconds West 16 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Richfield Road 80 feet to the center line of a certain 10 feet wide driveway and extending Southwestwardly into Locust Street and Northeastwardly in to a certain other 10 feet wide driveway, extending Northwestwardly into Richfield Road.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 221 Richfield Road, Upper Darby, PA 19082.

PARCEL No. 16-03-01339-00

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Rochelle A. Clarke.

Hand Money: \$11,700.27 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009364 10. 2022

MORTGAGE FORECLOSURE

Property in the Township of Upper Chichester, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on September 4, 2001, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 2249, at page 1550, as Instrument No. 2001610087.

PARCEL/FOLIO No. 09-00-03383-00.

BEING more commonly known as: 954 Thornton Road, Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lynn Booth.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004767 11. 2024

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 49010094800

Property: 913 East 22nd Street, Chester, PA 19013.

BEING the same premises which Michael T. Cziraky, Michael J. Caramanico, and Anthony J. Caramanico, by Deed dated July 13, 2021 and recorded September 29, 2021 in and for Delaware County, Pennsylvania in Deed Book Volume 6747, page 4133, granted and conveyed unto Charles Garrison.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Charles Garrison.

Hand Money \$7,724.45

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000780 12. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 640 W. Wiltshire Dr. Wallingford, PA 19086-6906.

Parcel Nos. 34000301448

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: John J. Braccili.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002661 13. 2023

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 158 Youngs Avenue, Township of Ridley, PA 19094.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Mamye Fitzgerald.

Hand Money \$11,962.53

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004517 14. 2022

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 08000000300

Property: 1402 Beale Street, Marcus Hook, aka Linwood, aka Lynwood, PA 19061.

BEING the same premises which Mary A. Beauchamp, by Deed dated February 15, 2000 and recorded March 1, 2000 in and for Delaware County, Pennsylvania in Deed Book Volume 1986, page 1342, granted and conveyed unto Dennis J. Leary, Jr. and Wendy L. Leary.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Dennis J. Leary, Jr. and Wendy L. Leary.

Hand Money \$10,568.59

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009806 15. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 721 Cricket Ave., Ardmore, PA 19003.

Parcel Nos. 22-06-00-776-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Alan R. Borzillo ak/a Alan Borzillo and Lisa M. Borzillo a/k/a Lisa Borzillo.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003415 16. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 1808 Cricket Lane, Folcroft a/k/a Folcroft Borough, PA 19032.

Parcel Nos. 20000035900

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Thomas R. Mason and Wendy Naomi Brown Mason a/k/a Wendy N. Brown-Mason a/k/a Wendy Naomi Brown-Mason a/k/a Wendy Brown-Mason.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 069184 17. 2019

MONEY JUDGMENT

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

BEGINNING at a stake on the Northwesterly side of Mary Street at the distance of 78.2 feet Northwesterly from the side of a certain street (thirty-three feet wide) laid out by Thomas H. McCollin, for common us; thence from this point of beginning along land of George S. Garrett and passing through the middle of the partition between the stone dwelling on this lot and the one on the Southwest, North 25 degrees 18 minutes West 224.62 feet to the side of a small street; thence along said street North 60 degrees 43 minutes East 25.87 feet to a point; thence thence South 27 degrees 187 minutes East along land now or late of George S. Garrett 236.41 feet to the side of same South 64 degrees 42 minutes West 25.8 feet to the place of beginning.

LOCATION OF PROPERTY: 3941 Mary Street, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sal Canavati and Bernadette Sharon Cullen.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 060808 19. 2019

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Upper Darby, County of Delaware, Pennsylvania.

LOCATION OF PROPERTY: 4018 Vernon Road, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michael J. Melbourne.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062493 21. 2019

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate on the Westerly side of Overhill Road the distance of 345.65 feet measured Northwardly from Sansom Street in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 116 Overhill Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Tuan Anh Lieu.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 063624 25. 2014

MONEY JUDGMENT

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.

LOCATION OF PROPERTY: 941 Church Lane, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michelle A. Jackson.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062892 26. 2019

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 4027 Vernon Road, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Carol Johnson.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 061025 27. 2019

MONEY JUDGMENT

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 State of Pennsylvania.

LOCATION OF PROPERTY: 429 S. Cedar Lane, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sheila H. McCray.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062882 28. 2019

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 206 Le Carra Drive, Upper Darby, Pennsylvania.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Valerie A. Henry.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007262 29. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Northeasterly side of Collingdale Avenue in the Borough of Collingdale, County of Delaware and Commonwealth of Pennsylvania.

BEGINNING at a point in the said Northeasterly side of Collingdale Avenue at the distance of 316.68 feet Northwestwardly from the Northwesterly side of Macdade Boulevard; thence by the said Northeasterly side of Collingdale Avenue North 27 degrees 29 minutes 42 seconds West 26 feet and thence extending Northeastwardly of that width between parallel lines 200 feet.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Linda Smith a/k/a Linda Van-otoo.

Hand Money: \$9,376.96

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004103 30. 2023

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware and Commonwealth of PA on the South side of Guliford Road.

Front: 16 Depth: 70

BEING Premises: 6940 Guilford Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Rodney A. Lowery.

Hand Money \$15,885.28

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007758 31. 2024

MORTGAGE FORECLOSURE

702 Beech Avenue
Glenolden, PA 19036

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

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Chris-
tian James Kramer.

Hand Money \$18,818.59

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010543B 32. 2016

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 215 Chippewa Street,
Lester, PA 19029.

IMPROVEMENTS CONSIST OF: a
residential dwelling.

SOLD AS THE PROPERTY OF: Patricia
F. Giordano-Norcutt, Kenneth D. Norcutt,
Sr.; United States of America.

Hand Money \$14,472.28

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004886B 33. 2019

MORTGAGE FORECLOSURE

Property in the Township of Aston,
County of Delaware and Commonwealth
of PA on the Northeasterly side of Morgan
Road.

Front: 85 Depth: 150

BEING Premises: 23 Morgan Road,
Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Craig
M. Huska.

Hand Money \$28,916.08

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008740 34. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Yeadon,
County of Delaware and Commonwealth
of PA on the Southwesterly side of Pleas-
ant Road.

Front: 33 Depth: 80

BEING Premises: 808 Pleasant Road,
Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Rosita
Nixon.

Hand Money \$20,874.66

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008215 35. 2024

MORTGAGE FORECLOSURE

319 Avon Road
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sibri Kyelem.

Hand Money \$11,556.21

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007148 36. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 15 South Cedar Lane, Upper Darby, PA 19082.

Parcel Nos. 1607-00317-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Denise L. Vertucci a/k/a Denise Vertucci.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009378 37. 2022

MORTGAGE FORECLOSURE

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

BEING Premises of: 1118 Wynnbrook Road, Upper Darby, PA 19014.

IMPROVEMENTS CONSIST OF: one (1) residential property.

SOLD AS THE PROPERTY OF: James Gavin.

Hand Money \$16,103.42

Stivale Law Offices, PLLC
Eric T. Romanowski, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009489 38. 2024

MONEY JUDGMENT

One Property consisting of several parcels as detailed below.

2105-2107 West Front Street,
Chester, PA 19013

20 Jeffrey Street
Chester, PA 19013

15 Engle Street
Chester, PA 19013

North side of Delaware Avenue
Chester, PA 19013

Parcel Nos: 49-10-00795-00, 49-10-00022-00, 49-10-00610-00, 49-10-00595-00

PARCEL NO. 1

ALL THAT CERTAIN tract or piece of land with the buildings and improvements erected thereon, together with all the property thereon contained or appurtenant thereto, Situate on the North side of Delaware Avenue, between Jeffrey Street and Engle Street, in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front along the North side of said Delaware Avenue measured Eastwardly from said Engle Street 300 feet and extending in depth measured Northwardly along the Westerly side of said Jeffrey Street and along the Easterly side of said Engle Street 120 feet, more or less.

EXCEPTING THEREOUT NEVER-THELESS, ALL THAT CERTAIN lot or piece of land, situate on the Northeast corner of said Delaware Avenue and Engle Street.

BEGINNING at said corner and measured thence Northwardly along the said Engle Street 61 feet, 7 inches more or less to a point; thence by a line curved to the right with a radius of 210 feet, with the concave side of said curve to the North 87 feet, 5 1/2 inches to the North side of said Delaware Avenue; thence by the same measured Westwardly 61 feet 3 inches to the point and place of beginning.

TOGETHER with all the right, title and interest of said Grantor, of in and to said streets, alleys and highways in common with the owners of other premises abutting thereon.

PARCEL NO. 2

ALL THAT CERTAIN lot or parcel of land Situate in the 10th Ward, City of Chester, Delaware County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at the intersection of the Northeasterly line of Engle Street (60 feet wide) and the Northwesterly line of Delaware Avenue (60 feet wide); thence Northwardly along the said line of Engle Street 61 feet 7 inches to a corner; thence Eastwardly by a curve to the left having a radius of 210 feet an arc distance of 87 feet 5 1/2 inches to a corner in the aforesaid line of Delaware Avenue; thence Southwestwardly along said line of Delaware Avenue 61 feet 3 inches to the place of beginning.

CONTAINING 0.037 of an acre more or less.

PARCEL NO. 3

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

BEGINNING at a point on the Southwesterly side of Jeffrey Street at the distance of 160 feet more or less measured Northwestwardly from Delaware Avenue.

CONTAINING in front along the Southwesterly side of said Jeffrey Street measured thence Northwestwardly 15 feet 8 inches and extending in depth of that width Southwestwardly 84 feet to the Northeastly side of a 4 feet wide alley extending Northwesterly and Southwesterly into Byram Street, the Southeastly line of said lot passing through the center of the partition wall between the message herein described and the message adjoining on the Southeast.

BOUNDED known and designated as No. 16 Jeffrey Street.

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

PARCEL NO. 4

ALL THAT CERTAIN lot or piece of ground, Situate in the City of Chester, Delaware County, Pennsylvania bounded and described as follows:

SITUATE on the South side of Front Street and East side of Engle Street.

CONTAINING in front on said Front Street 140 feet and on the said Engle Street 120 feet.

BOUNDED on the East by a 20 feet alley opening in to said Front Street and on the South by land now or formerly of John M. Broomall.

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

PARCEL NO. 5

ALL THAT CERTAIN lot or piece of land Situate on the East side of Engle Street 140 feet South of Front Street, in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front on the said Engle Street 20 feet and extending in depth continuing the same width between parallel lines at right angles to the said Engle Street 140 feet to a 20 feet wide alley opening into the said Front Street.

BEING No. 15 Engle Street.

PARCEL NO. 6

ALL THAT CERTAIN lot or piece of ground, Situate in the City of Chester, County of Delaware and State of Pennsylvania and described as follows:

BEGINNING at a point on the Easterly side of Engle Street at the distance of 120 feet South of the Southerly side of Front Street.

CONTAINING in front or breadth on the said Easterly side of Engle Street 20 feet and extending of that width in length or depth Eastwardly between parallel lines at right angles to Engle Street 140 feet to the Westerly side of a certain 20 feet wide alley extending from Delaware Avenue to Front Street.

TOGETHER with the free and common use of the said alley in common with the owners abutting the same.

PARCEL NO. 7

ALL THAT CERTAIN lot or piece of land with the message or tenement thereon erected, Situate on the East side of Engle Street at the distance of 160 feet South of Front Street in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front or breadth on the said Engle Street 20 feet and extending in depth continuing the same width between parallel lines at right angles continuing the same width between parallel lines at right angles to the said Engle Street 140 feet to a 20 feet wide alley opening into the said Front Street.

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

PARCEL NO. 8

ALL THOSE CERTAIN brick messages or tenements and two frame message of tenements and lots of pieces to land situate on the West side of Jeffrey Street in the City of Chester (formerly the Borough of South Chester) in the County of Delaware and State of Pennsylvania at the distance of 78 feet 6 inches South from Front Street.

CONTAINING in front on the said Jeffrey Street 21 feet 6 inches and extending in depth between lines parallel to the said Front Street 140 feet to a 20 feet wide alley opening in to the said Front Street.

BOUNDED on the South by lands now or late of the Estate of Dennis Oakes deceased and on the North by a 4 feet wide alley running from Jeffrey Street to the said 20 feet wide alley.

TOGETHER with the right of the said alleys in common with the owners of the other lands abutting thereon.

BEING known as 20 and 22 Jeffrey Street.

PARCEL NO. 9

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

BEGINNING at a point on the Northeast side of Byram Street at the distance of 160 feet Northwest from Delaware Avenue.

CONTAINING in front along the said Northeast side of Byram Street 36 feet and extending of that width in length or depth Northeastwardly 52 feet to a 4 feet wide alley, which extends Northwest along the rear of said lot and opens into another 4 feet wide alley, which extends Southwest along the Northwest side of said lot to Byram Street.

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

BEING known and designated as Nos. 17 and 19 Byram Street.

AND ALSO ALL THAT CERTAIN brick message and lot or piece of land Situate on the Westerly side of Jeffrey Street at the distance of 175 feet 8 inches Northwardly from the Northwesterly corner of Jeffrey Street and Delaware Avenue in the City of Chester in the County of Delaware aforesaid being No. 18 Jeffrey Street.

CONTAINING in front measured thence Northwardly along said Jeffrey Street 12 feet 6 inches and extending in depth Westwardly continuing the same width between parallel lines at right angles to said Jeffrey Street (the Northerly line thereof passing along the middle of the party wall separating said message from the message adjoining on the North) 84 feet to a 4 feet wide alley extending Northwardly and Westwardly into Byram Street.

BOUNDED on the South by an alley 4 feet in width extending Westwardly for a depth of 84 feet to the above mentioned 4 feet wide alley,

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

PARCEL NO. 10

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

BEGINNING at a point on the Westerly side of Jeffrey Street at the distance of 188 feet, 2 inches Northwardly from the Northwesterly corner of Jeffrey Street and Delaware Avenue.

CONTAINING in front measured thence Northwardly along the said Jeffrey Street 11 feet 10 inches and extending in depth Westwardly continuing the same width between parallel lines at right angles to said Jeffrey Street (the Southerly line thereof passing along the middle of party wall separating said message from the message adjoining on the South (84 feet to a 4 feet wide alley which extends Northwardly and Westwardly into Byram Street.

BEING known and designated as 20 Jeffrey Street also known as 20 1/2 Jeffrey Street.

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

PARCEL NO. 11

ALL THAT CERTAIN brick dwelling house and lot or piece of ground Situate on the South side of Front Street being the second house in a row of ten brick dwelling houses known as Maxwell's Row Westwardly from Jeffrey Street in the City of Chester, in the County of Delaware and State of Pennsylvania, being designated No. 2103 West Front Street.

BEGINNING at a point on the South side of said Front Street at the distance of 14 feet West from Jeffrey Street and containing in front on the said Front Street measured thence Westwardly 14 feet and Jeffrey Street and containing in front on the said Front Street measured thence Westwardly 14 feet and extending in depth Southwardly continuing the same width between parallel lines at right angles with said Front Street 74 and 1/2 feet to a alley 4 feet wide opening into the said Jeffrey Street.

BOUNDED on the East by an adjoining brick dwelling house and lands of now or late of Mary A. Helms and on the West by lands adjoining brick dwelling house and lands now or late of Joseph J. Douglass.

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

PARCEL NO. 12

ALL THAT CERTAIN lot or piece of land with the brick dwelling house thereon erected, Situate in the City of Chester, County of Delaware and State of Pennsylvania.

BEGINNING on the South side of Front Street between Jeffrey and Engle Streets a distance of 126 feet West from the said Jeffrey Street.

CONTAINING in front on the said Front Street 14 feet and extending in depth continuing the same width extending Southwardly 74 feet and 6 inches to a 4 feet wide alley, opening into said Jeffrey Street with the right of said alley in common with the owners of lands abutting thereon.

BEING known as 2119 West Front Street.

PARCEL NO. 13

ALL THAT CERTAIN brick dwelling and lot or piece of lands being the fifth house West of Jeffrey Street in a row, Situate on the South side of Front Street at the distance of 56 feet West of Jeffrey Street in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front on the said Front Street 14 feet and extending in depth continuing the same width 74 feet 6 inches to a 4 feet wide alley opening into the said Jeffrey Street.

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

PARCEL NO. 14

ALL THAT CERTAIN brick dwelling house and lot or piece of ground Situate on the Southwest corner of Front and Jeffrey Streets in the City of Chester and State aforesaid.

CONTAINING in front on the said Front Street 14 feet and extending in depth continuing the same width along the said Jeffrey Street 74 feet 5 inches to a 4 feet wide alley opening into said Jeffrey Street with the right of said alley in common with the owners of other lands abutting thereon.

PARCEL NO. 15

ALL THAT CERTAIN four brick houses and lots or pieces of land, Situate on the South side of Front Street 70 feet more or less West of Jeffrey Street in the said City of Chester (late Borough of South Chester), County of Delaware and State of Pennsylvania.

CONTAINING in front on the said Front Street 56 feet more or less and extending in depth Southwardly of that width 74 1/2 feet to a 4 feet wide alley.

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

PARCEL NO. 16

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 and State of Pennsylvania and being known as Nos. 2105-2107 West Front Street.

BEGINNING on the South side of Front Street at the distance of 28 feet West from the Southwesterly corner of Jeffrey Street and Front Street.

CONTAINING in front measured Westwardly 28 feet and extending in depth Southwardly parallel with Jeffrey Street 74 1/2 feet to a 4 feet alley which opens in to Jeffrey Street, the Easterly line passing through the party wall of lands now or late of Charles Palmer et ux.

BOUNDED on the West by lands now or late of Mary A. Helms.

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

PARCEL NO. 17

ALL THAT CERTAIN land or parcel of ground, together with all improvements, hereditaments and appurtenances, if any, Situate on the West side of Jeffrey Street 120 feet Northwardly from Delaware Street.

CONTAINING in front on said Jeffrey Street 40 feet and in depth continuing the same width 140 feet to a 20 feet wide street running from said Front Street in to the said Delaware Street, being commonly known as No. 14 Jeffrey Street, with the right to use said 20 feet wide street in common with the owners of other lands abutting thereon, in the City of Chester, County of Delaware and State of Pennsylvania.

Tax ID / Parcel No. 49-10-00022-00, 49-10-00795-00, 49-10-00610-00, 49-10-00595-00

BEING part of the same premises which Joseph F. McGinn, Sheriff of the County of Delaware by Deed dated 9-16-2013 and recorded 9-27-2013 in Delaware County in Volume 5407 page 791 conveyed unto SMS Financial XXIX LLC, in fee.

IMPROVEMENTS CONSIST OF: Commercial building and any improvements thereon.

SOLD AS THE PROPERTY OF: Engle Street, LLC.

Hand Money \$100,000.00

Matthew A. Lipman, Esquire
McElroy, Deutsch, Mulvaney & Carpenter, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008156 39. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 467 Lombardy Road Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Hashina Jenkins.

Hand Money \$25,457.92

Orlans PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001348 40. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Collingdale, County of Delaware and Commonwealth of PA on the Southeasterly side of Hibbard Avenue.

Front: 22 Depth: 108

BEING Premises: 414 Jackson Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Caralotta Freeman.

Hand Money \$21,497.62

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004626 41. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 20 West Roland Road, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Melissa A. Culver.

Hand Money \$8,574.80

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 066198 42. 2018

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of land, being Lot No. 9 on Plan of "High School Tract" in the Borough of Ridley Park, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 513 Chestnut Street, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-00381-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Russell Lee Aikins and Karen Ann Aikins.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 063179 44. 2019

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate on the Southeast side of Ashby Road at the distance of three hundred fifty-three and five-tenths feet Southwestward from the Southwest side of Walnut Street in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 229 Ashby Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Alex Dennis and Amelia Garlo.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 064566 46. 2018

MONEY JUDGMENT

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.

LOCATION OF PROPERTY: 821 Rader Avenue, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-02729-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: J D S Z Investments, Inc.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 016601 47. 2009

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Ridley Park, County of Delaware and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 23 W. Ward Street, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-02459-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Paul T. Goings and Davida F. Goings.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 064395 48. 2018

MONEY JUDGMENT

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.

LOCATION OF PROPERTY: 761 Fern Street, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-01721-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Maria Province.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 067479 50. 2018

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in the Borough of Yeadon, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 431 Church Lane, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-00788-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Lawrence Tobler.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 063682 51. 2015

MONEY JUDGMENT

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.

LOCATION OF PROPERTY: 809 Cypress Street, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-01317-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Harold Faust and Charlotte B. Faust.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062381 52. 2019

MONEY JUDGMENT

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 State of Pennsylvania.

LOCATION OF PROPERTY: 83 Barbara Road, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michael Marconi and Dolores Marconi.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 060937 53. 2019

MONEY JUDGMENT

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 State of Pennsylvania.

LOCATION OF PROPERTY: 7611 Parkview Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sheldon Isles.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 061432 54. 2019

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 4136 Rosemont Avenue, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michael A. Yula and Linda Yula.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 064706 55. 2018

MONEY JUDGMENT

ALL THAT CERTAIN strip of ground, SITUATE in the Borough of Ridley Park, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 100-104 Hinckley Avenue, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-00963-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Gabe A. Tron L.P., a Pa. Ltd. Partnership.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 069658 56. 2015

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 305 S. Oak Avenue, Upper Darby, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Patrick Manley.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062195 58. 2016

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate on the Southwest side of Fern Street at the distance of ninety-six and seventy-five one-hundredths feet Southeast from the Southeast side of Parmley Avenue in the Borough of Yeadon, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 808 Fern Street, Upper Darby, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Mildred Postell.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 063198 59. 2016

MONEY JUDGMENT

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.

LOCATION OF PROPERTY: 670 Church Lane, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-00921-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Osinakachi Egbukwu.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 065696 60. 2017

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected, SITUATE in the Borough of Yeadon, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 528 Arbor Road, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-00145-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Gwendolyn Burnett and Kahlil H. Taylor.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062181 61. 2023

MONEY JUDGMENT

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as "The Parker Condominium", located in the Borough of Ridley Park, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 33 Chester Pike, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-02056-45

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Catharine E. Mirra.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 064232 62. 2022

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the messuage thereon erected, SITUATE in the Borough of Ridley Park, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 414 Tome Street, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-02381-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John T. Wilson.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003145B 63. 2016

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO NO. 38-06-00303-00

PROPERTY: 704 Clymer Lane, Ridley Park, PA 19078.

BEING the same premises which Keith R. Buckmaster and Lisa A. Buckmaster, by Deed dated June 19, 2006 and recorded June 22, 2006 in and for Delaware County, Pennsylvania in Deed Book Volume 3833, page 2006, granted and conveyed unto Ashley Simpson and Brian Gardner.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Ashley Simpson and Brian Gardner.

Hand Money: \$19,784.55

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006831 64. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 346 S Taylor Ave., Crum Lynne, PA 19022.

Parcel Nos. 38010053500

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Andrew Kalesnik and Mandy Kalesnik.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002784 65. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO NO. 45000084500

PROPERTY: 428 Manhattan Street, Esington, aka Lester PA 19029.

BEING the same premises which Vincent J. Russo and Jacqueline M Russo, husband and wife, by Deed dated July 20, 2001 and recorded July 30, 2001 in and for Delaware County, Pennsylvania in Deed Book Volume 2225, page 1939, granted and conveyed unto George E. Bilbrough, Jr. and Margaret Bilbrough, husband and wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: George E. Bilbrough, Jr. and Margaret Bilbrough, husband and wife.

Hand Money: \$14,921.21

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006005 66. 2024

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO NO. 14000268600

PROPERTY: 106 North 2nd Street, Darby, PA 19023.

BEING the same premises which Nicole West and Ella West, by Deed dated April 21, 2008 and recorded April 29, 2008 in and for Delaware County, Pennsylvania in Deed Book Volume 04351, page 0152, granted and conveyed unto Seah Geeh.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Seah Geeh.

Hand Money: \$3,855.87

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006729 68. 2023

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 203 Bayard Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Paul Hightower.

Hand Money \$20,110.65

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003230 69. 2023

MORTGAGE FORECLOSURE

Property in the Borough of Colwyn, County of Delaware, Commonwealth of Pennsylvania on the side of .

BEING Folio No. 12-00-00343-00

BEING Premises of: 542 Keystone Avenue, Darby, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Isabel A. Bencrowsky, known Surviving Heir of Michael Bencrowsky, Megan Bencrowsky, known Surviving Heir of Michael Bencrowsky, Luke N. Bencrowsky, known Surviving Heir of Michael Bencrowsky, and Unknown Surviving Heirs of Michael Bencrowsky.

Hand Money \$4,626.87

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000906 70. 2024

MORTGAGE FORECLOSURE

162 Westdale Road
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Adasha Sacasa.

Hand Money \$14,202.07

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 064169 71. 2022

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situated in the Borough of Ridley Park, County of Delaware and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 13 Jackson Avenue, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-01154-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joseph McDevitt and Kimberly McDevitt.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 063732 72. 2022

MONEY JUDGMENT

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.

LOCATION OF PROPERTY: 1006 Baird Avenue, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-00298-03

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Herbert L. Brooks.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007424 73. 2024

MONEY JUDGMENT

CONFESSED JUDGMENT

4000 Bridge Street
Upper Darby, PA 19026

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

IMPROVEMENTS CONSIST OF: Commercial Building.

SOLD AS THE PROPERTY OF: BUCKNELL LP.

Hand Money \$126,385.87

Petrikin, Wellman, Damico, Brown & Petrosa, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003629 74. 2024

MORTGAGE FORECLOSURE

Property in the Clifton Heights Borough, County of Delaware and Commonwealth of PA on the Fairview Avenue.

Front: IRR Depth: IRR

BEING Premises: 120 North Diamond Street, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Joseph Senkow and Tracy Senkow.

Hand Money \$17,942.78

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003308 75. 2024

MORTGAGE FORECLOSURE

Property in the Township of Nether Providence, County of Delaware and Commonwealth of PA on the Northeasterly side of Oak Crest Lane.

Front: 157.99 Depth: 127.47

BEING Premises: 500 Oakcrest Lane, Wallingford, PA 19086.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lisa Foth and William H. Foth aka William Foth aka Bill Foth.

Hand Money \$32,833.79

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007329 76. 2024

MORTGAGE FORECLOSURE

Property situated in the Borough of Folcroft, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on June 7, 2007, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 4119, at page 2376, as Instrument No. 2007049955.

BEING Folio No. 2000009900

BEING known as 727 Grant Road, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Thomas Krapf, Jr. and Rebecca Villano.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007285 77. 2024

MORTGAGE FORECLOSURE

Property in the Township of Aston, County of Delaware and Commonwealth of PA on the Northwesterly side of Blackthorne Lane.

Front: 75 Depth: 150

BEING Premises: 33 Blackthorne Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Beth Peterson.

Hand Money \$18,708.19

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006330 78. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Folcroft, County of Delaware, Commonwealth of Pennsylvania on the Southeast side of Taylor Drive.

Front: 38 Depth: 96

BEING Premises: 899 Taylor Drive, Folcroft Borough, Delaware County, Pennsylvania.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Diane Highland.

Hand Money \$7,358.06

Saldutti Law Group, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010899 79. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN brick dwelling and lot or piece of land situate on the Westerly side of McIlvain Street at the distance of 120 feet Northwardly from the Northwesterly corner of the said McIlvain Street and 7th Street in the City of Chester, in the County of Delaware, and Commonwealth of Pennsylvania.

CONTAINING in front measured thence Northwardly along the Westerly side of the said McIlvain Street 18 feet 11 1/2 inches and extending of that width in length or depth Westwardly 120 feet to a 15 feet wide alley which extends from the said 7th Street to 8th Street. Bounded on the North by lands of S. Robinson Lowry, et ux and on the South by lands of John Owisany, et ux.

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

BEING Premises: 712 McIlvain Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Alphonso Green.

Hand Money \$2,431.68

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006042 80. 2023

MORTGAGE FORECLOSURE

40 E. Knowles Avenue
Glenolden, PA 19036

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joseph T. Hageman, Lisa M. Law.

Hand Money \$15,852.79

Brandon D. Pack, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007817 81. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$87,344.87 entered on 10/31/2024, plus interest through the date of Sheriff's sale, plus costs.

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

Premises: 23 South 4th Street, Colwyn Borough, Delaware County, PA 19023

Folio No. 12-00-00193-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Beatrice G. Rosario a/k/a Beatrice G. Kyne.

Hand Money \$8,734.49

William J. Levant, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008195 83. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of grond with the buildings and improvements thereon erected, SITUATE in Marple Township, County of Delaware and State of Pennsylvania.

BEING the same premises which Patricia A. Black and William G. Black, wife and husband on June 2, 2006, recorded on June 6, 2006, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument number 2006053258 granted and conveyed unto James W. Soufflas.

BEING Premises: 106 2nd Avenue, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James W. Soufflas.

Hand Money \$19,173.63

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

Feb. 28; March 7, 14