

**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**

**JUSTIN STANFORD ANDREWS,**  
dec'd.

Late of the Township of Haverford,  
Delaware County, PA.  
Admx.: Jennifer Chu c/o Howard N.  
Greenberg, Esquire, 2617 Huntingdon  
Pike, Huntingdon Valley, PA 19006.  
**HOWARD N. GREENBERG, ATTY.**  
Semanoff Ormsby Greenberg &  
Torchia, LLC  
2617 Huntingdon Pike  
Huntingdon Valley, PA 19006

**PEGGIANNE ARCHDEACON a/k/a  
MARGARET ARCHDEACON,** dec'd.

Late of the Township of Upper  
Providence, Delaware County, PA.  
Extx.: Ellen A. Semple, 402 South  
Feathering Lane, Media, PA 19063.

**SETH ASEN-RUDBARG,** dec'd.

Late of the Township of Radnor,  
Delaware County, PA.  
Admx.: Jane Molly Vardaro c/o  
Shannon McFadden, Esquire, P.O. Box  
1440, Media, PA 19063.  
**SHANNON McFADDEN, ATTY.**  
Carroll & Karagelian LLP  
P.O. Box 1440  
Media, PA 19063

**ALBINA SARAFINA BALDINO a/k/a  
ALBINA S. BALDINO,** dec'd.

Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extx.: John C. Baldino c/o Kristine  
Hughey, Esquire, 22 W. Second St.,  
Media, PA 19063.  
**KRISTINE HUGHEY, ATTY.**  
22 W. Second St.  
Media, PA 19063

**FRANCES A. BALDWIN,** dec'd.

Late of the Borough of East  
Lansdowne, Delaware County, PA.  
Admr.: Brian Matthew Baldwin, 2450  
E. Colonial Dr., Upper Chichester, PA  
19061.

**JOHN KENNEDY WARFIELD  
BARCLAY a/k/a J. KENNEDY W.  
BARCLAY,** dec'd.

Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Marguerite Smiles Barclay, 404  
Cheswick Place, C-12, Rosemont, PA  
19010.  
**BAYARD H. GRAF, ATTY.**  
Graf & Graf, P.C.  
175 Strafford Ave.  
Ste. 230  
Wayne, PA 19087

**ROBERT JOSEPH BERGAN a/k/a  
ROBERT J. BERGAN,** dec'd.

Late of the Township of Radnor,  
Delaware County, PA.  
Admr.: Richard E. Devine, Jr., 54  
Farrier Ln., Newtown Square, PA  
19073.  
**DENISE MAX DiCARLO, ATTY.**  
365 Yorkshire Rd.  
Bryn Mawr, PA 19010

**MAURICE S. BOSTWICK, JR. a/k/a  
BUD BOSTWICK,** dec'd.

Late of the Township of Upper  
Chichester, Delaware County, PA.  
Admx.: Lori Beth Mon c/o Mary Kaye  
Anthony, Esquire, 3305 Edgmont Ave.,  
Brookhaven, PA 19015.  
**MARY KAYE ANTHONY, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**W. DAVID BREEN, SR. a/k/a W.  
DAVID BREEN a/k/a WILLIAM  
D. BREEN and WILLIAM DAVID  
BREEN, SR.,** dec'd.

Late of the Township of Ridley,  
Delaware County, PA.  
Extx.: Jo Ann Sapp, 2365 Hillside Ln.,  
Aston, PA 19094.

**JAMES ROBERT CLEMENS a/k/a  
ROBERT JAMES CLEMENS and  
ROBERT J. CLEMENS,** dec'd.

Late of the Township of Springfield,  
Delaware County, PA.  
Extx.: Margaret Mary McGarrey c/o  
Christopher M. Murphy, Esquire, 3305  
Edgmont Ave., Brookhaven, PA 19015.  
**CHRISTOPHER M. MURPHY, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**CAIUS DAVIS**, dec'd.  
 Late of the Township of 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

**GLORIA J. FATZINGER a/k/a  
 GLORIA FATZINGER**, dec'd.  
 Late of the Borough of Ridley Park,  
 Delaware County, PA.  
 Admx.: Kimberly F. Graefe c/o Harris  
 J. Resnick, Esquire, 22 Old State Road,  
 Media, PA 19063.  
**HARRIS J. RESNICK, ATTY.**  
 22 Old State Road  
 Media, PA 19063

**RITA J. GIANDONATO**, dec'd.  
 Late of the Township of Bethel,  
 Delaware County, PA.  
 Extx.: Maria Grassia c/o Brian R. Ott,  
 Esquire, 50 North Fifth Street, Second  
 Floor, Reading, PA 19601.  
**BRIAN R. OTT, ATTY.**  
 Barley Snyder LLP  
 50 North Fifth Street  
 Second Floor  
 Reading, PA 19601

**BRUCE A. GOLDSTEIN**, dec'd.  
 Late of the Township of Radnor,  
 Delaware County, PA.  
 Admr.: Charles Goldstein, 1000  
 Conestoga Rd., Unit B326, Bryn Mawr,  
 PA 19010.

**MARK R. GROSSO**, dec'd.  
 Late of the Township of Middletown,  
 Delaware County, PA.  
 Admx.: Bethann Rose Grosso Hartman  
 c/o Raymond J. Peppelman, Jr.,  
 Esquire, 1223 N. Providence Rd.,  
 Media, PA 19063.  
**RAYMOND J. PEPPELMAN, JR.,  
 ATTY.**  
 McNichol, Byrne & Matlawski, P.C.  
 1223 N. Providence Rd.  
 Media, PA 19063

**JEREMIAH M. GWALTHNEY a/k/a  
 JEREMIAH GWALTHNEY**, dec'd.  
 Late of the Borough of Lansdowne,  
 Delaware County, PA.  
 Admr.: Philip Gwalthney, 164  
 Blackburn Avenue, Lansdowne, PA  
 19050.

**JOSEPHINE M. HERBST**, dec'd.  
 Late of the Township of Aston,  
 Delaware County, PA.  
 Extr.: Clemens Herbst, 599 Convent  
 Rd., Aston, PA 19014.

**KENNETH C. RUSSELL, ATTY.**  
 Baratta, Russell & Baratta  
 3500 Reading Way  
 Huntingdon Valley, PA 19006

**ERNEST A. IACOBUCCI a/k/a  
 ERNIE IACOBUCCI and ERNEST  
 IACUBUCCI**, dec'd.  
 Late of the Township of Concord,  
 Delaware County, PA.  
 Extr.: Robert L. Capoferri c/o K. Kirk  
 Karagelian, Esquire, P.O. Box 1440,  
 Media, PA 19063.  
**K. KIRK KARAGELIAN, ATTY.**  
 Carroll & Karagelian LLP  
 P.O. Box 1440  
 Media, PA 19063

**MARY Z. KAMARIOTIS a/k/a MARY  
 KAMARIOTIS**, dec'd.  
 Late of the Township of Concord,  
 Delaware County, PA.  
 Extx.: Stacey Kamariotis Rohrbeck c/o  
 Lindsey J. Conan, Esquire, 755 North  
 Monroe St., Media, PA 19063.  
**LINDSEY J. CONAN, ATTY.**  
 Conan Law Offices LLC  
 755 North Monroe St.  
 Media, PA 19063

**DOUGLAS L. LOUDERBACK, JR.  
 a/k/a DOUGLAS I. LOUDERBACK**,  
 dec'd.  
 Late of the Township of Ridley,  
 Delaware County, PA.  
 Extx.: Carol Moscony c/o Christopher  
 M. Murphy, Esquire, 3305 Edgmont  
 Ave., Brookhaven, PA 19015.  
**CHRISTOPHER M. MURPHY, ATTY.**  
 3305 Edgmont Ave.  
 Brookhaven, PA 19015

**JOAN M. MELVILLE**, dec'd.  
 Late of the Township of Marple,  
 Delaware County, PA.  
 Co-Extrs.: Curtis L. Melville, Jr. and  
 Jean Marie Hanley c/o Elias Ganim,  
 Esquire, P.O. Box 494, Paoli, PA  
 19301-0494.  
**ELIAS GANIM, ATTY.**  
 P.O. Box 494  
 Paoli, PA 19301-0494

**BLANCHE JOYCE MOUSLEY**, dec'd.  
 Late of the Township of Chadds Ford,  
 Delaware County, PA.  
 Extr.: James Douglas Mousley, 14813  
 Gilmans Cross Ct., Glen Allen, VA  
 23059-1556.  
**KENNETH C. RUSSELL, ATTY.**  
 Baratta, Russell & Baratta  
 3500 Reading Way  
 Huntingdon Valley, PA 19006

**NORMA S. NELSON**, dec'd.

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: John R. Nelson c/o D. Selaine  
Keaton, Esquire, 21 W. Front Street,  
P.O. Box 1970, Media, PA 19063.  
D. SELAINE KEATON, ATTY.  
21 W. Front Street  
P.O. Box 1970  
Media, PA 19063

**DAVID L. PATTERSON**, dec'd.

Late of the Township of Nether  
Providence, Delaware County, PA.  
Extr.: Kristine M. Borriello c/o William  
E. Malone, Jr., Esquire, 21 West Third  
Street, Media, PA 19063.  
WILLIAM E. MALONE, JR., ATTY.  
21 West Third Street  
Media, PA 19063

**HENRY JOSEPH REPSHER, III a/k/a  
HENRY JOSEPH REPSHER**, dec'd.

Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Stephen Joseph Repsher c/o  
Christopher M. Murphy, Esquire, 3305  
Edgmont Ave., Brookhaven, PA 19015.  
CHRISTOPHER M. MURPHY, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**THOMAS EDWIN ROYDS a/k/a**

**THOMAS E. ROYDS**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Admr.: Thomas Edwin Royds-  
Heleverson, Jr., 479 Colonial Park Dr.,  
Springfield, PA 19064.  
ANTHONY J. ROCCA, ATTY.  
Law Offices of Anthony J. Rocca, P.C.  
1528 Walnut St.  
Ste. 1507  
Philadelphia, PA 19102

**DOROTHY SCHAUB a/k/a DOROTHY  
B. SCHAUB and MADELINE D.  
SCHAUB**, dec'd.

Late of the Township of Nether  
Providence, Delaware County, PA.  
Admr.: Lawrence Henry Schaub c/o  
Sean J. O'Brien, Esquire, 534 Court  
Street, Reading, PA 19601.  
SEAN J. O'BRIEN, ATTY.  
Dautrich & O'Brien Law Offices, P.C.  
534 Court Street  
Reading, PA 19601

**MARY A. SPICA**, dec'd.

Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Michael J. Spica c/o Thomas  
G. Wolpert, Esquire, 527 Main St.,  
Royersford, PA 19468.

THOMAS G. WOLPERT, ATTY.  
Wolpert Schreiber McDonnell P.C.  
527 Main St.  
Royersford, PA 19468

**ANGELO F. TIBURZI a/k/a ANGELO  
TIBURZI**, dec'd.

Late of the Township of Concord,  
Delaware County, PA.  
Extrs.: Michael Tiburzi and Angela  
Gardner c/o Lindsey J. Conan, Esquire,  
755 North Monroe St., Media, PA  
19063.

**LINDSEY J. CONAN**, ATTY.

Conan Law Offices LLC  
755 North Monroe St.  
Media, PA 19063

**ROBERT E. WALLEY, III**, dec'd.

Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Robert E. Walley, IV.  
BARBARA A. SIMANEK, ATTY.  
K&L Gates, LLP  
K&L Gates Center  
210 Sixth Avenue  
Pittsburgh, PA 15222-2613

**MELETA WALTERS**, dec'd.

Late of the Township of Radnor,  
Delaware County, PA.  
Admx.: Grace Lambert c/o Sherry L.  
Horowitz, Esquire, 111 Presidential  
Boulevard, Suite 208, Bala Cynwyd,  
PA 19004.  
SHERRY L. HOROWITZ, ATTY.  
111 Presidential Boulevard  
Suite 208  
Bala Cynwyd, PA 19004

**SECOND PUBLICATION**

**ARNOLD BERMAN**, dec'd.

Late of the Township of Haverford,  
Delaware County, PA.  
Extrs.: Ellis Berman and Ronald Joel  
Berman (Named in Will as Ronald  
Berman) c/o Alan J. Mittelman,  
Esquire, 1635 Market St., 7<sup>th</sup> Fl.,  
Philadelphia, PA 19103.  
ALAN J. MITTELMAN, ATTY.  
Spector Gadon Rosen Vinci, P.C.  
1635 Market St.  
7<sup>th</sup> Fl.  
Philadelphia, PA 19103

**ALBERT F. BOYD a/k/a ALBERT  
FRANCIS BOYD**, dec'd.

Late of the Township of Aston,  
Delaware County, PA.  
Extr.: Albert Paul Boyd, 207 Crest  
Ave., Exton, PA 19341.

**KEVIN M. BUENTE a/k/a KEVIN MARK BUENTE and K. BUENTE**, dec'd.  
Late of the Township of Chadds Ford, Delaware County, PA.  
Admr. CTA: Stephen M. Buente c/o Timothy B. Barnard, Esquire, 218 West Front Street, P.O. Box 289, Media, PA 19063.  
**TIMOTHY B. BARNARD, ATTY.**  
218 West Front Street  
P.O. Box 289  
Media, PA 19063

**JOHN JOSEPH BYRNES, O.S.A. a/k/a REV. JOHN J. BYRNES, O.S.A.**, dec'd.  
Late of the Township of Radnor, Delaware County, PA.  
Extr.: Francis J. Horn, O.S.A. c/o William Oleckna, Esquire, 190 N. Independence Mall W, Suite 500, Philadelphia, PA 19106.  
**WILLIAM OLECKNA, ATTY.**  
190 N. Independence Mall W  
Suite 500  
Philadelphia, PA 19106

**MARY ANN CUSTER**, dec'd.  
Late of the City of Chester, Delaware County, PA.  
Extr.: James Custer c/o Dennis Woody, Esquire, 110 West Front Street, Media, PA 19063.  
**DENNIS WOODY, ATTY.**  
110 West Front Street  
Media, PA 19063

**FRANK W. DiFABIO, SR. a/k/a FRANK W. DiFABIO**, dec'd.  
Late of the Township of Radnor, Delaware County, PA.  
Extx.: Deborah Ann Melchione c/o Dana M. Breslin, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.  
**DANA M. BRESLIN, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**LISA M. EBLING**, dec'd.  
Late of the Township of Upper Chichester, Delaware County, PA.  
Extx.: Chelsea M. Ebling (Named in Will as Chelsea Ebling) c/o Richard E. Javage, Jr., Esquire, 3350 Township Line Rd., Drexel Hill, PA 19026.  
**RICHARD E. JAVAGE, JR., ATTY.**  
Law Offices of Richard E. Javage, Jr.  
3350 Township Line Rd.  
Drexel Hill, PA 19026

**JANET S. ECHTERNACH a/k/a JANET ECHTERNACH and JANET SHEETZ**, dec'd.  
Late of the Township of Upper Darby, Delaware County, PA.  
Co-Extrs.: Joseph P. Echternach and Jeffrey J. Echternach c/o F.D. Hennessy, Jr., Esquire, P.O. Box 217, Lansdowne, PA 19050-0217.  
**F.D. HENNESSY, JR., ATTY.**  
Hennessy & Bullen  
P.O. Box 217  
Lansdowne, PA 19050-0217

**JOYCE EISENACHER**, dec'd.  
Late of the Township of Aston, Delaware County, PA.  
Extr.: Ronald C. Eisenacher c/o Joseph E. Lastowka, Jr., Esquire, 300 W. State St., Ste. 300, Media, PA 19063.  
**JOSEPH E. LASTOWKA, JR., ATTY.**  
Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**ELEANOR C. GAVAL**, dec'd.  
Late of the Township of Concord, Delaware County, PA.  
Extr.: Thomas J. Gaval, 361 Arbor Circle, Media, PA 19063.

**DOROTHY MAE JONES**, dec'd.  
Late of the Township of Upper Chichester, Delaware County, PA.  
Extx.: Debra Lynn Lyons, 616 Bridle Way, Bear, DE 19701.

**BHUPINDER KAUR**, dec'd.  
Late of the Township of Marple, Delaware County, PA.  
Extx.: Manjot Kaur c/o Nathan Carr-Whealy, Esquire, 947 Beechwood Dr., Lansdale, PA 19446.  
**NATHAN CARR-WHEALY, ATTY.**  
947 Beechwood Dr.  
Lansdale, PA 19446

**MARCY L. KRAFT**, dec'd.  
Late of the Township of Radnor, Delaware County, PA.  
Admx.: Marilyn Kraft, 11418 Anns Choice Way, Warminster, PA 18974.

**PATRICK FRANCIS LEONARD a/k/a PATRICK F. LEONARD and PATRICK FRANCIS LEONARD, O.S.A.**, dec'd.  
Late of the Township of Radnor, Delaware County, PA.  
Extr.: Francis Joseph Horn c/o William Oleckna, Esquire, 190 N. Independence Mall W, Suite 500, Philadelphia, PA 19106.

WILLIAM OLECKNA, ATTY.  
190 N. Independence Mall W  
Suite 500  
Philadelphia, PA 19106

**LESLIE C. LINDSEY a/k/a LESLIE LINDSEY, dec'd.**

Late of the Borough of Yeadon,  
Delaware County, PA.  
Co-Extxs.: Cara Lindsey and  
Shirley Easter, 5702 Malcolm St.,  
Philadelphia, PA 19143.

**FR. GEORGE P. MAGEE, O.S.A. a/k/a GEORGE MAGEE and GEORGE P. MAGEE, O.S.A., dec'd.**

Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Francis Joseph Horn c/o William  
Oleckna, Esquire, 190 N. Independence  
Mall W, Suite 500, Philadelphia, PA  
19106.

WILLIAM OLECKNA, ATTY.  
190 N. Independence Mall W  
Suite 500  
Philadelphia, PA 19106

**ANTHONY F. ORTH, dec'd.**

Late of the Borough of Norwood,  
Delaware County, PA.  
Admr.: Raymond Tarnowski c/o Gerald  
Bowen, Jr., Esquire, 530 Street Road,  
P.O. Box 572, Southampton, PA 18966.  
GERALD L. BOWEN, JR., ATTY.  
Bowen & Burns  
530 Street Road  
P.O. Box 572  
Southampton, PA 18966

**MARY T. PAGE, dec'd.**

Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extx.: Judith L. Rivera, 34096  
Woodland Circle, Lewes, DE 19958.  
LINDA McGRIER, ATTY.  
2211 Chichester Ave.  
#201

Upper Chichester, PA 19061

**ANNE M. PRICE, dec'd.**

Late of the Township of Darby,  
Delaware County, PA.  
Admx. D.B.N.C.T.A.: Annina M. Price  
c/o Angela D. Giampolo, Esquire, 1221  
Locust St., Ste. 202, Philadelphia, PA  
19107.

ANGELA D. GIAMPOLO, ATTY.  
Giampolo Law Group, LLC  
1221 Locust St.  
Ste. 202  
Philadelphia, PA 19107

**WALTER JAMES QUINN, JR. a/k/a WALTER J. QUINN and REV. WALTER J. QUINN, dec'd.**

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

Extr.: Francis Joseph Horn c/o William  
Oleckna, Esquire, 190 N. Independence  
Mall W, Suite 500, Philadelphia, PA  
19106.

WILLIAM OLECKNA, ATTY.  
190 N. Independence Mall W  
Suite 500  
Philadelphia, PA 19106

**JOAN SCHEAFNOCKER a/k/a JOAN M. SCHEAFNOCKER, dec'd.**

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

Admr. C.T.A.: Jarred Michael Musser  
c/o Kristen R. Matthews, Esquire, 17  
W. Miner St., West Chester, PA 19382.  
KRISTEN R. MATTHEWS, ATTY.

MacElree Harvey, Ltd.  
17 W. Miner St.  
West Chester, PA 19382

**SANTA ANN STERRETT a/k/a**

**SANTA P. STERRETT a/k/a SANTA ANA STERRETT a/k/a SANTA A. STERRETT and SANTA PALISANO STERRETT, dec'd.**

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

Extr.: Richard H. Sterrett c/o W.  
Donald Sparks, Esquire, 300 W. State  
St., Ste. 300, Media, PA 19063.  
W. DONALD SPARKS, ATTY.

Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**RAMON J. TORELLO a/k/a RAMON**

**J.J. TORELLO, dec'd.**

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

Admx.: Nancy P. Torello c/o John Jay  
Wills, Esquire, 4124 Chichester Ave.,  
Boothwyn, PA 19061.

JOHN JAY WILLS, ATTY.

4124 Chichester Ave.  
Boothwyn, PA 19061

**MADLINE ULKOWSKI, dec'd.**

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

Admr.: Shaun E. O'Toole, 220 Pine  
Street, Harrisburg, PA 17101.

SHAUN E. O'TOOLE, ATTY.

220 Pine Street  
Harrisburg, PA 17101

**JANE M. WERNDL**, dec'd.

Late of the Borough of Media,  
Delaware County, PA.  
Extx.: Jacqueline Marie Hannan c/o  
Robert C. Ewing, Esquire, 116 W.  
Baltimore Avenue, P.O. Box 728,  
Media, PA 19063.  
ROBERT C. EWING, ATTY.  
116 W. Baltimore Avenue  
P.O. Box 728  
Media, PA 19063

**MARGARET WHEARTY**, dec'd.

Late of the Township of Newtown,  
Delaware County, PA.  
Admr.: James Wherty c/o James M.  
Jacquette, Esquire, 400 Maryland Dr.,  
P.O. Box 7544, Ft. Washington, PA  
19034-7544.  
JAMES M. JACQUETTE, ATTY.  
Timoney Knox, LLP  
400 Maryland Dr.  
P.O. Box 7544  
Ft. Washington, PA 19034-7544

**THIRD AND FINAL PUBLICATION**

**JOSEPH M. AQUILA**, dec'd.

Late of the Township of Ridley,  
Delaware County, PA.  
Extx.: Alice Ryan c/o John S. Custer,  
III, Esquire, 7 Saint Albans Circle,  
Newtown Square, PA 19073.  
JOHN S. CUSTER, III, ATTY.  
Custer & Custer  
7 Saint Albans Circle  
Newtown Square, PA 19073

**STANLEY BRIGHT a/k/a STANLEY  
R. BRIGHT**, dec'd.

Late of the Township of Radnor,  
Delaware County, PA.  
Extx.: Jamie Forman c/o Douglas  
Madanick, Esquire, 76 East Euclid  
Avenue, Suite 300, Haddonfield, NJ  
08033.  
DOUGLAS MADANICK, ATTY.  
Law Firm of Kulzer and DiPadova  
76 East Euclid Avenue  
Suite 300  
Haddonfield, NJ 08033

**DOLORES M. CIMINERA**, dec'd.

Late of the Borough of Swarthmore,  
Delaware County, PA.  
Extr.: Joseph J. Ciminera.  
WILLIAM HABURCAK, ATTY.  
755 North Monroe Street  
Media, PA 19063

**VINCENT A. DURIS**, dec'd.

Late of the Borough of Clifton Heights,  
Delaware County, PA.  
Extr.: Richard T. Duris, 117 Jackson  
Street, Clifton Heights, PA 19018.

**THOMAS MICHAEL FARRELL  
a/k/a THOMAS M. FARRELL and  
THOMAS FARRELL**, dec'd.

Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Dennis J. Farrell c/o Stanton  
Miller, Esquire, 201 North Jackson  
Street, Media, PA 19063.  
STANTON MILLER, ATTY.  
Law Offices of Stanton Miller  
201 North Jackson Street  
Media, PA 19063

**PAUL FORMENTOS, SR. a/k/a PAUL  
J. FORMENTOS**, dec'd.

Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Paul J. Formentos c/o Frank M.  
Fiore, Esquire, 1112 MacDade Blvd.,  
Box 158, Woodlyn, PA 19094.  
FRANK M. FIORE, ATTY.  
1112 MacDade Blvd.  
Box 158  
Woodlyn, PA 19094

**JOHN L. GLENN, JR.**, dec'd.

Late of the Borough of Yeadon,  
Delaware County, PA.  
Admx.: Shirley Glenn c/o John  
McCreesh, Esquire, 7053 Terminal  
Square, Upper Darby, PA 19082.  
JOHN McCREESH, ATTY.  
7053 Terminal Square  
Upper Darby, PA 19082

**ROSEMARIE HARGEST**, dec'd.

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Edward Hargest, 14 Fernsler  
Dr., Quarryville, PA 17566.

**EDGAR YARNALL HARRIS**, dec'd.

Late of the Township of Nether  
Providence, Delaware County, PA.  
Extx.: Ann Reynolds Harris c/o Ryan  
M. Bornstein, Esquire, 800 Lancaster  
Avenue, Suite T-2, Berwyn, PA 19312.  
RYAN M. BORNSTEIN, ATTY.  
800 Lancaster Avenue  
Suite T-2  
Berwyn, PA 19312

**THOMAS A. HENNESSY**, dec'd.

Late of the Borough of Collingdale,  
Delaware County, PA.  
Admx.: Kathleen Bottiglieri, 606 Oak  
Avenue, Deptford, NJ 08096.

**ALICE CATHERINE HUMPHREY**  
a/k/a **ALICE C. HUMPHREY**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extrs.: Jill Denise Taylor and Bryn  
Mawr Trust Co., Attn.: Deborah L.  
Hare, Sr. VP, 1436 Lancaster Ave.,  
Berwyn, PA 19312.  
**JAMES R. ABBOTT, ATTY.**  
Abbott & Overholt PC  
103 Chesley Dr.  
Media, PA 19063

**THELMA J. KLOEPFER a/k/a**  
**THELMA KLOEPFER**, dec'd.  
Late of the Borough of Upland,  
Delaware County, PA.  
Extr.: Debra D. West, 24 Clover Rd.,  
Port Deposit, MD 21904.

**KAREN A. KNUDSEN**, dec'd.  
Late of the Township of Edgmont,  
Delaware County, PA.  
Extr.: Carla R. Hetzel c/o Marjorie  
Scharpf, Esquire, 600 West  
Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462.  
**MARJORIE SCHARPF, ATTY.**  
The Tannenbaum Law Group  
600 West Germantown Pike  
Suite 400  
Plymouth Meeting, PA 19462

**DOLORES MARY LAURELLI**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Mary Jo Elliott, 1465 White  
Bear Rd., Birdsboro, PA 19508.

**ERNEST LYTTLE**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admx.: Kierra C. Robinson c/o Jay E.  
Kivitz, Esquire, 7901 Ogontz Ave.,  
Philadelphia, PA 19150.  
**JAY E. KIVITZ, ATTY.**  
Kivitz & Kivitz, P.C.  
7901 Ogontz Ave.  
Philadelphia, PA 19150

**PATRICIA E. MANCINI**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: James E. Strickler, 7 Orchard  
Rd., Havertown, PA 19083.

**GAIL MATTHIS**, dec'd.  
Late of the Borough of Darby,  
Delaware County, PA.  
Admx.: Vera Matthis c/o Marc Stolee,  
Esquire, 132 Mill Street, Bristol, PA  
19007.  
**MARC STOLEE, ATTY.**  
132 Mill Street  
Bristol, PA 19007

**AMY G. McBRIDE a/k/a AMY**  
**McBRIDE**, dec'd.  
Late of the Borough of Collingdale,  
Delaware County, PA.  
Admx.: Mary Louise McBride c/o Dana  
Breslin, Esquire, 3305 Edgmont Ave.,  
Brookhaven, PA 19015.  
**DANA BRESLIN, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**JANICE A. McCULLION**, dec'd.  
Late of the Borough of Prospect Park,  
Delaware County, PA.  
Extr.: Linda Ann Simmons c/o  
Christopher M. Brown, Esquire, 300  
W. State St., Ste. 300, Media, PA  
19063.  
**CHRISTOPHER M. BROWN, ATTY.**  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**ARTHUR I. MILLER, JR. a/k/a**  
**ARTHUR I. MILLER and ARTHUR**  
**MILLER**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Admx.: Karen Miller, 93 Powell Rd.,  
Springfield, PA 19064.

**MARIE F. MURPHY**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Michael J. Murphy, 1625 Valley  
Road, Newtown Square, PA 19073.

**GERD OPPERBECK**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Patricia G. Opperbeck c/o  
Andrew H. Dohan, Esquire, 460 E.  
King Rd., Malvern, PA 19355-3049.  
**ANDREW H. DOHAN, ATTY.**  
Lentz, Cantor & Massey, Ltd.  
460 E. King Rd.  
Malvern, PA 19355-3049

**ALDO SAGGESE a/k/a ALDO E.**  
**SAGGESE**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extxs.: Regina Marie Segars (Named  
in Will as Regina S. Segars) and  
Patricia S. Adack c/o Stephen T.  
Loester, Esquire, 100 W. 6<sup>th</sup> St., Ste.  
204, Media, PA 19063.  
**STEPHEN T. LOESTER, ATTY.**  
Gibson & Perkins, P.C.  
104 W. 6<sup>th</sup> St.  
Ste. 204  
Media, PA 19063

**THOMAS F. SHEA a/k/a REV. THOMAS F. SHEA**, dec'd.  
Late of the Borough of Darby, Delaware County, PA.  
Extr.: Joseph Duncan (Named in Will as Monsignor Joseph Duncan) c/o Charles E. McKee, Esquire, 1 N. Ormond Ave.—Office, Havertown, PA 19083.  
**CHARLES E. MCKEE**, ATTY.  
Donohue, McKee & Mattson, Ltd.  
1 N. Ormond Ave.—Office  
Havertown, PA 19083

**TAE SUP SIM**, dec'd.  
Late of the Township of Upper Darby, Delaware County, PA.  
Extr.: Jay Hyun Sim, 3 Lizbeth Lane, Berwyn, PA 19312.

**GREGORY D. SMITH**, dec'd.  
Late of the Borough of Clifton Heights, Delaware County, PA.  
Admr.: Dennis Smith, 165 Rugby Drive, Langhorne, PA 19047.

**BERNARD JOSEPH TRINITY a/k/a REV. MSGR. BERNARD J. TRINITY**, dec'd.  
Late of the Township of Haverford, Delaware County, PA.  
Extr.: Catherine K. Keenan (Named in Will as Catherine (Kitty) Keenan) c/o Charles E. McKee, Esquire, 1 N. Ormond Ave.—Office, Havertown, PA 19083.  
**CHARLES E. MCKEE**, ATTY.  
Donohue, McKee & Mattson, Ltd.  
1 N. Ormond Ave.—Office  
Havertown, PA 19083

**ROSALIE TROILO**, dec'd.  
Late of the Township of Upper Chichester, Delaware County, PA.  
Extr.: Regina Troilo, 702 Springton Circle, Upper Chichester, PA 19014.

**BARBARA FIZZANO UEBLER**, dec'd.  
Late of the Township of Concord, Delaware County, PA.  
Extr.: John Uebler, 3102 Chevers Drive, Glen Mills, PA 19342.

**ALVIN J. WELK**, dec'd.  
Late of the Township of Marple, Delaware County, PA.  
Extr.: Richard Joseph Welk c/o John McCreesh, Esquire, 7053 Terminal Square, Upper Darby, PA 19082.  
**JOHN MCCREESH**, ATTY.  
7053 Terminal Square  
Upper Darby, PA 19082

**ANNA D. WILLIAMS**, dec'd.  
Late of the Township of Ridley, Delaware County, PA.  
Extr.: Anna P. Graboyes.  
**WILLIAM HABURCAK**, ATTY.  
755 North Monroe Street  
Media, PA 19063

**AUDIT  
ORPHANS' COURT**

**Estates listed for Audit on  
NOVEMBER 17, 2021  
10:30 A.M. Prevailing Time**

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

**BROBST** - First and Final Account of William H. Miller, Executor, Estate of Diana C. Brobst, Deceased.

**WORTH** - First Account for Trust Under Will of William P. Worth as Appointed by the Will of George S. Worth for the Benefit of Elizabeth W. Presnall.

**EDEN** - Biennial Account of Junious Rhone and Albert F. Campbell, Trustees for Eden Cemetery Permanent Lot Care Fund 2020.

**HOSFELD** - First and Partial Account of David M. Frees, III and Henry Kwiecinski, Trustees for Marjorie Hosfeld Charitable Trust.

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

Nov. 5, 12

**CHANGE OF NAME**  
IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2021-008304



NOTICE IS HEREBY GIVEN THAT on October 1, 2021, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Emma Leigh Jackson to Brandon Joseph Jackson.**

The Court has fixed December 9, 2021, at 9:30 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

ROBERT DeLUCA, Solicitor  
959 West Chester Pike  
Havertown, PA 19083

Nov. 5, 12

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2021-001761

NOTICE IS HEREBY GIVEN THAT on February 19, 2021, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Kason Ravon Smith to Kason Ravon Smith-Daniels.**

The Court has fixed December 21, 2021, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Nov. 12, 19

**CHARTER APPLICATION  
PROFESSIONAL**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for

**Edward Jenny & Associates, P.C.**

a corporation organized under the Professional Corporation Law of 1988.

MICHAEL R. BURKE, Solicitor  
992 Old Eagle School Road  
Suite 911  
Wayne, PA 19087

Nov. 12

**FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, as amended, of intention to file in the Office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Delaware County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**DELUXE COSMETICS**

with its principal place of business at 4 Dana Court, Upper Chichester, PA 19014.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Marifer Padilla Crisostomo, 4 Dana Court, Upper Chichester, PA 19014.

The application has been/will be filed on or after August 25, 2021.

Nov. 12

**Freddy's Frozen  
Custard & Steakburgers**

with its principal place of business at 2084 Sproul Road, Broomall, PA 19008.

The name(s) and address(es) of the person(s) and entity owning or interested in said business is (are): Jason Ingermanson and Broomall Custard Operations, LLC, 410 N. 5th Street, Salina, KS 67401.

The application has been/will be filed on or after Thursday, October 7, 2021.

Nov. 12

**Freddy's Frozen  
Custard & Steakburgers**

with its principal place of business at 5051 Edgmont Ave., Brookhaven, PA 19015.

The name(s) and address(es) of the person(s) and entity owning or interested in said business is (are): Jason Ingermanson and Brookhaven Custard Operations, LLC, 410 N. 5th Street, Salina, KS 67401.

The application has been/will be filed on or after Thursday, October 7, 2021.

Nov. 12

**happyclean**

with its principal place of business at 40 Sunshine Rd., Apt. 2, Upper Darby, PA 19082.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Fermin A. Diaz, 40 Sunshine Rd., Apt. 2, Upper Darby, PA 19082.

The application has been/will be filed on or after August 30, 2021.

Nov. 12

**Padilla IP Legal Assistant Services**

with its principal place of business at 4 Dana Court, Upper Chichester, PA 19014.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Sheila Rae DePadilla, 4 Dana Court, Upper Chichester, PA 19014.

The application has been/will be filed on or after August 25, 2021.

Nov. 12

**FOREIGN CORPORATION  
CERTIFICATE OF AUTHORITY**

**Vitamin Energy, Inc.**, a corporation organized under the laws of the state of Delaware, has applied for registration in Pennsylvania under the provisions of Chapter 4 of the Associations Code. The address of its principal office under the laws of the jurisdiction of formation is 651 N. Broad St., Ste. 206, Middletown, DE 19709 and the address of its proposed registered office in this Commonwealth is 1489 Baltimore Pike, Suite 103, Springfield, PA 19064.

LEE STIVALE, ESQUIRE  
Mills of Victoria  
1489 Baltimore Pike  
Suite 103  
Springfield, PA 19064

Nov. 12

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
NO. 008924 TERM 2021

EMINENT DOMAIN PROCEEDING  
IN REM

IN RE: CONDEMNATION BY  
THE COMMONWEALTH OF  
PENNSYLVANIA, DEPARTMENT OF  
TRANSPORTATION, OF THE RIGHT-  
OF-WAY FOR STATE ROUTE 0001,  
SECTION DSB IN THE TOWNSHIP OF  
SPRINGFIELD AND UPPER DARBY

NOTICE OF CONDEMNATION AND  
DEPOSIT OF ESTIMATED  
JUST COMPENSATION

NOTICE IS HEREBY GIVEN THAT the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on October 28, 2021 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on February 17, 2021 a plan entitled "Drawings Authorizing Acquisition for Right-of-Way for State Route 0001 Section DSC R/W in Delaware County," a copy of which plan was recorded in the Recorder's Office of the aforesaid county on March 11, 2021, in Instrument No. 2021018470.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa. C.S. §305(b)).

Claim No.; Parcel No.; Name; Address.

2301109000; 16; Unknown Owner; STA 191+44 L to STA 192+9 L.

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa. C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Roger Joseph  
District Right-of-Way Administrator  
Engineering District 6-0  
Pennsylvania Department  
of Transportation

Nov. 12

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
CIVIL DIVISION  
DELAWARE COUNTY  
NO.: CV-2019-007215

Bank of New York Mellon Trust  
Company, N.A. as Trustee for Mortgage  
Assets Management Series I Trust,  
PLAINTIFF

vs.

Unknown Heirs, Successors, Assigns  
and All Persons, Firms or Associations  
Claiming Right, Title or Interest from  
or under Marjorie A. Miller, deceased,  
DEFENDANTS

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY**

TO: Unknown Heirs, Successors, Assigns  
and All Persons, Firms or Associations  
Claiming Right, Title or Interest from  
or under Marjorie A. Miller, deceased,  
1014 Cobbs Street, Drexel Hill, PA 19026

Your house (real estate) at 1014 Cobbs  
Street, Drexel Hill, PA 19026 is scheduled  
to be sold at Sheriff's Sale at Delaware  
County Courthouse, 201 West Front Street,  
Media, PA 19063 on January 21, 2022 at  
11:00 A.M. to enforce the court judgment of  
\$191,405.33 obtained by Bank of New York  
Mellon Trust Company, N.A. as Trustee  
for Mortgage Assets Management Series I  
Trust against you.

**NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT  
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two of how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE  
YOUR PROPERTY AND YOU HAVE  
OTHER RIGHTS EVEN IF THE  
SHERIFF'S SALE DOES TAKE PLACE**

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (610) 891-4296.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

Delaware County Bar Association  
335 W. Front Street  
Media, PA 19063  
(610) 566-6625  
[www.delcobar.org](http://www.delcobar.org)

**PURSUANT TO THE FAIR DEBT COL-  
LECTION PRACTICES ACT YOU ARE  
ADVISED THAT THIS LAW FIRM IS  
DEEMED TO BE A DEBT COLLECTOR  
ATTEMPTING TO COLLECT A DEBT.  
ANY INFORMATION OBTAINED WILL  
BE USED FOR THAT PURPOSE.**

**ALL THAT CERTAIN lot or piece of  
ground with the buildings and improvement  
thereon erected, SITUATE in the Township  
of Upper Darby, County of Delaware and  
Commonwealth of Pennsylvania described  
according to a Survey made by William  
Magarity, Jr., Registered Engineer for  
Jonathan Woodner Company, dated June  
1, 1948 and which Plan is recorded in the  
Office for the Recording of Deeds in and for  
the County of Delaware at Media in Plan  
Case No. 6, page 17 as follows to wit:**

**BEGINNING at a point in the South-  
westerly side of Cobbs Street (40 feet wide)  
said point being distant 410.5 feet meas-  
ured South 27 degrees 15 minutes East  
from the intersection of the Southwesterly  
side of Cobbs Street with the Southeasterly  
side of Marvine Avenue (40 feet wide).**

CONTAINING in front or breadth along said Southwesterly side of Cobbs Street South 27 degrees 15 minutes East 28.5 feet and extending of that width in length or depth between parallel lines at right angles to said Cobbs Street Southwestwardly 100 feet to the center of a certain 15 feet wide driveway which extends Southeastwardly from Marvine Avenue into Bond Avenue (40 feet wide) the Southeast line thereof passing partly through the center of a partly wall between these premises and the premises adjoining on the Southeast.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a passageway, watercourse and driveway at all times, hereafter forever, and entitled to the use thereof, subject to the proportionate part of the expense of keeping said driveway in good order and repair.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1014 Cobbs Street, Drexel Hill, PA 19026.

Parcel # 16080084100.

BEING THE SAME PREMISES which Samuel J. Miller and Sally A. Miller, his wife, by Deed dated October 8, 1965 and recorded October 11, 1965 in Book 2221 Page 640, in the Office of the Recorder of Deeds in and for the County of Delaware, granted and conveyed unto Marjorie A. Miller, single woman, in fee.

AND THE SAID Marjorie A. Miller departed this life on or about February 5, 2019 thereby vesting title unto Robert Miller, known Heir of Marjorie A. Miller, deceased and any Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marjorie A. Miller, deceased.

CHRISTOPHER A. DeNARDO,  
ESQUIRE  
PA I.D. No. 78447  
KRISTEN D. LITTLE, ESQUIRE  
PA I.D. No. 79992  
ELIZABETH L. WASSALL, ESQUIRE  
PA I.D. NO. 77788  
LESLIE J. RASE, ESQUIRE  
PA I.D. No. 58365  
SAMANTHA GABLE, ESQUIRE  
PA I.D. No. 320695  
LOGS Legal Group LLP  
3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406  
Telephone: (610) 278-6800  
E-mail: pahelp@logs.com

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2019-000442

Franklin Mint Federal Credit Union,  
Plaintiff

vs.

Mark Millar, Solely in His Capacity as Heir of Daniel Millar a/k/a Daniel J. Millar, Deceased, Paul Millar, Solely in His Capacity as Heir of Daniel Millar a/k/a Daniel J. Millar, Deceased, Melissa Ann Millar, Solely in Her Capacity as Heir of Daniel Millar a/k/a Daniel J. Millar, Deceased and Unknown Heirs, Successors and/or Assigns of Daniel Millar a/k/a Daniel J. Millar, Deceased, Defendants

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY**

TO: Unknown Heirs, Successors and/or Assigns of Daniel Millar a/k/a Daniel J. Millar, Deceased.

Your house (real estate) at 115 Alverstone Road (a/k/a Alberstone Road), Upper Darby Township, PA 19018, Tax Folio #16-13-00142-00, is scheduled to be sold at Sheriff's Sale on December 17, 2021 at 11:00 a.m. in the County Council Meeting Rm., Delaware County Courthouse, Media, PA 19063, to enforce the Court judgment of \$103,708.38 obtained by the Plaintiff against you.

**NOTICE OF OWNER'S RIGHTS—  
YOU MAY BE ABLE TO PREVENT  
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take immediate action: 1. The sale will be canceled if you pay to the Plaintiff, the amount of the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Michael S. Bloom, Esq., (610) 532-4222. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have at stopping the sale. (See the notice below on how to obtain an atty.)

**YOU MAY BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 891-4305. 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has occurred, you may call the Delaware County Sheriff's Office at (610) 891-4305. 4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days following the date of sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule of distribution. 7. You may also have other rights and defenses, or ways of getting your property back, if you act immediately after the sale. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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

**MICHAEL S. BLOOM, ESQUIRE**  
Pressman & Doyle, LLC  
Attys. for Plaintiff  
712 W. MacDade Blvd.  
Milmont Park, PA 19033  
(610) 532-4222  
mbloom@pressmandoyle.com

Nov. 12

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NO. 0029 OF 2021A

**NOTICE OF HEARING**

TO: Jennaia Williams and John Doe,  
or any other person claiming paternity

NOTICE IS HEREBY GIVEN THAT a Petition for Termination of Parental Rights has been filed by Children and Youth Services of Delaware County asking the Court to put an end to all rights you have to your child, Keayhan W. bd. 2/19/20.

The Court has set a hearing to consider changing the goal and ending your rights to your child. The hearing will be held before the Honorable Richard H. Lowe on November 19, 2021 at 10:00 a.m. You have a right to appear at the hearing either in person or by video/conference call to contest the Petition. You are warned that even if you fail to appear or call at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present. You have a right to be represented at the hearing by a lawyer.

In addition, you are advised that you may have an option for an enforceable voluntary agreement under ACT 101 of 2010 for continuing contact following the adoption of your child between the adoptive parents and a birth parent and/or birth relative if all parties agree and the agreement is approved by the Court.

You should contact your lawyer at once regarding this Petition and to confirm the information necessary to participate in the hearing. The attorney that has been appointed to represent you is Dan Armstrong, Esquire at (610) 627-1400. You may also contact your caseworker, David Dillard at (610) 447-1000 to confirm the information necessary to participate in the hearing.

Nov. 5, 12, 19

**SERVICE BY PUBLICATION**

OFFICE OF THE REGISTER OF  
WILLS OF DELAWARE COUNTY,  
PENNSYLVANIA  
NO. 2313-1598

IN RE: ESTATE OF  
MATTHEW BAGLEY, DECEASED

RE: AMENDED PETITION FOR  
CITATION TO SHOW CAUSE WHY  
EDWARD PERRY SHOULD NOT BE  
APPOINTED AS ADMINISTRATOR  
FOR THE ESTATE OF  
MATTHEW BAGLEY

**RULE**

AND NOW, this 18<sup>th</sup> day of Oct., 2021, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a Rule to Show Cause is issued and directed upon Shakia Roberts, Aneesha Graves, Maren Williams, Antonia Lawrence and Breon Lawrence, to show cause why this Petition should not be granted since the whereabouts are unknown. Respondent(s) shall file a response on or before the 1<sup>st</sup> day of Dec., 2021, via one or more of the following options: (1) U.S. mail at Attn.: Register of Wills, 201 W. Front St., Media, PA 19063; (2) in-person at the Register of Wills Dept., 201 W. Front St., Media, PA 19063; (3) drop-box outside the Office of the Register of Wills, First Fl., Gov't. Center Bldg., Media, PA 19063; (4) fax at (610) 891-4812; and/or (5) e-mail at regofwills@co.delaware.pa.us. No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted, and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7.

/s/RACHEL EZZELL BERRY, ESQUIRE  
Register of Wills

Nov. 5, 12

**SERVICE BY PUBLICATION**

OFFICE OF THE REGISTER OF  
WILLS OF DELAWARE COUNTY,  
PENNSYLVANIA  
NO. 2321-1597

IN RE: ESTATE OF  
DENNIS J. KING, DECEASED

RE: AMENDED PETITION OF  
KENNETH R. KING FOR CITATION TO  
SHOW CAUSE WHY HE SHOULD NOT  
BE APPOINTED AS ADMINISTRATOR  
OF DECEDENTS ESTATE

**RULE**

AND NOW, this 21<sup>st</sup> day of Oct., 2021, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED due to the fact that service was not properly effectuated, a new Rule to Show Cause is issued and directed upon Mary King, to show cause why this Petition should not be granted since the whereabouts of Mary King are unknown. Respondent(s) shall file a response on or before the 1<sup>st</sup> day of Dec., 2021, via one or more of the following options: (1) U.S. mail at Attn.: Register of Wills, 201 W. Front St., Media, PA 19063; (2) in person at the Register of Wills Dept., 201 W. Front St., Media, PA 19063; (3) drop-box outside the Office of the Register of Wills, First Fl., Gov't. Center Bldg., Media, PA 19063; (4) fax at (610) 891-4812; and/or (5) e-mail at regofwills@co.delaware.pa.us. No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted, and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7.

/s/RACHEL EZZELL BERRY, ESQUIRE  
Register of Wills

Nov. 5, 12

**SERVICE BY PUBLICATION**

PUBLIC NOTICE FROM  
RECOVERY COORDINATOR  
FOR BOROUGH OF COLWYN  
SEEKING WRITTEN COMMENTS  
REGARDING ITS EXIT REPORT  
AND GIVING NOTICE OF A  
PUBLIC MEETING

Keystone Municipal Solutions is the recovery coordinator (the "Coordinator") appointed by the Commonwealth of Pennsylvania under the Municipalities Financial Recovery Act ("Act 47") for the Borough of Colwyn, Delaware County (the "Borough"). The Coordinator has prepared a report (the "Report") pursuant to Section 255 of Act 47 in which it is recommending that the Borough's distressed status under Act 47 be terminated by the Secretary of the Department of Community and Economic Development on or about May 30, 2022. The Secretary of the Borough on Friday, November 19, 2021 will place a copy of the Report on file for public inspection at the Colwyn Borough Hall, 221 Spruce Street, Colwyn, PA. The Coordinator hereby invites written comments from any and all persons and entities on the Report.

Please submit such written comments by Saturday, December 4, 2021 by mail or e-mail to: Daniel Connelly, Keystone Municipal Solutions, 100 Pine Street, Harrisburg, PA 17101, ColwynAct47@keystonemunicipalsolutions.com.

In addition, the Coordinator will hold a public meeting at 6:00 p.m. on Monday, December 6, 2021 in the meeting room of the Colwyn Borough Hall, 221 Spruce Street, Colwyn, PA, to receive comments from the public on the Report.

Keystone Municipal Solutions

Nov. 12

**JUDGMENT NOTICES**

JUDGMENTS, VERDICTS, LIENS, WAIVER OF LIENS AND OTHER MATTERS ENTERED IN THE JUDGMENT INDEX IN THE OFFICE OF JUDICIAL SUPPORT AT MEDIA, PENNA.

The name of the person against whom such entry is made in each case appears first, followed by the name of the person in whose favor the entry is made and the amount. Details concerning the nature of the entry are available in the Judicial Support record.

The Judgment Index in the Judicial Support office at Media discloses that the following judgments, verdicts, liens, waiver of liens and other matters have been entered on the dates indicated.

**Accuracy of the entries is not guaranteed**

- Garrity, Thomas; Township of Lower Chichester; 10/08/20; \$709.50
- Garrity, Thomas; Lower Chichester Township; 10/08/20; \$605.00
- Gavin, Amy R.; Internal Revenue Service; 10/19/20; \$324,683.75
- Ghebrehiwot, Amarech T; Delcora; 10/06/20; \$967.17
- Gibbons, Mike; Internal Revenue Service; 10/19/20; \$10,560.24
- Gladeck a/k/a William Charles Gladeck, Charles Wiliam; Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2007-AMC1, U.S. Bank National Association, as Trustee; 10/02/20; \$87,283.70

- Gleason, Michael; Upper Darby Township; 10/19/20; \$2,579.73
- Goldblatt, Dawn M; Citibank, N.A.; 10/13/20; \$4,865.69
- Golden, Sharon I; Unifund CCR Partners / ASG; 10/30/20; \$15,743.14
- Golden Impulse Inc; Internal Revenue Service; 10/26/20; \$2,743.00
- Golden Mermaid, Inc.; Upper Darby Township; 10/14/20; \$7,879.85
- Goldschmidt, Andrew J.; The Bryn Mawr Trust Company; 10/16/20; \$68,360.89
- Goldschmidt, Brielle; LVNV Funding LLC; 10/08/20; \$2,154.32
- Goller, Gretchen; Southwest Delaware County Municipal Authority; 10/22/20; \$765.99
- Goodman, Gayle Gregory; Capital One Bank (USA), N.A.; 10/09/20; \$4,394.35
- Goodson, Felicia N; Upper Darby Township; 10/19/20; \$1,705.18
- Grable, Jr., Joseph A.; Upper Darby Township; 10/20/20; \$1,322.93
- Greeley, Jr., James B.; Southern Delaware County Authority; 10/27/20; \$406.46
- Green, Maxine; Township of Darby; 10/01/20; \$287.91
- Greene, William J.; Southern Delaware County Authority; 10/23/20; \$406.46
- Groden, Michael; Southern Delaware County Authority; 10/23/20; \$406.46
- Guerrieri, Denise A.; Upper Darby Township; 10/20/20; \$1,123.22
- Hale, Scott Lindsay; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/15/20; \$4,316.50
- Hall, Jonathan; Capital One Bank (USA), N.A.; 10/16/20; \$3,159.71
- Hallinan, Robert J; Cavalry SPV I, LLC, as Assignee of Citibank, N.A.; 10/05/20; \$5,373.08
- Hamilton, Anthony L; Capital One Bank (USA), N.A.; 10/01/20; \$3,674.06
- Harmon, Frances; Yeadon Borough; 10/08/20; \$367.69
- Harmon, Frances; Yeadon Borough; 10/08/20; \$367.69
- Harmon, Frank; Yeadon Borough; 10/09/20; \$419.54
- Harper, Michael W; Township of Darby; 10/01/20; \$287.91
- Harrelson, Kimberly J.; G.H. Harris Associates, Inc.; 10/08/20; \$487.10



Harris II, John Wesley; Borough of Yeadon; 10/28/20; \$1,407.84	Hunter, Jamie; Borough of Colwyn; 10/28/20; \$1,531.61
Harris, Brenda; Borough of Yeadon; 10/28/20; \$661.26	Hutchison, Jeremy; Southern Delaware County Authority; 10/28/20; \$406.46
Harris, Ronald; Upper Darby Township; 10/19/20; \$1,338.76	Iacona Collision Center Inc; Carter, Ahrod; 10/28/20; \$2,000.00
Harrisson, Rosemarie; Borough of Lansdowne; 10/28/20; \$2,433.82	Im, So C.; The Baik Law Firm, P.C.; 10/22/20; \$17,919.00
Harsh, Patel; Internal Revenue Service; 10/26/20; \$844,101.08	Inez, Williams; Borough of Lansdowne; 10/08/20; \$1,570.71
Harvey, Daniel M.; Borough of Aldan; 10/13/20; \$897.49	Ingredients for Bakers Inc; Department of Labor & Industry to the Use of the Unemployment Compensation Fund; 10/29/20; \$1,507.35
Hawk, Keisha; Township of Upper Darby; 10/01/20; \$259.33	Ings, Daniel; Borough of East Lansdowne; 10/30/20; \$2,283.45
Hedrick, Artimus; Capital One Bank (USA), N.A.; 10/13/20; \$6,541.49	Inspire Me Learning Academy LLC; Department of Labor & Industry to the Use of the Unemployment Compensation Fund; 10/13/20; \$1,356.56
Henderson, Diane C; Radnor Township; 10/23/20; \$677.15	Jack Panichi Jack Panichi "Trading As" Salon Allure; Department of Labor & Industry to the Use of the Unemployment Compensation Fund; 10/29/20; \$1,022.79
Hendricks, Rose; Upper Darby Township; 10/30/20; \$1,942.86	Jackson, Florence; Township of Darby; 10/02/20; \$287.91
Henley, Preston; Upper Darby Township; 10/19/20; \$1,405.82	Jackson, Frances P; Borough of Yeadon; 10/28/20; \$865.27
Henry, Valerie A.; Upper Darby Township; 10/13/20; \$1,944.84	James J. Conner, Jr. a/k/a James J. Conner, in His Capacity as Heir of Nancy R. Conner a/k/a Nancy R. Vattima; Nationstar Mortgage LLC d/b/a Champion Mortgage Company; 10/23/20; \$143,052.98
Heyse, Patrick A.; Upper Darby Township; 10/30/20; \$1,513.90	James, Friday; Borough of Yeadon; 10/01/20; \$1,725.37
Hill, Jerrell D.; Upper Darby Township; 10/26/20; \$4,164.70	Janie, Campbell; Selective Insurance Company of America a/s/o M&A Nails; 10/08/20; \$4,509.52
Holbert, Donna M.; Borough of East Lansdowne; 10/29/20; \$1,673.92	Jean-Pierre, Gustav; Citizens Bank, N.A.; 10/02/20; \$22,468.55
Honore, John; Borough of Eddystone; 10/07/20; \$638.00	Jennings, Ikea T; Unifund CCR, LLC; 10/27/20; \$3,659.46
Hope, Douglas R.; Borough of East Lansdowne; 10/20/20; \$2,331.31	Jernigan, Tyheshia; Upper Darby Township; 10/20/20; \$1,201.47
Hope, Marilyn N.; Borough of East Lansdowne; 10/28/20; \$2,390.95	Jet Realty, LLC; Southwest Delaware County Municipal Authority; 10/22/20; \$867.26
Horiel, Carmella R; Citibank N.A.; 10/20/20; \$4,057.84	Jet Realty, LLC; Southwest Delaware County Municipal Authority; 10/22/20; \$4,867.26
Horkan, Patrick J; Capital One Bank (USA), N.A.; 10/09/20; \$1,769.37	Jet Realty, LLC; Southwest Delaware County Municipal Authority; 10/22/20; \$965.63
Horton, Olivia; Delaware County Juvenile Court; 10/21/20; \$498.95	Johnson, Dennis A; Garrett, Deloyd D; 10/27/20; \$0.01
Horton, Sylvia Clark; Borough of Clifton Heights; 10/22/20; \$1,082.33	
Hostler, Ruth L.; Borough of Lansdowne; 10/01/20; \$1,692.68	
Houck, Zachary; Sun East Federal Credit Union; 10/07/20; \$4,616.45	
Howell, Andrew P; Borough of Colwyn; 10/08/20; \$2,238.40	
Huber, Raymond W.; Southern Delaware County Authority; 10/27/20; \$589.56	
Humes, Sheena; Upper Darby Township; 10/30/20; \$1,525.33	

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

**November 19, 2021  
11:00 A.M. Prevailing Time**

**BOROUGH**

- Aldan 8
- Brookhaven 20
- Clifton Heights 30
- Collingdale 15
- Darby 3, 6
- Glenolden 27
- Norwood 28
- Yeadon 13, 21

**CITY**

- Chester 2, 4, 9, 29

**TOWNSHIP**

- Aston 10
- Bethel 5
- Darby 12
- Haverford 18
- Ridley 26
- Springfield 24
- Thornbury 14, 16
- Tinicum 22
- Upper Chichester 17
- Upper Darby 11, 25

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. 007996A 2. 2019**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 49010240300.

BEING Premises: 321 West Mowry Street, Chester, Pennsylvania 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Temechia Miah aka Temechia M. Moseley known surviving Heir of Cynthia N. Miller and unknown surviving Heirs of Cynthia N. Miller.

Hand Money \$8,868.74

McCabe, Weisberg & Conway, LLC, Attorneys

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

**No. 011694B 3. 2013**

**MONEY JUDGMENT**

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

CONTAINING

Folio No. 14-00-01034-00.

Property: 909 Forrester Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1974, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01045-00.

Property: 931 Forrester Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1979, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01047-00.

Property: 935 Forrester Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01205-01.

Property: 220 N. Front Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1901, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01427-00.

Property: 1 Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01428-00.

Property: 3 Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01429-00.

Property: 5 Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01431-00.

Property: 9 Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01370-00.

Property: 16 Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01434-00.

Property: 101 Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01440-00.

Property: 207 Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01441-00.

Property: 209 Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01734-00.

Property: 213 Main Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01829-00.

Property: 1127 Main Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02006-00.

Property: 925 Maple Terrace, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02032-00.

Property: 226 Marks Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02264-00.

Property: 46 N. 9th Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02265-00.

Property: 48 N. 9th Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02517-00.

Property: 710 Pine Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02835-00.

Property: 412 S. 7th Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-03812-00.

Property: 707 Spruce Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-03184-00.

Property: 713 Spruce Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-03328-00.

Property: 21 N. 10th Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-03351-00.

Property: 129 N. 10th Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-03522-00.

Property: 114 N. 3rd Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-03592-00.

Property: 1031 Tyler Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-03789-00.

Property: 100 Whitely Terrace, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-00429-00.

Property: Commerce Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-00506-00.

Property: Creek Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01161-00.

Property: North Front Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01426-00.

Property: Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02052-00.

Property: Marks Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02142-00.

Property: Colwyn Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02517-00.

Property: Pine Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Darby Borough Redevelopment Authority.

Hand Money: 10% of Judgment Amount plus Post-Judgment Interest, \$28,989.33

Laurence A. Mester, Esquire, Attorney

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

**No. 000827 4. 2016**

**MORTGAGE FORECLOSURE**

Property in City of Chester, County of Delaware, Commonwealth of PA on the North side of Third Street.

Front: IRR Depth: IRR

BEING Premises: 1112-111 West 3rd Street AKA 1112-1114 West 3rd St. Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Stella Coston and James Coston a/ka James Coston, Jr.

Hand Money \$3,000.00

KML Law Group, P.C., Attorneys

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

**No. 006082 5. 2020**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of land with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Township of Bethel, County of Delaware and Commonwealth of Pennsylvania bounded and described according to a Land Development Plan for Foxfield made by Chester Valley Engineers, Civil Engineers & Land Surveyors, Paoli, PA dated April 26, 2001 last revised November 19, 2002 and recorded August 18, 2003 in Plan Volume 25, page 86 as follows, to wit:

BEGINNING at a point on the South-easterly side of Magnolia Court (24 feet wide) said point also marking a corner or Lot No. 37 on said Plan; thence from said beginning point and extending along the Southeasterly side of Magnolia Court the two following courses and distances: (1) North 10 degrees 24 minutes 04 seconds East 51.98 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangency on the Southwesterly side of Ashbrook Avenue; thence along the Southwesterly side of Ashbrook Avenue South 79 degrees 35 minutes 56 seconds East 113.00 feet to a point, a corner of Lot No. 40; thence leaving said side of Ashbrook Avenue and extending long said Lot No. 40 South 10 degrees 24 minutes 04 seconds West crossing the bed of an eight feet wide Utility Easement 76.98 feet to a point, a corner of aforesaid Lot No. 37; thence extending along said Lot No. 37 North 79 degrees 35 minutes 56 seconds West recrossing the bed of said eight feet wide Utility Easement 138.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 36 on said Plan.

BEING House No. 1702 Magnolia Court.

BEING Folio No. 03-00-00362-14.

BEING the same premises which Foxfield at Naaman's Creek, L.P., by deed dated 5/26/2005 and recorded 7/12/2005 in Delaware County in Book 03535, page 2047, conveyed unto Raechelle Eventoff, in fee.

IMPROVEMENTS CONSIST OF: residential house.

SOLD AS THE PROPERTY OF: Raechelle Eventoff.

Hand Money \$3,000.00

Michelle J. Stranen, Esquire, Attorney

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

**No. 009254A 6. 2017**

**MORTGAGE FORECLOSURE**

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

Front: Irregular Depth: Irregular

BEING Premises: 36 Branford Road, Darby, PA 19023.

Parcel No. 14-00-00102-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Erin R. Kavanagh a/k/a Erin Kavanagh and Francis K. Kavanagh a/k/a Francis Kavanagh.

Hand Money \$6,353.69

Andrew J. Marley, Esquire, Attorney

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

**No. 000047C 8. 2018**

**MORTGAGE FORECLOSURE**

Property in the Borough of Aldan, County of Delaware, Commonwealth of PA on the Northerly side of Patricia Lane.

Front: IRR Depth: IRR

BEING Premises: 313 Patricia Lane, Aldan, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: John Dougherty.

Hand Money \$12,881.43

KML Law Group, P.C., Attorneys

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

**No. 006527D 9. 2017**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$5,549.97

Brock & Scott, PLLC, Attorneys

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

**No. 002163 10. 2021**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 02000246200

Property: 2156 Springhouse Lane, Aston, PA 19014.

BEING the same premises which Bridgewater Construction Co., by Deed dated March 31, 1953 and recorded April 8, 1953 in and for Delaware County, Pennsylvania in Deed Book Volume 1666, page 140, granted and conveyed unto Robert Lee Whitmore and Shirley S. Whitmore, his wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Shirley Hoops, as Possible Heir and/or Administrator to the Estate of Robert L. Whitmore, aka Robert Lee Whitmore and Unknown Heirs and/or Administrators to the Estate of Robert L. Whitmore, aka Robert Lee Whitmore (if any).

Hand Money \$9,811.01

Joseph E. DeBarberie, Esquire, Attorney

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

**No. 007036 11. 2020**

**MORTGAGE FORECLOSURE**

ALL THOSE TWO CERTAIN lots or pieces of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

BEING known as No. 918 North Morgan Avenue, Drexel Hill, PA.

BEING Folio No. 16-10-01334-00.

BEING the same premises which is vested in Joanne M. Folin, by Deed dated June 1, 1977 recorded June 13, 1977 in the Delaware County Clerk's/Register's Office in Deed Book 2609, page 548.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Estate of Joanne M. Folin, deceased last record owner/mortgagor c/o Agostino Folin aka Tony Folin, Agostino Folin aka Tony Folin known heir of Joanne M. Folin, Unknown heirs, devisees and personal representative of Joanne M. Folin and his her their or any of their successors in right title and interest.

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

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



**No. 006541 12. 2020**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground Situate in the Township of Darby, County of Delaware, Commonwealth of Pennsylvania.

BEING known as No. 228 Rively Avenue, Glenolden, PA 19036.

BEING Folio No. 15-00-03113-00.

BEING the same premises which is vested in Joseph Raymond Gleason, Jr. and Nancy J. Gleason, his wife as tenants by entireties, by deed dated May 28, 1965 recorded June 2, 1965 in the Delaware County Clerk's/Register's Office in Deed Book 2208. page 941.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Estate of Nancy J. Gleason, deceased last record owner/mortgagor c/o Deborah DeVuono known heir of Nancy J. Gleason, Deborah DeVuono known heir of Nancy J. Gleason, Barbara Denmon known heir of Nancy J. Gleason, Unknown heirs, devisees and personal representatives of Nancy J. Gleason and his her their or any of their successor in right title and interest c/o Deborah DeVuono.

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

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

**No. 004946A 13. 2019**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 48000188800.

Property: 2 Herford Place, Yeadon, PA 19050.

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

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Sheryl T. Bailey.

Hand Money \$16,730.79

Joseph E. DeBarberie, Esquire, Attorney

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

**No. 9595 14. 2019**

**MORTGAGE FORECLOSURE**

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

Front: A50.90 Depth: 382.96 IRR Lot 5

BEING Premises: 5 Violet Lane, Thornbury Township, PA 19373.

Parcel No. 44-00-00381-54

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: David McGuinn and Hillary McGuinn.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 010541 15. 2019**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

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 \$21,216.57

KML Law Group, P.C., Attorneys

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

**No. 002866 16. 2019**

**MORTGAGE FORECLOSURE**

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

Parcel/Folio No. 44-00-00118-01

BEING more commonly known as: 63 Sweetwater Road, Glen Mills, PA 19342.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joelle M. Irving and Jerome M. Irving.

Hand Money \$3,000.00

Richard M. Squire & Associates, LLC, Attorneys

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

**No. 004016 17. 2019**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 09-00-0343511

BEING Premises: 7000 Village Way Unit 203 AKA 7203, Boothwyn, Pennsylvania 19061.

IMPROVEMENTS CONSIST OF: Condominium.

SOLD AS THE PROPERTY OF: Tina Timlin aka Tina Hayes Joint Successor Trustee under the Roy Hayes Revocable Trust Agreement and Edward L. Doughty Joint Successor Trustee under the Roy Hayes Revocable Trust Agreement.

Hand Money \$13,845.24

McCabe, Weisberg & Conway, LLC, Attorneys

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

**No. 007166B 18. 2014**

**MORTGAGE FORECLOSURE**

Property in the Township of Haverford, County of Delaware, Commonwealth of PA.

Front: IRR Depth: IRR

BEING Premises: 133 Quaker Lane, Haverford, PA 19041.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: John P. Quinn.

Hand Money \$73,247.44

KML Law Group, P.C., Attorneys

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

**No. 010178A 20. 2017**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 05-00-00624-16.

Property: 5200 Hilltop Drive, Unit V5, Brookhaven, PA 19015.

BEING the same premises which David A. Thomas, by Deed dated May 14, 2007 and recorded May 31, 2007 in and for Delaware County, Pennsylvania in Deed Book Volume 04113, page 1035, granted and conveyed unto Timothy Coulter and Michelle L. Coulter.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Timothy Coulter and Michelle L. Coulter, husband and wife.

Hand Money \$9,502.90

Joseph E. DeBarberie, Esquire, Attorney

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

**No. 001337 21. 2018**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 48-00-02830-00

Property: 604 Rose Street, Yeadon, PA 19050-3312.

BEING the same premises which Patricia Darden, by Deed dated October 3, 2003 and recorded October 9, 2003 in and for Delaware County, Pennsylvania in Deed Book Volume 2971, paeg 273, granted and conveyed unto Carolina B. Harris.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Carolina B. Harris.

Hand Money \$13,775.71

Joseph E. DeBarberie, Esquire, Attorney

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

**No. 004573C 22. 2017**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 45-00-01495-00

Property: 401 Printz Avenue, aka 400 Printz Avenue, Essington, PA 19029.

BEING the same premises which James E. Embert, by Deed dated May 8, 2007 and recorded May 30, 2007 in and for Delaware County, Pennsylvania in Deed Book Volume 04112, page 1150, granted and conveyed unto Daniel Brian Embert.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Daniel Brian Embert.

Hand Money \$5,568.14

Joseph E. DeBarberie, Esquire, Attorney

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

No. 004135A 24. 2017

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Springfield, County of Delaware and Commonwealth of Pennsylvania, described according to a Final Subdivision Plan of Willow Bay, made by H. Gilroy Damon Associates, Inc. dated 10/9/2003 last revised 5/9/2005 and recorded 7/8/2005 in Plan Volume 27 page 392 described as follows:

BEGINNING at a point on the Southwesterly side of Baileys Run Lane (formerly known as Whiskey Run Lane) (55 feet wide) a corner of Lot No. 2 on said plan; thence along said Baileys Run the three following courses and distance: (1) extending along the arc of a circle curving to the right having a radius of 422.50 feet the arc distance of 17.53 feet to a point of tangent in same; thence (2) North 11 degrees 30 minutes 54 seconds East 27.00 feet to a point of curve in same; thence(3) extending along the arc of a circle curving to the right having a radius of 40 feet the arc distance of 62.83 feet to a point on the Southeasterly side of Beatty Road (S.R. 2018); thence along said side of Beatty Road, the two following courses and distance (1) South 78 degrees 29 minutes 06 seconds East 118.89 feet to a point of curve in same; thence (2) extending along the arc of a circle curving to the right having a radius of 40 feet the arc distance of 61.81 feet to a point of curve on the ultimate right of way line of Sproul Road (S.R. 0320); thence along same extending along the arc of a circle curving to the left having a radius of 489.00 feet the arc distance of 18.06 feet to a point, a corner of aforesaid Lot No. 2 on said plan; thence along lot the two following courses and distances: (1) South 89 degrees 20 minutes 10 seconds West 112.90 feet to a point; thence (2) North 80 degrees 51 minutes 48 seconds West 88.78 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

Tax ID/Parcel No. 42-00-07756-10

For information purposes only—property a/k/a 421 Baileys Run Lane, Springfield, PA 19064.

TITLE to said premises is vested in Dep T. Tran by Deed from Davoud Baravordeh dated 12/05/2006 and recorded 12/07/2006 in Book 03975, page 0645.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Dep T. Tran.

Hand Money \$75,102.19

Parker McCay P.A., Attorneys

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

No. 003630A 25. 2019

**MORTGAGE FORECLOSURE**

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

Folio No. 16-08-01204-00.

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Maryanna Scarpato.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

**No. 001749 26. 2021**

**MORTGAGE FORECLOSURE**

413 Holmes Road  
Morton, PA 19070

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Richard Raymond Rodgers aka Richard Rodgers, Jr. as Administrator and Heir of the Estate of Richard Rodgers, Sr., a/k/a Richard Rodgers a/k/a Richard R. Rodgers, Sr.; Unknown Heirs, Successors, Assigns and all persons firms or associations claiming right title or interest from or under Richard Rodger, Sr. a/k/a Richard Rodgers, a/k/a Richard R. Rodgers, Sr.

Hand Money \$20,284.18

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Attorneys

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

**No. 000838A 27. 2019**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 624 West Ashland Avenue, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Alice M. Kratz f/k/a Alice M. Bias and Raymond D. Kratz.

Hand Money \$18,739.52

Brock & Scott, PLLC, Attorneys

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

**No. 009589 28. 2019**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 528 Tasker Avenue, Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Johnnie Drummond, III Jennifer Nicole Drummond aka Jennifer Tuttle Drummond aka Jennifer N. Drummond.

Hand Money \$10,668.24

Brock & Scott, PLLC, Attorneys

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

**No. 009854 29. 2020**

**MORTGAGE FORECLOSURE**

Property situated in the City of Chester, County of Delaware and Commonwealth of Pennsylvania, being more fully decribed in the Deed recorded on November 26, 2013, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 5434, at page 1229, as Instrument No. 2013078680.

Folio No. 49-09-01202-01

BEING known as 1128 Tilghman Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Hazel Williamson, Pamela R. Stephens, Personal Representative of the Estate of Lawrence H. Burns, deceased; Dollie Burns, Personal Representative of the Estate of Lawrence H. Burns, deceased and the United States of America.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

**No. 003061A 30. 2019**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of land with the buildings and IMPROVEMENTS thereon erected situate on the Southwesterly side of Sycamore Avenue at the distance of 61.67 feet measured Northwestwardly from the Northwestly corner of the said Sycamore Avenue and Baltimore Avenue in the Borough of Clifton Heights, in the County of Delaware and Commonwealth of Pennsylvania.

CONTAINING in front along the Southwesterly side of the said Sycamore Avenue measured North 17 degrees 15 minutes West, 15.54 feet and extending in depth of that width South 71 degrees 57 minutes West, 102 feet to a point in the Northeastly side of an 18 feet wide alley.

THE Northwesterly line of the said lot passing through the middle of the party wall between the messuage herein described and the messuage adjoining on the Northwest, AND the Southeasterly line of said lot passing through the middle of the party wall between them messuage herein described and the messuage adjoining on the Southeast.

BOUNDED on the Northwest by lands of John Butterworth and on the Southeast by lands of Laura K. Prandeville.

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Phyllis D. Daros a/k/a Phyllis D. Cramer, deceased.

Hand Money \$3,708.45

Law Office of Gregory Javardian, LLC, Attorneys

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

Oct. 29; Nov. 5, 12