

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

- BARBARA L. AUBREY a/k/a
BARBARA LYNN AUBREY**, dec'd.
Late of the Borough of Folcroft,
Delaware County, PA.
Extx.: Nancy Theresa King 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
- PORTIA J. BAHL**, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extx.: Stephen D. Molineux, Esquire,
227 MacDade Blvd., Collingdale, PA
19023.
STEPHEN D. MOLINEUX, ATTY.
227 MacDade Blvd.
Collingdale, PA 19023
- DONALD JAY BERMAN a/k/a
DONALD J. BERMAN**, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: Meala S. Duckworth c/o Mark
M. Dalle Pазze, Esquire, 15 Center
Meeting Road, Wilmington, DE 19807.
MARK M. DALLE PAZZE, ATTY.
Herdeg du Pont & Dalle Pазze, LLP
15 Center Meeting Road
Wilmington, DE 19807
- JOHN BORT a/k/a JOHN EDWARD
BORT and JOHN E. BORT**, dec'd.
Late of the Borough of Norwood,
Delaware County, PA.
Admr.: John P. Nicewinter c/o Frank
M. Fiore, Esquire, 12 Veterans Square,
1st Fl., Media, PA 19063.

- FRANK M. FIORE, ATTY.**
12 Veterans Square
1st Fl.
Media, PA 19063
- WILLIAM X. BRUCE a/k/a WILLIAM
BRUCE**, dec'd.
Late of the Borough of Folcroft,
Delaware County, PA.
Admrs.: Adrienne Marie Davidheiser,
133 Jeffords Court, Phoenixville, PA
19460 and Robin A. Recupito, 6435
Old Medinah Circle, Lake Worth, FL
33463.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063
- EDWARD A. CAPPER a/k/a ED
CAPPER**, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Admr.: Joseph Henry Capper c/o Frank
M. Fiore, Esquire, 12 Veterans Square,
1st Fl., Media, PA 19063.
FRANK M. FIORE, ATTY.
12 Veterans Square
1st Fl.
Media, PA 19063
- JOHN JOSEPH CONAHAN a/k/a
JOHN J. CONAHAN**, dec'd.
Late of the Borough of Darby,
Delaware County, PA.
Extx.: Alvin A. Clay, III, 2015
Buttonwood Ln., Huntingdon Valley,
PA 19006.
MICHAEL F. ROGERS, ATTY.
Salvo Rogers Elinski & Scullin
301 E. Germantown Pike
1st Fl.
East Norriton, PA 19401
- ELIZABETH R. DOUGHERTY**, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extx.: Margaret Dougherty, 4 Spartan
Court, Deptford, NJ 08096.
- DOMENIC FALCONE**, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extx.: Rita Ann Falcone (Named in
Will as Rita Falcone), 110 Gold Hawk
Ln., Landenberg, PA 19350.
DAVID S. KOVSKY, ATTY.
Duane Morris LLP
30 S. 17th St.
5th Fl.
Philadelphia, PA 19103

BARBARA C. FRANK a/k/a BARBARA DEUTER FRANK a/k/a BARBARA D. FRANK and BARBARA C. DEUTER, dec'd.

Late of the Borough of Clifton Heights, Delaware County, PA.

Extrs.: Cathi J. Yayac and Michael Steven Yayac 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

HELEN B. GIBERSON, dec'd.

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

Extr.: Dennis J. McHenry, Jr. c/o Jonathan D. Sokoloff, Esquire, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103.

JONATHAN D. SOKOLOFF, ATTY.

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1608 Walnut St.

Ste. 900

Philadelphia, PA 19103

MARILYN B. GOLDSTEIN a/k/a

MARILYN BROOKS GOLDSTEIN, dec'd.

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

Admx.: Rebecca Brooks Goldstein 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

FRANCES ANN GORNY a/k/a

FRANCES GORNY, dec'd.

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

Extr.: Denise Frances Vetre (Named in Will as Denise Vetre), 107 Goshen Rd., West Chester, PA 19380.

WILLIAM J. McDEVITT, ATTY.

57 Colonial Rd.

Havertown, PA 19083

PATRICIA C. HANNIGAN, dec'd.

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

Extr.: Susan Shanabrook, 313 Oak Crest Dr., Safety Harbor, FL 34695.

STEVEN M. ZELINGER, ATTY.

Steven M. Zelinger, LLC

1650 Market St.

Ste. 3600

Philadelphia, PA 19103

MELISSA P. HEALY, dec'd.

Late of Delaware County, PA.

Extr.: Kristin Brown Carroll c/o Stephen Carroll, Esquire, P.O. Box 1440, Media, PA 19063.

STEPHEN CARROLL, ATTY.

Carroll & Karagelian LLP

P.O. Box 1440

Media, PA 19063

EMIL ERNEST HEBBEL, III, dec'd.

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

Extr.: Anna-Mae Hebbel a/k/a Anna Mae Hebbel c/o William P. Lincke, Esquire, 230 N. Monroe Street, Media, PA 19063.

WILLIAM P. LINCKE, ATTY.

230 N. Monroe Street

Media, PA 19063

LINDA C. KOO a/k/a LINDA CHIH-LING KOO, dec'd.

Late of the Township of Chadds Ford, Delaware County, PA.

Extr.: David Koo c/o Rick Morton, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382.

RICK MORTON, ATTY.

999 West Chester Pike

Suite 201

West Chester, PA 19382

ELEANOR M. KWAPINSKI, dec'd.

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

Extr.: Joseph S. Kwapinski, 4478 Venicean Rd., Sea Isle City, NJ 08243.

IRENE ELIZABETH MANLEY a/k/a

IRENE E. MANLEY, dec'd.

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

Extr.: William B. Manley, Jr., 121 Hunt Club Ln., Newtown Square, PA 19073.

AIDA R. MATTEO a/k/a EDITH

MATTEO, dec'd.

Late of the Borough of Clifton Heights, Delaware County, PA.

Extr.: Joan Anne Bulovas (Named in Will as Joan Matteo Bulovas) 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

BETTY LOU McKENNA a/k/a

BEATRICE McKENNA, dec'd.

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

Extx.: Christine Beth Oliver c/o
Jonathan H. Ellis, Esquire, One
Tower Bridge, 100 Front St., Ste. 100,
Conshohocken, PA 19428.
JONATHAN H. ELLIS, ATTY.
Flaster Greenberg PC
One Tower Bridge
100 Front St.
Ste. 100
Conshohocken, PA 19428

DONALD P. McNAMARA, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extx.: Tim McNamara (Named in Will
as Timothy McNamara), 113 Woods
Ln., Pottstown, PA 19465.
RICHARD D. LINDERMAN, ATTY.
OWM Law
41 E. High St.
Pottstown, PA 19464

**JOSEPH J. MEEHAN a/k/a REV.
JOSEPH J. MEEHAN, dec'd.**
Late of the Borough of Darby,
Delaware County, PA.
Extx.: Robert J. Gendaszek and
Margaret A. Gendaszek 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

MICHAEL J. MIRRA, dec'd.
Late of the Borough of Morton,
Delaware County, PA.
Extx.: Harry Mirra, 215 Fairhill Rd.,
Morton, PA 19070.

**JAMES V. NOEL a/k/a JAMES NOEL,
dec'd.**
Late of the Township of Lower
Chichester, Delaware County, PA.
Admr.: Anthony John Noel c/o David
Lipow, Esquire, 509 S. Lenola Rd.,
Bldg. 6, Moorestown, NJ 08057.
DAVID LIPOW, ATTY.
O'Brien, Belland & Bushinsky LLP
509 S. Lenola Rd.
Bldg. 6
Moorestown, NJ 08057

**EMILY S. PARKIN a/k/a EMILY
SEERS PARKIN and EMILY JANE
PARKIN, dec'd.**
Late of the Township of Haverford,
Delaware County, PA.
Extx.: Jeffrey Parkin and Garry
Parkin c/o Denise Smith, Esquire, P.O.
Box 1490, Havertown, PA 19083.

DENISE SMITH, ATTY.
P.O. Box 1490
Havertown, PA 19083

**PHYLLIS M. PETRYK a/k/a PHYLLIS
PETRYK and PHYLLIS MARIE
PETRYK, dec'd.**
Late of the Township of Concord,
Delaware County, PA.
Extx.: Gloria J. Walls c/o John Jay
Wills, Esquire, 4124 Chichester Ave.,
Boothwyn, PA 19061.
JOHN JAY WILLS, ATTY.
4124 Chichester Ave.
Boothwyn, PA 19061

**MARGARET HELEN SCHULT a/k/a
MARGARET H. SCHULT, dec'd.**
Late of the Township of Radnor,
Delaware County, PA.
Extx.: George Francis Schult, Jr. a/k/a
George F. Schult (Named in Will as
George) c/o Marc H. Jaffe, Esquire, 795
E. Lancaster Ave., Ste. 260, Villanova,
PA 19085.
MARC H. JAFFE, ATTY.
Fromhold Jaffe Adams & Jun
795 E. Lancaster Ave.
Ste. 260
Villanova, PA 19085

**JOSEPH J. SCORSONE a/k/a JOE
SCORSONE, dec'd.**
Late of the Township of Marple,
Delaware County, PA.
Extx.: Mimma J. Scorsone-Sacchetta,
123 Lori Ln., Broomall, PA 19008.
MICHAEL F. ROGERS, ATTY.
Salvo Rogers Elinski & Scullin
301 E. Germantown Pike
1st Fl.
East Norriton, PA 19401

MIRIAM J. SPRINGER, dec'd.
Late of the Borough of East
Lansdowne, Delaware County, PA.
Admx.: Miriam C. Springer c/o Michael
J. Mattson, Esquire, 21 W. Third St.,
Media, PA 19063.
MICHAEL J. MATTSON, ATTY.
Musi, Merkins, Daubenberger
& Clark, LLP
21 W. Third St.
Media, PA 19063

**DONALD ROY SWOPE a/k/a
DONALD R. SWOPE, dec'd.**
Late of the Borough of Media,
Delaware County, PA.
Extx.: Natalie Jane Cooper (Named
in Will at Natalie J. Cooper) c/o Ryan
M. Bornstein, Esquire, 800 Lancaster
Ave., Ste. T-2, Berwyn, PA 19312.

RYAN M. BORNSTEIN, ATTY.
Harvey Ballard & Bornstein, LLC
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Ste. T-2
Berwyn, PA 19312

LORRAINE S. TRADER, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admx.: Deborah A. Scott, 726 Turner
Ave., Drexel Hill, PA 19026.

ANNETTE C. WIER, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Patrick James Wier c/o Douglas
L. Kaune, Esquire, 120 Gay Street,
P.O. Box 289, Phoenixville, PA 19460.
DOUGLAS L. KAUNE, ATTY.
Unruh, Turner, Burke & Frees, P.C.
120 Gay Street
P.O. Box 289
Phoenixville, PA 19460

FREDERICK L. WOOD, dec'd.
Late of the Borough Chester Heights,
Delaware County, PA.
Extr.: Jessica Lee Wood, 249 Wawa
Rd., Media, PA 19063.
PETER J. BIETZ, ATTY.
Gadsden Schneider & Woodward LLP
1275 Drummers Ln.
Ste. 210
Wayne, PA 19087-1571

SECOND PUBLICATION

HELEN C. BULL, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Extr.: Marie Helen Coleman (Named
in Will as Marie Coleman) c/o Stephen
M. Specht, Esquire, 2332 S. Broad St.,
Philadelphia, PA 19145.
STEPHEN M. SPECHT, ATTY.
Green & Schafle, LLC
2332 S. Broad St.
Philadelphia, PA 19145

CAROL S. CHAPMAN, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Andrew L. Chapman c/o Kristine
F. Hughey, Esquire, 22 W. Second St.,
Media, PA 19063.
KRISTINE F. HUGHEY, ATTY.
22 W. Second St.
Media, PA 19063

FRANCIS P. CHIPONIS, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.

Extr.: Cynthia Alice Ferguson (Named
in Will as Cynthia A. Ferguson) c/o
Daniel R. Coleman, Esquire, 300 W.
State St., Ste. 300, Media, PA 19063.
DANIEL R. COLEMAN, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

KEHLANI MARIE COLTRANE, dec'd.
Late of the Township of Tinicum,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
100 W. Sixth Street
Suite 204
Media, PA 19063

GERALD ELLIS, dec'd.
Late of the City of Chester, Delaware
County, PA.
Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
100 W. Sixth Street
Suite 204
Media, PA 19063

LORRAINE ALLISON FOSTER, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
100 W. Sixth Street
Suite 204
Media, PA 19063

ALICIA JEREMY GREEN, dec'd.
Late of the Borough of Prospect Park,
Delaware County, PA.
Admr.: Daniel J. Kearney c/o Robert
W. Hershman, Jr., Esquire, 6 East
Hinckley Avenue, 1st Floor, Ridley
Park, PA 19078.
ROBERT W. HERSHMAN, JR., ATTY.
6 East Hinckley Avenue
Ridley Park, PA 19078

CLARE M. HELMIG, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Dolores A. Leach c/o Mary
Elizabeth Devine, Esquire, 5248
Township Line Rd., P.O. Box 324,
Drexel Hill, PA 19026.

MARY ELIZABETH DEVINE, ATTY.
Devine Law Associates, P.C.
5248 Township Line Rd.
P.O. Box 324
Drexel Hill, PA 19026

ROSE ANN KOSITS, dec'd.
Late of the Township of Thornbury,
Delaware County, PA.
Extx.: Adriana Lynn Kosits DeMarco
c/o Michael J. Mattson, Esquire, 1 N.
Ormond Ave., Office, Havertown, PA
19083.

MICHAEL J. MATTSON, ATTY.
Mattson Law Associates, P.C.
1 N. Ormond Ave.
Office
Havertown, PA 19083

**DANNA MILLER LEVY a/k/a DANNA
M. LEVY and DANNA K. LEVY,
dec'd.**

Late of the Township of Concord,
Delaware County, PA.
Extx.: Brett Leonard Miller Levy
(Named in Will as Brett L.M.
Levy), 21 Van Dorn St., Saratoga
Springs, NY 12866 and Erica Levy
Lunglhofer (Named in Will as Erica L.
Lunglhofer), 36 Hatton Dr., Severna
Park, MD 21146.

TRAVIS G. MAURER, ATTY.
Young Conaway Stargatt & Taylor, LLP
1000 N. King St.
Wilmington, DE 19801

WILLIAM J. MADER, SR., dec'd.
Late of the Township of Aston,
Delaware County, PA.
Admx.: Shannon Mader.
DENNIS WOODY, ATTY.
110 West Front Street
Media, PA 19063

**AGNES C. MOORE a/k/a AGNES O.
MOORE, dec'd.**

Late of the Borough of Clifton Heights,
Delaware County, PA.
Admx.: Joanne Gabe c/o Michael Imms,
Esquire, 999 West Chester Pike, Suite
201, West Chester, PA 19382.

MICHAEL IMMS, ATTY.
999 West Chester Pike
Suite 201
West Chester, PA 19382

ANDREW MURPHY, dec'd.
Late of the Township of Bethel,
Delaware County, PA.
Extx.: Denise Luce, 264 Horseshoe
Drive, Garnet Valley, PA 19060.

ELIZABETH RAINEY, dec'd.
Late of the Borough of Sharon Hill,
Delaware County, PA.
Extx.: Candace Linette Norman c/o
Robert H. Holber, Esquire, 41 E. Front
Street, Media, PA 19063.

ROBERT H. HOLBER, ATTY.
41 E. Front Street
Media, PA 19063

**BRETT LAWRENCE SCHAAF, JR.,
dec'd.**

Late of the Township of Tinicum,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
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JO ANN ELLEN SHARP, dec'd.
Late of the Borough of East
Lansdowne, Delaware County, PA.
Admr.: Brendan Sharp, 1118 Prospect
Ave., Prospect Park, PA 19076.

**SHEILA MARY SPENCE a/k/a
SHEILA M. SPENCE, dec'd.**

Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Diane Mary Winton (Named
as Diane Mary Conran in Will) c/o
Richard L. Colden, Jr., Esquire, 5248
Township Line Road, P.O. Box 350,
Drexel Hill, PA 19026.

RICHARD L. COLDEN, JR., ATTY.
Stapleton & Colden
5248 Township Line Road
P.O. Box 350
Drexel Hill, PA 19026

ANNE V. STANLEY, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extx.: AnneMarie Fisher, 202 Hoyt
Place, Wallingford, PA 19086.

NOELIA AMY VILLANEUVA, dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.

100 W. Sixth Street
Suite 204
Media, PA 19063

THIRD AND FINAL PUBLICATION

**SUSAN BETH GOLDMAN
AMSTERDAM, dec'd.**
Late of the Township of Haverford,
Delaware County, PA.

- Extr.: Alexis Amsterdam c/o Kara A. Klaiber, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331.
KARA A. KLAIBER, ATTY.
McCausland Keen + Buckman
80 W. Lancaster Ave.
4th Fl.
Devon, PA 19333-1331
- DOROTHY C. BATTER, dec'd.**
Late of the Township of Aston,
Delaware County, PA.
Admr.: Ronald Allan Batter.
SHANE P. HICKEY, ATTY.
20 W. Front St.
Media, PA 19063
- JOSEPH M. BETZ a/k/a JOSEPH BETZ, dec'd.**
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Antoinette C. Betz, 930 E.
Railroad Ave., Bryn Mawr, PA 19010.
- RITA C. BOVE, dec'd.**
Late of the Township of Upper
Providence, Delaware County, PA.
Extr.: Kyle A. Burch, Esquire, 22 State
Road, Media, PA 19063-1442.
- ELAINE CLARK, dec'd.**
Late of the City of Chester, Delaware
County, PA.
Admr.: Charles S. Clark, Jr., 749 Old
Federal Rd., Shorter, AL 36075.
STEVEN M. ZELINGER, ATTY.
Law Office of Steven M. Zelinger, LLC
1650 Market St.
Ste. 3600
Philadelphia, PA 19103
- ANTOINETTE CUSTIN a/k/a ANTOINETTE R. CUSTIN, dec'd.**
Late of the Borough of Clifton Heights,
Delaware County, PA.
Extr.: Joseph R. Zulli (Named in
Will as Joseph Zulli) c/o Jonathan E.
Becker, Esquire, 300 W. State St., Ste.
300, Media, PA 19063.
JONATHAN E. BECKER, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063
- JILL ANNE DALY a/k/a JILL A. DALY and JILL ANNE SCHIELA DALY, dec'd.**
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Colleen R. Daly c/o R. Scott
Aldridge, Esquire, 115 W. State Street,
Ste. 200, Media, PA 19063.
- R. SCOTT ALDRIDGE, ATTY.**
115 W. State Street
Ste. 200
Media, PA 19063
- RANDALL LEE DETRA, dec'd.**
Late of the Township of Chadds Ford,
Delaware County, PA.
Extr.: Mary Kathryn Crowley c/o Scott
D. Galloway, Esquire, 14 South Plum
Street, Media, PA 19063.
SCOTT D. GALLOWAY, ATTY.
14 South Plum Street
Media, PA 19063
- BETTY H. DETWILER, dec'd.**
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Gary Detwiler, 1361 Valley
Forge Rd., Apt. B, Phoenixville, PA
19460.
- ERICA B. FOOKS a/k/a ERICA BARBARA FOOKS, dec'd.**
Late of the Borough of Brookhaven,
Delaware County, PA.
Co-Extrs.: Deborah Ann Hackett and
Stephen Garry Fooks 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
- JAMES V. FOUNTAIN, JR., dec'd.**
Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Donovan S. Fountain, 2945
Larkspur Ln., Secane, PA 19018.
JEFFREY M. COOPER, ATTY.
The Law Office of Jeffrey M. Cooper
111 E. Township Line Rd.
Upper Darby, PA 19082
- EVELYN THERESA FRISBY, dec'd.**
Late of the Township of Chester,
Delaware County, PA.
Extr.: Tonya D. Warren c/o Robert H.
Holber, Esquire, 41 E. Front Street,
Media, PA 19063.
ROBERT H. HOLBER, ATTY.
41 E. Front Street
Media, PA 19063
- GABRIEL FUCCI, JR., dec'd.**
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Michael Fucci c/o Christina B.
Roberts, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

GERTRUDE C. GILLIGAN, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Admr.: Paul John Gilligan, Jr. c/o
 Walter J. Timby, III, Esquire, 100 W.
 Sixth St., Ste. 204, Media, PA 19063.
WALTER J. TIMBY, III, ATTY.
 Gibson & Perkins, PC
 100 W. Sixth St.
 Ste. 204
 Media, PA 19063

**ANNA GRACE a/k/a ANNA BARR and
 ANNA HENRY**, dec'd.
 Late of the Township of Chester,
 Delaware County, PA.
 Admx.: Susan M. Brochet, 18 Partridge
 Ave., Ridley Park, PA 19078.

**F.D. HENNESSY, JR. a/k/a FRANCIS
 D. HENNESSY, JR. and FRANCIS
 DAVID HENNESSY, JR.**, dec'd.
 Late of the Borough of Lansdowne,
 Delaware County, PA.
 Co-Extrs.: Jefferson D. Hennessy and
 Meg H. Flisek c/o Joseph W. Bullen,
 III, Esquire, P.O. Box 217, Lansdowne,
 PA 19050-0217.
JOSEPH W. BULLEN, III, ATTY.
 Hennessy Bullen Walker
 P.O. Box 217
 Lansdowne, PA 19050-0217

RACHEL E. JACKSON, dec'd.
 Late of the Township of Springfield,
 Delaware County, PA.
 Extr.: Edward S. Jackson, III, 383
 Firenze Loop, Myrtle Beach, SC 29579.
CHRISTA F. HIGH, ATTY.
 Law Offices of Daniel J. Siegel, LLC
 66 W. Eagle Rd.
 Ste. 1
 Havertown, PA 19083

JOHN J. KELLY, dec'd.
 Late of the Township of Upper Darby,
 Delaware County, PA.
 Extr.: John Christopher Kelly (Named
 in Will as John C. Kelly) c/o William
 P. Culp, Jr., Esquire, 614 Darby Rd.,
 Havertown, PA 19083.
WILLIAM P. CULP, JR., ATTY.
 614 Darby Rd.
 Havertown, PA 19083

NICHOLAS S. LIPPINCOTT, dec'd.
 Late of the Township of Upper
 Providence, Delaware County, PA.
 Extx.: Patricia A. Cofell c/o Anthony
 Morris, Esquire, 118 W. Market Street,
 Suite 300, West Chester, PA 19382-
 2928.

ANTHONY MORRIS, ATTY.
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 118 W. Market Street
 Suite 300
 West Chester, PA 19382-2928

VIRGINIA A. LIVOLSI, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Extxs.: Diane McGarvey (Named in
 Will as Diane Fitzsimmons McGarvey)
 and Cindy S. Carter-Skinner (Named
 in Will as Cindy Carter-Skinner) c/o
 Wendy Fein Cooper, Esquire, 2617
 Huntingdon Pike, Huntingdon Valley,
 PA 19006.
WENDY FEIN COOPER, ATTY.
 Semanoff Ormsby Greenberg &
 Torchia, LLC
 2617 Huntingdon Pike
 Huntingdon Valley, PA 19006

**JOHN F. MARTIN, JR. a/k/a JOHN F.
 MARTIN**, dec'd.
 Late of the Township of Upper Darby,
 Delaware County, PA.
 Extx.: Loretta Martin-Halpine (Named
 in Will as Loretta Ann Martin-Halpine)
 c/o Dawn Getty Sutphin, Esquire,
 852 Eleventh Ave., Prospect Park, PA
 19076.
DAWN GETTY SUTPHIN, ATTY.
 852 Eleventh Ave.
 Prospect Park, PA 19076

MARGUERITE M. NAULTY, dec'd.
 Late of the Township of Ridley,
 Delaware County, PA.
 Extx.: Christa M. Bair c/o Dawn Getty
 Sutphin, Esquire, 852 Eleventh Ave.,
 Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
 852 Eleventh Ave.
 Prospect Park, PA 19076

**KENNETH PAUL PATTINSON, SR.
 a/k/a KENNETH P. PATTINSON,
 SR. a/k/a KEN PATTINSON and
 KENNETH P. PATTINSON**, dec'd.
 Late of the Borough of Prospect Park,
 Delaware County, PA.
 Extx.: Jenna Leigh Bruton (Named in
 Will as Jenna Burton) c/o Michael K.
 Molinaro, Esquire, 2327 West Chester
 Pike, Ste. 200, Broomall, PA 19008.
MICHAEL K. MOLINARO, ATTY.
 2327 West Chester Pike
 Ste. 200
 Broomall, PA 19008

HARRY REIHL, III, dec'd.
 Late of the Township of Tincicum,
 Delaware County, PA.

Extr.: Rena S. Cook (Named in Will as Rena Cook), 213 Chippewa St., Lester, PA 19029.

LINDA McGRIER, ATTY.
2201 Chichester Ave.
Ste. 201
Upper Chichester, PA 19061

DOROTHY T. SOUTHREY, dec'd.
Late of the Township of Marple, Delaware County, PA.

Admx.: Stephanie Richards, 13 Ann Rd., Broomall, PA 19008.

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

NORMAN A. VERNATI, dec'd.
Late of the Township of Haverford, Delaware County, PA.

Extr.: Sharon V. Gala c/o Daniel J. Donohue, Esquire, 8513 West Chester Pike, Upper Darby, PA 19082.

DANIEL J. DONOHUE, ATTY.
Donohue & Donohue, P.C.
8513 West Chester Pike
Upper Darby, PA 19082

PETER DANIEL WALAWENDER, dec'd.

Late of the Township of Upper Chichester, Delaware County, PA.
Admx.: Beverly Ann Walawender c/o David S. Daniel, Esquire, 319 West Front Street, Media, PA 19063.

DAVID S. DANIEL, ATTY.
319 West Front Street
Media, PA 19063

SHERRI PATRICIA WELLS, dec'd.
Late of the Township of Darby, Delaware County, PA.

Admr.: Anthony Lee Wright c/o Barry W. Van Rensler, Esquire, 10 S. Plum St., Media, PA 19063-8760.

BARRY W. Van RENSLER, ATTY.
Plum Street Lawyers
10 S. Plum St.
Media, PA 19063-8760

BRUCE HOWARD WHEATLEY a/k/a BRUCE H. WHEATLEY and BRUCE WHEATLEY, dec'd.

Late of the Township of Ridley, Delaware County, PA.
Extr.: Scott M. Wheatley, 841 N. Lamp Post Ln., Aston, PA 19014.

ANNETTE C. WIER, dec'd.
Late of the Township of Upper Chichester, Delaware County, PA.

Extr.: Patrick James Wier c/o Douglas L. Kaune, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460.
DOUGLAS L. KAUNE, ATTY.

Unruh, Turner, Burke & Frees, P.C.
120 Gay Street
P.O. Box 289
Phoenixville, PA 19460

AUDIT

ORPHANS' COURT

**Estates listed for Audit on
JUNE 12, 2024
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.

McGAUGHY - First and final Account of Christine Lee Perovich, Administratrix, Estate of David L. McGaughy, Deceased.

May 31; June 7

CHANGE OF NAME

**COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2023-007727**

NOTICE IS HEREBY GIVEN THAT on September 12, 2023, the Petition of JENNIFER VICINANZA, parent and natural guardian of **GRAYSON VICINANZA** was filed in the above-named Court, praying for a Decree to change the Child's name to **GRAYSON GARCIA VICINANZA**. The Court has fixed July 19, 2024, at 10:10 a.m., 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.

BETH ANN MARSHALL, Solicitor
Knight & Moskow, P.C.
Attys. for Petitioner
215 N. Olive St.
#203
Media, PA 19063
(610) 565-8210

June 7, 14

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.

MUNOZ SJD CONSTRUCTION, INC.

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

June 7

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:

Three Purple Doves

with its principal place of business at 274 Greenwood Dr., Oxford, PA 19363.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Jessica Hammer, 274 Greenwood Dr., Oxford, PA 19363.

The application has been/will be filed on or after March 19, 2024.

June 7

**FOREIGN CORPORATION
CERTIFICATE OF AUTHORITY**

Certara USA, Inc., a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 4 Radnor Corporate Center, Ste. 350, Radnor, PA 19087, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in PA is Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Delaware County.

June 7

CERTIFICATE OF AUTHORITY

NOTICE IS HEREBY GIVEN THAT a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about May 3, 2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **Girls In Gear Inc**, 143 Colfax Road, Havertown, PA 19083.

This corporation is incorporated under the laws of New Jersey.

The address of its principal office is 515 Twin Oaks Road, Union, NJ 07083.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

June 7

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. CV-2024-000645

CHADDS FORD RENOVATIONS, LLC
v.
KEVIN NARCAVAGE and KIMBERLY
NARCAVAGE, H/W et al.

NOTICE IS HEREBY GIVEN THAT a COMPLAINT has been filed against the Defendants listed herein. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defense or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days from the date of publication of this Notice, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money or property or other rights important to you.

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 Bar Association
335 West Front Street
Media, PA 19063
(610) 566-6625
www.delcobar.org

DONALD J. WEISS, ESQUIRE

June 7, 14

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2023-004145

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

Lakeview Loan Servicing, LLC, Plaintiff
vs.

Johnathon Simmons, solely in capacity as heir of Dorothy Elizabeth Pulley a/k/a Dorothy Pulley, Deceased; Saamir Allford, solely in capacity as heir of Dorothy Elizabeth Pulley a/k/a Dorothy Pulley, Deceased; Sabree Allford, solely in capacity as heir of Dorothy Elizabeth Pulley a/k/a Dorothy Pulley, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Dorothy Elizabeth Pulley a/k/a Dorothy Pulley, Deceased, Defendant(s)

NOTICE

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Dorothy Elizabeth Pulley a/k/a Dorothy Pulley Dec.

You are hereby notified that on May 16, 2023, Plaintiff, Lakeview Loan Servicing, LLC filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Delaware County, Pennsylvania, docket to TERM, No. CV-2023-004145. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 136 Wayne Avenue, Collingdale, PA 19023 a/k/a 136 Wayne Avenue, Darby, PA 19023 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 day from the date of this publication or a Judgment will be entered against you.

NOTICE

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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH 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

POWERS KIRN, LLC
8 Neshaminy Interplex
Suite 215
Trevoese, PA 19053
(215) 942-2090

June 7, 14

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-002716

ACTION TO QUIET TITLE

TO: Assured Lending Corporation, its heirs, personal representatives, executors, administrators, successors and assigns and all persons having or claiming to have any right, lien, title, interest in or claim against 7112 Seaford Street, Upper Darby Township, County of Delaware, Commonwealth of Pennsylvania

TAKE NOTICE THAT BSRE Holdings, LLC has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

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 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 AND WISH TO RETAIN ONE, PLEASE CALL THE NUMBER LISTED BELOW:

LAWYER REFERAL SERVICE
(610) 566-6625
www.delcobar.org

CHRISTOPHER A. SARNO, ESQUIRE
Clymer Musser & Sarno PC
Attorneys for Plaintiff
408 West Chestnut Street
Lancaster, PA 17603

June 7, 14

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-000338

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

CITIMORTGAGE, INC., Plaintiff
v.

CHRISTINE SMITH, IN HER CAPACITY AS HEIR OF JAMES DILWORTH SMITH, JR.; UNKNOWN HEIRS SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES DILWORTH SMITH, JR., Defendant(s)

COMPLAINT IN MORTGAGE
FORECLOSURE

TO: UNKNOWN HEIRS SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES DILWORTH SMITH, JR., Defendant(s), 4420 ROSEMONT AVE., DREXEL HILL, PA 19026

You are hereby notified that Plaintiff, CITIMORTGAGE, INC., has 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 No. CV-2024-000338, seeking to foreclose the mortgage secured on your property located, 4420 ROSEMONT AVE., DREXEL HILL, PA 19026.

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 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 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 THE 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
(610) 566-6625
www.delcobar.org

TROY FREEDMAN, ESQUIRE
ID No. 85165
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

May 31; June 7

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2023-010020

COMPLAINT TO QUIET TITLE—
ADVERSE POSSESSION

TRAINER INDUSTRIES, LLC

vs.

JAMES HOLMAN, ELIZABETH
HOLMAN, AND THE UNKNOWN
HEIRS AND/OR ADMINISTRATORS
OF THE ESTATES OF JAMES AND/OR
ELIZABETH HOLMAN et al.

TO: Defendant(s) James Holman and Elizabeth Holman, H/W and/or the Unknown Heirs and/or Administrators of the Estates of James and/or Elizabeth Holman and Defendants, Lloyd Gorman, as Trustee of the Estate of Matthew Tuttle a/k/a Mathias Tuttle, Deceased, and the Unknown Heirs and/or Administrators of the Estate of Matthew Tuttle a/k/a Mathias Tuttle

You are hereby notified that Plaintiff TRAINER INDUSTRIES, LLC has filed a Complaint to Quiet Title—Adverse Possession, as captioned above. YOU HAVE BEEN SUED IN COURT TO QUIET TITLE TO 200 Price Street a/k/a 213-215 Price Street, Trainer Borough, Delaware County, Pennsylvania.

Being Folio No. 46-00-00441-00.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections with the court. You are warned that if you fail to do so within twenty (20) days from the date of publication of this Notice, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff(s). 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, OR CANNOT AFFORD ONE, 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.

Lawyer Referral Service
Delaware County Bar Assn.
335 W. Front Street
Media, PA 19063
610.566.6625
www.delcobar.org

J. ADAM MATLAWSKI, ESQUIRE
McNichol, Byrne & Matlawski, P.C.
Attys. for Plaintiff
1223 N. Providence Road
Media, PA 19063
(610) 565-4322

May 31; June 7

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-000855

MORTGAGE FORECLOSURE

Pennsylvania Housing Finance Agency,
Plaintiff

vs.

Erica Burgess, Shawn Burgess & Michael
Burgess, Jr., Known Heirs of Michael
A. Burgess, Sr., Deceased and The
Unknown Heirs of Michael A. Burgess,
Sr., Defendants

TO: Michael Burgess, Jr. and The
Unknown Heirs of Michael A.
Burgess, Sr., Defendant(s)

You are hereby notified that on January 24, 2024, Plaintiff filed a Complaint in Mortgage Foreclosure complaint with a Notice to Defend, against you in the Court of Common Pleas of Delaware County, PA, docketed to No. CV-2024-000855, wherein Plaintiff seeks to foreclosure its mortgage securing your property located at 922 Saville Ave., Eddystone, PA 19022, whereupon the Sheriff of Delaware County would sell your property. 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

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an 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. 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

LEON P. HALLER, ESQUIRE
Atty. for Plaintiff
1719 N. Front St.
Harrisburg, PA 17102
(717) 234-4178

June 7

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

**June 21, 2024
11:00 A.M. Prevailing Time**

BOROUGH

- Aldan 26
- Clifton Heights 13
- Darby 1, 3, 36, 37
- Folcroft 9
- Lansdowne 32
- Marcus Hook 30
- Prospect Park 7
- Sharon Hill 6, 29
- Yeadon 20, 23

TOWNSHIP

- Aston 22
- Concord 27
- Haverford 10, 31
- Lower Chichester 18
- Marple 5
- Middletown 11
- Newtown 15
- Ridley 12, 14, 28
- Upper Chichester 8, 16, 17, 24
- Upper Darby 2, 19, 21, 25, 34

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. 001048 1. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with, SITUATE in the first ward of the Borough of Darby, County of Delaware and State of Pennsylvania and more fully described as follows:

BEING the same premises which Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5, by Deed dated 09/10/2021 and recorded 12/18/2021 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 6780, page 523, in Instrument No. 2021095237, granted and conveyed unto Hawes Enterprise LLC.

Tax ID No. 14-00-03371-00

BEING known as 227 North 10th Street, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Hawes Enterprise LLC.

Hand Money \$3,000.00

Sarah A. Elia, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007429 2. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania and more fully described as follows:

BEING the same premises which Bruce J. Marziani, administrator of the Estate of Margaret W. Marziani, deceased, by Deed dated 08/31/2021 and recorded 10/07/2021 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 6751, page 3124, under Instrument No. 2021077096 granted and conveyed unto Nash Properties, LLC.

Tax ID No. 16-10-01734-00

BEING known as 1005 Wilde Avenue, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Nash Properties, LLC.

Hand Money \$3,000.00

Sarah A. Elia, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004723 3. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 217 Hamilton Avenue, Darby, PA 19023.

PARCEL No. 14000148600

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: The unknown Heirs of Anthony James Natale.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010501 5. 2023

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 31 Pleasant Road, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael J. Maraini.

Hand Money \$18,634.85

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000665 6. 2022

MORTGAGE FORECLOSURE

142 Bartlett Avenue Sharon Hill, PA 19079

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jacqueline Garnett a/k/a Jacqueline Garnet.

Hand Money \$18,890.20

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004290A 7. 2022

MORTGAGE FORECLOSURE

1626 Norwood Avenue
Borough of Prospect Park, PA 19079

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Lori M. Lahoda; Michael B. Lahoda.

Hand Money \$17,612.18

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009553A 8. 2021

MORTGAGE FORECLOSURE

230 Buffington Road
Aston, PA 19014

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Aneeta L. Fontaine.

Hand Money \$27,073.16

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002526 9. 2021

MORTGAGE FORECLOSURE

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

BEING Premises: 1560 Warwick Avenue, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: 2 story house—Residential dwelling.

SOLD AS THE PROPERTY OF: Cheryllynn Long a/k/a Cheryllynn Jackominic-Long a/k/a Cheryl Lynn Long and Christopher R. Long.

Hand Money \$20,311.48

Michael Clark, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001112 10. 2023

MORTGAGE FORECLOSURE

5 W Turnbull Avenue
Havertown, PA 19083

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Raymond J. Keller, III.

Hand Money \$22,971.28

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000645 11. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Middletown, County of Delaware and Commonwealth of Pennsylvania, BEING the same premises which William F. Hushion and Barbara C. Hushion, on November 25, 1987, recorded on November 30, 1987 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 00532, page 2341, granted and conveyed unto Christine C. Hushion.

BEING Premises: 1016 Baltimore Pike, A3, Media, PA 19063.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christine C. Hushion.

Hand Money \$15,231.00

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001961A 12. 2022

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: 38030245200

Property: 412 Sutton Avenue, Folsom, PA 19033.

BEING the same premises which Martha Perchalski, Executrix of the Estate of Mildred M. Pancoast, widow, deceased, by Deed dated February 5, 1993 and recorded February 18, 1993 in and for Delaware County, Pennsylvania in Deed Book Volume 01058, page 0685, granted and conveyed unto Thomas F. Brennan and Leslie A. Brennan, his wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Thomas F. Brennan and Leslie A. Brennan, his wife.

Hand Money \$18,659.42

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001246 13. 2020

MORTGAGE FORECLOSURE

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

BEING Premises: 24 South Diamond Street, Clifton Heights, Pennsylvania 19018.

BEING Folio No: 10-00-01073-00.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Precious Squire, known surviving Heir of Monica Bailey, Eugene Farmer, known surviving Heir of Monica Bailey, N.J. (a minor), known surviving Heir of Monica Bailey and unknown surviving Heirs of Monica Bailey.

Hand Money \$20,449.11

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007516 14. 2023

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: 38040078703

Property: 2123 Elder Avenue, Morton, PA 19070.

BEING the same premises which Teresa Brennan and Michael Brennan, Administrators of the Estate of Frank J. Brenna a/k/a Frank Brennan, deceased, by Deed dated August 10, 2012 and recorded September 5, 2012 in and for Delaware County, Pennsylvania in Deed Book Volume 5178, page 2219, granted and conveyed unto John M. Pike.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: John M. Pike.

Hand Money \$14,454.97

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009658 15. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 30000096800

Property: 4601 Florida Avenue, Newtown Square, PA 19073.

BEING the same premises which Donald H. Sebra and Alice Sebra, husband and wife by Deed dated March 16, 2010 and recorded March 25, 2010 in and for Delaware County, Pennsylvania in Deed Book Volume 4716, page 1892, granted and conveyed unto Donald H. Sebra, Alice Sebra and Megan R. Gehring, husband, wife and daughter.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Donald H. Sebra, Alice Sebra and Megan R. Gehring, husband, wife and daughter.

Hand Money \$5,252.85

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006607 16. 2018

MORTGAGE FORECLOSURE

Judgment Amount: \$120,310.56

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

Front: Irregular Depth: Irregular

BEING Premises: 1815 Peach Street, Boothwyn, PA 19061.

Parcel: 09-00-02713-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Debora E. Greenfield.

Hand Money \$12,031.06

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002048 17. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 1422 Brayden Drive, Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph Eugene Taylor.

Hand Money \$21,121.86

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009286 18. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 1547 Market Street, Linwood, PA 19061-4359.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Pamela Llewellyn.

Hand Money \$12,259.11

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010423 19. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, described according to a Plan made by Damon and Foster, Civil Engineers, Sharon Hill, PA dated 5/21/1949 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Anne Street (40 feet wide) at the distance of 80 feet South 60 degrees 43 minutes West from the Southwestwardly side of Bridge Street (40 feet wide); thence South 60 degrees 43 minutes West, 40.01 feet to a point; thence South 25 degrees 18 minutes East, 123.51 feet to a point; thence North 64 degrees 42 minutes East, 40 feet to a point; thence North 25 degrees 18 minutes West, 126.29 feet to a point in the Southeasterly side of Anne Street, the first mentioned point and place of BEGINNING.

BEING Premises: 3854 Anne Street Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Maureen M. Manzi a/k/a Maureen McShane Callaghan.

Hand Money \$12,908.12

Law Office of Gregory Javardian, LLC Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006939 20. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in the Borough of Yeadon, County of Delaware and Commonwealth of Pennsylvania, and described according to a Survey made by Damon and Foster, Civil Engineers, dated November 29, 1941, as follows, to wit:

BEGINNING at a point on the North-easterly side of Rose Street (60 feet wide) at the distance of 252 feet measured North 25 degrees, 1 minute, 20 seconds West from its intersection with the Northwest side of Baily Road (formerly Marina Avenue) (60 feet wide); thence extending North 25 degrees, 1 minute, 20 seconds West along said side of Rose Street 28 feet to a point; thence extending North 64 degrees, 58 minutes, 40 seconds East crossing the bed of a 12 feet wide driveway which extends Southeastwardly into said Baily Road and Northwestwardly; thence Northwardly into Fern Street (60 feet wide) 98 feet to a point; thence extending South 24 degrees, 31 minutes, 40 seconds East 28 feet to a point; thence extending South 64 degrees, 58 minutes, 40 seconds West recrossing the bed of said driveway and passing partly through the party wall between these premises and premises adjoining on the Southeast, 97.76 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway, as and for a driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bound thereon and entitled to the use thereof.

BEING the same premises which Vincent A. Ippoliti, acting herein by his Attorney-in-Fact Donna M. Ippoliti duly constituted and appointed by Power of Attorney dated November 10, 2003 and forthwith to by recorded and Jamie L. Ippoliti by Deed dated November 26, 2003 and recorded December 1, 2003 in Delaware County in Record Book 3025, page 1970 conveyed unto Mohammed K. Jabbie and Zainab Yeabu Jabbie, husband and wife, in fee.

BEING Tax ID/Parcel No. 48-00-02789-00

BEING 527 Rose Street Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Mohammed K. Jabbie and Zainab Yeabu Jabbie.

Hand Money \$2,264.39

Michael S. Bloom, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005276 21. 2021

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected, Hereditaments and Appurtenances, SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania, being known and designated as Lot No. 3 on Plan of Lots made for Tait and Sincox by Damon and Foster, Civil Engineers of Upper Darby, Pennsylvania, dated March 24, 1927 and described according thereof as follows:

BEGINNING at a point on the Southeasterly side of Mansfield (formerly Drexel) Road (50 feet wide) on the arc of a circle curving to the left having a radius of 153.40 feet the arc distance of 30.50 feet from a point of tangency, said point of tangency being distance 317.7 feet from Southwesterly side of Fairview Avenue (50 feet wide) and extending from said beginning point South 30 degrees 21 minutes East and passing through the middle of a party wall of twin dwellings 121.98 feet to a point; thence South 59 degrees 39 minutes West 26 feet to a point; thence North 30 degrees 21 minutes West and passing through the middle of a party wall of twin garages and the middle of a party driveway 114.30 feet to a point in said Southeasterly side of Mansfield Road; thence extending Northeastwardly along said side of Mansfield Road on the arc of a circle curving to the right with the a radius of 153.41 feet the arc distance of 27.15 feet to the place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway, in common with the owners, tenants and occupiers of the adjoining premises.

BEING known as 2448 Mansfield Avenue.

BEING the same premises which Sam K. Gully by Deed dated 5/29/2003 and recorded 6/4/2003 in Delaware County in Volume 2797 page 1115 conveyed unto Kevin M. Elliott, in fee.

BEING the same premises which Joanne P. Elliott by Deed dated 5/28/2003 and recorded 6/4/2003 in Delaware County in Volume 2797 page 1119 conveyed all her right, title and interest unto Kevin M. Elliott, in fee.

BEING Tax ID/Parcel: No. 16-09-01107-00.

BEING 2448 Mansfield Avenue, Drexel Hill, Upper Darby Township, PA 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kevin M. Elliott.

Hand Money \$19,912.28

Michael S. Bloom, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005960 22. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 17 Snyder Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mark C. Aronson and De'Lisa L. Aronson.

Hand Money \$28,038.07

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005505 23. 2023

MORTGAGE FORECLOSURE

Property in the Borough of Yeadon, County of Delaware, Commonwealth of PA on the situate on the Southwesterly side of Serrill Avenue.

Front: 22 Depth: 100

BEING Premises: 1044 Serrill Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Courtney A. Pope and Audrey D. Pope.

Hand Money \$18,257.90

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010173 24. 2023

MORTGAGE FORECLOSURE

Property in the Township of Upper Chichester, County of Delaware, Commonwealth of PA. All that certain parcel of land in Township of Upper Chichester, Delaware County, Commonwealth of PA.

Front: 40 Depth: 100

BEING Premises: 235 Broadway Avenue, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Florence Byrd and Nora Byrd a/k/a Nora M. Byrd.

Hand Money \$10,652.96

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010812 25. 2023

MORTGAGE FORECLOSURE

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, BEING the same premises which Kyle A. Burch, executor of the Estate of Marian Shelly on March 7, 2019, recorded on May 3, 2019, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2019022139 granted and conveyed unto Ruth E. Richardson.

BEING Premises: 804 Hawthorne Avenue, Secane, PA 19018.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ruth E. Richardson.

Hand Money \$10,260.59

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 10644 26. 2023

MORTGAGE FORECLOSURE

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

BEING the same premises which Estate of Richard E. Van Horn by Robert W. Wasekanes on February 24, 2010, recorded on April 28, 2010, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2010022206 granted and conveyed unto Daniel L. Dawson.

BEING Premises: 140 W. Maryland Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Daniel L. Dawson.

Hand Money \$11,610.61

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000360 27. 2024

MORTGAGE FORECLOSURE

Property situated in the Township of Concord, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on May 18, 2004, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 3178, at page 843, as Instrument No. 2004065490.

BEING known as 9 James Hayward Road, Glen Mills, PA 19342.

Folio No: 13-00-00552-82.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Scott A. Ridge and Karen Ridge.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010889 28. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, SITUATE in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania, described according to a Plan of the "William Brinker Tract" made by Alonzo Yocum, Civil Engineer, Darby, PA dated 1/15/1913 as follows:

BEGINNING at a point on the Westerly side of Weiss (formerly Green) Avenue at the distance of 240 feet Northwestwardly from the Northwest corner of Baldwin Avenue and Weiss Avenue; thence extending Westwardly at right angles to the said Weiss Avenue, 109.48 feet; thence extending Northwestwardly 25.09 feet to a point thence extending Eastwardly at right angles to the said Weiss Avenue to the Westerly side of Weiss Avenue; thence extending Southeastwardly along the said Westerly side of Weiss Avenue, 25 feet to the first mentioned point and place of beginning.

BEING Lot No. 54 on said Plan.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William J. Paul, III a/k/a William J. Paul, 3rd and Karen A. Paul.

Hand Money \$23,695.82

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006371A 29. 2022

MORTGAGE FORECLOSURE

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

Front: 40 Depth: 100

BEING Premises: 220 Clifton Avenue, Sharon Hill, PA 19079.

PARCEL No. 41000051800

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Clinton J. Cain a/k/a Clinton Cain and Lequasha Austin-Toney.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007962 30. 2023

MORTGAGE FORECLOSURE

Property in the Borough of Marcus Hook, County of Delaware, Commonwealth of PA on the Southwesterly side of Washington Street.

Front: 18 Depth: 100

BEING Premises: 1124 Washington Avenue aka 1124 Washington Street, Marcus Hook, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: J A T A Minor, solely in their capacity as Heir of James R. Taylor, deceased and the unknown Heirs of James R. Taylor, deceased.

Hand Money \$8,996.66

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000979 31. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 1529 Brierwood Rd, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Frank P. Didio and Patricia Didio.

Hand Money \$19,225.56

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000614 32. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 80 West Baltimore Avenue, Unit B-410, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Maria Salik and Prayva Hussain.

Hand Money \$2,164.14

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062846 34. 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 Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 404 Midvale Avenue, Upper Darby, Pennsylvania.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Folayemi Omojokun.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000006C 36. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE on the Northeasterly corner of Fifth Street and Walnut Street in the Borough of Darby, County of Delaware and State of Pennsylvania, and described as follows:

BEGINNING at the intersection formed by the Northeasterly side of Walnut Street and the Southeasterly side of Fifth Street; thence extending by said side of Fifth Street, North 17 degrees, 35 minutes East, 19.25 feet to a point; thence South 72 degrees East, 107 feet to a point; thence South 17 degrees 35 minutes West, 19.74 feet to the Northeasterly side of Walnut Street; and thence by the same, North 72 degrees, 4 minutes West, 107 feet to the place of beginning.

BEING Premises: 129 South 5th Street, Darby, PA 19023.

FOLIO No. 14-00-00971-00.

BEING the same premises which Marcia Dixon, by the Deed dated March 2, 2006 and recorded on March 10, 2006 in the Office of the Recorder of Deeds in and for Delaware County in Deed Book 3748, page 1469, granted and conveyed unto Marcia Dixon and Lockley Dixon.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Marcia Dixon and Lockley Dixon.

Hand Money \$2,000.00 or 10% of Judgment Amount.

Kimberly A. Bonner, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006627 37. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Borough of Darby, County of Delaware and Commonwealth of Pennsylvania, BEING the same premises which James J. Rowan, on July 25, 2016, recorded on August 18, 2016, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2021008964 granted and conveyed unto April S. McCrae.

BEING Premises: 1114 Chestnut Street Darby, PA 19023.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: April S. McCrae.

Hand Money \$4,545.75

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

May 31; June 7, 14