

**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**

**VANESSA F. BIZZARI a/k/a VANESSA FAYE LAKE, dec'd.**  
 Late of the Township of Nether Providence, Delaware County, PA.  
 Extr.: Louis J. Bizzari c/o Edward Foley, Esquire, 213 E. State St., Kennett Square, PA 19348.  
**EDWARD FOLEY, ATTY.**  
 213 E. State St.  
 Kennett Square, PA 19348

**CYNTHIA M. CAPONI, dec'd.**  
 Late of the Township of Ridley, Delaware County, PA.  
 Extr.: Blaise J. Caponi, Sr. c/o James Michael Dolan, Esquire, 1009 Girard Avenue, Swarthmore, PA 19081.  
**JAMES MICHAEL DOLAN, ATTY.**  
 1009 Girard Avenue  
 Swarthmore, PA 19081

**ELEANOR J. CHESTNUT, dec'd.**  
 Late of the Township of Aston, Delaware County, PA.  
 Extr.: Scott O. Chestnut c/o Gary Stewart Seffin, Esquire, 30 West Third Street, Media, PA 19063.  
**GARY STEWART SEFLIN, ATTY.**  
 30 West Third Street  
 Media, PA 19063

**JOHN M. CLARK, SR., dec'd.**  
 Late of the Township of Ridley, Delaware County, PA.  
 Extr.: John M. Clark, Jr. c/o Robert W. Hershman, Jr., Esquire, 6 East Hinckley Avenue, 1<sup>st</sup> Floor, Ridley Park, PA 19078.  
**ROBERT W. HERSHMAN, JR., ATTY.**  
 6 East Hinckley Avenue  
 Ridley Park, PA 19078

**JOSEPH JOHN COLEMAN a/k/a JOSEPH J. COLEMAN and JOSEPH COLEMAN, dec'd.**  
 Late of the Borough of Parkside, Delaware County, PA.  
 Admx.: Tracey A. Coleman c/o Kristen L. Behrens, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.  
**KRISTEN L. BEHRENS, ATTY.**  
 Dilworth Paxson LLP  
 1500 Market St.  
 Ste. 3500E  
 Philadelphia, PA 19102

**MARILYN J. CROWELL a/k/a MARILYN CROWELL and MARILYN JANE CROWELL, dec'd.**  
 Late of the Township of Springfield, Delaware County, PA.  
 Admr.: Michael J. Mattson, 21 W. Third St., Media, PA 19063.  
**MICHAEL J. MATTSON, ATTY.**  
 Musi, Merkins, Daubenberger & Clark LLP  
 21 W. Third St.  
 Media, PA 19063

**GEORGE WILLIAM DALIE a/k/a GEORGE W. DALIE, dec'd.**  
 Late of the Borough of Upland, Delaware County, PA.  
 Extr.: George Dalie, II, 500 W. 22nd St., Wilmington, DE 19802.

**JOHN M. DOUGHER, dec'd.**  
 Late of the Township of Upper Darby, Delaware County, PA.  
 Extx.: Colleen M. Fail (Named in Will as Mary Colleen Fail a/k/a Colleen Fail) c/o Kelly C. Hayes, Esquire, 30 Cassatt Ave., Berwyn, PA 19312.  
**KELLY C. HAYES, ATTY.**  
 McAndrews, Mehalick, Connolly, Hulse & Ryan P.C.  
 30 Cassatt Ave.  
 Berwyn, PA 19312

**SHEILA A. HAGGERTY a/k/a SHEILA ANN HAGGERTY, dec'd.**  
 Late of the Township of Concord, Delaware County, PA.  
 Extxs.: Mary Kris A. Malloy (Named in Will as Mary Kris Malloy) and Kathleen MacKenzie 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

**ELIJAH HOLMES**, dec'd.  
Late of the Borough of Folcroft,  
Delaware County, PA.  
Extr.: Elijah M. Holmes, 8 Cheswold  
Blvd., Apt. 2C, Newark, DE 19713.

**WILLIAM F. KNIGHT, JR.**, dec'd.  
Late of the Township of Chester,  
Delaware County, PA.  
Admr.: William Franklin Knight, 289  
Coldiron Drive, Oxford, PA 19363.  
**ELIZABETH T. STEFANIDE**, ATTY.  
339 W. Baltimore Avenue  
Media, PA 19063

**ROBERT JAMES LAWLER**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Colleen Patricia Morrone 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

**NANCY J. LENDERMAN**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Robert R. Dougherty c/o  
Christina B. Roberts, Esquire, 3305  
Edgmont Ave., Brookhaven, PA 19015.  
**CHRISTINA B. ROBERTS**, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**SHEILA R. MARSHALL**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Kerry L. Egan c/o Kelly C.  
Hayes, Esquire, 30 Cassatt Ave.,  
Berwyn, PA 19312.  
**KELLY C. HAYES**, ATTY.  
McAndrews, Mehalick, Connolly, Hulse  
& Ryan P.C.  
30 Cassatt Ave.  
Berwyn, PA 19312

**HELEN E. MORRIS**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Diane Louise Morris c/o  
Robert C. Gerhard, III, Esquire, 815  
Greenwood Ave., Ste. 8, Jenkintown,  
PA 19046.  
**ROBERT C. GERHARD, III**, ATTY.  
815 Greenwood Ave.  
Ste. 8  
Jenkintown, PA 19046

**REGINA C. NASH**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.

Extr.: Lisa Serpico, 820 Riverside Dr.,  
Lanexa, VA 23089.

**BARBARA ANN OLSEN a/k/a  
BARBARA C. OLSEN**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Diane Olsen, 6604 282nd Ave.  
SE, Issaquah, WA 98027.

**LEROY D. PORTER**, dec'd.  
Late of the Borough of Glenolden,  
Delaware County, PA.  
Extr.: Debra L. Porter 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

**RUTH EVELYN RASMUSSEN a/k/a  
RUTH E. RASMUSSEN**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extrs.: Linda R. DiLullo, Susan Lynne  
Horton (Named in Will as Susan  
Horton) and Thomas Michael Rogers  
(Named in Will as Thomas Rogers)  
c/o Rudolph L. Celli, Jr., Esquire, 125  
Strafford Ave., Ste. 115, Wayne, PA  
19087.  
**RUDOLPH L. CELLI, JR.**, ATTY.  
Celli & Associates  
125 Strafford Ave.  
Ste. 115  
Wayne, PA 19087

**JEAN ROBINSON**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Melissa McElwee, 221 North  
Linden Avenue, Upper Darby, PA  
19082.

**JANET D. ROWLAND**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Ellen Parkinson.  
**SHANE P. HICKEY**, ATTY.  
20 W. Front St.  
Media, PA 19063

**TIMOTHY J. SLACHTA a/k/a  
TIMOTHY JOSEPH SLACHTA**,  
dec'd.  
Late of the Township of Bethel,  
Delaware County, PA.  
Extr.: Sherri J. Gregg, 19 Scarlet  
Avenue, Aston, PA 19014.  
**ELIZABETH T. STEFANIDE**, ATTY.  
339 W. Baltimore Avenue  
Media, PA 19063

**RICHARD A. WELLER, SR.,** dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Richard A. Weller, Jr., 2303  
Larkwood Dr., Wilmington, DE 19810.

**SECOND PUBLICATION**

**HELEN M. AVERILL,** dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Admx.: Sissy Gomez Valentine c/o  
Marybeth O. Lauria, Esquire, 3031  
Walton Rd., Ste. C310, Plymouth  
Meeting, PA 19462.  
**MARYBETH O. LAURIA, ATTY.**  
Lauria Law LLC  
3031 Walton Rd.  
Ste. C310  
Plymouth Meeting, PA 19462

**JAMES WILLIAM BARKSDALE a/k/a**  
**JAMES W. BARKSDALE,** dec'd.  
Late of the Borough of Chester,  
Delaware County, PA.  
Admx.: Shirley Barksdale c/o Jacquie  
Jones, Esquire, 215 North Olive Street,  
Suite 202, Media, PA 19063.  
**JACQUIE JONES, ATTY.**  
215 North Olive Street  
Suite 202  
Media, PA 19063

**RALPH L. BROWNLOWE, JR. a/k/a**  
**RALPH LAYTON BROWNLOWE,**  
**JR.,** dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: William H. Brownlowe c/o James  
R. Abbott, Esquire, 103 Chesley Dr.,  
Media, PA 19063.  
**JAMES R. ABBOTT, ATTY.**  
Abbott & Overholt PC  
103 Chesley Dr.  
Media, PA 19063

**STEVEN CHARLES BUNNELL,** dec'd.  
Late of the Township of Chadds Ford,  
Delaware County, PA.  
Extr.: Thomas B. Bunnell 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

**JAMES J. CASTELLO,** dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Karen C. Bifferato c/o Gregory J.  
Weinig, Esquire, 1201 N. Market St.,  
20<sup>th</sup> Fl., Wilmington, DE 19801.

**GREGORY J. WEINIG, ATTY.**  
Connolly Gallagher LLP  
1201 N. Market St.  
20<sup>th</sup> Fl.  
Wilmington, DE 19801

**DENNIS LEONARD CASTERLINE,**  
dec'd.  
Late of the Township of Upper  
Providence, Delaware County, PA.  
Extr.: Janis M. Casterline c/o Susan K.  
Garrison, Esquire, 24 Veterans Square,  
Media, PA 19063.  
**SUSAN K. GARRISON, ATTY.**  
24 Veterans Square  
Media, PA 19063

**LILLIAN M. CLARK,** dec'd.  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extr.: Brian Charles Clark c/o  
Matthew C. Stone, Esquire, 4126  
Edgmont Avenue, Brookhaven, PA  
19015.  
**MATTHEW C. STONE, ATTY.**  
The Law Offices of Stone & Stone, LLC  
4126 Edgmont Avenue  
Brookhaven, PA 19015

**TIMOTHY A. CORBETT a/k/a**  
**TIMOTHY CORBETT and**  
**TIMOTHY ADAM CORBETT,** dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Admx.: Allaire Victoria Corbett, 120  
Kirk Ln., Media, PA 19063.

**EDNA MAE EWAKA a/k/a EDNA**  
**EWAKA a/k/a EDNA M. EWAKA**  
**and EDNA BAER,** dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Extrs.: Steven Philip Ewaka; Susan  
Lynn Sitkowski; and Sharon L.  
Curbison (Named in Will as Sharon  
Leigh Curbison) c/o Timothy Gorbey,  
Esquire, 110 W. Front Street, Media,  
PA 19063.  
**TIMOTHY GORBEBY, ATTY.**  
110 W. Front Street  
Media, PA 19063

**PHILIP MICHAEL EWAKA a/k/a**  
**PHILIP EWAKA and PHILIP M.**  
**EWAKA,** dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Extrs.: Steven Philip Ewaka; Susan  
Lynn Sitkowski; and Sharon L.  
Curbison (Named in Will as Sharon  
Leigh Curbison) c/o Timothy Gorbey,  
Esquire, 110 W. Front Street, Media,  
PA 19063.

TIMOTHY GORBEY, ATTY.  
110 W. Front Street  
Media, PA 19063

**GLORIA M. LOFLAND**, dec'd.  
Late of the Borough of Parkside,  
Delaware County, PA.  
Admx.: Chelsea J. Showalter, 542 S.  
Broadway, Pennsville, NJ 08070.  
BETH ANN MARSHALL, ATTY.  
Knight & Moskow, P.C.  
215 N. Olive St.  
Ste. 203  
Media, PA 19063

**WILLIAM EDWARD LOFLAND, JR.**  
**a/k/a WILLIAM LOFLAND and**  
**BILL LOFLAND**, dec'd.  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Admx.: Chelsea J. Showalter, 542 S.  
Broadway, Pennsville, NJ 08070.  
BETH ANN MARSHALL, ATTY.  
Knight & Moskow, P.C.  
215 N. Olive St.  
Ste. 203  
Media, PA 19063

**MARCIA R. MARTIN**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Janet Lee Pace c/o William  
J. Luttrell, III, Esquire, 11 S. Olive  
Street, 2nd Floor, P.O. Box 1081,  
Media, PA 19063-8081.  
WILLIAM J. LUTTRELL, III, ATTY.  
11 S. Olive Street  
2nd Floor  
P.O. Box 1081  
Media, PA 19063-8081

**BRIAN McADAMS**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Martin John McAdams, 2206  
Parkdale Dr., Kingwood TX 77339.  
DAVID R. WHITE, JR., ATTY.  
Horst Krekstein & Runyon LLC  
610 W. Germantown Pike  
Ste. 350  
Plymouth Meeting, PA 19462

**DOROTHY M. McBRIDE**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Donna Marie Byrnes c/o Dawn  
Getty Sutphin, Esquire, 852 Eleventh  
Ave., Prospect Park, PA 19076.  
DAWN GETTY SUTPHIN, ATTY.  
852 Eleventh Ave.  
Prospect Park, PA 19076

**AGNES B. McCLAREN a/k/a AGNES**  
**H. McCLAREN**, dec'd.  
Late of the Borough of Aldan,  
Delaware County, PA.  
Extr.: Diane M. Croce c/o Thomas  
Broadt, Esquire, 116 W. Baltimore  
Ave., Media, PA 19063.  
THOMAS BROADT, ATTY.  
116 W. Baltimore Ave.  
Media, PA 19063

**PERRY P. McROBERT**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Admx.: Jodi A. Mindell, 1545 County  
Line Rd., Bryn Mawr, PA 19010.  
WILLIAM McDEVITT, ATTY.  
57 Colonial Dr.  
Havertown, PA 19083

**KRISTIN VON NIEDA**, dec'd.  
Late of the Borough of Chester  
Heights, Delaware County, PA.  
Extr.: Robert Grove Martone (Named  
in Will as Robert G. Martone) c/o Toni  
Cavanagh, Esquire, 112 W. Front  
Street, 2nd Floor, Media, PA 19063.  
TONI CAVANAGH, ATTY.  
112 W. Front Street  
2nd Floor  
Media, PA 19063

**EUGENE PASTERNAK a/k/a GENE**  
**PASTERNAK**, dec'd.  
Late of Delaware County, PA.  
Extr.: Eugene J. Pasternak, 609  
Woodland Drive, Havertown, PA  
19083.

**MELANIE PETERSON a/k/a**  
**MELANIE MARIE PETERSON**,  
dec'd.  
Late of the Borough of Lansdowne,  
Delaware County, PA.  
Admx.: Sally Dallas c/o Jacquie Jones,  
Esquire, 215 North Olive Street, Suite  
202, Media, PA 19063.  
JACQUIE JONES, ATTY.  
215 North Olive Street  
Suite 202  
Media, PA 19063

**MARY B. PIECTRAZAK**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Pauline D. Michel c/o Jennifer  
Abracht, Esquire, 610 Millers Hill,  
P.O. Box 96, Kennett Square, PA  
19348.  
JENNIFER ABRACHT, ATTY.  
Perna & Abracht, LLC  
610 Millers Hill  
P.O. Box 96  
Kennett Square, PA 19348

**WILLIAM REID**, dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Extr.: Anthony Mark Petrillo, Sr.  
c/o Matthew C. Stone, Esquire, 4126  
Edgmont Avenue, Brookhaven, PA  
19015.  
**MATTHEW C. STONE**, ATTY.  
The Law Offices of Stone & Stone, LLC  
4126 Edgmont Avenue  
Brookhaven, PA 19015

**KATHLEEN B. ROSENBERG**  
a/k/a **KATHLEEN B. SMITH-**  
**ROSENBERG and KATHLEEN B.**  
**SMITH**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Mark S. Rosenberg c/o Robert M.  
Firkser, Esquire, 333 West Baltimore  
Avenue, Media, PA 19063.  
**ROBERT M. FIRKSER**, ATTY.  
333 West Baltimore Avenue  
Media, PA 19063

**DIKRAN SAGIRYAN a/k/a DICK**  
**SAGIRYAN**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admr.: Raffi Karahisar, 6808 Pineway,  
University Park, MD 20782.

**PETER B. SEASHOLTZ**, dec'd.  
Late of the Township of Edgmont,  
Delaware County, PA.  
Extr.: Mark Peter Seasholtz (Named  
in Will as Mark P. Seasholtz) c/o Peter  
J. Bietz, Esquire, 1275 Drummers Ln.,  
Ste. 210, Wayne, PA 19087.  
**PETER J. BIETZ**, ATTY.  
Gadsden Schneider & Woodward LLP  
1275 Drummers Ln.  
Ste. 210  
Wayne, PA 19087

**HELEN B. SHADE**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Nancy S. Ripley, 1187  
Muhlenberg Avenue, Swarthmore, PA  
19081.

**JUDY ANN SHEA a/k/a JUDY A.**  
**SHEA**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: John Joseph Norcini, Jr. (Named  
in Will as John J. Norcini, Jr.) c/o  
Michael A. Breslow, Esquire, 1001  
Conshohocken State Rd., Ste. 1-300,  
West Conshohocken, PA 19428.

**MICHAEL A. BRESLOW**, ATTY.  
Heckscher, Teillon, Terrill  
& Sager, P.C.  
1001 Conshohocken State Rd.  
Ste. 1-300  
West Conshohocken, PA 19428

**GLADYS SHINN**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Joanne Foggy, 10 Oyster Bateau  
Court, Hilton Head, SC 29926.  
**ELIZABETH T. STEFANIDE**, ATTY.  
339 W. Baltimore Avenue  
Media, PA 19063

**LAUREL ANNE SLEBODNICK a/k/a**  
**LAUREL A. SLEBODNICK and**  
**LAUREL ANNE GOFF**, dec'd.  
Late of the Borough of Collingdale,  
Delaware County, PA.  
Extr.: Gary Slebodnick, 53 Brattle St.,  
Arlington, MA 02474.

**ELIZABETH S. SMITH**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Charles Thomas Smith c/o  
Stephen D. Molineux, Esquire, 227  
MacDade Blvd., Collingdale, PA 19023.  
**STEPHEN D. MOLINEUX**, ATTY.  
227 MacDade Blvd.  
Collingdale, PA 19023

**SHAWN MARIE SMITH**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Admx.: Mollie Lawrence c/o  
Christopher Culleton, Esquire, 547  
E. Washington Avenue, Newtown, PA  
18940.  
**CHRISTOPHER CULLETON**, ATTY.  
547 E. Washington Avenue  
Newtown, PA 18940

**PASQUALINO SPATOLA**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Admx.: Maria Anne Spatola c/o John  
McCreesh, Esquire, 7053 Terminal  
Square, Upper Darby, PA 19082.  
**JOHN MCCREESH**, ATTY.  
7053 Terminal Square  
Upper Darby, PA 19082

**JAMES H. VOWLER, JR. a/k/a JAMES**  
**HENRY VOWLER, JR.**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Amy Fry-Daly c/o Laura M.  
Mercuri, Esquire, 104 North York  
Road, Hatboro, PA 19040.

LAURA M. MERCURI, ATTY.  
Duffy North  
104 North York Road  
Hatboro, PA 19040

**THIRD AND FINAL PUBLICATION****ROBERT T. ALLEN, SR. a/k/a**

**ROBERT T. ALLEN**, dec'd.  
Late of the Borough of Collingdale,  
Delaware County, PA.  
Admx.: Arlene Stromberg 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

**CRAIG BAILLIE, SR. a/k/a CRAIG  
BAILLIE**, dec'd.

Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Katharine Baillie Wills c/o Mark  
D. Freeman, Esquire, 25 W. 2<sup>nd</sup> St., 2<sup>nd</sup>  
Fl., Media, PA 19063.  
**MARK D. FREEMAN, ATTY.**  
25 W. 2<sup>nd</sup> St.  
2<sup>nd</sup> Fl.  
Media, PA 19063

**JOHN A. BALZ**, dec'd.

Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Stuart Oser, 1013 Park Place,  
Apt. A, Wilmington, DE 19806.  
**P. KRISTEN BENNETT, ATTY.**  
Gawthrop Greenwood, P.C.  
17 E. Gay St.  
Ste. 100  
West Chester, PA 19380

**NANCY BEASLEY a/k/a NANCY**

**ADELINE BEASLEY**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: William G. Halligan 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

**JOYCE S. BROWN**, dec'd.

Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: R. Franklin Brown, Jr. c/o H.  
Michael Cohen, Esquire, 104 S. Church  
St., West Chester, PA 19382.

**H. MICHAEL COHEN, ATTY.**  
Pine and Pine LLP  
104 S. Church St.  
West Chester, PA 19382

**CATHERINE E. COLLINS**, dec'd.

Late of the Township of Newtown,  
Delaware County, PA.  
Admx.: Donnamarie C. Judge, 25 Twin  
Creeks Drive, Thornton, PA 19373.

**GEORGE A. COOKE**, dec'd.

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Alysia V. Valentine (Named in  
Will as Alysia Valentine), 723 Aubrey  
Ave., Ardmore, PA 19003.  
**DANA A. BLUE, ATTY.**  
110 E. State St.  
Ste. 305  
Kennett Square, PA 19348

**PATRICIA G. DEWEES**, dec'd.

Late of the Township of Thornbury,  
Delaware County, PA.  
Admx. C.T.A.: Nicole B. Pulaski  
(Named in Will as Nicole Sampey  
Pulaski), 309 Fairweather Dr., Exton,  
PA 19341.  
**WAYNE C. BUCKWALTER, ATTY.**  
Lamb McErlane, PC  
24 E. Market St.  
P.O. Box 565  
West Chester, PA 19381-0565

**JUDITH MARIE EYER**, dec'd.

Late of the Township of Upper  
Providence, Delaware County, PA.  
Admx.: Joanne Dempsey Puckett c/o  
Dawn Getty Sutphin, Esquire, 852  
Eleventh Ave., Prospect Park, PA  
19076.  
**DAWN GETTY SUTPHIN, ATTY.**  
852 Eleventh Ave.  
Prospect Park, PA 19076

**PHYLLIS M. FLEISCHMAN a/k/a  
PHYLLIS MARIE GIULIANO-  
FLEISCHMAN**, dec'd.

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: William M. Fleischman (Named  
in Will as William Meylin Fleischman)  
c/o Denise M. Cordes, Esquire, 300 W.  
State St., Ste. 300, Media, PA 19063.  
**DENISE M. CORDES, ATTY.**  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, PC  
300 W. State St.  
Ste. 300  
Media, PA 19063

**JUDYTHE W. GAVIN, dec'd.**

Late of the Township of Radnor,  
Delaware County, PA.  
Admr.: Michael J. Gallagher, 130  
Upland Rd., Havertown, PA 19083.  
**NICHOLAS J. CANIGLIA, ATTY.**  
Pierce Caniglia & Taylor  
125 Strafford Ave.  
Ste. 110  
Wayne, PA 19087

**JOANN CLAIRE HARDIGREE a/k/a**

**JOANN HARDIGREE, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Admr.: Michael Hardigree 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

**WILLIAM KOZMA, dec'd.**

Late of the Borough of Norwood,  
Delaware County, PA.  
Admx.: Jamie Lyn Riley, 17 E.  
Wyncliffe Ave., Clifton Heights, PA  
19018.  
**CHARI M. ALSON, ATTY.**  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**DAVID P. MILLER a/k/a DAVID P.  
MILLER, JR., dec'd.**

Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extx.: Janet Mae LaChance (Named in  
Will as Janet Mae Plyler) c/o Carolina  
R. Heinle, Esquire, 724 Yorklyn Rd.,  
Ste. 100, Hockessin, DE 19707.  
**CAROLINA R. HEINLE, ATTY.**  
MacElree Harvey, Ltd.  
724 Yorklyn Rd.  
Ste. 100  
Hockessin, DE 19707

**FREDERICK P. MITCHELL, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Carolyn M. Mitchell, 1604  
Earlington Road, Havertown, PA  
19083.

**PHYLLIS L. MOMROW a/k/a**

**PHYLLIS LORRAINE MOMROW,  
dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.

Extx.: Sharon Lorraine Dalrymple  
(Named as Sharon Dalrymple 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

**JEAN A. MURPHY, dec'd.**

Late of the Township of Middletown,  
Delaware County, PA.  
Admr. C.T.A.: Merritt J. Harman, IV  
c/o Guy F. Matthews, Esquire, 300 W.  
State St., Ste. 300, Media, PA 19063.  
**GUY F. MATTHEWS, ATTY.**  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, PC  
300 W. State St.  
Ste. 300  
Media, PA 19063

**KATHLEEN DIANE PAYNE a/k/a**

**KATHLEEN DIANE O'NEILL  
PAYNE, dec'd.**  
Late of the Township of Ridley,  
Delaware County, PA.  
Extx.: Mary Ellen McGowan, 23 Abel  
Place, Media, PA 19063.

**GARRY ROTHMEL, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Cecelia Rothmel c/o Michael  
Rothmel, Esquire, 33 Grant St., Mt.  
Holly, NJ 08060.  
**MICHAEL ROTHMEL, ATTY.**  
33 Grant St.  
Mt. Holly, NJ 08060

**JANET D. ROWLAND, dec'd.**

Late of the Borough of Media,  
Delaware County, PA.  
Extx.: Ellen Parkinson.  
**SHANE P. HICKEY, ATTY.**  
20 W. Front St.  
Media, PA 19063

**DIANE M. SHULL, dec'd.**

Late of the Borough of Brookhaven,  
Delaware County, PA.  
Admx.: Danielle M. Shull c/o Robert M.  
DiOrio, Esquire, 21 West Front Street,  
Media, PA 19063.  
**ROBERT M. DIORIO, ATTY.**  
DiOrio & Sereni, LLP  
21 West Front Street  
Media, PA 19063

**SANDRA J. WASHBURN a/k/a  
SANDRA JEAN WASHBURN and  
SANDY WASHBURN, dec'd.**  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Dan Washburn, 344 S. Old  
Middletown Rd., Media, PA 19063.

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2024-000043

NOTICE IS HEREBY GIVEN THAT on  
January 4, 2024, a Petition for a Change of  
Name was filed in the above named Court,  
praying for a decree to change the name(s)  
of **Michelle Lynn Carey-Artmont** to  
**Michelle Lynn Artmont**.

The Court has fixed Friday, June 21,  
2024, at 10:00 a.m. in Courtroom “TBA”,  
Delaware County Courthouse, Media, PA  
as the time and place for the hearing of  
said Petition, when and where all persons  
interested may appear and show cause, if  
any they have, why the prayer of the said  
Petition should not be granted.

ROBERT C. EWING, Solicitor  
116 W. Baltimore Avenue  
P.O. Box 728  
Media, PA 19063

Apr. 26; May 3

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2024-002085

NOTICE IS HEREBY GIVEN THAT on  
March 6, 2024, a Petition for a Change of  
Name was filed in the above named Court,  
praying for a decree to change the name(s)  
of **Gabrielle Voutsinas** to **Gabrielle  
Layla Ricciutti**.

The Court has fixed July 19, 2024, at  
10:00 a.m. in Courtroom “TBA”, Delaware  
County Courthouse, Media, PA as the time  
and place for the hearing of said Petition,  
when and where all persons interested may  
appear and show cause, if any they have,  
why the prayer of the said Petition should  
not be granted.

LUCAS A. CLARK, IV, Solicitor  
21 West Third Street  
Media, PA 19063

Apr. 26; May 3

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2023-009898

NOTICE IS HEREBY GIVEN THAT on  
November 20, 2023, a Petition for a Change  
of Name was filed in the above named  
Court, praying for a decree to change the  
name(s) of **Jennifer R. Wilkins** to **Jen-  
nifer Cecilia Rebecca Costa Wilkins**.

The Court has fixed June 25, 2024, at  
9:00 a.m. in Courtroom “TBA”, Delaware  
County Courthouse, Media, PA as the time  
and place for the hearing of said Petition,  
when and where all persons interested may  
appear and show cause, if any they have,  
why the prayer of the said Petition should  
not be granted.

May 3, 10

**CORPORATE DISSOLUTION**

NOTICE IS HEREBY GIVEN to all  
creditors and claimants of **Stephen L.  
Fedder MD PC**, with its registered office  
at 107 Green Lane, Haverford, PA 19041,  
a Pennsylvania business corporation, that  
the shareholders have approved a proposal  
that the corporation dissolve voluntarily  
and the Board of Directors is now engaged  
in winding up and settling the affairs of the  
corporation so that its corporate existence  
will end, pursuant to the filing of Articles  
of Dissolution with the Pennsylvania Cor-  
poration Bureau pursuant to Section 1975  
of the Pennsylvania Business Corporation  
Law of 1988, as amended.

May 3

**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:

**Elite Locksmith Experts**

with its principal place of business at 100 Cambridge Rd., Broomall, PA 19008.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Maor Ben Ieshai, 100 Cambridge Rd., Broomall, PA 19008.

The application has been/will be filed on or after February 23, 2024.

May 3

**US Institute of CPI and Immigration Services**

with its principal place of business at 250 Beverly Blvd., Apt. J207, Upper Darby, PA 19082.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Guevro Koivogui, 250 Beverly Blvd., Apt. J207, Upper Darby, PA 19082.

The application has been/will be filed on or after February 27, 2024.

May 3

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
DOCKET NO.: CV-2024-001220

NEWREZ LLC d/b/a SHELLPOINT  
MORTGAGE SERVICING, Plaintiff  
v.

Unknown Heirs, Successors, Assigns  
and all Persons, Firms or Associations  
Claiming Right, Title or Interest from  
or under Mildred Williams, Deceased,  
Defendant(s)

Please be advised that a Complaint in Mortgage Foreclosure has been filed against the property located at 337 Margate Road, Upper Darby, PA 19082. Parcel #16040129100. MORTGAGE INSTRUMENT NUMBER 2013055041.

If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Amended 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 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL SERVICE**

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

ROBERT WENDT, ESQUIRE  
PA I.D. #89150  
Leopold & Associates, PLLC  
Telephone: (914) 219-5787 x490  
rwendt@leopoldassociates.com

May 3, 10

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO.: CV-2022-004734

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

WELLS FARGO BANK, N.A., Plaintiff  
vs.  
James Seganti, solely in capacity as heir of William Seganti, Deceased; Harry Seganti, solely in capacity as heir of William Seganti, Deceased; Peggy Mattivi, solely in capacity as heir of William Seganti, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title, or Interest from or under William Seganti, Deceased, Defendant(s)

NOTICE

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title, or Interest from or under William Seganti, Deceased

You are hereby notified that on July 1, 2022, Plaintiff, WELLS FARGO BANK, N.A. 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-2022-004734. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 5200 Hilltop Drive, Unit 523 Bldg. AA-1 a/k/a 5200 Hilltop Drive, Unit AA-1, Brookhaven, PA 19015 whereupon your property would be sold by the Sheriff of Delaware County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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.

Lawyer 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  
Trevose, PA 19052  
(215) 942-2090

Apr. 26; May 3

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY  
FAMILY DIVISION  
NO.: CV-2022-008534

Salah Bouzid  
vs.  
Fatma Z. Allal

IN DIVORCE  
NOTICE OF DIVORCE

NOTICE IS HEREBY GIVEN THAT a divorce action has been filed between Salah Bouzid and Fatma Z. Allal on November 15, 2022 in the Court of Common Pleas of Delaware County.

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, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

CHRISTOPHER F. BAGNATO, ESQUIRE  
1500 Walnut Street  
Suite 1510  
Philadelphia, PA 19102

Apr. 26; May 3

**SERVICE BY PUBLICATION**

IN THE UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF PENNSYLVANIA  
CASE NO.: 23-02024

NOTICE OF U.S. MARSHAL'S SALE OF REAL PROPERTY

Fannie Mae, Plaintiff  
v.  
PF Hillside Manor, LP, Defendant

PLEASE TAKE NOTICE that the United States Marshal for the Eastern District of Pennsylvania will conduct a public sale of real estate on May 15, 2024, at 10:00 a.m., at the James A. Byrne United States Courthouse, 601 Market Street, Room 2110, Philadelphia, PA 19106-1728.

TO BE SOLD: Real property know as Hillside Manor and located at 1127 Ward Street, Chester, Pennsylvania 19013, Delaware County, Pennsylvania (tax parcel number: 49-11-02123-90), as more particularly described in Exhibit A to the Assignment of Security Interest recorded on November 6, 2020, at Instrument Number 2020062604 in the Delaware County Recorder of Deeds, Delaware County, Pennsylvania.

SEIZED IN EXECUTION as the Property of PF HILLSIDE MANOR, LP. Judgment entered November 30, 2023: \$13,760,241.74, plus accrued interests and costs.

Schedule of Distribution will be filed by the U.S. Marshal within 30 days of the date of sale.

For more information, contact Victoria A. Russell (215) 851-8237 or Jared S. Roach (412) 288-3131.

Apr. 19, 26; May 3

**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**

- Murtaugh, John J, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But as Trustee for PR, 9/6/2023, \$221,762.73
- Nan Inc, Commonwealth of PA Dept of Revenue, 9/13/2023, \$3,098.50
- Nasonnaples, Deborah Powell, Probation Dept of Delaware County, 11/2/2023, \$5,142.50
- Negron, Candido, Internal Revenue Service, 12/4/2023, \$18,734.27
- Norcutt, Kenneth D., Diamond Credit Union, 8/28/2023, \$25,975.61
- Oflynn, Geoffrey L, Atlantic Credit & Finance Inc, 9/18/2023, \$3,343.20
- Ogundipe, Bunmi, Township of Upper Darby, 10/11/2023, \$259.33
- Ogundipe, Bunmi, Township of Upper Darby, 10/11/2023, \$259.33
- Ogundipe, Bunmi, Township of Upper Darby, 10/20/2023, \$225.70
- Olugbenga, Falade, Borough of Sharon Hill, 12/19/2023, \$728.00
- Owens, Fred, Internal Revenue Service, 6/12/2023, \$38,925.04
- Pack, Jeffrey J, CmwltH Dept of Revenue, 10/13/2023, \$748.56

- Pack, Terry P, CmwltH Dept of Revenue, 10/13/2023, \$748.56
- Palermo, Francis, Palisades Acquisition XVI LLC, 7/31/2023, \$2,882.92
- Palermo, Francis, Palisades Acquisition XVI LLC, 7/31/2023, \$2,882.92
- Palermo, Francis, Palisades Acquisition XVI LLC, 7/31/2023, \$2,882.92
- Panco, Robert L, III, CmwltH Dept of Revenue, 6/5/2023, \$868.02
- Panichi, Anne, Upper Darby Township, 10/30/2023, \$189.10
- Panichi, Anne, Upper Darby Township, 10/30/2023, \$189.10
- Panichi, Dante J, Township of Upper Darby, 10/30/2023, \$225.70
- Panichi, Dante J, Township of Upper Darby, 10/30/2023, \$259.33
- Panichi, Dante, Jr, Upper Darby Township, 10/30/2023, \$189.10
- Panichi, Dante, Jr, Upper Darby Township, 10/30/2023, \$189.10
- Panichi, Debra, Township of Upper Darby, 10/30/2023, \$225.70
- Panichi, Debra, Township of Upper Darby, 10/30/2023, \$259.33
- Patel, Kaushik B, CmwltH Dept of Revenue, 6/5/2023, \$827.20
- Peace, Shanell L, Galaxy Portfolio, LLC, 6/21/2023, \$2,855.47
- Pearson, Lucy, City of Chester, 12/20/2023, \$630.63
- Pennewell, William, Township of Radnor, 7/26/2023, \$225.67
- Person, Alexander, Borough of Sharon Hill, 10/19/2023, \$463.47
- Person, Alexander, Borough of Sharon Hill, 10/19/2023, \$550.41
- Phillips, Mark E, CmwltH of PA Department of Revenue, 10/13/2023, \$4,714.20
- Philson, Denise, CmwltH Dept of Revenue, 12/5/2023, \$983.85
- Piasecki, Michael F, Commonwealth Unemployment Compensat, 6/26/2023, \$1,386.38
- Pitner, John M, Southwest Del Co Mun Authority, 8/28/2023, \$7,685.00
- PJ Haverford Inc, Commonwealth of PA Dept of Revenue, 8/11/2023, \$7,364.96
- Plotts, Lisa, Township of Marple, 12/18/2023, \$473.13
- Pomerantz, Eileen, CmwltH Dept of Revenue, 6/27/2023, \$178.14
- Pomerantz, Jack, CmwltH Dept of Revenue, 6/27/2023, \$178.14
- Potter, David A, Citibank NA, 12/19/2023, \$20,815.82
- Powell, Stephen E, Jr, Galaxy International Purchasing, LLC, 6/5/2023, \$1,155.28
- Purvis, Kelly, Galaxy International Purchasing, LLC, 6/5/2023, \$1,949.39
- Purwin, KaroliNA, Galaxy International Purchasing, LLC, 6/5/2023, \$1,103.03
- Pyatt, Henry L, Sr, Southwest Delaware County Municipal, 6/16/2023, \$4,441.11
- Pyatt, Ruth B, Southwest Delaware County Municipal, 6/16/2023, \$4,441.11
- Quality Performance Transmission SE, Commonwealth of PA Department of Revenue, 9/13/2023, \$6,234.54
- Quality Performance Transmission Services, Internal Revenue Service, 10/13/2023, \$15,855.10
- Quality Performance Transmission, Internal Revenue Service, 10/13/2023, \$52,427.94
- Quick, Eric C, Gold, Sally B, 9/15/2023, \$1,901.37
- R C Marland & Associates Inc, CmwltH Dept of Revenue, 8/22/2023, \$2,952.46
- R S Lee Construction, CmwltH Dept of Revenue, 6/26/2023, \$8,749.65
- Radewonuk, Amanda, Capital One Bank (USA) NA, 10/3/2023, \$1,098.14
- Raech, Charles J, Sr, Borough of Sharon Hill, 10/19/2023, \$895.82
- Raech, Charles J, Sr, Borough of Sharon Hill, 10/19/2023, \$993.13
- Raech, Charles J, Sr, Sharon Hill Borough, 10/19/2023, \$515.55
- Raech, Charles J, Sr., Borough of Sharon Hill, 10/19/2023, \$919.20
- Raech, Charles, Borough of Sharon Hill, 10/19/2023, \$588.34
- Raech, Charles, Borough of Sharon Hill, 10/19/2023, \$666.45
- Raech, Charles, Borough of Sharon Hill, 10/19/2023, \$1,007.90
- Rahman/ Ind/ President, Mohammed M, Commonwealth of PA Dept of Revenue, 12/7/2023, \$603.11
- Reach, Charles J, Sr, Sharon Hill Borough, 10/19/2023, \$869.11
- REO Investment Corporation, Borough of Folcroft, 9/29/2023, \$665.94
- REO Investment Corporation, Borough of Folcroft, 9/29/2023, \$753.17

REO Investment Corp, Borough of Folcroft, 9/29/2023, \$590.95	Riddle, James B, Middletown Twp, 9/1/2023, \$61.35
REO Investments, Folcroft Borough, 9/29/2023, \$478.08	Riddle, James B, Middletown Twp, 9/5/2023, \$24.75
Ressel, Annemarie, Darby Borough, 9/14/2023, \$222.88	Riddle, James B, Middletown Twp, 9/5/2023, \$24.75
Riddle, Charlotte A, Middletown Township, 9/5/2023, \$24.75	Riddle, James B, Middletown Twp, 9/5/2023, \$75.35
Riddle, Charlotte A, Middletown Township, 9/5/2023, \$73.70	Riddle, Joames B, Middletown Twp, 9/5/2023, \$75.35
Riddle, Charlotte A, Middletown Township, 9/5/2023, \$73.70	Ripson, John, River Heights Capital LLC., 8/30/2023, \$1,593.64
Riddle, Charlotte A, Middletown Township, 9/5/2023, \$87.35	Rosini, Elizabeth, Collingdale Boro, 9/8/2023, \$321.19
Riddle, Charlotte A, Middletown Twp, 9/1/2023, \$61.35	Rosini, Mark, Collingdale Boro, 9/8/2023, \$321.19
Riddle, Charlotte A, Middletown Twp, 9/5/2023, \$111.40	Ross, Earl M, CmwltH Dept of Revenue, 10/16/2023, \$6,182.44
Riddle, Charlotte A, Middletown Twp, 9/5/2023, \$24.75	Ross, Michelle J, CmwltH Dept of Revenue, 10/16/2023, \$6,182.44
Riddle, Charlotte A, Middletown Twp, 9/5/2023, \$24.75	Rudolph, James C., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 10/11/2023, \$300.00
Riddle, Charlotte A, Township of Middletown, 9/5/2023, \$111.40	Ruggieri, Joseph J, Jr, Discover Bank, 12/19/2023, \$5,503.45
Riddle, Charlotte, Middletown Twp, 9/5/2023, \$75.35	Ruiz-Shipe, Claudia, Internal Revenue Service, 7/5/2023, \$21,366.59
Riddle, Christopher John, Middletown Township, 9/1/2023, \$115.50	Runge, Brian S, Probation Dept of Delaware County, 9/6/2023, \$687.50
Riddle, Christopher John, Middletown Township, 9/5/2023, \$112.40	Runge, Brian S., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 9/6/2023, \$9,150.00
Riddle, Christopher John, Middletown Township, 9/5/2023, \$115.50	Runge, Brian Scott, Probation Dept of Delaware County, 9/6/2023, \$1,507.50
Riddle, Christopher John, Middletown Township Delaware County Sewer Authority, 9/14/2023, \$447.50	Runge, Brian Scott, Probation Dept of Delaware County, 9/6/2023, \$1,039.16
Riddle, Christopher John, Middletown Township, 9/14/2023, \$390.50	Runge, Brian Scott, Probation Dept of Delaware County, 9/6/2023, \$3,006.50
Riddle, Christopher John, Township of Middletown, 9/5/2023, \$115.50	Sampaio, Comidando Paulo, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 6/5/2023, \$2,157.00
Riddle, Christopher John, Township of Middletown, 9/5/2023, \$116.50	Sampaio, Comidando Paulo, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 6/5/2023, \$4,117.00
Riddle, Christopher John, Township of Middletown, 9/5/2023, \$117.50	Santovito, Kathryn P, River Heights Capital LLC., 7/14/2023, \$7,572.21
Riddle, Christopher, Middletown Township Delaware County Sewer Authority, 9/14/2023, \$502.50	Sarnoski, Stephen Michael, Probation Dept of Delaware County, 9/15/2023, \$3,368.50
Riddle, James B, Middletown Township, 9/5/2023, \$24.75	Sauter, Joanne T, Southwest Del Co Mun Authority, 8/28/2023, \$7,685.00
Riddle, James B, Middletown Township, 9/5/2023, \$73.70	Scala, Lindsay, Barclays Bank Delaware, 10/11/2023, \$5,310.38
Riddle, James B, Middletown Township, 9/5/2023, \$73.70	
Riddle, James B, Middletown Township, 9/5/2023, \$87.35	

Schneider, Joseph R, Commonwealth Department of Revenue, 11/30/2023, \$4,432.00	Smith, Eric S, Upper Darby Township, 12/20/2023, \$176.90
Sciarrino, John, CmwltH Dept of Revenue, 9/8/2023, \$674.80	Smith, Eric S, Upper Darby Township, 12/20/2023, \$189.10
Scocca, Richard, Darby Borough, 9/14/2023, \$443.53	Smith, Eric S, Upper Darby Township, 12/20/2023, \$189.10
Seffin, Gary Stewart, CmwltH Dept of Revenue, 12/18/2023, \$546.37	Smith, Eric S, Upper Darby Township, 12/20/2023, \$189.10
Segich, Joseph, Probation Dept of Delaware County, 9/29/2023, \$1,782.00	Smith, Larue, Midland Funding, LLC, 8/21/2023, \$13,614.15
Serfoss-Powell, Barbara C, Southwest Delaware County Municipal Authority, 8/25/2023, \$3,052.81	Smith, Lineada C, Jefferson Capital Systems, LLC, 6/6/2023, \$1,482.86
Shams Islan LLC, McGill, Joseema, 6/20/2023, \$200,000.00	Smith, Theresa M, Southwest Delaware Cty Municipal, 8/18/2023, \$1,810.99
Sheehan, Margaret J, Palisades Acquisition XVI LLC, 6/21/2023, \$2,712.36	Smith, Tyrone R, City of Chester, 10/30/2023, \$994.62
Sheehan, Margaret J, Palisades Acquisition XVI LLC, 6/21/2023, \$2,712.36	Songhai Press Corporation, Internal Revenue Service, 10/13/2023, \$353,135.90
Sheehan, Margaret J, Palisades Acquisition XVI LLC, 6/21/2023, \$2,712.36	Spence, Donald B., Jr., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 8/2/2023, \$1,557.00
Sheperd, Deborah A, Discover Bank, 6/5/2023, \$6,915.61	Spencer, Deon F, Delcora, 9/12/2023, \$101.68
Shepherd, Paul M, Discover Bank, 6/5/2023, \$6,915.61	Spencer, Deon F, Delcora, 9/12/2023, \$101.68
Shirey, Marylou, Commonwealth of PA Dept of Revenue, 6/5/2023, \$1,505.93	Spencer, Deon F, Delcora, 9/12/2023, \$120.41
Shirey, Matthew, Commonwealth of PA Dept of Revenue, 6/5/2023, \$1,505.93	Spencer, Deon F, Delcora, 9/12/2023, \$137.78
Siciland, Francis F, Delcora, 12/26/2023, \$126.68	Spring Valley Real Estate, Darby Boro, 9/7/2023, \$479.02
Siciliano, Francis F, Delcora, 12/26/2023, \$166.38	Spring Valley Real Estate, Darby Borough, 9/7/2023, \$623.31
Siciliano, Francis F, Delcora, 12/26/2023, \$235.63	Stamp, William B, CmwltH Dept of Revenue, 12/18/2023, \$863.90
Siciliano, Francis F, Delcora, 12/26/2023, \$255.51	Stamp, William B, Jr, CmwltH Dept of Revenue, 10/25/2023, \$717.01
Simmons, Siera, Probation Dept of Delaware County, 6/16/2023, \$1,030.50	Stamp, William B, Jr, CmwltH Dept of Revenue, 12/18/2023, \$1,007.08
Smith, Eric S, Township of Upper Darby, 12/20/2023, \$153.66	Stamp, William B, Jr, CmwltH Dept of Revenue, 12/18/2023, \$1,357.58
Smith, Eric S, Township of Upper Darby, 12/20/2023, \$183.43	Stamp, William B, Jr, CmwltH Dept of Revenue, 12/18/2023, \$1,553.70
Smith, Eric S, Township of Upper Darby, 12/20/2023, \$204.95	Stamp, William B, Jr, CmwltH Dept of Revenue, 12/18/2023, \$1,665.45
Smith, Eric S, Township of Upper Darby, 12/20/2023, \$259.33	Stamp, William B, Jr, CmwltH Dept of Revenue, 12/18/2023, \$1,702.31
Smith, Eric S, Upper Darby Township, 12/20/2023, \$128.10	Stamp, William B, Jr, CmwltH Dept of Revenue, 12/18/2023, \$1,760.41
Smith, Eric S, Upper Darby Township, 12/20/2023, \$128.10	Stamp, William B, Jr, CmwltH Dept of Revenue, 12/18/2023, \$1,822.59
Smith, Eric S, Upper Darby Township, 12/20/2023, \$158.60	Stamp, William B, Jr, CmwltH Dept of Revenue, 12/18/2023, \$586.11

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

**May 17, 2024  
11:00 A.M. Prevailing Time**

**BOROUGH**

- Aldan 10, 15
- Brookhaven 4
- Collingdale 54
- Darby 2, 38, 43
- East Lansdowne 18, 52
- Edgmont 50
- Folcroft 12, 28
- Lansdowne 37
- Morton 17
- Norwood 35
- Parkside 39, 45
- Ridley Park 21
- Sharon Hill 3
- Trainer 8
- Yeadon 26

**CITY**

- Chester 27, 41

**TOWNSHIP**

- Aston 14
- Darby 55
- Haverford 33
- Lower Chichester 36
- Marple 46, 49
- Nether Providence 11, 16
- Ridley 6, 25, 34
- Springfield 42
- Upper Chichester 33
- Upper Darby 9, 13, 20, 40, 44, 47, 48, 51
- Upper Providence 7

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. 006282      2.      2023**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 106 9th Street, Darby, PA 19023

IMPROVEMENTS CONSIST OF: 3 story house: residential dwelling.

SOLD AS THE PROPERTY OF: Emerick R. McKesey.

Hand Money \$12,082.84

Friedman Vartolo, LLP, Attorneys

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

**No. 008048      3.      2023**

**MORTGAGE FORECLOSURE**

Property in the Borough of Sharon Hill, County of Delaware and Commonwealth of Pennsylvania on the Northerly side of Coates Street.

BEING Premises: 1022 Coates Street, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Edward L. Morris, III.

Hand Money \$13,368.73

Friedman Vartolo, LLP, Attorneys

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

No. 009869 4. 2022

**MONEY JUDGMENT**

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

BEING Premises: 5200 Hilltop Drive, Apt. G10, a/ka/ Unit 118 Bldg. G. Brookhaven, PA 19015.

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to herein as "Hilltop No. 1", a Condominium, located at 5200 Hilltop Drive, Brookhaven, Pennsylvania 19015 in the Borough of Brookhaven, County of Delaware and Commonwealth of Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3rd 1963, P.L. 196, by the Recording in the Office of the Recording of Deeds in and for the County of Delaware, Commonwealth of Pennsylvania, of a Declaration dated 4-16-1974, recorded 4-19-1974 in Deed Book 2499 page 736; as in Code of Regulations of said Condominium dated 4-18-1974, recorded 4-19-1974 in Deed Book 2499 page 759 and as Amended in Volume 1022 page 1899 as shown on Declaration Plan of "Hilltop No. 1 Condominium", dated 2/7/1974, last revised 2-22-1974 and recorded 4-19-1974 in Condominium Drawer No. 1, such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and as shown on such Declaration Plan) as the same may be changed from time to time.

UNDER AND SUBJECT to covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in such Declaration, Declaration Plan and Code of Regulations and in the Rules referred to in such Code of Regulations.

UNDER AND SUBJECT to a Declaration of Easement as recorded in Deed Books 2463 page 129; 2499 page 446 and 2794 page 1170.

ALSO UNDER AND SUBJECT to covenants and agreements in Deed Book 2502 page 585.

BEING Parcel Number 05-00-00621-19.

BEING commonly known as 5200 Hilltop Drive, Apt. G10, a/ka/ Unit 118 Bldg. G. Brookhaven, PA 19015.

BEING the same premises which David A. Gingras, by Deed dated April 28, 2006, and recorded in the office for the Recording of Deeds, in and for the County of Delaware, in Deed Book 03794 at page 1615, et seq., granted and conveyed unto Peter S. Collins, in fee.

IMPROVEMENTS CONSIST OF: Residential Condominium Unit.

SOLD AS THE PROPERTY OF: Peter S. Collins.

Hand Money \$3,000.00

Clemons Richter & Reiss PC, Attorneys

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

No. 009559 6. 2020

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware and Commonwealth of PA on the beginning at a point on the Northeast side of Youngs Avenue.

Front: IRR Depth: IRR

BEING Premises: 150 Youngs Avenue aka 0 Youngs Avenue, Woodlyn, PA 19094.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Joanne Jones and Michael Jones.

Hand Money \$30,974.30

KML Law Group, P.C., Attorneys

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

No. 008059 7. 2012

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jona Harvey.

Hand Money \$99,514.85

KML Law Group, P.C., Attorneys

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

No. 010036A 8. 2019

**MORTGAGE FORECLOSURE**

Property in the Borough of Trainer, County of Delaware and Commonwealth of PA on the Southwesterly side of Chestnut Street.

Front: IRR Depth: IRR

BEING Premises: 1030 Chestnut Street, Trainer, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Vincent Wendowski.

Hand Money \$8,817.75

KML Law Group, P.C., Attorneys

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

No. 063842 9. 2020

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buidings and improvements thereon erected.

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

Location of property: 40 S.Pennock Avenue, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: Ynosecia Nunez.

Hand Money \$3,000.00

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

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

No. 003920 10. 2021

**MORTGAGE FORECLOSURE**

Property situated in the Borough of Aldan, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on March 11, 2004, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 3111, at page 0827, as Instrument No. 2004034790.

BEING Premises: 637 Maple Avenue, Aldan, PA 19018.

Folio No. 01-00-00714-02.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Crystal Sheppard and Alfonso Sheppard.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

**No. 005601A 11. 2023**

**MONEY JUDGMENT**

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan and referred to herein as Danbury Village, Nether Providence Township, Delaware County, PA, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1963, P.L. 196 by the recorded in the Office for the Recording of Deeds in and for Delaware County, PA of a Declaration dated 10/4/1979, recorded 10/5/1978 in Deed Book 2668 page 149, a Declaration Plan dated 6/1/1978 recorded 10/5/1978 in Condominium Drawer No. 2 and a Code of Regulations dated 10/4/1978 recorded 10/5/1978 in Deed Book 2668 page 165 and any and all amendments being designated on such Declaration Plan as Unit No. 11-A as more fully described in such Declaration Plan and Declaration together with 0.71429% undivided interest in the Common Elements and together with all of the easements and appurtenances thereto.

BEING Folio No. 34-00-02222-78.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Kathryn Thompson.

Hand Money \$3,000.00

Donald J. Weiss, Esquire, Attorney

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

**No. 005839A 12. 2018**

**MORTGAGE FORECLOSURE**

733 Bennington Road  
Folcroft, PA 19032

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Nancy Holt, deceased.

Hand Money \$10,516.66

RAS Citron, PLLC Attorneys

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

**No. 004424B 13. 2019**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 16100144600.

BEING Premises: 750 Ormond Avenue, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Eveline Saintil Mareus.

Hand Money \$22,295.85

McCabe, Weisberg & Conway, LLC, Attorneys

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

**No. 004078 14. 2023**

**MORTGAGE FORECLOSURE**

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

Front: 60 Depth: 120

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

Parcel No. 02-00-01976-00

IMPROVEMENTS CONSIST OF: Residential real estate.

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

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 008201 15. 2023**

**MORTGAGE FORECLOSURE**

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

Front: 35 Depth: 113

BEING Premises: 401 East Rively Avenue, Aldan, PA 19018.

Parcel No. 01000102600

IMPROVEMENTS CONSIST OF: Residential real estate.

SOLD AS THE PROPERTY OF: Leroy Wesley, III.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 008780 16. 2023**

**MORTGAGE FORECLOSURE**

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

Front: 32.50 Depth: 100

BEING Premises: 217 Emerald Lane, Media, PA 19063.

Parcel No. 34000084819

IMPROVEMENTS CONSIST OF: Residential real estate.

SOLD AS THE PROPERTY OF: Bruce Rambert.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 000683A 17. 2022**

**MORTGAGE FORECLOSURE**

Property in the Borough of Morton, County of Delaware and Commonwealth of PA on the Southwesterly side of Hawthorne Road.

Front: IRR Depth: IRR

BEING Premises: 228 Hawthorne Road, Morton, PA 19070.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Suzanne Paparo aka Suzanne G. Paparo.

Hand Money \$27,274.35

KML Law Group, P.C., Attorneys

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

**No. 001088 18. 2023**

**MORTGAGE FORECLOSURE**

Property in the Borough of East Lansdowne, County of Delaware, Commonwealth of PA on the West side of Wildwood Avenue.

Front: IRR Depth: IRR

BEING Premises: 200 Wildwood Avenue, East Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: William Brown.

Hand Money \$15,804.47

KML Law Group, P.C., Attorneys

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

**No. 004035 20. 2023**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 4067 Ellendale Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Irene Perry, Robert Martin, Pamela Mcardle, Edward Martin, Gregory Martin and Unknown Heirs.

Hand Money \$14,639.89

Brock & Scott, PLLC, Attorneys

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

**No. 062988 21. 2021**

**MONEY JUDGMENT**

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

Location of property: 215 Kane Avenue, Ridley Park, Pennsylvania 19078; Kane Avneue, Ridley Park, Pennsylvania 19078.

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: The Heirs of Margaret J. Faggiolo, and Unknown Heirs, Successors or Assigns of Margaret J. Faggiolo, deceased and all persons, firms or associations claiming right, title or interest from or under Margaret J. Faggiolo, deceased, Owner, reputed owner or whoever may be the Owner by operation of law.

Hand Money \$3,000.00

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

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

No. 009324B 25. 2018

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: 38-04-01972-00

Property: 2138 6th Avenue, Morton, PA 19070.

BEING the same premises which William H. Keller and Linda J. Keller, by Deed dated August 5, 1995 and recorded May 3, 1996 in and for Delaware County, Pennsylvania in Deed Book Volume 1467, page 2021, granted and conveyed unto Robert W. Powers and Jennifer C. Powers, husband and wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Robert W. Powers and Jennifer C. Powers, husband and wife.

Hand Money \$36,213.76

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009412 26. 2023

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. 48000209500.

Property: 33 Lincoln Avenue, Yeadon, PA 19050.

BEING the same premises which Jacqueline Bogle Mosley, executrix under the will of Roslyn Woods Bogle, deceased, by Deed dated October 29, 2004 and recorded November 12, 2004 in and for Delaware County, Pennsylvania in Deed Book Volume 03341, page 1273, granted and conveyed unto Roger Clisson Bogle.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Roger Clisson Bogle.

Hand Money \$13,317.18

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008755 27. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 49060033700.

Property: 300 West Seventh Street, Chester, PA 19013.

BEING the same premises which Daniel Woods Real Estate Company, by Deed dated May 7, 2004 and recorded June 9, 2004 in and for Delaware County, Pennsylvania in Deed Book Volume 3200, page 768, granted and conveyed unto Walter K. Lee and Patricia Lee.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Walter K. Lee and Patricia Lee.

Hand Money \$6,427.84

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006783 28. 2023

**MORTGAGE FORECLOSURE**

Judgment Amount: \$108,918.49

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

Front: Irregular Depth: Irregular

BEING Premises: 1517 Glen Avenue, Folcroft, PA 19032.

Folio Number: 20000087300.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jasmyn Winslow, known Heir of Ra'sheaa Klona Russell, deceased and unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Ra'sheaa Klona Russell, deceased.

Hand Money \$10,891.85

Christopher A. DeNardo, Attorney

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

No. 007875 33. 2023

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 09000063209.

Property: 102 Louise Drive, Boothwyn, aka Marcus Hook, PA 19061.

BEING the same premises which Stoney Creek Inc., by Deed dated January 6, 2006 and recorded January 24, 2006 in and for Delaware County, Pennsylvania in Deed Book Volume 3713, page 75, granted and conveyed unto Ezra Zapanta and Vebrey Zapanta, husband and wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Ezra Zapanta and Vebrey Zapanta, husband and wife.

Hand Money \$37,135.99

Katherine M. Wolf, Attorney

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

No. 005417 34. 2023

**MORTGAGE FORECLOSURE**

Amount of Judgment: \$10,911.74

Property in the Township of Ridley, County of Delaware, Commonwealth of PA on the Southwesterly side of Crum Creek Drive.

BEING Premises: 225 Crum Creek Drive, Woodlyn, PA 19094.

IMPROVEMENTS CONSIST OF: Residential real estate.

SOLD AS THE PROPERTY OF: Brad S. Freeman.

Hand Money \$1,091.74

M. Jacqueline Larkin, Esquire, Attorney

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

No. 011114C 35. 2015

**MORTGAGE FORECLOSURE**

Judgment Amount: \$159,514.63

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

Front: 70 feet Depth: 300 feet

BEING Premises: 226 East Winona Avenue, Norwood, PA 19074.

Folio Number: 31-00-01789-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: George R. Davidson and Patricia M. Davidson.

Hand Money \$15,951.46

Christopher A. DeNardo, Attorney

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

No. 001648B 36. 2018

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 160 West Ridge Road, Marcus Hook, PA 19061.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Lauren M. Rolph.

Hand Money \$5,890.62

Brock & Scott, PLLC, Attorneys

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

No. 010081 37. 2023

**MORTGAGE FORECLOSURE**

Property in the Lansdowne Borough, County of Delaware, Commonwealth of PA on the Southeast side of Albemarle Avenue.

Front: IRR Depth: IRR

BEING Premises: 164 West Albemarle Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lynise D. Luff as Executrix of the Estate of Marlene Barnes aka Marlene F. Barnes aka Marlene Frances Barnes aka Marlene Frances Page Barnes, deceased.

Hand Money \$16,225.03

KML Law Group, P.C., Attorneys

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

No. 005481A 38. 2018

**MORTGAGE FORECLOSURE**

Property in the Darby Borough, County of Delaware, Commonwealth of PA on the Easterly side of Hamilton Avenue.

Front: IRR Depth: IRR

BEING Premises: 211 Hamilton Avenue, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Tenay Casey aka Tenay E. Casey.

Hand Money \$7,380.67

KML Law Group, P.C., Attorneys

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

No. 002103B 39. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, Situate in the Borough of Parkside, County of Delaware and Commonwealth of Pennsylvania, and known as Lot No. 94 on plan of lots laid out by Pugh & Downey, Civil Engineers, and recorded in the Office of the Recording of Deeds, in and for said County of Delaware, in Deed Book "F" No. 11, page 640, and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Roland Road (formerly known as Camden Street and Gardner Street) at the distance of 203.24 feet measured Southwestwardly from the Southwest-erly side of Edgmont Avenue.

CONTAINING in front along the North- westerly side of said Roland Road measured Southwestwardly 40 feet and extending in depth Northwestwardly between parallel lines 120 feet.

HAVING thereon erected a dwelling house known and numbered as: 12 West Roland Road, Brookhaven, PA 19015.

PARCEL No. 32-00-00703-00.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Kathy Carrow.

Hand Money \$11,428.96 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008225 40. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 3822 Berry Avenue, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: Resi- dential property.

SOLD AS THE PROPERTY OF: Tier- ekka Walker.

Hand Money \$20,822.73

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002519 41. 2023

MORTGAGE FORECLOSURE

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

Front: 42 Depth: 100

BEING Premises: 1313 Kerlin Street, Chester, PA 19013.

Parcel No. 49-07-01286-00

IMPROVEMENTS CONSIST OF: Resi- dential real estate.

SOLD AS THE PROPERTY OF: Carol P. Ford and Robert H. Ford a/k/a Robert H. Ford III.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002597 42. 2023

MORTGAGE FORECLOSURE

Property in the Township of Springfield, County of Delaware and State of Pennsyl- vania.

Front: 60 Depth: 306.77

BEING Premises: 884 Church Road, Springfield, PA 19064.

Parcel No. 42-00-01210-00

IMPROVEMENTS CONSIST OF: Residential real estate.

SOLD AS THE PROPERTY OF: Christopher Smith a/k/a Christopher M. Smith and Jacqueline Smith.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 005175 43. 2023**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 1431 Forrester Avenue, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: Taxable residential dwelling; 2 sty hse gar; 18 x 95.

SOLD AS THE PROPERTY OF: Briana Suber, in their capacity as Heir of the Estate of Cornell J.V. Suber, deceased, Cornell Suber, in their capacity as Heir of the Estate of Cornell J.V. Suber, deceased, Durrell Suber, in their capacity as Heir of the Estate of Cornell J.V. Suber, deceased, Tahlia Suber, in their capacity as Heir of the Estate of Cornell J.V. Suber, deceased, Tanika Suber, in their capacity as Heir of the Estate of Cornell J.V. Suber, deceased, Camya Suber, in their capacity as Heir of the Estate of Cornell J.V. Suber, deceased, Christian Suber, in their capacity as Heir of the Estate of Cornell J.V. Suber, deceased, and Correll Suber, in their capacity as Heir of the Estate of Cornell J.V. Suber.

Hand Money \$8,775.53

Duane Morris, LLP, Attorneys

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

**No. 0008150 44. 2019**

**MORTGAGE FORECLOSURE**

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

Dimensions: 2 sty hse

BEING Premises: 7022 Walnut Street Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Nancy Vibert fka Nancy Biassou and Sherly Biassou.

Hand Money \$8,630.13

Pincus Law Group, PLLC, Attorneys

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

No. 006274 45. 2023

**MORTGAGE FORECLOSURE**

Amount of Judgment: \$26,319.95

Property in the Borough of Parkside, County of Delaware, Commonwealth of PA, being bounded and described by a Plan of Green Tree.

BEING Premises: 85 Park Vallei Lane, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: Residential real estate.

SOLD AS THE PROPERTY OF: Andrew Forrest.

Hand Money \$2,632.00

M. Jacqueline Larkin, Esquire, Attorney

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

No. 009756 46. 2023

**MORTGAGE FORECLOSURE**

Judgment Amount: \$87,688.87

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

Front: Irregular Depth: Irregular

BEING Premises: 2003 Aspen Circle, Springfield, PA 19064.

Parcel No. 25000306860

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Jane O'Hara.

Hand Money \$8,768.89

Jacqueline F. McNally, Esquire, Attorney

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

No. 065441 47. 2021

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buidings and improvements thereon erected.

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

Location of property: 805 E. Penn Pines Boulevard, Aldan, Pennsylvania.

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: Norane Gallagher.

Hand Money \$3,000.00

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

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

No. 062088 48. 2021

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buidings and improvements thereon erected.

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

Location of property: 257 Westpark Lane, Clifton Heights, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Barbara A. Carlin.

Hand Money \$3,000.00

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

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

No. 001909 49. 2023

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 439 Warren Blvd, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Michael R. Oulouhajian and Terry Lynn Sissons.

Hand Money \$27,283.64

Brock & Scott, PLLC, Attorneys

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

No. 008726A 50. 2022

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 19000042400, 19000006415

Property: 4979 West Chester Pike, Edgmont PA 19028.

BEING the same premises which Lance C. Hannum and Kristen Hannum, husband and wife, by Deed dated February 20, 2019 and recorded April 1, 2019 in and for Delaware County, Pennsylvania in Deed Book Volume 06301, page 0634, granted and conveyed unto Lance C. Hannum.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Lance C. Hannum.

Hand Money \$39,344.42

Katherine M. Wolf, Attorney

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

No. 002705 51. 2023

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware and Commonwealth of PA on the beginning at a point on the Southwest side of Wiltshire Road.

Front: IRR Depth: IRR

BEING Premises: 554 Wiltshire Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Diana Giles and Janet Jones.

Hand Money \$10,946.56

KML Law Group, P.C., Attorneys

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

No. 003143B 52. 2018

**MORTGAGE FORECLOSURE**

Property in the Borough of East Lansdowne, County of Delaware and Commonwealth of PA on the Westerly side of Wildwood Avenue.

Front: IRR Depth: IRR

BEING Premises: 218 Wildwood Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kerline Aslam.

Hand Money \$26,310.57

KML Law Group, P.C., Attorneys

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

**No. 003364D 53. 2016**

**MORTGAGE FORECLOSURE**

Property in the Township of Haverford, County of Delaware, Commonwealth of PA on the Southeasterly side of Walnut Hill Lane.

Front: IRR Depth: IRR

BEING Premises: 317 Walnut Hill Lane, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Joanne Galligan.

Hand Money \$32,699.36

KML Law Group, P.C., Attorneys

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

**No. 006049 54. 2023**

**MORTGAGE FORECLOSURE**

Property situated in the Borough of Collingdale, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on December 29, 2005, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 3890, at page 1282, as Instrument No. 2005124186

BEING Premises: 307 Roberta Avenue, Collingdale, PA 19023.

Folio No. 11-00-02423-00

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Erik Brown.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

**No. 001570 55. 2023**

**MORTGAGE FORECLOSURE**

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

Front/Depth: 26 x 100

BEING Premises: 1446 Forrester Avenue, Sharon Hill, PA 19079.

Parcel No. 15-00-01390-26

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Marion L. Mitchell.

Hand Money \$3,000.00

Eckert Seamans Cherin and Mellott, Attorneys

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

Apr. 26; May 3, 10