

**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**

**ALEXANDRA ADAMOVSKY a/k/a**

**SANDRA ADAMOVSKY, dec'd.**

Late of the Borough of Chester Heights, Delaware County, PA.  
Extx.: Diane A. Carey, 8580 W. Orbit Dr., Boise, ID 83709.

**ANITA M. D'AMICO, ATTY.**

D'Amico Law P.C.

65 S. Third St.

Oxford, PA 19363

**SARAH AJAVON-AVENTURA, dec'd.**

Late of the Borough of Sharon Hill, Delaware County, PA.

Admr.: Mark Ajavon c/o David W. Crosson, Esquire, 609 W. Hamilton St., Suite 210, Allentown, PA 18101.  
**DAVID W. CROSSON, ATTY.**

Crosson Richetti & Daigle, LLC  
609 W. Hamilton St.  
Suite 210

Allentown, PA 18101

**ELIZABETH T. BLAKE a/k/a**

**ELIZABETH BLAKE, dec'd.**

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

Extx.: Susanne E. Pooler 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

**THERESA A. BOSICO, dec'd.**

Late of the Township of Upper Chichester, Delaware County, PA.

Extx.: Carrie Woody, 110 West Front Street, Media, PA 19063.

**CARRIE WOODY, ATTY.**

110 West Front Street  
Media, PA 19063

**CARMELA COTTONE, dec'd.**

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

Co-Extrs.: John Salomone, Sr. and John Salomone, Jr.

**ROWAN KEENAN, ATTY.**

Keenan, Ciccitto & Associates, LLP  
376 E. Main Street  
Collegeville, PA 19426

**HENRY ALFRED DAWSON, SR.**

**a/k/a HENRY A. DAWSON, SR. and HENRY A. DAWSON, dec'd.**

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

Extx.: Mark Dawson, 301 Morton Ave., Ridley Park, PA 19078.

**BARBARA E. DEVER, dec'd.**

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

Extrs.: Michael Dever and Thomas Dever, 483 Brinton Lake Road, Thornton, PA 19373.

**LILIA H. FOUST a/k/a LILIA**

**HRISTOVA FOUST, dec'd.**

Late of the Township of Nether Providence, Delaware County, PA.

Admr.: David Vassilev 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

**MARGARET D. GIANCATERINO,**

**dec'd.**

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

Admr.: Stephen Ware Larkin c/o James J. Ruggiero, Jr., Esquire, 16 Industrial Boulevard, Suite 211, Paoli, PA 19301.

**JAMES J. RUGGIERO, JR., ATTY.**

16 Industrial Boulevard

Suite 211

Paoli, PA 19301

**GEORGIANA V. HAGEN a/k/a**

**GEORGIANA L. HAGEN, dec'd.**

Late of the Borough of Ridley Park, Delaware County, PA.

Admr.: Charles Hagen, 1200 Shetland Court, Yardley, PA 19067.

**JOHN ALAN HERRING a/k/a JOHN**

**A. HERRING, dec'd.**

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

Extx.: Susan P. Herring c/o Adam D. Reid, Esquire, 1200 19<sup>th</sup> St. NW, Washington, DC 20036.

- ADAM D. REID, ATTY.  
Cozen O'Connor  
1200 19<sup>th</sup> St. NW  
Washington, DC 20036
- DOROTHY S. HOPPE**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Co-Extrs.: Julia A. Hoppe and Eric A.  
Hoppe 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
- WILLIAM J. HURLEY**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extx.: Sharon Ann Kirkby c/o L.  
Peter Temple, Esquire, P.O. Box 384,  
Kennett Square, PA 19348.  
**L. PETER TEMPLE**, ATTY.  
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Kennett Square, PA 19348
- GAIL B. HYLAND a/k/a GAIL ANN  
BACON**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Admx.: Julia Ann Ricci, 2238 South  
Harwood Ave., Upper Darby, PA  
19082.
- ROBERT R. IATESTA**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extx.: Anna Iatesta, 139 N. Highland  
Rd., Springfield, PA 19064.
- PATRICIA A. LATTA a/k/a PATRICIA  
LATTA**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extx.: Paul Catenacci, 709 Carriage  
Circle, Aston, PA 19014.  
**JONATHAN H. STANWOOD**, ATTY.  
Jonathan H. Stanwood, LLC  
1617 JFK Blvd.  
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Philadelphia, PA 19103
- CHARLES H. LOVENGUTH**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extx.: Marc A. Lovenguth c/o G. Elias  
Ganim, Esquire, P.O. Box 494, Paoli,  
PA 19301-0494.  
**G. ELIAS GANIM**, ATTY.  
P.O. Box 494  
Paoli, PA 19301-0494
- MARIE THERESE McHALE a/k/a  
MARIE T. McHALE**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Monica M. Lawrence, 228 James  
Dr., Havertown, PA 19083.  
**CAROL R. LIVINGOOD**, ATTY.  
Timoney Knox LLP  
130 W. Lancaster Ave.  
P.O. Box 191  
Wayne, PA 19087
- MARY M. MONTEFUSCO a/k/a  
MARY MONTEFUSCO and MARY  
MILDRED MONTEFUSCO**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extx.: Denise DiFrancesco c/o Alfred  
V. Altopiedi, Esquire, 902 Old Marple  
Road, Springfield, PA 19064.  
**ALFRED V. ALTOPIEDI**, ATTY.  
902 Old Marple Road  
Springfield, PA 19064
- LORRAINE C. MONTGOMERY**, dec'd.  
Late of the Borough of Glenolden,  
Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, 100  
West Sixth Street, Ste. #204, Media,  
PA 19063.  
**FRANK W. DALY**, ATTY.  
P.O. Box 199  
Media, PA 19063-0199
- ANTHONY DAVID PALMA a/k/a  
ANTHONY PALMA**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extx.: Michael J. Palma c/o Christina  
B. Roberts, Esquire, 3305 Edgmont  
Ave., Brookhaven, PA 19015.  
**CHRISTINA B. ROBERTS**, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015
- JOSE MANUEL SILVA a/k/a JOSE  
MANUEL PRECIADO SILVA**, dec'd.  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Admx.: Colombia A. Silva c/o Timothy  
Fisher, II, Esquire, 525 Main Street,  
P.O. Box 396, Gouldsboro, PA 18424.  
**TIMOTHY FISHER, II**, ATTY.  
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Gouldsboro, PA 18424
- ARTIN TATIO**, dec'd.  
Late of the Township of Morton,  
Delaware County, PA.  
Extx.: Gail Tatios 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

**SECOND PUBLICATION**

**DANIEL J. ALBANY, dec'd.**  
Late of the Borough of Clifton Heights,  
Delaware County, PA.  
Admr.: Daniel Steven Albany c/o  
Robert E. O'Connor, Esquire, 341 West  
State Street, Media, PA 19063.  
**ROBERT E. O'CONNOR, ATTY.**  
341 West State Street  
Media, PA 19063

**LEE R. BEATTIE, dec'd.**  
Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Laura J. Beattie c/o Dana M.  
Breslin, Esquire, 3305 Edgmont Ave.,  
Brookhaven, PA 19015.  
**DANA M. BRESLIN, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**MARIE L. BERENATO, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Paul W. Berenato c/o Colin J.  
Devlin, Esquire, 1845 Walnut St., Ste.  
2250, Philadelphia, PA 19103.  
**COLIN J. DEVLIN, ATTY.**  
Lex Nova Law, LLC  
1845 Walnut St.  
Ste. 2250  
Philadelphia, PA 19103

**RICHARD J. BORTNER a/k/a  
RICHARD BORTNER, dec'd.**  
Late of the Township of Springfield,  
Delaware County, PA.  
Admr.: Richard Michael Bortner c/o  
Robert E. O'Connor, Esquire, 341 West  
State Street, Media, PA 19063.  
**ROBERT E. O'CONNOR, ATTY.**  
341 West State Street  
Media, PA 19063

**ANITA L. PACE CIPOLLA a/k/a  
ANITA L. PACE, dec'd.**  
Late of the Township of Springfield,  
Delaware County, PA.  
Admr.: Lawrence C. Cipolla c/o  
Kathleen A. Farrell, Esquire, 116 W.  
Baltimore Avenue, Media, PA 19063.  
**KATHLEEN A. FARRELL, ATTY.**  
116 W. Baltimore Avenue  
Media, PA 19063

**GERALD D. DiBELLO, dec'd.**  
Late of the Township of Marple,  
Delaware County, PA.

Extrs.: Louis Gerald DiBello (Named  
in Will as Louis G. DiBello) and Gerald  
Nicholas DiBello (Named in Will as  
Gerald N. DiBello) c/o Michael LaRosa,  
Esquire, 959 West Chester Pike,  
Havertown, PA 19083.  
**MICHAEL LaROSA, ATTY.**  
LaRosa Law Firm  
959 West Chester Pike  
Havertown, PA 19083

**CYNTHIA E. DiGIROLAMO, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: David Pius DiGirolamo c/o John  
McCreesh, Esquire, 7053 Terminal  
Square, Upper Darby, PA 19082.  
**JOHN McCREESH, ATTY.**  
7053 Terminal Square  
Upper Darby, PA 19082

**REBECA O. EARLE, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Thomas Earle c/o John  
McCreesh, Esquire, 7053 Terminal  
Square, Upper Darby, PA 19082.  
**JOHN McCREESH, ATTY.**  
7053 Terminal Square  
Upper Darby, PA 19082

**LOIS R. EARNEST a/k/a MARJORIE  
LOIS RIGBY, dec'd.**  
Late of the Township of Middletown,  
Delaware County, PA.  
Co-Extrs.: Suzanne E. Earnest and  
John J. Earnest, IV 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

**REBECCA JANE EPSTEIN, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: David A. Epstein, 400 Glendale  
Rd., H25, Havertown, PA 19083.

**WALTRAUD GAUL, dec'd.**  
Late of the Township of Darby,  
Delaware County, PA.  
Extr.: Claudia Elizabeth Alesi a/k/a  
Claudia Alesi 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

**GREGORY B. GONTARYK a/k/a GREGORY GONTARYK**, dec'd.  
 Late of the Township of Upper Darby, Delaware County, PA.  
 Extr.: Jonathan J. Gontaryk c/o Bess M. Collier, Esquire, 820 Homestead Rd., Jenkintown, PA 19046.  
**BESS M. COLLIER, ATTY.**  
 Feldman & Feldman, LLP  
 820 Homestead Rd.  
 Jenkintown, PA 19046

**ERIC CLEARANCE GORDON a/k/a ERIC C. GORDON**, dec'd.  
 Late of the Borough of Lansdowne, Delaware County, PA.  
 Admx.: Martina Burroughs, 131 McKinley Ave., Lansdowne, PA 19050.

**JANICE M. GORDON a/k/a JANICE MARIE GORDON and JANICE GORDON**, dec'd.  
 Late of the Borough of Clifton Heights, Delaware County, PA.  
 Admx.: Jill Ann Siliani c/o John Yanoshak, Esquire, 17 E. Front St., P.O. Box 626, Media, PA 19063.  
**JOHN YANOSHAK, ATTY.**  
 KAO Law Associates  
 17 E. Front St.  
 P.O. Box 626  
 Media, PA 19063

**MARGARET REES HARRIS a/k/a MARGARET R. HARRIS**, dec'd.  
 Late of the Township of Newtown, Delaware County, PA.  
 Extr.: W. Brooks Harris c/o Justin C. Esposito, Esquire, 1735 Market St., Philadelphia, PA 19103.  
**JUSTIN C. ESPOSITO, ATTY.**  
 Ballard Spahr LLP  
 1735 Market St.  
 Philadelphia, PA 19103

**DAVID S. HARVEY a/k/a DAVID SCARLETT HARVEY**, dec'd.  
 Late of the Borough of Swarthmore, Delaware County, PA.  
 Extr.: Janet Harvey, 509 Strath Haven Avenue, Swarthmore, PA 19081.

**SHIRLEY INNAURATO a/k/a SHIRLEY A. INNAURATO**, dec'd.  
 Late of the Township of Marple, Delaware County, PA.  
 Extr.: Raymond E. Bonnett 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

**JEAN C. JONES a/k/a JEAN H. CROZIER**, dec'd.  
 Late of the Township of Concord, Delaware County, PA.  
 Extr.: Linda Jean Ferrara, 1506 N. Hunting Horn Turn, Glen Mills, PA 19342.

**JANE B. KANE**, dec'd.  
 Late of the Township of Haverford, Delaware County, PA.  
 Extrs.: John Francis Kane and Richard W. Kane, 300 Vermont Ave., Villas, NJ 08251.

**NANCY ELLEN KROMER**, dec'd.  
 Late of the Township of Middletown, Delaware County, PA.  
 Extx.: Susan Staniszewski, 2 Round Tree Circle, Hockessin, DE 19707.  
**ANITA M. D'AMICO, ATTY.**  
 D'Amico Law, P.C.  
 65 S. Third St.  
 Oxford, PA 19363

**MARCIA M. LAVER a/k/a MARCIA MARIE LAVER**, dec'd.  
 Late of the Township of Concord, Delaware County, PA.  
 Extr.: Arthur T. Laver c/o Peter A. Mardinly, Esquire, 320 W. Front Street, Media, PA 19063.  
**PETER A. MARDINLY, ATTY.**  
 320 W. Front Street  
 Media, PA 19063

**WILLIAM J. LOVELL, SR. a/k/a WILLIAM J. LOVELL**, dec'd.  
 Late of the Borough of Swarthmore, Delaware County, PA.  
 Extr.: John Thomas Lovell (Named in Will as John T. Lovell) 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, P.C.  
 300 W. State St.  
 Ste. 300  
 Media, PA 19063

**JAY W. MARSHALL**, dec'd.  
 Late of the Township of Nether Providence, Delaware County, PA.  
 Extx.: Linda Florence Marshall (Named in Will as Linda F. Marshall) 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

**DANIEL HOPE McELREAVEY a/k/a DANIEL H. McELREAVEY and DANIEL McELREAVEY, dec'd.**  
Late of the Township of Marple, Delaware County, PA.  
Extr.: Robert James McElreavey c/o Nicholas Wagner, Esquire, 18 E. Eagle Rd., Havertown, PA 19083.  
**NICHOLAS WAGNER, ATTY.**  
18 E. Eagle Rd.  
Havertown, PA 19083

**MARIAN MEDENDORP, dec'd.**  
Late of the Township of Tincicum, Delaware County, PA.  
Extr.: John Medendorp, 1708 Holmes Avenue, Apt. 1, Prospect Park, PA 19076.

**VENETA N. MILLER, dec'd.**  
Late of the Borough of Brookhaven, Delaware County, PA.  
Extr.: Costa Miller, Jr. c/o Dana M. Breslin, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.  
**DANA M. BRESLIN, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**STEFAN NAGY, dec'd.**  
Late of the Borough of Media, Delaware County, PA.  
Extr.: Manfred J. Konecki 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

**LINDA L. OKAZAKI a/k/a LINDA OKAZAKI, dec'd.**  
Late of the Township of Upper Darby, Delaware County, PA.  
Extr.: Vincent Edward Stuhltrager c/o Sean Murphy, Esquire, 340 N. Lansdowne Ave., Lansdowne, PA 19050.  
**SEAN MURPHY, ATTY.**  
340 N. Lansdowne Ave.  
Lansdowne, PA 19050

**THERESA ANN POWELL, dec'd.**  
Late of the Borough of Media, Delaware County, PA.  
Admx.: Pamela D. Ikner c/o Maria Feeney, Esquire, 555A Schoolhouse Road, Kennett Square, PA 19348.  
**MARIA FEENEY, ATTY.**  
555A Schoolhouse Road  
Kennett Square, PA 19348

**EVELYN PREISING a/k/a EVELYN ANNE PREISING, dec'd.**  
Late of the Township of Upper Chichester, Delaware County, PA.  
Extr.: David Sykes, 55 Camp Bonsal Rd., Lincoln University, PA 19352.

**JAMES JOHN SHIRLEY a/k/a JAMES SHIRLEY, dec'd.**  
Late of the Borough of Clifton Heights, Delaware County, PA.  
Extr.: Michelle D. Francis (Named in Will as Michelle Francis) 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

**MARY A. SPILLANE, dec'd.**  
Late of the Township of Middletown, Delaware County, PA.  
Extr.: Kathleen Tees, 6 Stirrup Lane, Thornton, PA 19373.

**ANN C. STONE a/k/a ANN CORY STONE, dec'd.**  
Late of the Township of Newtown, Delaware County, PA.  
Extr.: Elizabeth Stone c/o Jonathan D. Sokoloff, Esquire, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103.  
**JONATHAN D. SOKOLOFF, ATTY.**  
Diamond, Polsky & Bauer, P.C.  
1608 Walnut St.  
Ste. 900  
Philadelphia, PA 19103

**LISE JEAN TAYLOR, dec'd.**  
Late of the Township of Chadds Ford, Delaware County, PA.  
Extr.: William J. Taylor, Jr., P.O. Box 105, Chadds Ford, PA 19317.

**NORMA THOMPSON, dec'd.**  
Late of the Township of Concord, Delaware County, PA.  
Admr.: Trevor C. Serine, Esquire c/o Gary Stewart Sefflin, Esquire, 30 West Third Street, Media, PA 19063.  
**GARY STEWART SEFLIN, ATTY.**  
30 West Third Street  
Media, PA 19063

**THOMAS M. WARD a/k/a THOMAS WARD, dec'd.**  
Late of the Borough of Sharon Hill, Delaware County, PA.  
Extr.: Jamal Z. Taliaferro, 1546 Forrester Avenue, Sharon Hill, PA 19079.

**KATHLEEN WEST a/k/a KATHLEEN C. WEST and KATHLEEN COOKE WEST, dec'd.**

Late of the Township of Radnor, Delaware County, PA.  
Extr.: Rudolf Roth, 6 Paul Road, Saint Davids, PA 19087.

**MARIANA LLIVIPUMA YUNGASACA, dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
Admx.: Kerly Michelle Alvarracin 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

**NUBIA LLIVIPUMA YUNGASACA a/k/a NUBIA C. LLIVIPUMA YUNGASACA, dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
Admx.: Kerly Michelle Alvarracin 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

**DEBRA MARIE ZWERLEIN a/k/a DEBRA ZWERLEIN and DEBRA M. ZWERLEIN, dec'd.**

Late of the Township of Aston, Delaware County, PA.  
Extr.: Elizabeth Z. Bittner, 4111 Concord Road, Aston, PA 19014.

**THIRD AND FINAL PUBLICATION**

**YOLANDA J. CATONA a/k/a YOLANDA MARCUCCI CATONA, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
Extr.: Augustine Edward Catona, Jr. c/o Harry Kleinman, Esquire, 508 Chester Pike, Norwood, PA 19074.  
**HARRY KLEINMAN, ATTY.**  
Norwood Law Center, P.C.  
508 Chester Pike  
Norwood, PA 19074

**LINDA L. CLIFTON a/k/a LINDA L. JORDAN, dec'd.**

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

Extr.: Kimyatta Frazier, 1 Maple Hollow Ln., Sicklerville, NJ 08081.

**SANDER H. COHEN, dec'd.**

Late of the Township of Concord, Delaware County, PA.  
Extr.: Judith F. Cohen c/o Michael Perna, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348.  
**MICHAEL PERNA, ATTY.**  
610 Millers Hill  
P.O. Box 96  
Kennett Square, PA 19348

**RALPH THOMPSON CRANE, III a/k/a RALPH THOMPSON CRANE a/k/a R. THOMPSON CRANE and TOM CRANE, dec'd.**

Late of the Township of Radnor, Delaware County, PA.  
Extr.: Diana K. Mizer c/o Laura M. Tobey, Esquire, 229 W. Wayne Ave., Wayne, PA 19087.  
**LAURA M. TOBEY, ATTY.**  
Reidenbach & Associates, LLC  
229 W. Wayne Ave.  
Wayne, PA 19087

**KRISTIN ANN CURRY, dec'd.**

Late of the Township of Newtown, Delaware County, PA.  
Admx.: Colleen Robinson, 1035 Tyler Drive, Newtown Square, PA 19073.

**CHARLES H. DOYLE, dec'd.**

Late of the Township of Radnor, Delaware County, PA.  
Extr.: Noel M. Bingham c/o Andrew H. Dohan, Esquire, 460 E. King Rd., Malvern, PA 19355-3049.  
**ANDREW H. DOHAN, ATTY.**  
Lentz, Cantor & Massey, Ltd.  
460 E. King Rd.  
Malvern, PA 19355-3049

**EUGENE L. ECKENRODE a/k/a**

**EUGENE LEE ECKENRODE, dec'd.**  
Late of the Township of Upper Darby, Delaware County, PA.  
Admr.: David Eugene Eckenrode, 2409 E. Firth St., Philadelphia, PA 19125.  
**MARGARET V. CORCORAN, ATTY.**  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**JEAN CAROLINE GUNTHER a/k/a JEAN C. GUNTHER, dec'd.**

Late of the Township of Concord, Delaware County, PA.  
Extr.: John G. Gunther c/o Catherine T. Duffy, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.



CATHERINE T. DUFFY, ATTY.  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, PC  
300 W. State St.  
Ste. 300  
Media, PA 19063

**SARA ELLEN HALPERN a/k/a SARA HALPERN**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Warren Jay Kauffman (Named  
in Will as Warren J. Kauffman), 1650  
Market Street, Ste. 1800, Philadelphia,  
PA 19103.  
**WARREN JAY KAUFFMAN, ATTY.**  
White and Williams LLP  
1650 Market Street  
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Philadelphia, PA 19103

**RALPH W. HAMILTON, JR.**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Steven Hamilton 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

**PATRICIA ROSE HILFERTY a/k/a PATRICIA R. HILFERTY**, dec'd.  
Late of the Borough of Norwood,  
Delaware County, PA.  
Extr.: Heather A. Cellini c/o William  
T. Neill, III, Esquire, P.O. Box 219,  
Woodlyn, PA 19094.  
**WILLIAM T. NEILL, III, ATTY.**  
P.O. Box 219  
Woodlyn, PA 19094

**CATHERINE E. JONES**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Kathleen Arias, 1112 Ridge  
Place, Crownsville, MD 21032.

**BETTY M. KELLEY**, dec'd.  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extr.: Lawrence C. Katzmire, 146 Lake  
Arietta Ct., Auburndale, FL 33823.

**JAMES W. KENNEY**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Sandra Ruth Kenney (Named in  
Will and Sandra R. Kenney) c/o Carol  
R. Livingood, Esquire, P.O. Box 7544,  
Ft. Washington, PA 19034-7544.

**CAROL R. LIVINGOOD, ATTY.**  
Timoney Knox, LLP  
P.O. Box 7544  
Ft. Washington, PA 19034-7544

**JUDITH A. LOYNDS**, dec'd.  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extr.: Michelle L. Bondrowski 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

**PAUL D. MANGINELLI, SR.**, dec'd.  
Late of the Borough of Folcroft,  
Delaware County, PA.  
Admx. C.T.A.: Anne Grace Pescatore  
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, PC  
300 W. State St.  
Ste. 300  
Media, PA 19063

**MARNEY McDONALD**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Erin Hanawalt c/o Mark  
Freeman, Esquire, P.O. Box 457,  
Media, PA 19063.  
**MARK FREEMAN, ATTY.**  
P.O. Box 457  
Media, PA 19063

**GERALD McLAUGHLIN a/k/a GERALD WALTER McLAUGHLIN**,  
dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Gerald McLaughlin, Jr., 17  
Belamour Drive, Washington Crossing,  
PA 18977.

**NAQUANDA ARTASIA MEDLEY**,  
dec'd.  
Late of the Borough of Lansdowne,  
Delaware County, PA.  
Admx.: Tamika Antoinese Beneby,  
2116 N. 4<sup>th</sup> St., Harrisburg, PA 17102.  
**JEFFREY M. COOPER, ATTY.**  
The Law Office of Jeffrey M. Cooper  
111 E. Township Line Rd.  
Upper Darby, PA 19082

**THEODORE S. MELNYCHUK**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extx.: Kathleen Francis Melnychuk  
(Named in Will as Kathleen F.  
Melnychuk) c/o Richard S. Clarkson,  
Jr., Esquire, 251 Painter Road, Media,  
PA 19063.  
**RICHARD S. CLARKSON, JR, ATTY.**  
251 Painter Rd.  
Media, PA 19063

**VIRGINIA D. MILLER**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extxs.: Florence Miller and Berge  
Joseph Miller (Named in Will as  
Berge D. Miller), P.O. Box 159, West  
Grove, PA 19390.

**PATRICIA ANN RENZULLI**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extxs.: Michele McCormick, 265 S.  
Dillwyn Rd., Newark, DE 19711 and  
Cheryl McGovern, 332 14<sup>th</sup> St. S.,  
Brigantine, NJ 08203.  
**KENNETH C. RUSSELL, ATTY.**  
Russell Law, P.C.  
3500 Reading Way  
Huntingdon Valley, PA 19006

**KATHERINE S. ROBINSON**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Admr.: Thomas John Robinson c/o  
Dawn Getty Sutphin, Esquire, 852  
Eleventh Ave., Prospect Park, PA  
19076.  
**DAWN GETTY SUTPHIN, ATTY.**  
852 Eleventh Ave.  
Prospect Park, PA 19076

**GERALDINE ROZNIAKOWSKI**, dec'd.  
Late of the Borough of Norwood,  
Delaware County, PA.  
Extx.: Janet Laverty c/o John A.  
Wetzel, Esquire, 122 S. Church St.,  
West Chester, PA 19382.  
**JOHN A. WETZEL, ATTY.**  
Wetzel Gagliardi Fetter & Lavin LLC  
122 S. Church St.  
West Chester, PA 19382

**EARL W. SHORTLIDGE**, dec'd.  
Late of the City of Chester, Delaware  
County, PA.  
Extx.: Elaine Ticknor c/o L. Peter  
Temple, Esquire, P.O. Box 384,  
Kennett Square, PA 19348.  
**L. PETER TEMPLE, ATTY.**  
Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

**CHRISTIAN SOLAKIAN**, dec'd.  
Late of the Borough of Lansdowne,  
Delaware County, PA.  
Extxs.: Louise I. Green and Rohan  
A. Brown c/o Wendy Fein Cooper,  
Esquire, 50 S. 16<sup>th</sup> St., Ste. 3530,  
Philadelphia, PA 19102.  
**WENDY FEIN COOPER, ATTY.**  
Dolchin, Slotkin & Todd, P.C.  
50 S. 16<sup>th</sup> St.  
Ste. 3530  
Philadelphia, PA 19102

**DAVID T. STANLEY**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Admr.: William T. Stanley, 430 Erie  
Ave., Carneys Point, NJ 08069.

**TERESA D. STINSON**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extx.: Susan Callahan, 1239 Box Elder  
Dr., West Chester, PA 19380.

**ZHI QING TANG**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extx.: Jeni Rosenfeld 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

**ANNA VALENTINA WILLIAMS a/k/a  
ANNA V. WILLIAMS and ANNA  
WILLIAMS**, dec'd.  
Late of the Borough of Prospect Park,  
Delaware County, PA.  
Extx.: Robert John Williams, Jr. c/o  
Aimee M. Taylor, Esquire, 339 West  
State Street, Media, PA 19063.  
**AIMEE M. TAYLOR, ATTY.**  
Mitchell, Taylor & Turco, P.C.  
339 West State Street  
Media, PA 19063



**AUDIT**

**ORPHANS' COURT**

**Estates listed for Audit on  
APRIL 26, 2023  
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.

**DANIELS** - First and Interim Account of Vanguard National Trust Company and Therese L. Money, Esq., Trustees for the Spousal Trust Under Will of Joseph G. Daniels f/b/o Joanne B. Daniels.

**IACOBUCCI** - First and Final Account of Robert L. Capoferri, Executor for the Estate of Ernest A. Iacobucci, Deceased.

**SHIELDS** - First and Final Account of Daniel R. Coleman, Administrator for the Estate of Anne G. Shields, Deceased.

**PICCONI** - First and Final Account of Gerianne Procopio and Nicholas Piccone, Administrators of the Estate of Mary Piccone, Deceased.

**McSORLEY** - First and Final Account of Charles E. McKee, Successor Executor for the Estate of Linda A. McSorley, Deceased.

**ROGERS** - Second and Final Account of Clifford A. Rogers, Jr. and BNY Mellon, N.A., Co-Executors of the Estate of Clifford A. Rogers, Deceased.

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

Apr. 14, 21

**CHANGE OF NAME**

**IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-009750**

NOTICE IS HEREBY GIVEN THAT on December 21, 2022, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Jalen Marquis Shaw to Jalen Marquis Shaw Ashanti**.

The Court has fixed Tuesday, April 25, 2023, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Apr. 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.

**CE2 Corp.**

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

**HARRY J. KARAPALIDES**, Solicitor  
42 Copley Road  
Upper Darby, PA 19082

Apr. 14

**Fenway Consulting Group Inc.**

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

**NOEL AND BONEBRAKE**, Solicitors  
25 East Second Street  
Media, PA 19063

Apr. 14

**Kitchen Doctor of Pennsylvania, Inc.**

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

**ECKELL SPARKS LEVY AUERBACH  
MONTE SLOANE MATTHEWS &  
AUSLANDER, PC**, Solicitors  
300 W. State St.  
300  
P.O. Box 319  
Media, PA 19063

Apr. 14

**CLASSIFIED AD**

**Legal Assistant/Secretary**

One-attorney Media office, 24-25 hrs./wk., 3-5 days/wk.; excellent pay. Experience in estate planning/administration is a big plus. E-mail resumes to: talktobill@comcast.net or mail to Law Office, P.O. Box 1081, Media, PA 19063.

Apr. 7, 14

**SERVICE BY PUBLICATION**

OFFICE OF THE REGISTER OF WILLS OF DELAWARE COUNTY, PENNSYLVANIA

NO. 2322-3036

IN RE: Estate of Robert A. Snyder, Deceased

RE: Petition for Citation to Show Cause to Open Estate and to Appoint Special Administrator

**RULE**

AND NOW, this 28<sup>th</sup> day of March, 2023, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a New Rule to Show Cause is issued since service was not properly effectuated, this New Rule is directed upon Helen V. Snyder, Robert A. Snyder, Jr., Mark Snyder, Helen V. Taggart, Paul J. Snyder, Patricia A. Farhat, Stephen M. Snyder, David Snyder, Maureen Grosser, Andrew Snyder, Susan Fard, John Snyder, Dorothy Snyder & Catherine Rojas to show cause why this Petition should not be granted. Respondent(s) shall submit a written response on or before 5/10/23, via one or more of the following options: (1) U.S. mail at Attn.: Register of Wills, 201 W. Front St., Media, PA 19063; (2) In-Person or drop-box at the Office of the Register of Wills, 1<sup>st</sup> Fl., Gov't. Center Bldg., Media, PA, 19063; (3) fax at 610.891.4812; and/or (4) email regofwills@co.delaware.pa.us. No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted, and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7.

BY THE REGISTER OF WILLS /s/ Rachel Ezzell Berry, Esquire Register of Wills and Clerk of Orphans' Court

Apr. 14, 21

**SERVICE BY PUBLICATION**

**PUBLIC NOTICE**

The public in general is hereby informed that, pursuant to a repairman's lien (pursuant to 6 P.S. §11) in the amount of \$4,311.08, Porsche of The Main Line is scheduled to sell a 2013 Porsche Panamera S, VIN WP0AA2A71DL015359 (the "Vehicle"), on May 3, 2023, 10:00 a.m., at Porsche of The Main Line, 4005 W. Chester Pike, Newtown Sq., PA 19073. Any person having any rights, title, claim or interest in the said Vehicle by way of sale, inheritance, possession, succession, mortgage, lien, lease, gift or otherwise howsoever in respect of the same, shall initiate the objection in writing to the undersigned attorney with supporting documents thereof within five (5) days from the date of publication of this notice or else any such claims by anyone shall not be considered and shall be deemed to have been waived and/or abandoned. Date of Public Sale: May 3, 2023, 10:00 a.m. Place of Public Sale: Porsche of The Main Line, 4005 W. Chester Pike, Newtown Sq., PA 19073.

CHRIS POPPER, ESQUIRE  
Fox Rothschild LLP  
747 Constitution Dr.  
#100  
Exton, PA 19341  
(610) 458-1423

Apr. 14

**SERVICE BY PUBLICATION**

NO. CV-2022-000537

BONIFERA, LLC  
vs.

SHANNON BOWDEN, Solely in her Capacity as Heir of Mary C. McDonald, Deceased; THE UNKNOWN HEIRS of Mary C. McDonald, Solely in his Capacity as Heir of Mary C. McDonald, Deceased; MICHAEL McDONALD, Solely in his Capacity As Heir of Mary C. McDonald, Deceased; SEAN McDONALD, Solely in his Capacity as Heir of Mary C. McDonald, Deceased

**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 (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 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 agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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

JENNIE C. SHNAYDER, ESQUIRE  
 ID #315213  
 Dwaldmanlaw, P.C.  
 4900 Carlisle Pike  
 #182  
 Mechanicsburg, PA 17050

Apr. 7, 14

**SERVICE BY PUBLICATION**

IN THE OFFICE OF THE REGISTER  
 OF WILLS OF DELAWARE COUNTY,  
 PENNSYLVANIA  
 FILE NO. 2323-0105  
 IN RE: ESTATE OF FRANK  
 ANGELUCCI, DECEASED

RE: PETITION FOR CITATION TO  
 SHOW CAUSE WHY LETTERS OF  
 ADMINISTRATION SHOULD NOT BE  
 GRANTED TO SHAUN O'TOOLE  
 RULE

And now this 24<sup>th</sup> day of March, 2023, upon consideration of the above-referenced Petition, it is ORDERED and DECREED since service was not properly effectuated that a New Rule to Show Cause is issued and directed upon Marian J. Angelucci and Anne Marie Mastrovito by Service of Process by Publication pursuant to Rule 430(b) of the Pennsylvania Rules of Civil Procedure.

Respondent(s) shall submit a written response on or before May 10, 2023 via one or more of the following options: (1) U.S. Mail ATTN.: Register of Wills, 201 W. Front Street, Media, PA 19063; (2) In person or drop box at Office of the Register of Wills, 1<sup>st</sup> Floor Government Center Building, Media, PA 19063; (3) Fax to (610) 891-4812; and/or (4) E-mail to RegofWills@co.delaware.pa.us.

No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7.

RACHEL EZZELL BERRY, Esquire  
 Register of Wills/Clerk of Orphans' Court

Apr. 7, 14

**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**

- Mckeon, Jennifer M, Internal Revenue Service, 3/2/21, \$47,018.22
- Mckim, Thomas J, Cmwltth PA Dept of Revenue, 3/10/21, \$1,915.02
- Mckinney, Terrance, Jr., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 4/30/21, \$1,042.25
- Mcknight, Destini, Roskam, Lee, 4/1/21, \$10,613.36
- Mckoy, Latoya R, TD Bank USA, N.A., c/o Patenaude & Felix, A.P.C., 4/13/21, \$1,783.04
- Mclaughlin, John J., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$2,403.75
- Mclaughlin, John J., Jr., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$1,042.25
- Mclaughlin, Malika Aisha, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 4/30/21, \$1,253.25
- Mclaughlin, Patricia Mauree, Barclays Bank Delaware, 3/25/21, \$5,555.45

- Mclaughlin, Thomas W., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$2,463.25
- Mcnear, Sokha, Cavalry SPV I LLC, 3/11/21, \$5,000.37
- Meneil, Dimir D., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$1,330.25
- Menicholas, Kimberly D, Commonwealth of PA Dept of Revenue, 3/11/21, \$289.58
- Merea, Margaret, Portfolio Recovery Associates, LLC, 4/30/21, \$1,503.10
- Medina, Linette, CmwltH Dept of Revenue, 3/16/21, \$2,296.70
- Mengel, Timothy A, Bank of America, N.A., 4/9/21, \$5,016.42
- Mequity Upper Darby LLC, National Maintenance and Build Out Company LLC, 3/24/21, \$104,492.00
- Merz, John, JPMorgan Chase Bank N.A., 3/19/21, \$5,148.00
- Miah, Omar A, Cavalry SPV I, LLC, as Assignee of Citibank, N.A., 3/10/21, \$1,675.54
- Michael, Diane Louis, Discover Bank, 3/22/21, \$3,115.10
- Midatlantic Mechanical, Inc., International Management Consultants, Inc., 4/22/21, \$1,106,207.34
- Miersky, Michael Joseph, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 4/30/21, \$942.25
- Mignogna, Maryann, Commonwealth of Pennsylvania- for the Benefit of the County of Delaware, 3/8/21, \$1,410.50
- Milbert, William E, Jr, Commonwealth of PA Dept of Revenue, 4/22/21, \$1,439.70
- Miller, Betty H, Township of Nether Providence, 4/20/21, \$1,055.76
- Miller, Brennan John, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$2,831.75
- Miller, Fay, Valley Forge Military Academy and College, 3/16/21, \$13,077.48
- Miller, Joshua M., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$2,203.75
- Miller, Kenneth, Commonwealth of Pennsylvania Department of Revenue, 3/9/21, \$3,727.18
- Miller, Stacey Ann, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 4/30/21, \$1,232.25
- Miller, Tyrone, Commonwealth of Pennsylvania Department of Revenue, 3/9/21, \$3,727.18
- Mills, Baruti, Delcora, 4/6/21, \$367.54
- Mills, Baruti N, Portfolio Recovery Associates LLC, 3/8/21, \$4,353.64
- Minnis, Karen I., Internal Revenue Service, 4/1/21, \$1,005.17
- Mitchell Reid, Sheila P., Upper Darby Township, 4/9/21, \$1,332.09
- Mitchell, Daquain Z., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 4/30/21, \$434.25
- Mitchell, Jahmeer Khalief, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 4/30/21, \$1,100.25
- Mizas, Edward J, Portfolio Recovery Associates LLC, 4/27/21, \$2,974.66
- Moffitt, Lindsay J., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 4/30/21, \$1,817.98
- Monastra, Dino, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$260.75
- Mongrandi, Charles J., Jr., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 4/30/21, \$2,757.25
- Montgomery, Ernest, Commonwealth of PA Dept of Revenue, 4/13/21, \$810.89
- Moody, Tyriq, TD Bank USA, N.A., 4/8/21, \$1,536.25
- Moore, Darius Jerome, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$965.75
- Moore, Philip, Newtek Merchant Solutions, LLC, 4/29/21, \$18,336.32
- Moore, Roy L., Jr., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 4/30/21, \$4,961.25
- Morganti, Robert Ray, Township of Middletown, 3/4/21, \$144.93
- Morris, Rowena, Kollie, John, 4/9/21, \$0.01
- Morrison, Barry K, CmwltH Dept of Revenue, 3/3/21, \$394.18
- Morrison, Kyle, Valleybrook Homeowner's Association, 4/29/21, \$8,195.75
- Moss, John Francis, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$3,080.25
- Motonfinley, Sharon, Portfolio Recovery Associates, LLC, 3/10/21, \$4,744.92
- Moultrie, Samaad Amir, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$5,518.75
- Mucklow, William, CmwltH Dept of Revenue, 4/22/21, \$2,454.75
- Mullen, Michael J, Commonwealth of PA Dept of Revenue, 3/16/21, \$4,596.96

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

**April 21, 2023  
11:00 A.M. Prevailing Time**

**BOROUGH**  
Chester Heights 10  
Folcroft 21  
Marcus Hook 20  
Parkside 6  
Prospect Park 24  
Ridley Park 2  
Trainer 9  
Yeadon 16, 19, 30

**CITY**  
Chester 4, 36

**TOWNSHIP**  
Aston 12  
Chadds Ford 22  
Concord 13  
Darby 15, 18, 35  
Haverford 14, 27, 28  
Marple 31  
Ridley 8, 29  
Thornbury 23  
Upper Chichester 11  
Upper Darby 3, 7, 25, 34  
Upper Providence 1

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. 008059A 1. 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. 005438 2. 2022**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 23 Chester Pike, Ridley Park, PA 19078 and 25 Chester Pike, Ridley Park, PA 19078

Tax Parcel: 37-00-00319-00 and 37-00-00320-00.

IMPROVEMENTS CONSIST OF: Commercial office building with several units.

SOLD AS THE PROPERTY OF: Rose Tree Investors, LP.

Hand Money \$333,635.79

Stephanie DiVittore, Attorney

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

No. 007553 3. 2022

**MORTGAGE FORECLOSURE**

36 N Keystone Avenue  
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Janet D. Wescott.

Hand Money \$8,361.22

RAS Citron LLC, Attorneys

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

No. 003910 4. 2022

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, Situate in the City of Chester, County of Delaware, State of Pennsylvania, and described according to a conveyance plan of Melross Homes made on the first day of December A.D. 1951 by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Sixteenth Street (fifty feet wide) at the distance of four hundred nine and eight-eight one-hundredths feet measured along the said side of Sixteenth Street South sixty-nine degrees fifty-two minutes thirty seconds West from its intersection with the Southwesterly side of Washington Avenue (fifty feet wide).

CONTAINING in front or breadth on the said Sixteenth Street sixteen and seventeen one-hundredths feet and extending of that width in length or depth South twenty degrees seven minutes thirty seconds East, the Northeasterly line thereof and the Southwesterly line thereof extending partly through party walls between those premises and the premises adjoining to the Northeast and Southwest one hundred fifty feet crossing the bed of a certain twelve feet wide driveway which extends Northeastwardly and Southwestwardly and communicates at each and thereof with a certain other fifteen feet wide driveway which extends Northwestwardly into Sixteenth Street and Southeastwardly into Fifteenth Street.

BEING Lot No. 9 Sixteenth Street, on said Plan and House No. 803 Sixteenth Street.

BEING the same premises which Nathan Yachimowicz and Esther Yachimowicz by Deed dated 6/28/1963 and recorded in the Office of the Recorder of Deeds of Delaware County on 6/28/1963 in Deed Book Volume 2149, page 250, granted and conveyed unto Anton Iwanickij and Xenia Iwanickij. Anton Iwanickij is deceased as of 2003. Xenia Iwanickij is deceased as of 2/1/2018.

BEING known as 803 East 16th Street, Chester, Pennsylvania 19013.

PARCEL No. 49020059600

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Xenia Iwanickij a/k/a Ksenia Iwanickij, deceased.

Hand Money \$5,307.95

Powers Kirn, LLC, Attorneys

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



No. 005554G 6. 2013

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 32-00-00413-00.

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

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

IMPROVEMENTS CONSIST OF: house.

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

Hand Money \$14,753.15

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005092 7. 2022

MORTGAGE FORECLOSURE

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

CONTAINING

Folio Number: 16-02-01907-00.

Property: 7121 Seaford Road, Upper Darby, PA 19082

BEING the same premises which Dorothy Shannon, by Deed dated February 16, 2006 and recorded March 1, 2006 in and for Delaware County, Pennsylvania in Deed Book Volume 03740, page 1294, granted and conveyed unto Antonio Farr.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Antonio Farr.

Hand Money \$7,913.58

Katherine M. Wolf, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006916 8. 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 Number: 38040174500.

Property: 2606 Quaint Street, Secane, PA 19018

BEING the same premises which Thomas J. News and Margaret News, his wife, by Deed dated November 16, 2012 and recorded November 30, 2012 in and for Delaware County, Pennsylvania in Deed Book Volume 5229, page 1318, granted and conveyed unto Thomas J. News.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Thomas J. News.

Hand Money \$17,581.09

Katherine M. Wolf, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005876 9. 2022

MORTGAGE FORECLOSURE

4015 West 13th Street  
Marcus Hook, PA 19061

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Daniel J. Tobin, Karen L. Tobin.

Hand Money \$13,530.40

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007700 10. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN tract, hereditaments and appurtenances, situate in the Borough of Chester Heights, (formerly of the Township of Aston) in the County of Delaware and State of Pennsylvania, bounded and described as follow, to wit:

BEGINNING at a point on or near the center line of the Chester Heights or Logtown Road the said point measured along the center of the said road in the Northwesterly direction being distant 131 feet from the center line of the Church Road, the said point of beginning being in line of lands of Graham Wood and a corner of other lands of Mildred I. Wilcox, the Grantor, extending thence by the said other lands of the Grantor the 3 following courses and distances to wit: (1) passing over a stake on the Westerly side of the Chester Heights or Logtown Road South 57 degrees 20 minutes West 604.21 feet to a stake; thence (2) North 26 degrees 51 minutes West 262.47 feet to a state and thence (3) North 57 degrees 20 minutes is East 532.43 feet to an iron pin near the center line of the said Chester Heights or Logtown Road; thence by the aforesaid lands of Graham Wood, passing along the course of the said road on or near it's center line South 42 degrees 29 minutes East 265 feet to the point of beginning.

CONTAINING 3,068 acres more or less.

BEING 471 Valleybrook Road, Glen Mills, PA 19342

BEING Folio No. 06000011400

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: James R. Fleetwood, Jr.

Hand Money \$47,045.52

Parker McCay P.A., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003896 11. 2022

MORTGAGE FORECLOSURE

1644 McCay Avenue  
Upper Chichester, PA 19061

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Latonya Robinson.

Hand Money \$31,137.47

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007387A 12. 2019

MORTGAGE FORECLOSURE

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

CONTAINING

Folio Number: 02000206800.

Property: 39 Ridge Road, Aston, PA 19014

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

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Shawn F. Henry.

Hand Money \$21,005.21

Katherine M. Wolf, Esquire, Attorney

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

**No. 004258 13. 2022**

**MORTGAGE FORECLOSURE**

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

Dimensions: 2 Sty Hse Gar

BEING Premises: 9 James Hayward Road, Glen Mills, PA 19342.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Scott A. Ridge, Karen Ridge aka Karen L. Ridge.

Hand Money \$3,000.00

Pincus Law Group, PLLC, Attorneys

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

**No. 005361 14. 2022**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 2003 Oakmont Avenue, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling, residential property.

SOLD AS THE PROPERTY OF: Steven Buszka & Heather Buszka.

Hand Money \$8,039.34

Robert H. Holber, Attorney

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

**No. 004938 15. 2022**

**MORTGAGE FORECLOSURE**

1064 Stratford Road  
Glenolden, PA 19036

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Ann Purcell Rotella a/k/a Ann P. Rotella.

Hand Money \$10,944.53

RAS Citron LLC, Attorneys

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

No. 005002 16. 2022

MORTGAGE FORECLOSURE

1014 Yeadon Avenue  
Yeadon, PA 19050

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Janice Cottom, in her capacity as Heir of Richard V. Cottom; Unknown Heirs, Successors, Assigns and All persons, firms, or associations claiming right, title or interest from or under Richard V. Cottom.

Hand Money \$9,946.14

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

BEING the same premises which the Ellen B. Merget a/k/a Ellen Bernice Merget, Estate, Ronald Roy Merget, by Deed dated 9/19/2018 and recorded in the Office of the Recorder of Deeds of Delaware County on 10/3/2018 in Deed Book Volume 06231, page 1078, Instrument 2018048482 granted and conveyed unto Sean Merget.

BEING known as 411 Park Drive, Glenolden, Pennsylvania 19036.

PARCEL No. 15-00-02679-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sean Merget.

Hand Money \$10,988.75

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008393 18. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, Situate in the Township of Darby, Delaware County, Pennsylvania and known as Lot No. 691 on a survey and plan made of Briarcliffe Section of Westbrook Park Plan No. 8-C-3 made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania on June 14, 1954, which plan is recorded in the Office for the Recording of Deeds in and for Delaware County at Media June 28, 1954 in Plan Case No. 10, page 10.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway, passageway and watercourse in common with the owners, tenants and occupiers of the other lots ground bounded thereon and entitled to the use thereof at all times hereafter, forever. Subject, however, to the proportionate part of the expense of keeping said driveway in good order and repair.

No. 007837 19. 2022

MORTGAGE FORECLOSURE

Property in the Borough of Yeadon, County of Delaware, Commonwealth of PA on the Southeast side of Longacre Boulevard.

Front: 94 Depth: 150

BEING Premises: 1000 Longacre Boulevard, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Charles B. Mintz aka Charles Mintz as to a Life Interest and Carolyn L. Rider as to Remainderman.

Hand Money \$41,986.42

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008139 20. 2022

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate in the Borough of Marcus Hook and the County of Delaware in the State of Pennsylvania, being known as Lot 58 on Plan of Marcus Hook Village made by Over and Tingley, Civil Engineers, Havertown, Pennsylvania, dated the 30th day of September, 1947 and last revised the 20th day of September 1948 recorded at Media, aforesaid the 11th day of October, 1948 in Plan Case 7, page 11 &c., and also known as house No. 17 Spruce Street, bound it and described as follows to wit:

BEGINNING at a point on the Southwesterly side of Spruce Street (40 feet wide) at the distance of 489.50 feet measured South 30 degrees, 08 minutes, 56 seconds East from the Southeasterly side of Chestnut Street (40 feet wide); thence along the Southwesterly side of said Spruce Street (40 feet wide) South 30 degrees, 08 minutes, 56 seconds East 20 feet to a point a corner of Lot No. 57 on said plan; thence along premises hereby conveyed and message premises adjoining to the Southeast, South 59 degrees, 51 minutes, 04 seconds West 99.43 feet to Southwesterly side of a 4 feet wide alley; dance along lands now or late of John J. Kerlin, North 30 degrees, 13 minutes, 56 seconds West 20 feet to a corner of Lot No. 59 on said plan; thence along side lot No. 59 on said plan and passing through the center of the party wall between message hereby conveyed and nephew it adjoining on the Northwest, North 59 degrees, 51 minutes, 04 seconds East 99.46 to the point and place of beginning.

BEING the same parcel conveyed by Deed dated 3/27/19972 to James E. Taylor and Vivian P. Taylor, while married to each other, and recorded it in the Land Records of Delaware County at Deed Book 1573, page 915, the said Vivian P. Taylor having died on or about 8/24/2015 while married to James E. Taylor, thus vesting James E. Taylor as his soul owner in simple fee of the subject parcel.

Commonly known as: 17 Spruce Street, Marcus Hook, PA 19061.

PARCEL No. (24-00- 00703-00.

PROPERTY Address: 17 Spruce Street, Marcus Hook, PA 19061-4630.

BEING the same premises which Alice Stewart by Deed dated March 27, 1997 and recorded in the Office of Recorder of Deeds of Delaware County on April 3, 1997 at Book 1573, page 0915, an Instrument Number 018285 granted and conveyed unto James E. Taylor and Vivian P. Taylor.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: James E. Taylor.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

No. 008440 21. 2022

**MORTGAGE FORECLOSURE**

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

Front: 52 Depth: 100

BEING Premises: 519 Folcroft Avenue, Borough of Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Denise Parisano and Rita Parisano.

Hand Money \$27,055.09

KML Law Group, P.C., Attorneys

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

No. 004822A 22. 2021

**MORTGAGE FORECLOSURE**

124 Commons Court, Chadds Ford, PA 19317 and 126 Commons Court, Chadds Ford, PA 19317. Property in Chadds Ford, County of Delaware and State of Pennsylvania.

IMPROVEMENTS CONSIST OF: Taxable Commercial Property; Condo Office 1300 Square feet each.

SOLD AS THE PROPERTY OF: ESC Properties, LLC.

Hand Money \$42,069.51

Duane Morris LLP, Attorneys

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

No. 010545 23. 2021

**MORTGAGE FORECLOSURE**

Property in the Township of Thornbury, County of Delaware, Commonwealth of PA on the center of Stony Bank Road.

Front: 113.45 Depth: 219.22

BEING Premises: 17 Helluva Hill Lane, Glen mills, PA 19342.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Irene Butler and Edward J. Butler.

Hand Money \$40,315.72

KML Law Group, P.C., Attorneys

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

No. 008145 24. 2022

**MORTGAGE FORECLOSURE**

Property in the Borough of Prospect Park, County of Delaware, Commonwealth of PA on the.

Front: 25 Depth: 125

BEING Premises: 930 12th Avenue, Prospect Park, PA 19076.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Damien C. Given and Kelly A. Herbert.

Hand Money \$14,510.26

KML Law Group, P.C., Attorneys

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

No. 002828 25. 2020

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Northeasterly side of West Chester Pike (60 feet wide) at the distance of 156 feet, 8 inches Northwestwardly from the Northwesterly side of Sunshine Avenue (40 feet wide) in the Township of Upper Darby, County of Delaware, State of Pennsylvania.

CONTAINING in front or breadth on the said West Chester Pike 77 feet, 1 inch and extending of that width in length or depth North 20 degrees 03 minutes 20 seconds East between lines parallel with the said Sunshine Avenue 100 feet to a certain 10 feet wide driveway extending from the said Sunshine Avenue to State Road

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned 10 feet wide driveway in common with the owners, tenants and occupiers of the premises abutting the same.

BEING NO. 7419 West Chester Pike.



BEING Parcel No. 16-08-677-000

BEING the same premises which Phan Tuan by Deed dated October 26, 2006 and recorded November 16, 20116, in the Office of the Recorder of Deeds in and for the County of Delaware, Pennsylvania in Book Volume 2958, page 950 granted and conveyed unto Naseem Sarvar, in fee.

IMPROVEMENTS CONSIST OF: Taxable Commercial.

SOLD AS THE PROPERTY OF: Naseem Sarvar a/k/a Naseem A. Sarvar.

Hand Money \$18,586.39

JSDC Law Offices, Attorneys

Kimberly A. Bonner, Esquire, Attorney

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

**No. 006274 27. 2019**

**MORTGAGE FORECLOSURE**

Property in the Haverford Township, County of Delaware, Commonwealth of PA on the Northwesterly side of Holbrook Road.

Front: IRR Depth: IRR

BEING Premises: 7 Holbrook Road, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Franklin Rodriguez and Maria D. Torres a/k/a Maria Torres.

Hand Money \$30,479.70

KML Law Group, P.C., Attorneys

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

**No. 002707B 28. 2020**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, Situate in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania, being Lot No. 13 on a plan of property for M. D'Annunzio, made by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, dated April 18, 1962, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Glenn Terrace (50 feet wide) at the distance of 19.89 feet measured South 65 degrees 2 minutes West along the said side of Glenn Terrace from its intersection with the Southwesterly side of Eagle Road (50 feet wide) (both lines produced); thence extending from said beginning point along the Northwesterly side of Glenn Terrace the two following courses and distances, to wit: (1) South 65 degrees 2 minutes West 49.31 feet to a point of curve, and (2) on a line curving to the left having a radius of 723.84 feet the arc distance of 18.34 feet to a point; thence extending North 24 degrees 58 minutes West 103.23 feet to a point in line of lands now or late of Abraham Hall Estate; thence extending along said lands North 65 degrees 2 minutes East 87.66 feet to a point on the Southwesterly side of Eagle Road, aforesaid; thence extending along same South 24 degrees 40 minutes East 83.11 feet to the arc distance of 31.31 feet to a point on the Northwesterly side of Glenn Terrace, the first mentioned point and place of beginning.

HAVING erected thereon a Residential Dwelling.

BEING the same premises as Donald A. Cavalcanto, by Deed dated July 22, 2002, and recorded on August 5, 2002, by the Delaware County Recorder of Deeds in Record Book 2495, at Page 357, as Instrument No. 2002082128, granted and conveyed unto Christian B. Cobaugh and Alison V. Cobaugh, as Tenants by the Entireties.

AND THE SAID Alison V. Cobaugh is also known as Alison Cobaugh.

BEING known and numbered as 1 Glenn Terrace, Havertown, PA 19083.

FOLIO No. 22090127507.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Christian B. Cobaugh, Allison V. Cobaugh.

Hand Money \$34,982.44

Stern & Eisenberg, PC, Attorneys

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

**No. 008611 29. 2022**

**MORTGAGE FORECLOSURE**

Property situated in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on July 29, 2003, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 2866, at page 0572, as Instrument No. 2003093583.

BEING known as 1250 Mildred Avenue, Woodlyn, PA 19094.

Folio No. 38-02-01423-00

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Paul C. Showalter, Jr.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

**No. 004325 30. 2020**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN tract, piece or parcel of SEATED land containing 1010 Whitby Avenue. Property situate in Borough of Yeadon in the County of Delaware and the State of Pennsylvania.

Tax Parcel ID No. 48-00-03237-00

TITLE to said premises is vested in Rose Mary Dey by Fiduciary Deed from Rose Mary Dey, Carol McGovern, Patricia Dey and Elizabeth Gudmenson, all of the children of James T. Dey, Jr. who died February 22, 1991, dated June 2, 2010, recorded June 10, 2010 in the Delaware County Clerk's/ Register's Office in Deed Book 4753, page 496 as Instrument No. 2010031395.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Representatives of Rosemary Dey, deceased and his her their or any of their successors in right, title and interest, the United States of America, Estate of Rosemary Dey, deceased last record Owner/Mortgagor; Carol Devenny McGovern, Michael Devenny, Debra McCauley, Elizabeth Sammartino Gudmundsen, Patricia Ann Dey, James T. Dey, III known Heirs of the Estate of Rosemary Dey, deceased; Unknown Heirs Devisees and Personal.

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

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

**No. 005289 31. 2022**

**MORTGAGE FORECLOSURE**

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

Front: 74 Depth: 214

BEING Premises: 117 Harmil Road, Broomall, PA 19008.

Parcel No. 25-00-01962-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Catharine Snyder.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 004725 34. 2022**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, described according to a survey and plan hereof made by Damon and Foster, Civil Engineers on January 4, 1938. SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

FOLIO No. 16-04-02257-00

BEING known as: 7265 Spruce Street, Upper Darby, PA 19082.

BEING the same premises which Tyisha M. Hayman, by indenture dated December 10, 2007 and recorded December 14, 2007 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 4262 page 2133, granted and conveyed unto Tamara Streets and Cyrus Streets, deceased.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Tamara Streets.

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

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

**No. 001590 35. 2020**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 120

BEING Premises: 1072 Tremont Drive, Glenolden, PA 19036.

Parcel No. 15-00-03776-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Any/ All known and Unknown Heirs, Executors and Devisees of the Estate of Gustave A. Pasquarella, Jr. and Roberta A. Pasquarella, solely in her capacity as Heir to the Estate of Gustave A. Pasquarella, Jr.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 007176 36. 2022**

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware, Commonwealth of PA on the Northeasterly side of 14th Street.

Front: 14 Depth: 105.04

BEING Premises: 1421 Edgmont Avenue, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: John  
J. Cucchi.

Hand Money \$7,255.94

KML Law Group, P.C., Attorneys

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

Mar. 31; Apr. 7, 14