

**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**

**MOHAMED ABBASS, dec'd.**

Late of the Borough of Darby,  
Delaware County, PA.  
Admx.: Muna O. Mohamed, 1031 Pine  
St., Darby, PA 19023.

**FRANCIS PHILIP ANTICO, JR. a/k/a**

**FRANK P. ANTICO, JR., dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extrs.: Danielle Elizabeth Antico  
(Named in Will as Danielle Antico) and  
Marc Anthony Antico (Named in Will  
as Marc Antico) c/o Terrance A. Kline,  
Esquire, 200 E. State St., Ste. 306,  
P.O. Box A, Media, PA 19063.  
**TERRANCE A. KLINE, ATTY.**  
Law Office of Terrance A. Kline  
200 E. State St.  
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P.O. Box A  
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**RAYMOND BOON, dec'd.**

Late of the Borough of Glenolden,  
Delaware County, PA.  
Extrs.: Raymond Boon and Suzanne  
Earnest c/o Stephen D. Molineux,  
Esquire, 227 MacDade Blvd.,  
Collingdale, PA 19023.  
**STEPHEN D. MOLINEUX, ATTY.**  
227 MacDade Blvd.  
Collingdale, PA 19023

**ELAINE G. BOORMAN, dec'd.**

Late of the Township of Newtown,  
Delaware County, PA.  
Extx.: Tara Broczkowski c/o Mark  
S. Pinnie, Esquire, 218 West Front  
Street, Media, PA 19063.

**MARK S. PINNIE, ATTY.**  
Barnard, Mezzanotte, Pinnie &  
Seelaus, LLP  
218 West Front Street  
Media, PA 19063

**CHARLOTTE THERESA BOREK,  
dec'd.**

Late of the Township of Aston,  
Delaware County, PA.  
Extr.: David Joseph Borek c/o Lisa A.  
Shearman, Esquire, 1684 S. Broad St.,  
Ste. 230, Lansdale, PA 19446.  
**LISA A. SHEARMAN, ATTY.**  
Hamburg, Rubin, Mullin, Maxwell &  
Lupin, PC  
1684 S. Broad St.  
Ste. 230  
Lansdale, PA 19446

**ALICE MIRIAM COHEN a/k/a  
MIRIAM COHEN and A. MIRIAM  
COHEN, dec'd.**

Late of the Township of Darby,  
Delaware County, PA.  
Admx.: Bernadette Cohen, 617 N. 9th  
Street, Apt. 1F, Reading, PA 19604.

**PATRICIA A. CRANE a/k/a PATRICIA  
PETRIKIN CRANE and PATRICIA  
ANN CRANE, dec'd.**

Late of the Borough of Media,  
Delaware County, PA.  
Extx.: Kathleen Crane c/o Dennis C.  
McAndrews, McAndrews, Mehalick,  
Connolly, Hulse and Ryan, P.C., 30  
Cassatt Avenue, Berwyn, PA 19312.  
**DENNIS C. McANDREWS, ATTY.**  
McAndrews, McAndrews, Mehalick,  
Connolly, Hulse and Ryan, P.C.  
30 Cassatt Avenue  
Berwyn, PA 19312

**CHRIS LEE CURRY, dec'd.**

Late of the Borough of Norwood,  
Delaware County, PA.  
Admx.: Cynthia A. Curry c/o Kristine  
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Media, PA 19063.  
**KRISTINE F. HUGHEY, ATTY.**  
22 W. Second St.  
Media, PA 19063

**CHRISTINE DeMURO, dec'd.**

Late of the Township of Media,  
Delaware County, PA.  
Extx.: Andrea DeMuro, 9714 20<sup>th</sup> Ave.  
NE, Seattle, WA 98115.

**TIMOTHY J. DiGREGORIO, JR.,  
dec'd.**

Late of the Borough of Ridley Park, PA  
19078.  
Extr.: Louis Domenic LaGamba, Jr.

JOHN R. TWOMBLY, JR., ATTY.  
224 East Street Road  
Suite 1  
Kennett Square, PA 19348

**MARGARET MARY FARLEY, dec'd.**  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Admx.: Bernadette Hutchison.  
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**MARGARET T. FOLEY a/k/a  
MARGARET FOLEY, dec'd.**  
Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: John R. Walker c/o Joseph W.  
Bullen, III, Esquire, Hennessey Bullen  
Walker, P.O. Box 217, Lansdowne, PA  
19050-0217.  
JOSEPH W. BULLEN, III, ATTY.  
Hennessey Bullen Walker  
P.O. Box 217  
Lansdowne, PA 19050-0217

**SALLY ANN FOLLETT, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Kimberly Follett, 2210 Bryn  
Mawr Ave., Ardmore, PA 19003.

**JOAN C. FRANK, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Margaret Frank Van Steenwyk.  
W. PETER BARNES, ATTY.  
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218 West Miner Street  
West Chester, PA 19382

**JOHN F. GANLEY a/k/a JOHN  
FRANCIS GANLEY and JOHN F.J.  
GANLEY, dec'd.**  
Late of the Township of Springfield,  
Delaware County, PA.  
Admx.: Maryann B. Ganley, 238  
Ballymore Road, Springfield, PA  
19064.

**JOSEPHINE THERESA GRONSKI  
a/k/a JOSEPHINE T. GRONSKI,  
dec'd.**  
Late of the Township of Aston,  
Delaware County, PA.  
Extr.: Elizabeth L. Steffy, 18 Robin  
Hood Lane, Aston, PA 19014.

**BRADLEY L. HARRISON a/k/a  
BRADLEY LEWIS HARRISON,  
dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Kimberly Richter.

DENNIS WOODY, ATTY.  
110 West Front Street  
Media, PA 19063

**JAMES P. JENNINGS, dec'd.**  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Admx.: Monica Jennings c/o Frank M.  
Fiore, Esquire, 12 Veterans Square, 1<sup>st</sup>  
Fl., Media, PA 19063.  
FRANK M. FIORE, ATTY.  
12 Veterans Square  
1<sup>st</sup> Fl.  
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**WILLIAM J. KELLY, dec'd.**  
Late of the Borough of Folcroft,  
Delaware County, PA.  
Extr.: Sean Gerald Kelly c/o Stephen  
D. Molineux, Esquire, 227 MacDade  
Blvd., Collingdale, PA 19023.  
STEPHEN D. MOLINEUX, ATTY.  
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Collingdale, PA 19023

**ANN H. KINTZELL, dec'd.**  
Late of 1610 Ridgeway Road, Township  
of Haverford, Delaware County, PA.  
Extr.: Ms. Laura K. Stringer, 5020  
Smithfield Road, Drexel Hill, PA  
19026.  
GENE A. FOEHL, ATTY.  
The Law Offices of Foehl & Eyre, P.C.  
27 East Front Street  
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**RICHARD J. KWIAT, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
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**CHARLES LeFEVER a/k/a CHARLES  
N. LeFEVER, dec'd.**  
Late of the Township of Newtown  
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**COLIN JOHN MAHON a/k/a COLIN J.  
MAHON, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.

Admx.: Samantha L. Mahon c/o Kevin Frankel, Esquire, 150 N. Radnor Chester Road, Suite F200, Radnor, PA 19087.

KEVIN FRANKEL, ATTY.  
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**MARY A. MATTHEWS, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
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19442.

DAVID P. BROWN, III, ATTY.  
1944 Kimberton Rd.  
P.O. Box 729  
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**DONALD MARK McGEE-PASCERI, dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Admx.: Margaret Anne McGee-Pasceri,  
730 Sproul Rd., Bryn Mawr, PA 19010.  
DAVID R. WHITE, JR., ATTY.  
Horst Krekstein & Runyon LLC  
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Plymouth Meeting, PA 19462

**JOHN C. MUNSHOWER a/k/a JOHN CARL MUNSHOWER and JOHN C. MUNSHOWER D.O., dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Admx.: Shauna A. Munshower, 413  
Oak Lane, Wayne, PA 19087.  
DANTE RENZULLI, JR., ATTY.  
120 John Robert Thomas Drive  
Exton, PA 19341

**NANCY L. PETERS a/k/a NANCY LEE PETERS and NANCY LEE FRY, dec'd.**  
Late of the Township of Upper  
Providence, Delaware County, PA.  
Extx.: Cheryl L.P. Koontz, 204 W.  
Lincoln Street, Media, PA 19063.

**WILLIAM RYAN, JR. a/k/a WILLIAM WALTER RYAN, JR., dec'd.**  
Late of the Borough of Parkside,  
Delaware County, PA.  
Admx.: Jessica Crossley Ryan c/o Paul  
L. Herron, Esquire, Centre Square  
West, 1500 West Market Street, Ste.  
W-3110, Philadelphia, PA 19102.

PAUL L. HERRON, ATTY.  
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**WILLIAM H. SCHARR, JR., dec'd.**  
Late of the Borough of Media,  
Delaware County, PA.  
Extx.: Kimberly S. Rohlfling c/o Andrew  
C. Laird, Esquire, 360 West Main  
Street, Trappe, PA 19426.  
ANDREW C. LAIRD, ATTY.  
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360 West Main Street  
Trappe, PA 19426

**DONALD ANTHONY STANTON a/k/a DONALD STANTON, dec'd.**  
Late of the Township of Aston,  
Delaware County, PA.  
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**DANIEL TAGTACHIAN, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extx.: Monica Grisolia, 3556 Woodcrest  
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**RICHARD LEE THOMPSON, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
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KRISTINE F. HUGHEY, ATTY.  
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Media, PA 19063

**LAURA JANE ULMER a/k/a LAURA J. ULMER, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Ross P. Ulmer, 336 Lincoln  
Avenue, Lansdowne, PA 19050.

#### SECOND PUBLICATION

**RAYMOND ADAMSKI a/k/a RAYMOND J. ADAMSKI, dec'd.**  
Late of the Township of Middletown,  
Delaware County, PA.  
Extx.: Sandra Stephens, 299 Oak Ave.,  
Glen Riddle, PA 19063.

**JANET J. ALWANG, dec'd.**  
Late of the Township of Upper  
Providence, Delaware County, PA.  
Extx.: Jennifer Burnett c/o Dana M.  
Breslin, Esquire, 3305 Edgmont Ave.,  
Brookhaven, PA 19015.  
DANA M. BRESLIN, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**MARY C. BELL**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Walter C. Bell, Jr. c/o Vincent  
Carosella, Jr., Esquire, Carosella &  
Associates, P.C., 822 S. Matlack Street,  
Suite 101, West Chester, PA 19382.  
**VINCENT CAROSELLA, JR., ATTY.**  
Carosella & Associates, P.C.  
822 S. Matlack Street  
Suite 101  
West Chester, PA 19382

**PEARL DALLAM**, dec'd.  
Late of the Township of Chester,  
Delaware County, PA.  
Extr.: Pamela Adams, 21 Beekman  
Rd., Wilmington, DE 19809.

**WILLIAM J. DILCHER**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Judith A. Dilcher c/o Larmore  
Scarlett LLP, P.O. Box 384, Kennett  
Square, PA 19348.  
**LARMORE SCARLETT LLP, ATTY.**  
P.O. Box 384  
Kennett Square, PA 19348

**JOHN P. DUGAN**, dec'd.  
Late of the Township of Lower  
Chichester, Delaware County, PA.  
Extr.: Edward P. Dugan, 1572 Market  
St., Linwood, PA 19061.

**KENNETH JAMES GARDNER a/k/a  
KEN GARDNER**, dec'd.  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Extr.: Debra Gardner, 27 Medbury  
Road, Wallingford, PA 19086.

**CHARLES J. HATTON, JR.**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Larry Scott Auerbach, Esquire,  
1000 Easton Rd., Abington, PA 19001.  
**LARRY SCOTT AUERBACH, ATTY.**  
1000 Easton Rd.  
Abington, PA 19001

**MARY LAUGINIGER**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Admx.: Shirleyann Schuler, 610  
Pineville Rd., Newtown, PA 18940.

**STEPHEN MICHAEL LERARIO**,  
dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Stefanie Rose Lerario, 801  
Lisadell Dr., Kennett Square, PA  
19348.

**MARYBETH O. LAURIA, ATTY.**  
Lauria Law LLC  
3031 Walton Rd.  
Ste. C310  
Plymouth Meeting, PA 19462

**DENNIS A. McCANN, JR. a/k/a  
DENNIS A. McCANN and DENNIS  
McCANN**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Lisa Ann Williams (Named in  
Will as Lisa A. Williams) c/o Frank M.  
Fiore, Esquire, 12 Veterans Square, 1<sup>st</sup>  
Fl., Media, PA 19063.  
**FRANK M. FIORE, ATTY.**  
12 Veterans Square  
1<sup>st</sup> Fl.  
Media, PA 19063

**JOANNE ELEANOR MURTAUGH**,  
dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Michael Thomas Murtaugh  
c/o Jonathan E. Becker, Esquire, 300  
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Media, PA 19063.  
**JONATHAN E. BECKER, ATTY.**  
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300 W. State St.  
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P.O. Box 319  
Media, PA 19063

**IRENE K. MUTZIG a/k/a IRENE C.  
MUTZIG and IRENE MUTZIG**,  
dec'd.  
Late of the Borough of Haverford,  
Northampton County, PA.  
Extr.: Allen Jay Mutzig, 29008  
Blaisdell Drive, Naples, FL 34119.

**G. ELAINE PATTON a/k/a  
GERTRUDE ELAINE PATTON**,  
dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: William M. Patton, Sr., 82  
Ardmore Avenue, Lansdowne, PA  
19050.

**SHEILA V. SAXTON**, dec'd.  
Late of the Borough of Norwood,  
Delaware County, PA.  
Extr.: Shelley R. Saxton c/o Stephen  
D. Molineux, Esquire, 227 MacDade  
Blvd., Collingdale, PA 19023.  
**STEPHEN D. MOLINEUX, ATTY.**  
227 MacDade Blvd.  
Collingdale, PA 19023

**RICHARD STRAUSS**, dec'd.  
Late of the Township of Media,  
Delaware County, PA.  
Extr.: Amy E. Strauss, Lynn F.  
Strauss and Sharon E. Strauss c/o  
Debra Speyer, Esquire, Two Bala  
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19004.  
**DEBRA SPEYER, ATTY.**  
Two Bala Plaza  
Suite 300  
Bala Cynwyd, PA 19004

**STEVEN M. STRONG**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Richard S. Strong, 154 First  
Avenue, Newtown Square, PA 19073.  
**JOSEPH DiGIORGIO, ATTY.**  
1800 E. Lancaster Ave.  
Paoli, PA 19301

**BERNICE E. WOOTERS a/k/a**  
**BERNICE WOOTERS**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extr.: Jacqui-Linn Gaskill a/k/a Jacqui  
Linn Gaskill, 4220 Naamans Creek  
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**STACEY W. McCONNELL, ATTY.**  
Lamb McErlane  
P.O. Box 565  
West Chester, PA 19381

**DOROTHY YEAGER a/k/a DOROTHY**  
**L. YEAGER**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Rebecca Yeager, 814 Kenwood  
Road, Drexel Hill, PA 19026.

**WILLIAM T. YEZERSKI a/k/a BILL**  
**YEZERSKI**, dec'd.  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extr.: Michele E. Bauer, 28 Hetzel  
Road, Ridley Park, PA 19078.

**JEANETTE E. ZIPSE**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Donna E. Vernon c/o Carolina R.  
Heinle, Esquire, 724 Yorklyn Rd., Ste.  
100, Hockessin, DE 19707.  
**CAROLINA R. HEINLE, ATTY.**  
MacElree Harvey, Ltd.  
724 Yorklyn Rd.  
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Hockessin, DE 19707

**THIRD AND FINAL PUBLICATION**

**ROXANN BAMBACH**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Eric Bambach, 2513 Carpenter  
St., Philadelphia, PA 19146.  
**MARYBETH O. LAURIA, ATTY.**  
Lauria Law LLC  
3031 Walton Rd.  
Ste. C310  
Plymouth Meeting, PA 19462

**ARNOLD T. BROWN**, dec'd.  
Late of the City of Chester, Delaware  
County, PA.  
Admr.: Frank W. Daly, Esquire, 100 W.  
Sixth St., Suite 204, Media, PA 19063.  
**FRANK W. DALY, ATTY.**  
100 W. Sixth St.  
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**LOUISE GRAY CHRISTOPHER a/k/a**  
**LOUISE G. CHRISTOPHER**, dec'd.  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Extr.: Michael Thomas Christopher  
a/k/a Michael T. Christopher, 160  
Wood Rd., Springfield, PA 19064.  
**JOSEPH J. CONSOLE, ATTY.**  
Console Matison, LLP  
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**JANE A. CURRAN**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Robin Craig Thorum, Jr. c/o  
Christopher Mullaney, Esquire, 598  
Main Street, P.O. Box 24, Red Hill, PA  
18076.  
**CHRISTOPHER MULLANEY, ATTY.**  
598 Main Street  
P.O. Box 24  
Red Hill, PA 18076

**CHESTER THEODORE DEMSKI, JR.,**  
dec'd.  
Late of the Township of Tinicum,  
Delaware County, PA.  
Admx.: Dolores R. Demski 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

**SARA E. ECCLESTON**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.

Co-Executors: Steven E. Eccleston and Richard Josef Eccleston c/o Robert M. Firkser, Esquire, 333 West Baltimore Avenue, Media, PA 19063.  
ROBERT M. FIRKSER, ATTY.  
333 West Baltimore Avenue  
Media, PA 19063

**HOWARD A. FINKELMAN**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Nancy H. Finkelman, 491 Doe  
Run Ln., Springfield, PA 19064.  
MICHAEL L. GALBRAITH, ATTY.  
Galbraith Law, LLC  
1845 Walnut St.  
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Philadelphia, PA 19103

**BARBARA FURMAN a/k/a BARBARA ANN FURMAN**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Robert J. Furman, Jr.  
CARRIE WOODY, ATTY.  
110 West Front Street  
Media, PA 19063

**MARYLYN FRANCES HABICH a/k/a MARYLYN F. HABICH**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Matthew Leonard Habich c/o  
Matthew C. Stone, Esquire, 4126  
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19015.

MATTHEW C. STONE, ATTY.  
The Law Offices of Stone & Stone, LLC  
4126 Edgmont Avenue  
Brookhaven, PA 19015

**AILEEN COURTNEY KAIN a/k/a AILEEN C. KAIN and AILEEN KAIN**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Admx.: Mary D. Kain c/o Nina B.  
Stryker, Esquire, Centre Square  
West, 1500 Market St., Ste. 3400,  
Philadelphia, PA 19102.  
NINA B. STRYKER, ATTY.  
Obermayer Rebmann Maxwell &  
Hippel LLP  
Centre Square West  
1500 Market St.  
Ste. 3400  
Philadelphia, PA 19102

**MICHAEL S. KALICHAK, JR. a/k/a MICHAEL S. KALICHAK and MICHAEL KALICHAK**, dec'd.  
Late of the Borough of Brookhaven,  
Delaware County, PA.

Admx. C.T.A.: Barbara H. Peterman  
c/o John Jay Wills, Esquire, 4124  
Chichester Ave., Boothwyn, PA 19061.  
JOHN JAY WILLS, ATTY.  
4124 Chichester Ave.  
Boothwyn, PA 19061

**CAROL KITZMAN a/k/a CAROL L. KITZMAN**, dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Admr. CTA: The Huntington National  
Bank c/o Jennifer A. Kosteva, Esquire,  
1001 Conshohocken State Rd., Ste.  
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JENNIFER A. KOSTEVA, ATTY.  
Heckscher, Teillon, Terrill  
& Sager, P.C.  
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**JUDITH S. LEHRKINDER**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
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Pinnie, Esquire, 218 West Front  
Street, Media, PA 19063.  
MARK S. PINNIE, ATTY.  
Barnard, Mezzanotte, Pinnie &  
Seelaus, LLP  
218 West Front Street  
Media, PA 19063

**ANTONIETTA LELII**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Fabrizio Lelii, 948 Rocklyn Rd.,  
Springfield, PA 19064.  
BETH ANN MARSHALL, ATTY.  
Knight & Moskow, PC  
215 N. Olive St.  
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Media, PA 19063

**DOLORES LESUTIS**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Robert S. Lesutis 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

**THOMAS MANGANO a/k/a TOM MANGANO**, dec'd.  
Late of the Borough of Folcroft,  
Delaware County, PA.  
Extr.: John Mangano, 2112 Coventry  
Drive, Wilmington, DE 19810.



**DANIEL T. MEEHAN a/k/a DANIEL MEEHAN**, dec'd.  
Late of the Township of Ridley, Delaware County, PA.  
Extx.: Cynthia Broomall 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

**CHARLES E. PARK**, dec'd.  
Late of the Township of Radnor, Delaware County, PA.  
Extx.: Charles E. Park, Jr., 449 Valley Forge Rd., Wayne, PA 19087.

**CLAIRE M. RICKER**, dec'd.  
Late of the Township of Concord, Delaware County, PA.  
Extx.: Thomas O. Ricker, Jr., 665 Metro Court, West Chester, PA 19380.

**MARLENE D. SCHUMANN**, dec'd.  
Late of the Township of Middletown, Delaware County, PA.  
Extx.: Susan Phillips Nick (Named in Will as Susan P. Nick) c/o Joel E. Oshtry, Esquire, 1819 JFK Blvd., Ste. 433, Philadelphia, PA 19103.  
**JOEL E. OSHTRY, ATTY.**  
Oshtry & Oshtry  
1819 JFK Blvd.  
Ste. 433  
Philadelphia, PA 19103

**MARY L. SCOTT**, dec'd.  
Late of the Township of Upper Darby, Delaware County, PA.  
Admr.: Steven J. Scott c/o Charles W. Proctor, III, Esquire, 1450 E. Boot Road, Building 400, Suite D, West Chester, PA 19380.  
**CHARLES W. PROCTOR, III, ATTY.**  
1450 E. Boot Road  
Building 400  
Suite D  
West Chester, PA 19380

**FREDERICK TAPPER a/k/a FREDERICK SAUL TAPPER and FREDERICK S. TAPPER**, dec'd.  
Late of the Township of Haverford, Delaware County, PA.  
Extx.: Scott J. Tapper and Staci T. Cooperstein c/o F. Craig La Rocca, Esquire, 800 N. Broad St., Lansdale, PA 19446.  
**F. CRAIG LA ROCCA, ATTY.**  
800 N. Broad St.  
Lansdale, PA 19446

**MICHAEL J. TOKASH a/k/a MICHAEL JOHN TOKASH and MICHAEL TOKASH**, dec'd.  
Late of the Borough of Ridley Park, Delaware County, PA.  
Extx.: Kathryn Tokash 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

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**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
NO. 2024-003904

NOTICE IS HEREBY GIVEN THAT on May 1, 2024, the Petition of Jahmir Xavier Mendez, minor, by and through his parent and natural guardian, Lykifha Cherry, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Jahmir Xavier Mendez** to **Jahmir Xavier Kent Copper**.

The Court has fixed February 25, 2025, 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.

Dec. 13, 20

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**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.

**Dillon Productions Corp**

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

Dec. 13

**CLASSIFIED AD**

The Law Office of Theresa Ann Hartzell, PC will be officially closed as of December 31, 2024. There is office furniture available for purchase, including a Ricoh Copy Machine, desk, conference table, filing cabinets. If interested, please call 484-452-6619.

Dec. 6, 13, 20

**CORPORATE DISSOLUTION**

Notice is hereby given to all creditors and claimants of **FRANCHISE SUCCESS INC.**, a PA business corporation, located at 520 Westminster Ave., Swarthmore, PA 19081, that the said corp. is winding up its affairs in the manner prescribed by Sec. 1975 of the PA Business Corp. Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Dept. of State of the Commonwealth of PA.

Dec. 13

**LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN THAT on Friday, November 22, 2024, Certification of Organization was filed in the Pennsylvania Department of State for **Monastra Healthy Vending LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

ANDREW J. MONASTRA, Solicitor  
740 East High Street  
Pottstown, PA 19464

Dec. 13

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
DOCKET/CASE NO. CV-2024-006916  
  
IN QUIET TITLE

Roland Oris  
vs.  
Donald W. Horton, III

YOU HAVE BEEN SUED IN COURT TO QUIET TITLE TO 1927 Huddle Avenue, Lindwood, PA 19061. Being Folio Number 09-00-01537-00.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defense or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days from the date of publication of this Notice, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff(s). 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, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW.**

**THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

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

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

Dec. 13, 20

**SERVICE BY PUBLICATION**

IN THE OFFICE OF THE REGISTER  
OF WILLS OF DELAWARE COUNTY,  
PENNSYLVANIA  
FILE NO.: 2324-3215

IN RE: ESTATE OF JOHN J. TIERNEY,  
JR., DECEASED

RE: PETITION FOR APPOINTMENT  
OF ADMINISTRATOR

**RULE**

AND NOW, the 22nd day of November, 2024, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a Rule to Show Cause is issued and directed upon Justin Tierney 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 the 8th day of January, 2025, via one or more of the following options: (1) U.S. mail at ATTN: Register of Wills, 201 W. Front Street, Media, PA 19063; (2) In-Person or drop-box at the Office of the Register of Wills, First Floor, Government Center Building, Media, PA, 19063; and/or (3) fax at (610) 891-4812.

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  
VINCENT A. RONGHIONE, ESQUIRE  
REGISTER OF WILLS AND CLERK  
OF ORPHANS' COURT

Dec. 13, 20

## **MASTERCARD AND VISA**

**ACCEPTED AT THE  
DELAWARE COUNTY**

**BAR ASSOCIATION**



The Delaware County Bar  
Association accepts



**MASTERCARD & VISA**

for membership dues, lawyer  
referral fees, legal ads  
and Legal Journal Subscriptions

Charges may be taken via telephone or walk-in

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

**December 20, 2024  
11:00 A.M. Prevailing Time**

**BOROUGH**

Aldan 56  
Brookhaven 8  
Collingdale 51  
East Lansdowne 69  
Eddystone 63  
Folcroft 54  
Glenolden 57  
Lansdowne 45, 60  
Norwood 12, 50  
Trainer 3  
Yeadon 44

**TOWNSHIP**

Darby 2, 49  
Haverford 1  
Marple 40  
Middletown 68  
Nether Providence 4, 36, 52  
Newtown 21  
Ridley 7, 41, 42, 59, 61  
Springfield 46  
Upper Chichester 47, 53, 62  
Upper Darby 11, 15, 16,  
17, 18, 19, 26, 32, 34,  
43, 48, 55, 65, 66, 67

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. 006048 1. 2018**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 601 Willowbrook Rd, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Thomas W. Tripler and Patricia M. Tripler.

Hand Money \$24,249.70

Brock & Scott, PLLC, Attorneys

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

**No. 002220 2. 2023**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 644 Beech Ave, Glenolden, PA 19036-1002.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Christopher Sage and Julie L. Sage.

Hand Money \$14,036.27

Brock & Scott, PLLC, Attorneys

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

No. 001708 3. 2023

**MORTGAGE FORECLOSURE**

914 Anderson Avenue  
a/k/a 914 Anderson Street  
Trainer, 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: William Bethard and Susan Bethard.

Hand Money \$16,356.09

RAS Citron LLC, Attorneys

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

No. 006999 4. 2019

**MORTGAGE FORECLOSURE**

908 Heathdale Lane  
Media, PA 19063

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Gregory Deeck and Ethel Crockett Deeck, h/w, as tenants by the entireties.

Hand Money \$57,134.58

RAS Citron, PLLC, Attorneys

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

No. 003085 5. 2022

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware, Commonwealth of PA on Sproul Street.

Front: IRR Depth: IRR

BEING Premises: 710 Sproul Street, Chester, Pennsylvania 19013.

IMPROVEMENTS CONSIST OF: a commercial building.

SOLD AS THE PROPERTY OF: 710 Sproul, LP.

Hand Money \$261,419.21

Christopher E. Rice, Attorney

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

No. 007511 7. 2023

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Ridley, County of Delaware, Commonwealth of Pennsylvania bounded and described according to a Preliminary/Final Land Development Plan of Kedron Avenue, for Rouse Chamberlin Homes made by DL Howell, Civil Engineering and Land Planning, West Chester, PA, dated 11/6/2013 and last revised 8/7/2014 and recorded in Plan Volume 37, page 320.

BEING Premises: 31 Faraday Court, Morton, PA 19070.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Steven Evans a/k/a Steven Maurice Evans.

Hand Money \$21,541.69

Parker McCay, P.A., Attorneys

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

No. 002522 8. 2023

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Brookhaven Borough, Delaware County, State of PA, described in accordance with a certain survey or plan, thereof made by G.D. Houtman, Civil Engineers, Media, PA on 7/14/1951.

BEING Premises: 105 East Garrison Road, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael P. O'Flynn and Sherri O'Flynn.

Hand Money \$19,423.91

Hill Wallack, LLP, Attorneys

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

No. 005024 11. 2024

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 7517 Parkview Rd, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Mohammad S. Sheikh.

Hand Money \$4,741.89

Brock & Scott, PLLC, Attorneys

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

No. 005934 12. 2024

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 101 Sylvan Ave, Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: William T. Weeks.

Hand Money \$13,959.68

Brock & Scott, PLLC, Attorneys

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

No. 062804 15. 2019

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 114 Alverstone Road, Upper Darby, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michael Erickson and Jill Erickson.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 063575 16. 2020**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of land, SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 91 S. State Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Denise Goode.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 005620 17. 2024**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$176,331.41

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

Front: Irregular Depth: Irregular

BEING Premises: 3809 Dennison Avenue, Drexel Hill, PA 19026.

PARCEL No. 16130161900.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Jeffrey Vitelli.

Hand Money \$17,633.14

Jacqueline F. McNally, Esquire, Attorney

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

**No. 062259 18. 2019**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 728 Penn Pines Boulevard, Upper Darby, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sebastian Smith.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 062238 19. 2019**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE on the Southwesterly side of Cornell Avenue (fifty feet wide) at the distance of two hundred twenty feet Southeastwardly from the Southeasterly side of Dermond Avenue (forty feet wide) in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 1124 Cornell Avenue, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Florette Dorvil.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

No. 003564 20. 2023

**MORTGAGE FORECLOSURE**

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

BEING Premises: 527 Cherry Ln, Lansdowne, PA 19050.

Parcel Nos. 16-02-00245-01

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Cloytee Triplett, individually as trustee of the Cloytee Triplett Trust, as trustee of the Cloytee Triplett Trust, under trust information dated 10/27/2008 and Diana P. Greene, solely in her capacity as Heir to the Estate of Cloytee Triplett and Janice F. Triplett as Co-Executor of the Estate of Cloytee Triplett and Trustee of the Cloytee Triplett Trust.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

No. 008452 21. 2023

**MORTGAGE FORECLOSURE**

Property in the Township of Newtown, County of Delaware, Commonwealth of PA on the Northwesterly side of Third Avenue.

Front: 60 Depth: 120

BEING Premises: 212 3rd Avenue, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kelus Group Holdings, LLC and Michael Joyce, Guarantor.

Hand Money \$26,939.71

KML Law Group, P.C., Attorney

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

No. 061326 26. 2019

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 5117 Whitehall Drive, Clifton Heights, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John F. O'Connell and Elizabeth A. Kline.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

No. 062815 32. 2019

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 734 Eaton Road, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Daniel P. Patti.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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



No. 061346 34. 2019

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 1026 Agnew Drive, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Christine DeSanctis.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

No. 000915 36. 2024

**MORTGAGE FORECLOSURE**

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

BEING Premises: 720 A Putnam Boulevard, Nether Providence Twp., PA 19086.

Parcel Nos. 34-20-635-001

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Kathryn W. Thompson.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

No. 003597C 40. 2016

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO No. 25-00-01503-00.

Property: 209 1st Avenue, Broomall, PA 19008.

BEING the same premises which Mark E. Kawecki and Mary K. Kawecki, now known as Mary K. Lacey, by Deed dated November 10, 1997 and recorded November 19, 1997 in and for Delaware County, Pennsylvania in Deed Book Volume 1692, page 1411, granted and conveyed unto Mary K. Lacey.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Mary K. Lacey.

Hand Money \$29,951.42

Katherine M. Wolf, Attorney

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

No. 006588 41. 2016

**MORTGAGE FORECLOSURE**

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

Front: 49 Depth: 135

BEING Premises: 110 Lynn Road, Ridley Park, PA 19078.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Mary Sue Degrave, solely in her capacity as Heir of James F. Gane, deceased, Robert A. Gane, solely in his capacity as Heir of James F. Gane, deceased, the unknown Heirs of James F. Gane, deceased, Edward J. Gane, solely in his capacity as Heir of James F. Gane, deceased and Ronald J. Gane, solely in his capacity as Heir of James F. Gane, deceased.

Hand Money \$30,317.01

KML Law Group, P.C., Attorney

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

**No. 003343 42. 2023**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Ridley, County of Delaware and State of Pennsylvania and described according to a plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania on March 23, 1954, as follows:

BEGINNING at a point on the Southwesterly side of West Road (40 feet wide) at the distance of 404.04 feet measured South 22 degrees 07 minutes 50 seconds East along said side of West Road from its intersection with the Southeasterly side of Haverford Road (55 feet wide); thence extending from said beginning point South 22 degrees 07 minutes 50 seconds East along said side of West Road, 26.42 feet to a point; thence extending South 67 degrees 52 minutes 10 seconds West, passing partly through the bed of a certain driveway laid out between these premises and the premises adjoining to the Southeast, 176.92 feet to a point; thence extending North 22 degrees 00 minutes 44 seconds West 26.42 feet to a point; thence extending North 67 degrees 52 minutes 10 seconds East, passing through the party wall between these premises and the premises adjoining to the Northwest, 167.87 feet to the point and place of beginning.

BEING Lot No. 14, House No. 430 West Road, as shown on said Plan.

HAVING THEREON ERECTED a dwelling house known and numbered as: 430 West Road, Ridley Park, PA 19078.

PARCEL No. 38-01-00562-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kimberly Fleming and Charles Fleming, III.

Hand Money \$11,688.28 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

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

**No. 061483 43. 2019**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 308 Gramercy Drive, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Gregory Thomas Repice and Renee T. Lillis.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 004431 44. 2024**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 718 Bullock Ave, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Lynell Foxworth and Anthony L. Pearsall.

Hand Money \$13,446.72

Brock & Scott, PLLC, Attorneys

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

**No. 004268 45. 2024**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO No. 23000227400.

Property: 158 Midway Avenue, Lansdowne, PA 19050.

BEING the same premises which Carol S. McCain, by Deed dated April 11, 2001 and recorded May 14, 2001 in and for Delaware County, Pennsylvania in Deed Book Volume 2174, page 2171, granted and conveyed unto Sylvester McKnight and Terry Robinson.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Sylvester McKnight and Terry Robinson.

Hand Money \$10,743.52

Katherine M. Wolf, Attorney

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

**No. 008632 46. 2022**

**MORTGAGE FORECLOSURE**

Property in Township of Springfield, County of Delaware, Commonwealth of Pennsylvania.

Front: Depth:

BEING Premises: 324 Valley View Road, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Edward E. Owen, Jr. and Susan J. Owen.

Hand Money \$3,150.96

Brock & Scott, PLLC, Attorneys

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

**No. 008018 47. 2023**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 126 Stanley Ct, Upper Chichester, PA 19014.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Michael J. Quinn.

Hand Money \$15,685.51

Brock & Scott, PLLC, Attorneys

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

No. 004843 48. 2024

**MORTGAGE FORECLOSURE**

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

BEING Premises: 221 Sanford Road, Upper Darby, Pennsylvania 19082.

BEING Folio No. 16040167300

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Mario Lundi and Violette Lundi.

Hand Money \$5,425.87

McCabe, Weisberg & Conway, LLC, Attorneys

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

No. 010706 49. 2023

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 95

BEING Premises: 1429 Forrester Avenue, Sharon Hill. PA 19079.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Shareece V. Robinson aka Shareece Robinson.

Hand Money \$14,496.24

KML Law Group, P.C., Attorney

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

No. 003901 50. 2024

**MORTGAGE FORECLOSURE**

Property in the Borough of Norwood, County of Delaware, Commonwealth of Pennsylvania.

BEING Premises: 514 Essex Rd., Norwood, PA 19074.

Parcel Nos. 31-00-00451-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Brian Cheatham, solely in his capacity as known Heir of William T. Krug, deceased and Jeremy Cheatham and the Unknown Heirs of William T. Krug.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

No. 004145 51. 2023

**MORTGAGE FORECLOSURE**

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

BEING known as: 136 Wayne Avenue, Collingdale, PA 19023 a/k/a 136 Wayne Avenue, Darby, Pennsylvania 19023

PARCEL No. 11000289900.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Dorothy Elizabeth Pulley a/k/a Dorothy Pulley, deceased.

Hand Money \$7,019.67

Powers Kirn, LLC, Attorneys

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

No. 002868 52. 2024

**MORTGAGE FORECLOSURE**

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

BEING Premises: 917 Putnam Boulevard, Wallingford, PA 19086.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Beth Fitzgerald, Daniel Fitzgerald a/k/a Daniel A. Fitzgerald.

Hand Money \$19,216.12

Friedman Vartolo, LLP, Attorneys

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

No. 006173 53. 2023

**MORTGAGE FORECLOSURE**

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

BEING Premises: 4012 Greenwood Ave., Boothwyn, PA 19061.

Parcel Nos. 09000139800

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Amanda M. Marano, in her capacity as heir to Thomas W. Marano, Jr. and Andrew Scott Marano, in his capacity as heir to Thomas W. Marano, Jr. and Bonnie M. Marano, individually and in her capacity as heir to Thomas W. Marano, Jr. and Michael Gettis Marano, in his capacity as heir to Thomas W. Marano, Jr. and Richard Adam Marano, in his capacity as heir to Thomas W. Marano, Jr. and the Unknown Heirs of Thomas W. Marano, Jr. and Thomas William Marano, in his capacity as heir to Thomas W. Marano, Jr.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

No. 002489 54. 2024

**MORTGAGE FORECLOSURE**

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

BEING the same premises which JMC Builders, LLC, on November 15, 2004, recorded on December 10, 2004, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2004144002 granted and conveyed unto John J. Michener.

BEING Premises: 435 Willows Avenue, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John J. Michener.

Hand Money \$16,871.68

Hill Wallack, LLP, Attorneys

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

No. 005558 55. 2024

**MORTGAGE FORECLOSURE**

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

BEING the same premises which Jose Pierre and John M. Abramson, on November 9, 2020, recorded on February 8, 2021, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2021008964 granted and conveyed unto Christian Tranquillin, Jr.

BEING Premises: 4040 Dayton Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christian Tranquillin, Jr.

Hand Money \$18,641.88

Hill Wallack, LLP, Attorneys

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

**No. 004839 56. 2024**

**MORTGAGE FORECLOSURE**

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

BEING the same premises which Wells Fargo Bank, N.A. on January 22, 2008, recorded on January 28, 2008 in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2008006676 granted and conveyed unto Sanjay Sharma, Ajay Arora and Praveen Sharma. Sanjay Sharma departed this life on or about March 18, 2023.

BEING Premises: 49 S. Woodlawn Ave., Aldan, PA 19018.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Praveen Sharma, Ajay Arora and Charmaine Sharma, Executrix to the Estate of Sanjay Sharma, deceased.

Hand Money \$8,457.28

Hill Wallack, LLP, Attorneys

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

**No. 011107 57. 2023**

**MORTGAGE FORECLOSURE**

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

BEING the same premises which Danielle Meehan on February 11, 2013, recorded on March 6, 2013, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2013015609 granted and conveyed unto Danielle Meehan.

BEING Premises: 22 E. Rambler Road, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Danielle Meehan.

Hand Money \$18,256.00

Hill Wallack, LLP, Attorneys

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

**No. 000197 59. 2023**

**MORTGAGE FORECLOSURE**

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



BEING Premises: 1409 Jefferson Avenue, Woodlyn, PA 19094.

Parcel Nos. 38020127900

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Deborah C. Snively, as known Heir of Judith Snively and Judith C. Snively a/k/a Judith C. Snively a/k/a Judith Carol Snively, deceased and Richard L. Snively, Jr., solely in his capacity as executor to the Estate of Judith Snively a/k/a Judith C. Snively and a/k/a Judith Carol Snively, deceased and Stephen Snively, as known Heir of Judith Snively, deceased and Suzanne H. Norman, as known Heir of Judith Snively, deceased and the Unknown Heirs of Judith Snively, deceased and Thomas Snively, solely in his capacity as executor to the Estate of Judith Snively a/k/a Judith C. Snively and a/k/a Judith Carol Snively, deceased.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 001367 60. 2023**

**MORTGAGE FORECLOSURE**

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

BEING known as: 29 E. Plumstead Avenue a/k/a 29 East Plumstead Avenue, Lansdowne, Pennsylvania 19050.

PARCEL No. 23-00-02586-00

IMPROVEMENTS CONSIST OF: single family residential dwelling.

SOLD AS THE PROPERTY OF: Mary C. Gunns.

Hand Money \$15,718.11

Powers Kirn, LLC, Attorneys

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

**No. 004364 61. 2024**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware, Commonwealth of PA on the Northwesterly side of Lindsay Street.

Front: 51.13 x 100 Depth: 111.34 x 83

BEING Premises: 532 Lindsay Street, Ridley Park (Ridley Township), PA 19078.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael H. Schenk and Kirsten E. Wright.

Hand Money \$25,938.68

KML Law Group, P.C., Attorney

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

**No. 007419A 62. 2022**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$156,550.57

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

Front: Irregular Depth: Irregular

BEING Premises: 519 Bethel Road, Aston, PA 19014.

Folio Number: 09000023600

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph McKnight a/k/a Joseph C. McKnight.

Hand Money \$15,655.06

Samantha Gable, Esquire, Attorney

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

**No. 002472 63. 2023**

**MORTGAGE FORECLOSURE**

Property in the Borough of Eddystone, County of Delaware and Commonwealth of PA on the Northwesterly side of Eleventh Street.

Front: 25 Depth: 120

BEING Premises: 1224 East 11th Street, Crum Lynne, PA 19022.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Manda L. Cash and David N. Starr.

Hand Money \$27,990.58

KML Law Group, P.C., Attorney

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

**No. 000586 65. 2024**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 5022 Sylvania Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: 2 story house - 2 car garage.

SOLD AS THE PROPERTY OF: Neil Bay.

Hand Money \$24,721.63

Robert P. Wendt, Attorney

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

**No. 009448 66. 2023**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Upper Darby, County of Delaware and State of Pennsylvania and designated as Lot No. 29 on a certain Plan of E.M. Parker and described according to said plan and survey made by Damon and Foster, Civil Engineers, dated the 18th of February A.D. 1925.

BEING known as: 225 Parker Avenue, Upper Darby, Pennsylvania 19082.

PARCEL No. 16080231000

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Saji Choorakuzhiyil Sukumaran and Sanjay Choorakuzhiyil Saji.

Hand Money \$18,786.44

Powers Kirn, LLC, Attorneys

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

**No. 004924 67. 2023**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 4930 Woodland Avenue, Drexel Hill, PA 19026-4608.

Parcel Nos. 16-11-02118-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Thomas Ethan Lee, Jr. a/k/a Thomas E. Lee and Victoria L. Delbonifro.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 009197 68. 2023**

**MORTGAGE FORECLOSURE**

Property in the Township of Middletown, County of Delaware, Commonwealth of Pennsylvania.

BEING Premises: 119A Bortondale Road, Media, PA 19063.

IMPROVEMENTS CONSIST OF: one story house.

SOLD AS THE PROPERTY OF: Kelus Group Holdings, LLC.

Hand Money \$42,007.20

Robert P. Wendt, Attorney

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

**No. 001668 69. 2021**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 154 Beverly Boulevard, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: Church.

SOLD AS THE PROPERTY OF: Agabus Ministries, Inc.

Hand Money \$50,000.00

Michael P. Dignazio, Esquire, Attorney

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

Nov. 29; Dec. 6, 13