

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 set-tors 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

ALBERTA ELIZABETH BARKLEY, dec'd.

Late of the Township of Darby, Delaware County, PA.
Admr.: James M. Clark c/o Robert W. Hershman, Jr., Esquire, 6 East Hinckley Avenue, 1st Floor, Ridley Park, PA 19078.

ROBERT W. HERSHMAN, JR., ATTY.
6 East Hinckley Avenue
Ridley Park, PA 19078

JOHN BASILAVECCHIO, dec'd.

Late of the Borough of Clifton Heights, Delaware County, PA.
Admx.: Gina M. O'Neill c/o Matthew C. Stone, Esquire, 4126 Edgmtown Avenue, Brookhaven, PA 19015.

MATTHEW C. STONE, ATTY.
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4126 Edgmtown Avenue
Brookhaven, PA 19015

ALBERT ANTHONY BRUNO a/k/a ALBERT A. BRUNO and ALBERT BRUNO, dec'd.

Late of the Township of Middletown, Delaware County, PA.
Admx.: Lisanne R. Bruno c/o Katherine F. Thackray, Esquire, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103.

KATHERINE F. THACKRAY, ATTY.
Alexander & Pelli, LLC
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Philadelphia, PA 19103

MONA CAMILLE CARDELL, dec'd.

Late of the Township of Newtown, Delaware County, PA.
Extx.: Berta J. Britz c/o Emily T. Abels, Esquire, P.O. Box 384, Kennett Square, PA 19348.

EMILY T. ABELS, ATTY.
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JAYNE M. CARROLL, dec'd.
Late of the Township of Concord, Delaware County, PA.
Co-Extrs.: Kristin Brown Carroll and Sean Thomas Carroll c/o Stephen Carroll, Esquire, P.O. Box 1440, Media, PA 19063.

STEPHEN CARROLL, ATTY.
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PASQUALE D. CHIACCHIERE, dec'd.
Late of the Township of Haverford, Delaware County, PA.

Extxs.: John Chiacchiere and Carol Mularski, 211 E. Manoa Road, Havertown, PA 19083.

WILBUR HALL EMMONS a/k/a WILL EMMONS, dec'd.

Late of the Borough of Media, Delaware County, PA.
Extr.: Jeffrey Emmons, 25 N. Concord Rd., West Chester, PA 19380.

ETHEL L. FRYER a/k/a ETHEL FRYER, dec'd.

Late of the City of Chester, Delaware County, PA.
Extx.: Vernee Fryer c/o Michael J. Mattson, Esquire, 21 W. Front St., Media, PA 19063.

MICHAEL J. MATTSON, ATTY.
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MYRTLE L. ICENHOUR, dec'd.

Late of the Township of Aston, Delaware County, PA.
Extx.: Jacqueline M. Walters c/o Robert M. Firkser, Esquire, 333 West Baltimore Avenue, Media, PA 19063.
ROBERT M. FIRKSER, ATTY.
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Media, PA 19063

RACHEL W.F. JENKINS a/k/a RACHEL WRAY FUNK, dec'd.

Late of the Township of Haverford, Delaware County, PA.
Extx.: Ellen H. Funk (Listed as Ellen Henkel Funk in Will) c/o Ann M. O'Keefe, Esquire, 10 Blakely Rd., Haverford, PA 19041.

ANN M. O'KEEFE, ATTY.
10 Blakely Rd.
Haverford, PA 19041

JUDITH L. KOLTUN, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extrs.: Joshua K. Koltun and Naomi
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Toddy P.C.
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**MARILYN A. LOTRIDGE a/k/a
MARILYN ANNE LOTRIDGE**, dec'd.
Late of the Township of Newtown,
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SAMUEL WALTER MOSER, dec'd.
Late of the Township of Upper Darby,
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THOMAS E. WYLER, ATTY.
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FREDERICK MUSIKA, dec'd.
Late of the Borough of Norwood,
Delaware County, PA.
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Ave., Brookhaven, PA 19015.
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NICHOLAS PALMER, dec'd.
Late of the Borough of Media,
Delaware County, PA.
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Upper Darby, PA 19082

LEOVANNY PENA PENA, dec'd.
Late of the Borough of Trainer,
Delaware County, PA.
Admx.: Nora Hilda Melendez c/o
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19015.

MATTHEW C. STONE, ATTY.
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ROBERT J. RIVERA, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Extr.: Miguel Angel Poncedeleon c/o
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19015.
CHRISTOPHER M. MURPHY, ATTY.
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VINCENT SAVAGE, dec'd.
Late of the City of Chester, Delaware
County, PA.
Co-Admxs.: Gale Joanne Tull and
Ramona Denise Fagala c/o John
McCreesh, Esquire, 7053 Terminal
Square, Upper Darby, PA 19082.
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7053 Terminal Square
Upper Darby, PA 19082

**SERAFINO PETER SCOLES a/k/a S.
PETER SCOLES**, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Admr.: Antony J. Scoles, 24 Saint
Johns Place, Apt. 1, Brooklyn, NY
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EDWARD M. SELVERIAN, dec'd.
Late of the Township of Edgmont,
Delaware County, PA.
Extr.: Michael Jirard Selverian c/o
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BEVERLY STERN, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Ruth Stern Conboy c/o Rebecca
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**REBECCA ROSENBERGER
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KARL WEIRICH a/k/a H. KARL WEIRICH, dec'd.
Late of the Township of Middletown, Delaware County, PA.
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EILEENE M. WHITWORTH, dec'd.
Late of the Township of Haverford, Delaware County, PA.
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CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

WARDE HAMAD YOUNES a/k/a WARDE YOUNES, dec'd.
Late of the Borough of Sharol Hill, Delaware County, PA.
Extr.: Hassan Abbas c/o Alexander Gusikoff, Esquire, Friedman, Schuman, PC, 275 Commerce Dr., Suite 210, Ft. Washington, PA 19034.
ALEXANDER GUSIKOFF, ATTY.
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SECOND PUBLICATION

ISABELLE E. BARBIERS, dec'd.
Late of the Township of Ridley, Delaware County, PA.
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JOSEPH ANTHONY BARTOLOMEI a/k/a JOSEPH A. BARTOLOMEI and JOSEPH BARTOLOMEI, dec'd.
Late of the Township of Concord, Delaware County, PA.
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MAUREEN PATRICE BECKER a/k/a MAUREEN PATRICE FLEUHR, dec'd.
Late of the Township of Aston, Delaware County, PA.

Extr.: Cornelia B. Stebelman (Named in Will as Cori Stebelman) c/o Catherine T. Duffy, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.
CATHERINE T. DUFFY, ATTY.
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DOROTHY R. BOYLAN, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extr.: Terry Allen Kline (Named in Will as Terrance A. Kline), 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063.
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MARY M. BROWN a/k/a MARY MARGARET BROWN, dec'd.
Late of the Township of Springfield, Delaware County, PA.
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CHARLES E. MCKEE, ATTY.
Donohue, McKee & Mattson, Ltd.
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ELAINE CANTY, dec'd.
Late of the Borough of Yeadon, Delaware County, PA.
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MARJORIE H. COBLENTZ, dec'd.
Late of the Township of Middletown, Delaware County, PA.
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HEATHER LYN COTTIER, dec'd.
Late of the Township of Haverford, Delaware County, PA.

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 Late of the Township of Middletown, Delaware County, PA.
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SPLENDORA DeFRUSCIO, dec'd.
 Late of the Township of Marple, Delaware County, PA.
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ELIZABETH DiANGELO a/k/a ELIZABETH A. DiANGELO, dec'd.
 Late of the Township of Ridley, Delaware County, PA.
 Extxs.: Michelle Eleanora Castro a/k/a Michelle Castro, 756 Woodland Terrace, Apt. 2, Sharon Hill, PA 19079 and Phyllis Ann Griffith a/k/a Phyllis Griffith, 2615 Bethel Rd., Chester, PA 19013.
LINDA McGRIER, ATTY.
 2211 Chichester Ave.
 Ste. 201
 Upper Chichester, PA 19061
EDWARD M. DOUGHERTY, JR. a/k/a EDWARD M. DOUGHERTY and BUD DOUGHERTY, dec'd.
 Late of the Township of Concord, Delaware County, PA.
 Extx.: Theresa M. Dougherty, 606 Hillside Avenue, Brookhaven, PA 19015.
MICHAEL DRIGGINS, dec'd.
 Late of the Borough of Clifton Heights, Delaware County, PA.
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FRANK W. DALY, ATTY.
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HELEN C. FINNEGAN, dec'd.
 Late of the Borough of Swarthmore, Delaware County, PA.
 Extx.: Daniel Finnegan, Esquire, 210 W. Front Street, Media, PA 19063.

DANIEL FINNEGAN, ATTY.
 210 W. Front Street
 Media, PA 19063
ADAM J. FOLTZ, JR., dec'd.
 Late of the Township of Concord, Delaware County, PA.
 Extx.: Daniel R. Foltz c/o Robert M. Slutsky, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462.
ROBERT M. SLUTSKY, ATTY.
 Slutsky Elder Law, P.C.
 600 W. Germantown Pike
 Ste. 400
 Plymouth Meeting, PA 19462
AMY R. GREEN, dec'd.
 Late of the Borough of Collingdale, Delaware County, PA.
 Admx.: Samantha Stewart, 1011 Hillside Ave., Elizabethtown, PA 17022.
ESTERLEE HAYES, dec'd.
 Late of the Township of Haverford, Delaware County, PA.
 Admr.: John Hayes, 117 Campbell Ave., Floor 2, Haverford, PA 19083.
KENNETH C. RUSSELL, ATTY.
 Russell Law, P.C.
 3500 Reading Way
 Huntingdon Valley, PA 19006
TERESA HOFFMAN a/k/a TERESA JOAN HOFFMAN, dec'd.
 Late of the Township of Newtown, Delaware County, PA.
 Extx.: Edward J. Hoffman c/o Kathryn E. Ott, Esquire, 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406.
KATHRYN E. OTT, ATTY.
 Stevens & Lee
 620 Freedom Business Center
 Ste. 200
 King of Prussia, PA 19406
GWENDOLYN M. HOWARD, dec'd.
 Late of the Township of Upper Darby, Delaware County, PA.
 Admx.: Stephanie Beatrice Mattis c/o Kristen L. Behrens, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.
KRISTEN L. BEHRENS, ATTY.
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 1500 Market St.
 Ste. 3500E
 Philadelphia, PA 19102
MARTHA W. HOYT a/k/a MARTHA HOYT, dec'd.
 Late of the Township of Edgmont, Delaware County, PA.

Extrs.: Terrance Patrick Cahill
(Named in Will as Terrence Cahill)
and George Theodore Rowlyk (Named
in Will as George Rowlyk) c/o Peter E.
Bort, Esquire, 101 Lindenwood Dr.,
Ste. 225-G, Malvern, PA 19355.
PETER E. BORT, ATTY.

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101 Lindenwood Dr.
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**NELSON IYARE a/k/a NELSON
AGBONAVBARE IYARE and
NELSON A. IYARE, dec'd.**

Late of the Borough of Folcroft,
Delaware County, PA.
Admx.: Bridget Iyare, 309 Coralroot
Dr., Townsend, DE 19734.

**JOHN BARRY KELLY a/k/a JOHN B.
KELLY, dec'd.**

Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Kevin J. Kelly, 1 Pennock
Terrace, Lansdowne, PA 19050.

JOHN P. KEMMEY, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extx.: Lynne M. Kemmey, 214
Claremont Road, Springfield, PA
19064.

RUTH J. KORBIN, dec'd.

Late of the Township of Nether
Providence, Delaware County, PA.
Extx.: Wendy Wodka Harvey (Named
in Will as Wendy W. Harvey), 527
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DANIEL J. SIEGEL, ATTY.
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**MARILYN OTTENBERG KRAUSE,
dec'd.**

Late of the Township of Concord,
Delaware County, PA.
Extr.: Robert Leonard Krause c/o
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**RICHARD ALAN LONG a/k/a
RICHARD A. LONG, dec'd.**

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

Extx.: Annette Marie Long c/o Donald
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JOHN J. MAMI, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Admx.: Kathleen Schipani, 1 Our Lady
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JOYANNE MERRIKEN, dec'd.

Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Dewey Robbins, Jr. (Named
in Will as Dewey S. Robbins) c/o
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HELEN G. MOTLEY, dec'd.

Late of the City of Chester, Delaware
County, PA.
Admr.: Howard Motley, P.O. Box 1641,
Bear, DE 19701.

ANDREA M. PAXTON, dec'd.

Late of the Borough of Glenolden,
Delaware County, PA.
Admr.: Eliseo C. Tajanlangit, Jr., 2272
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**BRUCE LEE POLAND a/k/a BRUCE
POLAND, dec'd.**

Late of the Township of Haverford,
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TIMOTHY J. SHICKLEY, dec'd.

Late of the Borough of Ridley Park,
Delaware County, PA.
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DAWN SPECK, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Jeffrey A. Bauer, Esquire, 112
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LINDA A. TROSKO, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extx.: Michelle Anne Payne (Named
in Will as Michelle A. Payne), 411 S.
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TIMOTHY M. VALENTINE, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extx.: Sharon R. Valentine, 11
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THERESA M. WERNER, dec'd.
Late of the Township of Marple,
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JOHN WHALEN, dec'd.
Late of the Borough of Marcus Hook,
Delaware County, PA.
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THIRD AND FINAL PUBLICATION

**ROBERT BADER a/k/a ROBERT L.
BADER, dec'd.**
Late of the Township of Nether
Providence, Delaware County, PA.
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Southampton, PA 18966

**HILDA JEANE CIOFFI a/k/a PAT
CIOFFI, dec'd.**
Late of the Township of Haverford,
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Admr.: Francis T. Cioffi, Jr. c/o Peter
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PETER BORT, ATTY.
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BARBARA ANN CLARKE, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extx.: Christopher W. Reiff c/o
Christina B. Roberts, Esquire, 3305
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**JEAN PIERLE COLBERT a/k/a JEAN
P. COLBERT, dec'd.**
Late of the Township of Concord,
Delaware County, PA.
Extx.: Paul Arthur Colbert c/o
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19015.
CHRISTOPHER M. MURPHY, ATTY.
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MARY GRETCHEN CONAWAY, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extx.: Charlotte Bosco, 118 Spencer
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**ANNA MARIE KATHLEEN
CONVERY, dec'd.**
Late of the Township of Ridley,
Delaware County, PA.
Extx.: James Convery, 3825 Elizabeth
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PATRICIA E. CUNNINGHAM, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Kimberly Roguszewski c/o
Kathryn A. Meloni, Esquire, 117-119
N. Olive St., Media, PA 19063.
KATHRYN A. MELONI, ATTY.
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**IRENE M. FINNEGAN a/k/a IRENE
FINNEGAN, dec'd.**
Late of the Township of Middletown,
Delaware County, PA.

Admx.: Dori A. Dunlap c/o Paul Padien,
Esquire, P.O. Box 42, Media, PA 19063.
PAUL PADIEN, ATTY.
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Media, PA 19063

RICHARD J. JENNINGS, dec'd.
Late of the Borough of Darby,
Delaware County, PA.
Admr.: Richard P. Jennings c/o
Ashley Sharek, Esquire, P.O. Box 130,
Bradford Woods, PA 15015.
ASHLEY SHAREK, ATTY.
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Bradford Woods, PA 15015

VIVIAN LASKO a/k/a VIVIAN S. LASKO and VIVIAN SIMKINS LASKO, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extrs.: Leonard E. Kane (Named
in Will as Leonard Kane); Morton
H. Simkins; and James M. Simkins
(Named in Will as James Simkins) c/o
Melissa M. Grossman, Esquire, 1650
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19103.
MELISSA M. GROSSMAN, ATTY.
Cozen O'Connor
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Philadelphia, PA 19103

HARRY LEVITT, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extrs.: Ricky Alan Levitt, 329 E.
Shawmont Ave., Philadelphia, PA
19128 and Bonnie Sue Starr, 7 Licia
Dr., Broomall, PA 19008.

CHRISTOPHER WILLIAM McKEEN, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Lisa McKeen Lashley c/o Virgie
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Kelly Grimes Pietrangelo & Vakil, P.C.
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VIRGINIA McKEOWN a/k/a VIRGINIA D. McKEOWN, dec'd.
Late of the Township of Concord,
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CATHERINE McNAMEE, dec'd.
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and Jane Ellen McNamee c/o Thomas
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22 East Third Street
Media, PA 19063

PEGGY JOAN NAYLOR a/k/a PEGGY JOAN CALVIN, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extx.: Lisa Naylor, 788 Pennsylvania
Avenue, Wallingford, PA 19086.

GLENN ALLEN PARSONS a/k/a GLENN A. PARSONS, dec'd.
Late of the Borough of Collingdale,
Delaware County, PA.
Extx.: Renay Ann Oberholtzer (Named
in Will as Renay A. Oberholtzer), 71
Nancy Ln., Downingtown, PA 19335.
REBECCA H. DINUCCI, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

YVONNE D. ROGERS, dec'd.
Late of the City of Chester, Delaware
County, PA.
Extr.: Everette D. Rogers c/o Earl
Raynor, Esquire, 1104 Remington
Street, Chester, PA 19013.
EARL RAYNOR, ATTY.
1104 Remington Street
Chester, PA 19013

CATHERINE R. SCHIAZZA, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extrs.: Louis Schiazza (Named in
Will as Louis L. Schiazza) and Mary
Catherine Schiazza Florio (Named in
Will as Mary C. Schiazza Thompson)
c/o Jean Moskow, Esquire, 215 N. Olive
St., Ste. 203, Media, PA 19063.
JEAN MOSKOW, ATTY.
Knight & Moskow, P.C.
215 N. Olive St.
Ste. 203
Media, PA 19063

MARY ANNE TAYLOR a/k/a MARYANNE TAYLOR, dec'd.
Late of the Township of Aston,
Delaware County, PA.

Extr.: Paul Taylor, 527 Rohach Road, Aston, PA 19014.

QUEEN R. THOMPSON, dec'd.
Late of the Borough of Brookhaven, Delaware County, PA.
Admx.: Robin L. Thompson c/o Valerie Williams, Esquire, 101 E. Darby Road, Havertown, PA 19063.
VALERIE WILLIAMS, ATTY.
101 E. Darby Road
Havertown, PA 19063

GARY MICHAEL TOOMBS a/k/a GARY TOOMBS, dec'd.
Late of the Borough of Norwood, Delaware County, PA.
Admx.: Kathleen R. Black c/o Hugh P. McElhenney, Esquire, 111 N. Olive Street, Media, PA 19063.
HUGH P. McELHENNEY, ATTY.
111 N. Olive Street
Media, PA 19063

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-4523

NOTICE IS HEREBY GIVEN THAT on May 21, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Wyatt Edward Greenman to Wendy Elizabeth Greenman.**

The Court has fixed Wednesday, October 16, 2024, at 10:15 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.

ANNA E. MATTIS, Solicitor
amattis@bkwfamily.com

Aug. 30; Sept. 6

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-003985

NOTICE IS HEREBY GIVEN THAT on May 3, 2024, the Petition of Madison Barbara Pollock, minor, by and through her parent and natural guardian, Jennifer Hasson, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Madison Barbara Pollock to Madison Barbara Hasson.**

The Court has fixed Friday, September 20, 2024, at 10:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Aug. 23, 30

CHARTER APPLICATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Dept. of State for **PA FRIENDS 20 Inc.**, a corporation organized under the PA Business Corporation Law of 1988.

LAW OFFICES OF HARRY J. KARAPALIDES, PC, Solicitors
42 Copley Rd.
Upper Darby, PA 19082

Aug. 30

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants of **MAPLELEAF HOLDINGS LTD.**, a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Aug. 30

FICTITIOUS NAME

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

Mixers and Shakers Bartending

with its principal place of business at 542 Washington Avenue, Media, PA 19063.

The name and address of the person owning or interested in said business is: Laura Hartshorn, 542 Washington Avenue, Media, PA 19063.

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

Aug. 30

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. CV-2024-005547

NATIONSTAR MORTGAGE LLC,
Plaintiff

v.

THE UNITED STATES OF AMERICA,
DEPARTMENT OF THE TREASURY—
INTERNAL REVENUE SERVICE *c/o*
THE UNITED STATES ATTORNEY
FOR THE EASTERN DISTRICT OF
PA; RYAN KEITH SMITH, KNOWN
HEIR OF MELLONEASE NAYLOR,
DECEASED; KASAI ARIYM SMITH,
KNOWN HEIR OF MELLONEASE
NAYLOR, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER MELLONEASE NAYLOR,
Defendant(s)

NOTICE

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MELLONEASE NAYLOR

You are hereby notified on that on June 21, 2024, Plaintiff, NATIONSTAR MORTGAGE LLC filed a Complaint against you in the Court of Common Pleas of DELAWARE County, Pennsylvania, Docket No. CV-2024-005547, wherein Plaintiff seeks to enforce its rights under its loan documents.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Delaware County Lawyers'
Reference Service
335 West Front Street
Media, PA 19063
Telephone: 610-566-6625
www.delcobar.org

BROCK & SCOTT, PLLC
Attorneys for Plaintiff
(844) 856-6646

Aug. 30

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2022-008129

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Credit Risk Transfer Trust, Series 2018-1, c/o NewRez d/b/a Shellpoint Mortgage Servicing, Plaintiff vs.

Nicole Miller, Known Heir to Holly M. Miller, Deceased, Dean Miller, Known Heir to Holly M. Miller, Deceased and Unknown Heirs, Devisees and/or Persons Claiming Right in, or Title to, the real property of Holly M. Miller Deceased, Mortgagor, Defendants

NOTICE

To: Unknown Heirs, Devisees and/or Persons Claiming Right in, or Title to, the Real Property of Holly M. Miller, Deceased, Mortgagor, Defendant(s)

You are hereby notified that on 6/20/24, Plaintiff filed an Amended Mortgage Foreclosure Complaint together with a Notice to Defend, against you in the Court of Common Pleas of Delaware County PA, docketed as No. CV-2022-00819. Plaintiff seeks to foreclose on the mortgage secured on your property located at 164 W. 21st St., Chester, PA 19013, whereupon your property would be sold by the Sheriff of Delaware County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyers' Referral Service
335 West Front Street
Media, PA 19063
610-566-6625
www.delcobar.org

Aug. 30; Sept. 6

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

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

BOROUGH

Brookhaven 20, 25
Clifton Heights 29
Collingdale 15
Darby 13, 23
Folcroft 6
Parkside 32, 39
Prospect Park 35
Sharon Hill 36
Trainer 30
Yeadon 1, 4, 27

CITY

Chester 2, 24

TOWNSHIP

Aston 7
Haverford 10, 37
Marple 8, 34
Nether Providence 22, 31
Newtown 5
Ridley 16, 18, 26, 28
Tinicum 11
Thornbury 12
Upper Chichester 9, 19
Upper Darby 3, 17, 21, 40

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. 005093 1. 2022

MORTGAGE FORECLOSURE

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

Dimension: 1 sty hse 2c gar 80 x 140 grd 20 x 140

BEING Premises: 657 Parkview Boulevard, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Noel Karasanyi.

Hand Money \$21,177.19

Pincus Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005420 2. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 2701 Curran Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: 2 story house—Residential.

SOLD AS THE PROPERTY OF: Alfredo R. Rivera.

Hand Money \$1,127.60

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062296 3. 2019

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, Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 7307 West Chester Pike, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: William Steuber.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002535 4. 2024

MORTGAGE FORECLOSURE

948 Church Lane
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: Veronica Prevost a/k/a Veronica Prevast.

Hand Money \$12,902.08

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003829 5. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, SITUATE in the Township of Newtown, County of Delaware and Commonwealth of Pennsylvania, being Lots Nos. 6 and 7, Block 2, section "A" on certain Plan of Lots called Newtown Heights, made by Weir and Thieme, Civil Engineers, in August A.D. 1924 and lot layout revised on October 6, 1924, duly recorded in the Office for the Recording of Deeds at Media, in and for the County of Delaware and Commonwealth of Pennsylvania, on March 27, 1925 in Plan Case No. 3 page 1.

BEING Premises: 18 Hickory Lane, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: A single family residential dwelling.

SOLD AS THE PROPERTY OF: Kimberly Rankin

Hand Money \$28,135.55

Parker McCay, P.A., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002644 6. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances thereto, SITUATE in the Borough of Folcroft, Delaware County, Pennsylvania, bounded and described according to a plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania on August 10, 1956 and last revised August 20, 1958 as follows:

BEGINNING at a point on the South-easterly side of Kent Road (fifty feet wide) which point is measured the two following courses and distances along same from the intersection with the Southwesterly side of Heather Road (50 feet wide) (both lines produced); (1) extending from said point of intersection with the South sixty-seven degrees forty-two minutes, thirty seconds West, three hundred sixty-nine and sixteen one-hundredths feet to a point of curve; and (2) on a line curving to the left having a radius of six hundred ninety-five feet the arc distance of one hundred sixty-nine and twenty-eight one-hundredths feet to the point and place of beginning; thence extending from said beginning point and along the said Southeasterly side of Kent Road on a line curving to the left having a radius of six hundred ninety-five feet the arc distance of sixteen and three one-hundredths feet to a point; thence extending South thirty-three degrees, thirty-six minutes thirty seconds East passing through the party wall between these premises and the premises adjoining to the Southwest and crossing the bed of a certain driveway which extends Southwestwardly from said Heather Road and communicates with two certain other driveway which extend Northwestwardly and Northeastwardly into said Kent Road one hundred fifty-two and forty-six one-hundredths feet to a point; thence extending North fifty-nine degrees forty-two minutes thirty seconds East sixteen and eleven one-hundredths feet to a point thence extending North thirty-three degrees thirty-six minutes 30 seconds West recrossing the first above mentioned driveway and passing through the party wall between these premises and the premises adjoining to the Northeast one hundred fifty-one and fifty-one one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot 947 House No. 2057 Kent Road as shown on said Plan.

HAVING thereon erected a dwelling house known and numbered as: 2057 Kent Road, Folcroft, PA 19032.

PARCEL No. 20-00-01048-76

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Derrick Clark.

Hand Money \$22,548.18 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009770 7. 2023

MORTGAGE FORECLOSURE

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

BEING the same premises which William C. Maiden on October 29, 2020, recorded on December 8, 2020, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2020066574 granted and conveyed unto Savanna Aldridge and James Aldridge, Jr.

BEING Premises: 2910 Concord Road, Aston, PA 19014

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: James Aldridge, Jr. and Savanna Aldridge.

Hand Money \$16,234.63

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 2087 8. 2024

MORTGAGE FORECLOSURE

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

BEING the same premises which Grace E. Garfield on August 30, 2010, recorded on September 14, 2010, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2010052899 granted and conveyed unto Michael P. Grassi.

BEING Premises: 314 Yale Ave., Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Michael P. Grassi.

Hand Money \$28,935.43

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008606 9. 2023

MORTGAGE FORECLOSURE

PREMISES A

ALL THAT CERTAIN lot or piece of land with the frame messuage thereon erected, SITUATE in the Township of Upper Chichester, in the County of Delaware and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southwesterly side of a public road, known as Bethel Avenue (sometimes called Chester Road) at the distance of 40 feet measured Northwestwardly from a corner of lands now or late of Alexander Westman, et ux, and being at the distance of 205 feet measured Northwestwardly from a point, a corner of lands now or late of Lawrence A. Dutton; extending thence along the Southwesterly side of said Bethel Avenue, as same is laid out 50 feet in width, Northwestwardly 90 feet to a point, a corner of a proposed 50 feet wide street known as Dutton Street; thence along the Southeasterly side of said Dutton Street South 21 degrees 56 minutes West 140.5 feet to a point; thence South 68 degrees 4 minutes East 89.91 feet to a point; and thence North 21 degrees 56 minutes East 140.5 feet to the Southwesterly side of said Bethel Avenue, the first mentioned point and place of beginning.

FOLIO No. 09-00-00193-00

BEING the same premises which Angel Stephan and Agnes Olive Stephan, his wife, Harry Stephan and Peter Stephan, by Deed dated 04/10/1947 and recorded 04/11/1947 in the Office of the Recorder of Deeds in and for the County of Delaware in Deed Book 1379, page 516, granted and conveyed unto John M Bartholomew and Irene E. Bartholomew, husband and wife.

PREMISES B

ALL THAT CERTAIN lot or piece of land, SITUATE in the Township of Upper Chichester, Delaware County, Pennsylvania, bounded and described according to Plan of Twin Oaks Manon by C.F. Baker, February 29, 1928, as follows:

SITUATE on the Southerly side of Bethel Avenue at the distance of 90 feet Eastwardly from the Southeasterly corner of Dutton St. and Bethel Avenue (Bethel Avenue 50 feet wide)

CONTAINING in front measured thence Eastwardly along said Bethel Avenue 20 feet and extending in depth continuing the same width between parallel lines extending South 21 degrees 56 minutes West 140.5 feet to Lot No. 5 in Section "A" on said Plan.

BEING the same premises which Estate of Irene E. Bartholomew, by Deed dated 4/14/2017 and recorded in the Office of the Recorder of Deeds of Delaware County on 4/19/2017 in Deed Book Volume 5984, page 343, granted and conveyed unto Jonathan Jacob.

BEING known as 524 Bethel Avenue, Aston, Pennsylvania 19014.

PARCEL Nos. 09-00-00193-00 & 09-00-00192-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jonathan Jacob a/k/a Jonathon Jacob.

Hand Money \$10,391.61

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004807 10. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 22030028500

Property: 117 Campbell Avenue, Haverford, PA 19083.

BEING the same premises which Esterlee Hayes, Surviving Co-Trustee of the Hayes Family Trust dated May 30, 2001 aka the Harold F. Hayes, Jr. and Esterlee Hayes Revocable Living Trust Agreement dated May 30, 2001, by Deed dated April 16, 2014 and recorded April 23, 2014 in and for Delaware County, Pennsylvania in Deed Book Volume 5486, page 581, granted and conveyed unto Esterlee Hayes, Surviving Co-Trustee of the Harold F. Hayes, Jr. and Esterlee Hayes Revocable Living Trust Agreement dated May 30, 2001.

IMPROVEMENTS CONSIST OF: House.

SOLD AS THE PROPERTY OF: Esterlee Hayes, Surviving Co-Trustee of the Harold F. Hayes, Jr. and Esterlee Hayes Revocable Living Trust Agreement dated May 30, 2001.

Hand Money \$3,253.18

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003546 11. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 45000149200

PROPERTY: 406 Printz Avenue, Esington, PA 19029.

BEING the same premises which Concord Holdings L.L.C., by Deed dated July 12, 2021 and recorded August 9, 2021 in and for Delaware County, Pennsylvania in Deed Book Volume 6726, page 734, granted and conveyed unto James Dearstyne.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: James Dearstyne.

Hand Money \$20,706.44

Katherine M. Wolf, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007877 12. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Thornbury, in the County of Delaware and the Commonwealth of Pennsylvania, described according to a survey of a plan of property for Anthony Dinunno made by G.D. Houtman & Son, Civil Engineers, Land Surveyors, Media, PA on 5/28/1969, as follows, to wit:

BEGINNING at an interior point in the Southeasterly and Easterly side of a 20 foot wide private drive, the two following courses and distances from a point in the center line in the bed of Thornton Glen Mills Road (1) South 23 degrees, 12 minutes 23 seconds West 631.97 feet, along ground of Valley Wood Acres, Inc., to a point and (2) South 25 degrees 13 minutes East 715.40 feet along ground of Albin B. Wason; from a point in the bed of Thornton Glen Mills Road; thence from said point of the beginning and extending along ground of Valley Wood Acres Inc. South 28 degrees 12 minutes 23 seconds West 431.99 feet to a point; thence extending along ground of Anthony James Dinunno and Elizabeth E., his wife, the three following courses and distances North 26 degrees 47 minutes 37 seconds West 310.00 feet to a point; thence extending; North 28 degrees 12 minutes 23 seconds East 254.12 feet; thence extending North (1 degrees, 47 minutes 37 seconds East, passing over the 20 foot wide private drive, 253.04 feet to the point and place of beginning.

BEING Premises: 414 Glen Mills Road, Thornton, PA 19373

IMPROVEMENTS CONSIST OF: a ranch single family residential dwelling.

SOLD AS THE PROPERTY OF: Geraldine L. Templin.

Hand Money \$10,407.60

Parker McCay, P.A., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010901 13. 2023

MORTGAGE FORECLOSURE

1143 Chestnut Street
Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

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

Hand Money \$8,377.94

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007019 15. 2023

MORTGAGE FORECLOSURE

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

BEING the same premises which Sandra J. Pattinson on December 18, 2000, recorded on January 4, 2001, in the Office of the Recorder of Deeds in and for the County of Delaware in Volume 2110, page 1637 granted and conveyed unto John Nance and Laura L. Nance.

BEING Premises: 914 Bedford Avenue Darby, PA 19023.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: John W. Nance and Laura L. Nance.

Hand Money \$9,086.92

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000071 16. 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 Commonwealth of Pennsylvania.

BEING known as: 229 Norwood Avenue, Holmes, PA 19043.

BEING Folio No. 38-04-1576-00.

TITLE to said premises which is vested in Charles J. Smith and Danielle N. Wyman, by Deed from the Estate of James M. Tartaglia by Robin R. Wyman, Executrix, dated July 29, 2004, recorded August 2, 2004 in the Delaware County Clerk's/Registrar's Office in Deed Book 3253, page 284.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Charles J. Smith and Danielle N. Wyman a/k/a Danielle Smith.

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003017 17. 2024

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the Northwesterly side of Westbrook Drive.

Front: 29 Depth: 120

BEING Premises: 248 Westbrook Drive, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: James E. Dougherty, Jr.

Hand Money \$19,273.58

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008597 18. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, 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 Southerly side of Holland Street, (50 feet wide) which point is measured the 3 following courses and distances from a point of reverse curve on the Westerly side of Sloan Street (50 feet wide); (1) extending from said point of reverse curve on a line curving to the left having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Southerly side of Holland Street, thence along the same (2) North 73 degrees 20 minutes West 66.57 feet to a point of curve and (3) on a line curving to the left having a radius of 196.87 feet the arc distance of 92.92 feet to the point and place of beginning; thence extending from said beginning point South 10 degrees 22 minutes 34 seconds East passing through a party wall between those premises and the premises adjoining to the East 156.02 feet to a point, thence extending South 84 degrees 56 minutes 10 seconds West 8.61 feet to a point, thence extending North 22 degrees 0 minutes 44 seconds West 154.35 feet to a point on the Southerly side of Holland Street, aforesaid, thence extending along the said Eastwardly on a line curving to the right having a radius of 196.87 feet, the arc distance of 39.98 feet to the first mentioned point and place of beginning.

BEING Lot No. 70, House No. 358 Holland Street, as shown on said Plan.

IMPROVEMENTS CONSIST OF: residential—2 story house.

SOLD AS THE PROPERTY OF: Edward W. Wolk and Kimberly A. Wolk.

Hand Money \$16,455.10

Friedman Vartolo LLP
Robert Flacco, Esquire, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006673 19. 2023

MORTGAGE FORECLOSURE

2382 Booker Avenue
Aston, PA 19014

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Richard Phillips.

Hand Money \$16,993.24

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004839 20. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 05000034400

Property: 269 Dutton Mill Road, Brookhaven, PA 19015.

BEING the same premises which Estate of Alice V. Daniels, signed by Steven L. Lawrence, Esquire and Thomas J. Upchurch, Esquire, Co-Personal Representatives, by Deed dated January 31, 2019 and recorded February 11, 2019 in and for Delaware County, Pennsylvania in Deed Book Volume 6282, page 1418, granted and conveyed unto Compassionately Creative Foreclosure Prevention LLC.

IMPROVEMENTS CONSIST OF: House.

SOLD AS THE PROPERTY OF: Com-
passionately Creative Foreclosure Preven-
tion LLC.

Hand Money \$47,323.28

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001369 21. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of
ground withthe buildings and improve-
ments thereon situate in the Township
of Upper Darby, County of Delaware and
State of Pennsylvania, bounded and de-
scribed according to a Plan and Survey
thereof made by William Magarity, Civil
Engineer, June 1929, as follows:

BEGINNING at a point of intersection
of the Southeasterly side of Bond Avenue
(40 feets wide) and the Northeasterly side
of Blythe Avenue (40 feets wide); thence
extending along said Southeasterly side of
Bond Avenue, North 65 degrees 35 minutes
East, 100.500 feet to a point; thence South
23 degrees 48 minutes East 55.64 feet to a
point; thence South 66 degrees 12 minutes
West 100 feet to a point in Northeasterly
side of Blythe Avenue; thence along same
North 23 degrees 48 minutes West, 54.56
feet to the first mentioned point and place
of beginning.

BEING the same premises which Joseph
A. Sanders and Sherry L. Sanders, by Deed
dated 6/26/2017 and recorded in the Of-
fice of the Recorder of Deeds of Delaware
County on 7/3/2017 in Deed Book Volume
6022, page 1864, granted and conveyed unto
David Paul and Dina A. Paul.

BEING known as 933 Blythe Avenue,
Drexel Hill, Pennsylvania 19026.

PARCEL No. 16-11-00543-00

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: David
Paul and Dina A. Paul.

Hand Money \$30,895.50

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006008 22. 2017

MORTGAGE FORECLOSURE

612 Washington Avenue
Media, PA 19063

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

IMPROVEMENTS CONSIST OF: Resi-
dential Dwelling.

SOLD AS THE PROPERTY OF: Curtis
L. Irving, deceased and Margo D Irving,
deceased, husband and wife, as Tenants
by the Entireties.

Hand Money \$28,511.23

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000013B 23. 2017

MORTGAGE FORECLOSURE

Property situated in the Borough of Dar-
by, County of Delaware and Commonwealth
of Pennsylvania, being more fully described
in that Deed recorded on June 27, 2006 in
the Office of the Delaware County Recorder
of Deeds in Deed Book Volume 3836, at
page 1716, as Instrument No. 2006059205.

Folio No. 14-00-02894-00.

BEING known as 101 South 6th Street,
Darby, PA 19023.

IMPROVEMENTS CONSIST OF: single family residential dwelling.

SOLD AS THE PROPERTY OF: Veronica Saah.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006393 24. 2023

MORTGAGE FORECLOSURE

Property situated in the City of Chester, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on February 18, 2004, in the Office of the Delaware County Recorder of Deeds as Instrument No. 2004022960.

Folio No. 49010140500

BEING known as 733 East 24th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: single family detached residence.

SOLD AS THE PROPERTY OF: Steven G. Cooper, deceased.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004734 25. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to herein as Hilltop No. IV, Phases Nos. 1, 2 and 3. A Condominium located at 5200 Hilltop Drive, Brookhaven, Pennsylvania, 19015, in the Borough of Brookhaven, County of Delaware and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act or July 3, 1963, P.L. 196, by the Recording in the Office for the Recording of Deeds, in and for the County of Delaware, Commonwealth of Pennsylvania, of a Declaration or Condominium, dated 12/13/1978 and recorded 12/13/1978 in Deed Book 2677 page 801. Supplemental Declaration of Condominium, dated 9/20/1979 recorded 9/20/1979 in Deed Book 2711 page 632, a Declaration Plan Hilltop No. IV, Phase No., dated 10/30/1978 and recorded 12/13/1978 in Condominium Drawer No. 2, as Amended Declaration Plan dated 10/30/1978, last revised 8/31/1979 and recorded 9/20/1979 in Condominium Drawer No. 2, and a Code of Regulations dated 12/13/1978 and recorded 12/13/1978 in Deed Book 2677 page 837.

BEING and designated on such Declaration Plan as Unit No. 523 as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.777%.

BEING the same premises which Richard J. Ruggeri by Deed dated 12/28/2000 and recorded in the Office of the Recorder of Deeds of Delaware County on 1/4/2001 in Deed Book Volume 2110, page 437, granted and conveyed unto William Seganti.

William Seganti is deceased as of 1/21/2022.

BEING known as 5200 Hilltop Drive, Unit 523 Bldg. AA-1 a/k/a 5200 Hilltop Drive, Unit AA-1, Brookhaven, Pennsylvania 19015.

PARCEL No. 05-00-00625-87.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William Seganti, deceased.

Hand Money \$12,415.48

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001352 26. 2024

MORTGAGE FORECLOSURE

Property situated in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania, being more fully described in that Deed recorded on May 12, 2020, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 6510-2003, at page asw Instrument No. 2020023737.

Folio No. 38020077501.

BEING known as 407 Fairview Road, Woodlyn, PA 19094.

IMPROVEMENTS CONSIST OF: single family residential dwelling.

SOLD AS THE PROPERTY OF: Stephanie L. Pelczar, a married woman.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003526F 27. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$175,563.42

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

Front: Irregular Depth: Irregular

BEING Premises: 912 Whitby Avenue, Yeadon, PA 19050.

Folio Number: 48-00-03231-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Cheryl Allison.

Hand Money \$17,556.34

Christopher A. DeNardo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006901C 28. 2017

MORTGAGE FORECLOSURE

Judgment Amount: \$314,370.51

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

Front: Irregular Depth: Irregular

BEING Premises: 428 Adair Road, Holmes, PA 19043.

Folio Number: 38-04-00090-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Esther P. Papa.

Hand Money \$31,437.05

Christopher A. DeNardo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007324 29. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$161,121.92

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

Front: 50 feet Depth: 200 feet

BEING Premises: 317 Prospect Avenue, Clifton Heights, PA 19018.

Folio Number: 10000164700.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Stephen M. Wusinich.

Hand Money \$16,112.19

Christopher A. DeNardo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000615 30. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$78,792.53

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

Front: 50 feet Depth: 100 feet

BEING Premises: 924 Chestnut Street a/k/a 905 Chestnut Street, Trainer, PA 19061.

Folio Number: 46000010800.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Thomas Walters.

Hand Money \$7,879.25

Christopher A. DeNardo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002116 31. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$185,073.52

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

Front: Irregular Depth: Irregular

BEING Premises: 119 Canterbury Drive, Wallingford, PA 19086.

Folio Number: 340000523000.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Brynden Craig.

Hand Money \$18,507.35

Christopher A. DeNardo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001650 32. 2023

MORTGAGE FORECLOSURE

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

BEING the same premises which Nicole A. Carbonara, on October 20, 2020, recorded on December 14, 2020, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument No. 2020067852 granted and conveyed unto Sean Hansen and Francesca DeSio.

BEING Premises: 39 W. Garrison Rd., Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Sean Hansen and Francesca Desio.

Hand Money \$17,920.37

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009159 34. 2023

MORTGAGE FORECLOSURE

219 South Parkway Ave.
Broomall, PA 19008

ALL THAT CERTAIN lot(s), piece(s) of land, with the buildings and improvements thereon erected, Situate, lying and being in the Township of Marple, Delaware County, State of PA.

ALL THAT CERTAIN lot, piece of ground, situate in the Township of Marple, Delaware County, State of Pennsylvania, described according to the Plan of Property for Frank Albani and Plan made by Damon and Foster, Civil Engineers, dated April 18, 1960 and last revised October 10, 1960 as follows:

BEGINNING at a point on the Southwesterly side of Parkway (60 feet) at the distance of 230 feet measured on a bearing of South 37 degrees (erroneously typed as minutes) 45 minutes East along the said side of Parkway from its point of intersection with the Southeasterly side of Lawrence Road (80 feet wide).

CONTAINING in front of breadth on the said side of Parkway Southeastwardly 30 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Parkway 100 feet.

BEING Lot No. 3 as shown on the above mentioned plan.

BEING known and numbered as 219 Parkway.

BEING Tax ID No. 25-00-03557-02.

TITLE to the Fee Simple estate or interest in the land is a the Effective Date vested in: George N. Bottos & Constantinos Bottos, LLC, by Deed from Helen Bagdad, by her attorney-in-fact, Kostas Myrsiades, dated May 20, 2005, recorded January 25, 2008 in the Delaware County Clerk's/Register's Office in Deed Book 3714, page 842.

This corrective Deed is being done to change the owner from George N. Bottos & Constantinos Bottos, LLC to the correct name of the owner/borrower as George & Constantinos Bottos, LLC.

IMPROVEMENTS CONSIST OF: piece of ground with buildings and improvements thereon.

SOLD AS THE PROPERTY OF: George & Constantinos Bottos, LLC.

Hand Money \$3,000.00

Fox Rothschild LLP
Andrew S. Console, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002454 35. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, SITUATE in the Borough of Prospect Park, Delaware County, Pennsylvania, described according to a plan made by Damon and Foster, Civil Engineers on March 8, 1930, as follows:

BEGINNING on the North side line of 16th Avenue, 110 feet East from corner of East side line of Pennsylvania Avenue, which said first point is also 388 feet East from title line in bed of Adams Avenue; thence extending North 23 degrees 41 minutes West, 130 feet to a point; extending thence North 66 degrees 19 minutes East, 28 feet to a point; extending thence South 23 degrees 41 minutes East, 130 feet to the North side of 16th Avenue; extending thence South 66 degrees 19 minutes West, 28 feet to BEGINNING.

BEING Premises: 701 16th Avenue, Prospect Park, PA 19076.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sandra Lynne Zehnder.

Hand Money \$9,915.19

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009190 36. 2023

MORTGAGE FORECLOSURE

302 Laurel Road Sharon Hill, PA 19079

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Tanya Roussaw.

Hand Money \$9,000.00

Orlans, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000605 37. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon Situate in the Grassland in the Township of Haverford, County of Delaware and State of Pennsylvania, and bounded and described, as follows, to wit:

BEGINNING at a point formed by the intersection of the middle lines of Hillcrest Avenue (50 feet wide) and the Haverford and Darby Road (33 feet wide); thence extending along the middle line of said Haverford and Darby Road South 41 degrees 14 minutes East 172.91 feet to a point, a corner of land conveyed to George McDermon; thence leaving the road and extending by said McDermon's Land South 52 degrees 15 minutes West, 79.18 feet to a point; thence North 37 degrees 45 minutes West passing partly through a party wall dividing these premises and the premises to the Southwest 172.50 feet to the middle line of Hillcrest Avenue aforesaid, and thence along the same North 52 degrees 15 minutes East, 68.67 feet to the middle line of the said Haverford and Darby Road, the first mentioned point and place of beginning.

BEING the same premises which Thomas R. Stockard and Karen A. Stockard, by Deed dated 8/8/2018 and recorded in the Office of the Recorder of Deeds of Delaware County on 12/4/2018 in Deed Book Volume 6255, page 2238, granted and conveyed unto Myrlene Eloi.

BEING known as 3 West Hillcrest Avenue, Havertown, Pennsylvania 19083.

PARCEL No. 23-03-01257-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Myrlene Eloi.

Hand Money \$26,489.44

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007498 39. 2022

No. 010256 40. 2023

MORTGAGE FORECLOSURE

117 E Roland Road
Brookhaven, PA 19015

Property in the Borough of Parkside,
County of Delaware and State of Penn-
sylvania.

IMPROVEMENTS CONSIST OF: Resi-
dential Dwelling.

SOLD AS THE PROPERTY OF: Larry
M. Mason.

Hand Money \$15,087.08

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

MORTGAGE FORECLOSURE

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

BEING Premises: 226 Gramercy Drive,
Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: sin-
gle family detached residence.

SOLD AS THE PROPERTY OF: Robert
H. Prince, III.

Hand Money \$22,041.74

Robert P. Wendt, Attorney

JERRY L. SANDERS, JR., Sheriff

Aug. 30; Sept. 6, 13

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