

**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**

**SUSAN SHELTON ATWATER a/k/a SUSAN S. ATWATER and SUSAN ATWATER**, dec'd.  
Late of the Township of Concord, Delaware County, PA.  
Admr.: Allen R. Atwater, IV.  
**DENNIS WOODY, ATTY.**  
110 West Front Street  
Media, PA 19063

**JOSEPH F. BUSH**, dec'd.  
Late of the City of Chester, Delaware County, PA.  
Extx.: Jane S. Bush c/o James Dolan, Esquire, 1009 Girard Avenue, Swarthmore, PA 19081.  
**JAMES DOLAN, ATTY.**  
1009 Girard Avenue  
Swarthmore, PA 19081

**CRAIG ANTHONY BUTLER**, dec'd.  
Late of the City of Chester, Delaware County, PA.  
Extx.: Brandi Christian Butler c/o Michael P. Dignazio, Esquire, 229 N. Olive Street, Media, PA 19063.  
**MICHAEL P. DIGNAZIO, ATTY.**  
229 N. Olive Street  
P.O. Box 428  
Media, PA 19063

**BEVERLY A. CONRAD a/k/a BEVERLY ANNE CONRAD**, dec'd.  
Late of the Township of Chadds Ford, Delaware County, PA.  
Extx.: Ross K. Conrad c/o William J. Luttrell, III, Esquire, 11 S. Olive Street, 2nd Floor, P.O. Box 1081, Media, PA 19063-8081.  
**WILLIAM J. LUTTRELL, III, ATTY.**  
11 S. Olive Street  
2nd Floor  
P.O. Box 1081  
Media, PA 19063-8081

**WALTER COOKE**, dec'd.  
Late of the Township of Middletown, Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, 100 W. Sixth St., Suite 204, Media, PA 19063.  
**FRANK W. DALY, ATTY.**  
100 W. Sixth Street  
Suite 204  
Media, PA 19063

**PATRICIA DETORA**, dec'd.  
Late of the Township of Upper Darby, Delaware County, PA.  
Extx.: Carol J. Hershey, 851 N. Providence Road, Media, PA 19063.  
**JACQUELYN S. GOFFNEY, ATTY.**  
339 W. Baltimore Avenue  
Media, PA 19063

**ALLENE H. GOLUB**, dec'd.  
Late of the Township of Marple, Delaware County, PA.  
Extx.: Nina Pringle, 504 Reeds Rd., Downingtown, PA 19335.

**EUGENIA HUGHES**, dec'd.  
Late of the Township of Ridley, Delaware County, PA.  
Extxs.: Carol Curnoles and Barbara Masishin c/o Christina B. Roberts, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.  
**CHRISTINA B. ROBERTS, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**WILLIAM R. KERR a/k/a WILLIAM RAYMOND KERR**, dec'd.  
Late of the Township of Newtown, Delaware County, PA.  
Extx.: Aimee C. Alven c/o Mary Kaye Anthony, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.  
**MARY KAYE ANTHONY, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**DAVID A. KRAMP a/k/a DAVID KRAMP**, dec'd.  
Late of the Borough of Sharon Hill, Delaware County, PA.  
Admr.: Evan Kramp, 222 Paddock Road, Havertown, PA 19083.

**PATRICIA TULLY MANIX a/k/a PATRICIA T. MANIX**, dec'd.  
Late of the Township of Nether Providence, Delaware County, PA.  
Extx.: Susan P. Manix, 319 Caversham Rd., Bryn Mawr, PA 19010.  
**ELIZABETH ZWAAN MILNE, ATTY.**  
Elizabeth Zwaan Milne, LLC  
P.O. Box 161  
Berwyn, PA 19312

**MARGARET L. McGUIGON**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Janice Marie McGuigon c/o  
Thomas E. Wyler, Esquire, 22 East  
Third Street, Media, PA 19063.  
**THOMAS E. WYLER**, ATTY.  
Falzone & Wyler LLC  
22 East Third Street  
Media, PA 19063

**MATTHEW GLENN MILLER a/k/a  
MATTHEW G. MILLER**, dec'd.  
Late of the Borough of Clifton Heights,  
Delaware County, PA.  
Admr.: Tristan Scott Miller c/o Joseph  
A. Bellinghieri, Esquire, 17 W. Miner  
St., West Chester, PA 19382.  
**JOSEPH A. BELLINGHIERI**, ATTY.  
MacElree Harvey, Ltd.  
17 W. Miner St.  
West Chester, PA 19382

**SYLVIA PONN**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Wendy Coopersmith Dignazio  
c/o Michael P. Dignazio, Esquire, 229  
N. Olive Street, Media, PA 19063.  
**MICHAEL P. DIGNAZIO**, ATTY.  
229 N. Olive Street  
P.O. Box 428  
Media, PA 19063

**PATRICK PURCELL**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admx.: Magdalene Purcell, 5017  
Fairway Road, Drexel Hill, PA 19026.

**WILLARD A. SELL**, dec'd.  
Late of the City of Chester, Delaware  
County, PA.  
Extr.: Ronald A. Sell c/o Mary Kaye  
Anthony, Esquire, 3305 Edgmont Ave.,  
Brookhaven, PA 19015.  
**MARY KAYE ANTHONY**, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**JOHN E. SHALLES**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Admx.: Debra A. Shalles c/o Kyle A.  
Burch, Esquire, 22 State Road, Media,  
PA 19063-1442.  
**KYLE A. BURCH**, ATTY.  
22 State Road  
Media, PA 19063-1442

**DAVID STEUBER**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Admr.: Patton Steuber, 45 Papermill  
Rd., Springfield, PA 19064.

**CARL SUTTON**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, 100 W.  
Sixth St., Suite 204, Media, PA 19063.  
**FRANK W. DALY**, ATTY.  
100 W. Sixth Street  
Suite 204  
Media, PA 19063

**WILLIAM T. TAYLOR**, dec'd.  
Late of the Borough of Lansdowne,  
Delaware County, PA.  
Admx.: Lyn Boocock-Taylor, 298 Bryn  
Mawr Avenue, Lansdowne, PA 19050.

**SECOND PUBLICATION**

**ROBERT BAUDOUX**, dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Extr.: Gary Baudoux c/o Daniel  
Martin, Esquire, 44 E. Front Street,  
Media, PA 19063.  
**DANIEL MARTIN**, ATTY.  
44 E. Front Street  
Media, PA 19063

**JAMES ADAM BEACH**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, 110  
West Front Street, Media, PA 19063.  
**FRANK W. DALY**, ATTY.  
110 West Front Street  
Media, PA 19063

**PHYLLIS M. BETZ**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Carol Lamarra-Dunn, 13 Celeste  
Lane, Coatesville, PA 19320.

**GAIL M. BIRNEY**, dec'd.  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Extr.: Nancy Marie McCarnan, 176  
Indigo Circle, Smyrna, DE 19977.

**KATHRYN CARL a/k/a KATHRYN M.  
CARL**, dec'd.  
Late of the Township of Edgmont,  
Delaware County, PA.  
Extr.: Stewart Robert Carl (Named in  
Will as Stewart R. Carl) c/o Charles  
E. McKee, Esquire, 1 N. Ormond Ave.,  
Office, Havertown, PA 19083.  
**CHARLES E. MCKEE**, ATTY.  
Donohue, McKee & Mattson, Ltd.  
1 N. Ormond Ave.  
Office  
Havertown, PA 19083

**DOROTHY J. CARTER**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.

- Extrs.: William J. Carter and Richard L. Carter, 2901 Belmont Ave., Ardmore, PA 19003.
- SALLY FEITIG CARUSO a/k/a SALLY F. CARUSO, dec'd.**  
Late of the Township of Radnor, Delaware County, PA.  
Extrs.: Gerald N. Holtz (Named in Will as Gerald Holtz), 201 Ashwood Dr., Villanova, PA 19085 and Gary R. Dilella, 207 Warren Ave., Berwyn, PA 19312.  
**ERNEST D. PALMARELLA, ATTY.**  
Palmarella, Curry & Raab, PC  
1255 Drummers Ln.  
St. 105  
Wayne, PA 19087
- MURIEL F. CHAPMAN, dec'd.**  
Late of the Township of Middletown, Delaware County, PA.  
Extr.: Suzanne Chapman Bolger c/o Dana M. Breslin, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.  
**DANA M. BRESLIN, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015
- DOROTHEA L. COOK, dec'd.**  
Late of the City of Chester, Delaware County, PA.  
Admr.: Howard M. Soloman, Esquire, 1819 JFK Blvd., Ste. 303, Philadelphia, PA 19103.  
**HOWARD M. SOLOMAN, ATTY.**  
1819 JFK Blvd.  
Ste. 303  
Philadelphia, PA 19103
- DANIELLE L. DiROCCO a/k/a DANIELLE LEE DiROCCO, dec'd.**  
Late of the Township of Marple, Delaware County, PA.  
Extr.: Robert DiRocco c/o Robert E. O'Connor, Esquire, 341 West State Street, Media, PA 19063.  
**ROBERT E. O'CONNOR, ATTY.**  
341 West State Street  
Media, PA 19063
- LOIS ANN FARRELL a/k/a LOIS A. FARRELL, dec'd.**  
Late of the Township of Middletown, Delaware County, PA.  
Admx.: Judith J. Firkser c/o Robert M. Firkser, Esquire, 333 West Baltimore Avenue, Media, PA 19063.  
**ROBERT M. FIRKSER, ATTY.**  
333 West Baltimore Avenue  
Media, PA 19063
- RAMONA FLANAGAN, dec'd.**  
Late of the Township of Haverford, Delaware County, PA.  
Extr.: Lizabeth Anne Nathan (Named in Will as Lizabeth Nathan nee Flanagan) c/o Charles E. McKee, Esquire, 1 N. Ormond Ave., Office, Havertown, PA 19083.  
**CHARLES E. McKEE, ATTY.**  
Donohue, McKee & Mattson, Ltd.  
1 N. Ormond Ave.  
Office  
Havertown, PA 19083
- CHRISTOS GIANNAKARIOS, dec'd.**  
Late of the Township of Springfield, Delaware County, PA.  
Admx.: Dimitra Giannakarios c/o Joseph A. Bellinghieri, Esquire, 17 W. Miner St., West Chester, PA 19382.  
**JOSEPH A. BELLINGHIERI, ATTY.**  
MacElree Harvey, Ltd.  
17 W. Miner St.  
West Chester, PA 19382
- ALESSANDRA GRAVES, dec'd.**  
Late of the Township of Concord, Delaware County, PA.  
Extr.: Giulia Flora Fitzpatrick c/o J. Adam Matlawski, Esquire, 1223 N. Providence Rd., Media, PA 19063.  
**J. ADAM MATLAWSKI, ATTY.**  
McNichol, Byrne & Matlawski, P.C.  
1223 N. Providence Rd.  
Media, PA 19063
- KENNETH HARRY HERRMANN a/k/a KENNETH H. HERRMANN and KENNETH HERRMANN, dec'd.**  
Late of the Township of Upper Darby, Delaware County, PA.  
Extr.: Tracy L. Turner (Named in Will as Tracey Turner) c/o Michael W. Raith, Esquire, 2 Old State Rd., Media, PA 19063-8941.  
**MICHAEL W. RAITH, ATTY.**  
2 Old State Rd.  
Media, PA 19063-8941
- ALBERT J. MELFI, JR., dec'd.**  
Late of the Township of Thornbury, Delaware County, PA.  
Extr.: Laura J. Melfi, 23 Wharton Drive, Glen Mills, PA 19342.
- SANFORD ZANE MESCHKOW, dec'd.**  
Late of the Township of Radnor, Delaware County, PA.  
Extr.: William Thomas Oswald c/o Brian R. Gilboy, Esquire, Two Logan Square, 100 N. 18<sup>th</sup> St., Ste. 1825, Philadelphia, PA 19103.

BRIAN R. GILBOY, ATTY.  
Gilboy & Gilboy LLP  
Two Logan Square  
100 N. 18<sup>th</sup> St.  
Ste. 1825  
Philadelphia, PA 19103

**MARIE J. MONTELLA, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Gerald C. Montella c/o Stephen  
A. Wydrzynski, Esquire, 11 West Front  
Street, Media, PA 19063.  
**STEPHEN A. WYDRZYNSKI, ATTY.**  
11 West Front Street  
Media, PA 19063

**MARK A. NEMEC, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admr.: David Nemecek c/o Mark M.  
Vakil, Esquire, 22 W. Second Street,  
Media, PA 19063.  
**MARK M. VAKIL, ATTY.**  
22 W. Second Street  
Media, PA 19063

**MARGARET A. PRICE, dec'd.**  
Late of the Township of Bethel,  
Delaware County, PA.  
Extrs.: Janice Price and Steven Pyle,  
1614 Bolton Rd., Wilmington, DE  
19810.  
**KENNETH C. RUSSELL, ATTY.**  
Russell Law, P.C.  
3500 Reading Way  
Huntingdon Valley, PA 19006

**GLENN SCOTT SHARP, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Christopher Steven Sharp, 340  
Francis St., Drexel Hill, PA 19026.

**ROSEMARY SIEGEL, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Raymond Henry D'Alessio c/o  
Christopher M. Murphy, Esquire, 3305  
Edgmont Avenue, Brookhaven, PA  
19015.  
**CHRISTOPHER M. MURPHY, ATTY.**  
Breslin Murphy & Roberts, P.C.  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**RICHARD A. SMITH a/k/a RICHARD  
ALLEN SMITH and RICHARD  
SMITH, dec'd.**  
Late of the Borough of Ridley Park,  
Delaware County, PA.

Admrs.: Sadie Leigh Smith Burnell  
and Kenny Steven Droxler c/o Kristen  
L. Behrens, Esquire, 1500 Market St.,  
Ste. 3500E, Philadelphia, PA 19102.  
**KRISTEN L. BEHRENS, ATTY.**  
Dilworth Paxson LLP  
1500 Market St.  
Ste. 3500E  
Philadelphia, PA 19102

**IDA SPIGONARDO, dec'd.**  
Late of the Township of Marple,  
Delaware County, PA.  
Admr.: Giuliano Spigonardo c/o  
Rudolph L. Celli, Jr., Esquire, 125  
Strafford Ave., Ste. 115, Wayne, PA  
19087.  
**RUDOLPH L. CELLI, JR., ATTY.**  
Celli & Associates  
125 Strafford Ave.  
Ste. 115  
Wayne, PA 19087

**JOSEPH SMEDLEY STAPLES a/k/a  
JOSEPH S. STAPLES, dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Elizabeth Jayne Staples (Named  
in Will as Elizabeth J. Staples), 840  
Montgomery Ave., Bryn Mawr, PA  
19010.  
**CHARI M. ALSON, ATTY.**  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**LEONA STEVENSON, dec'd.**  
Late of the Borough of Collingdale,  
Delaware County, PA.  
Admr.: Andrew Wesley Stevenson c/o  
Stephen A. Durham, Esquire, 320 West  
Front Street, Media, PA 19063.  
**STEPHEN A. DURHAM, ATTY.**  
320 West Front Street  
Media, PA 19063

**DOROTHY ANN STIEF a/k/a  
DOROTHY A. STIEF, dec'd.**  
Late of the Township of Tincicum,  
Delaware County, PA.  
Extr.: Richard Stief, 1235 Zebley Rd.,  
Garnet Valley, PA 19060.

**ELIZABETH OLGA STURGIS a/k/a  
ELIZABETH O. STURGIS, dec'd.**  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extr.: George H. Sturgis, III, 55  
Madison Rd., Pittsgrove, NJ 08318.

**WILLIAM T. TAYLOR, dec'd.**  
Late of the Borough of Lansdowne,  
Delaware County, PA.  
Extr.: Lyn Boocock-Taylor, 298 Bryn  
Mawr Ave., Lansdowne, PA 19050.

**THIRD and FINAL PUBLICATION**

**PHYLLIS E. ABRAMS**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extrs.: Glenn Abrams, Deborah  
McWilliams, and Jacqueline Abrams,  
2141 6th Ave., Morton, PA 19070.

**HELEN J. BELDECOS**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Anthony John Beldecos, Esquire  
(Named as Anthony J. Beldecos in  
Will) (First Executrix Mary J. Beldecos  
having passed 9/8/2023), Lundy  
Beldecos & Milby, PC, 450 N. Narberth  
Ave., Suite 200, Narberth, PA 19072.  
**LUNDY BELDECOS & MILBY**,  
PC, ATTYs.  
450 N. Narberth Ave.  
Suite 200  
Narberth, PA 19072

**MARY J. BELDECOS**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Anthony John Beldecos, Esquire  
(Named as Anthony J. Beldecos  
in Will) (First Executrix Helen J.  
Beldecos having passed 2/10/2024),  
Lundy Beldecos & Milby, PC, 450 N.  
Narberth Ave., Suite 200, Narberth,  
PA 19072.  
**LUNDY BELDECOS & MILBY**,  
PC, ATTYs.  
450 N. Narberth Ave.  
Suite 200  
Narberth, PA 19072

**JOHN BELL, JR. a/k/a JACK BELL,**  
**JR.**, dec'd.  
Late of the Borough of Aldan,  
Delaware County, PA.  
Extr.: Linda M. Anderson, Esquire,  
206 State Rd., Media, PA 19063.  
**CHARI M. ALSON**, ATTY.  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**ROSEMARY BENDLER**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Connie M. Roletter, 204  
Swarthmore Avenue, Folsom, PA  
19033.

**LAURA BIORDI**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Christopher A. Biordi.  
**TIMOTHY F. SULLIVAN**, ATTY.  
116 West Baltimore Avenue  
Media, PA 19063

**JOSEPH A. BOBROWSKI, JR.**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Dana Schultz c/o Andrew C.  
Laird, Esquire, 360 West Main Street,  
Trappe, PA 19426.  
**ANDREW C. LAIRD**, ATTY.  
King Laird, P.C.  
360 West Main Street  
Trappe, PA 19426

**FRED BOYER**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extr.: Rose A. Boyer Wilcox c/o  
Stephen M. Asbel, Esquire, 2929 Arch  
Street, 13th Floor, Philadelphia, PA  
19104.  
**STEPHEN M. ASBEL**, ATTY.  
2929 Arch Street  
13th Floor  
Philadelphia, PA 19104

**JANE M. BUGARA**, dec'd.  
Late of the City of Chester, Delaware  
County, PA.  
Extr.: Vincent Dominick Wolski  
c/o Dana M. Breslin, Esquire, 3305  
Edgmont Ave., Brookhaven, PA 19015.  
**DANA M. BRESLIN**, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**NANCY L. COX**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Susan K. Pickford, 9 Arbor Lea  
Road, Lansdowne, PA 19050.

**CECELIA C. COYLE**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Cecelia C. Fitzpatrick-Butler c/o  
James Tupitza, Esquire, 212 W. Gay  
St., West Chester, PA 19380.  
**JAMES TUPITZA**, ATTY.  
212 W. Gay St.  
West Chester, PA 19380

**DEBORAH ANN CRYOR a/k/a DEBBY**  
**CRYOR**, dec'd.  
Late of the Borough of Upper Darby,  
Delaware County, PA.  
Extr.: Elizabeth Cryor Howard, 125 E.  
Spring Ave., Ardmore, PA 19003.

**RICHARD STOCKTON DAVIS a/k/a**  
**RICHARD S. DAVIS**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Thomas J. Stapleton, Jr. c/o  
Richard L. Colden, Jr., Esquire, 5248  
Township Line Road, P.O. Box 350,  
Drexel Hill, PA 19026.

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

**CATHERINE B. DIEBOLD a/k/a  
 CATHERINE DIEBOLD, dec'd.**  
 Late of the Township of Haverford,  
 Delaware County, PA.  
 Extrs.: Catherine Dianne Diebold a/k/a  
 Catherine D. Diebold, 725 Hathaway  
 Ln., Ardmore, PA 19003 and Francis  
 Xavier Diebold, III a/k/a Francis X.  
 Diebold, III, 129 Green Ln., Haverford,  
 PA 19041.

GARTH G. HOYT, ATTY.  
 McNees Wallace & Nurick, LLC  
 426 W. Lancaster Ave.  
 Ste. 110  
 Devon, PA 19333

**CECELIA M. DiGIACOMO a/k/a  
 CELIA MARY DiGIACOMO, dec'd.**  
 Late of the Township of Marple,  
 Delaware County, PA.  
 Extrs.: Joe DiGiacomo, Rose  
 Stranahan, Ann Eglington, and Louise  
 DiGiacomo, 7 Essex Place, Newtown,  
 PA 18940.

**FRANCIS X. ENNIS a/k/a FRANCIS  
 XAVIER ENNIS and FRANK  
 ENNIS, dec'd.**  
 Late of the Township of Newtown,  
 Delaware County, PA.  
 Extx.: Jane Ennis Kane c/o Kevin  
 Kane, Esquire, 529 Fairfax Road,  
 Drexel Hill, PA 19026.  
 KEVIN KANE, ATTY.  
 529 Fairfax Road  
 Drexel Hill, PA 19026

**CHESTER T. KALIVAS a/k/a  
 CHESTER KALIVAS, dec'd.**  
 Late of the Township of Nether  
 Providence, Delaware County, PA.  
 Extx.: Mary Lou Camps c/o John  
 McCreesh, Esquire, 7053 Terminal  
 Square, Upper Darby, PA 19082.  
 JOHN McCREESH, ATTY.  
 7053 Terminal Square  
 Upper Darby, PA 19082

**ERIC R. KEMP, dec'd.**  
 Late of the Borough of Sharon Hill,  
 Delaware County, PA.  
 Admx.: Catherine C. Appenzeller c/o  
 David S. Daniel, Esquire, 319 West  
 Front Street, Media, PA 19063.  
 DAVID S. DANIEL, ATTY.  
 319 West Front Street  
 Media, PA 19063

**YVONNE CAMILLE LIGHTFOOT  
 a/k/a YVONNE SHOCKLEY, dec'd.**  
 Late of the Township of Ridley,  
 Delaware County, PA.  
 Extx.: Keia Mapp Mays, 7285 Country  
 Club Dr., Saint Louis, MO 63121.

**WILLIAM M. MacDONALD, dec'd.**  
 Late of the Township of Newtown,  
 Delaware County, PA.  
 Extr.: Sydney Morris Kennedy, 904  
 Panoramic Way, Berkeley, CA 94704.  
 EMORY A. WYANT, JR., ATTY.  
 Strong Stevens & Wyant, PC  
 650 Sentry Parkway  
 Ste. One  
 Blue Bell, PA 19422

**JOHN J. McDONOUGH, JR. a/k/a  
 JOHN JOSEPH McDONOUGH,  
 JR., dec'd.**  
 Late of the Borough of Prospect Park,  
 Delaware County, PA.  
 Extr.: John J. McDonough, III c/o  
 Stephen D. Molineux, Esquire, 227  
 MacDade Blvd., Collingdale, PA 19023.  
 STEPHEN D. MOLINEUX, ATTY.  
 227 MacDade Blvd.  
 Collingdale, PA 19023

**GEORGE W. METZ, dec'd.**  
 Late of the Township of Edgmtont,  
 Delaware County, PA.  
 Extx.: Kimberley Lee Conner 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.  
 Ste. 306  
 P.O. Box A  
 Media, PA 19063

**JOSEPHINE ROSE PERUTO a/k/a  
 JOSEPHINE R. PERUTO, dec'd.**  
 Late of the Township of Edgmtont,  
 Delaware County, PA.  
 Extr.: John M. Peruto c/o Martin J.  
 Pezzner, Esquire, 100 W. 6<sup>th</sup> St., Ste.  
 204, Media, PA 19063.  
 MARTIN J. PEZZNER, ATTY.  
 Gibson & Perkins, P.C.  
 100 W. 6<sup>th</sup> St.  
 Ste. 204  
 Media, PA 19063

**BERNARD W. POWELL, dec'd.**  
 Late of the Borough of Folcroft,  
 Delaware County, PA.  
 Extr.: Benjamin M. Powell, 878  
 Springhill Road, Secane, PA 19018.

**RONALD LAWRENCE POWELL a/k/a RONALD L. POWELL**, dec'd.

Late of the Borough of Rutledge,  
Delaware County, PA.  
Co-Extrs.: Teresa M. Haseltine and  
Lloyd Snowmichael Maslin c/o D.  
Selaine Keaton, Esquire, 21 W. Front  
Street, P.O. Box 1970, Media, PA  
19063.

D. SELAINE KEATON, ATTY.  
21 W. Front Street  
P.O. Box 1970  
Media, PA 19063

**BARBARA PRESCOTT**, dec'd.

Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Leslie Prescott, 12 Park Avenue,  
Needham, MA 02494.

**JOAN G. RAMMEL**, dec'd.

Late of the Township of Newtown,  
Delaware County, PA.  
Extxs.: Deborah Rammel McKeel,  
3721 Rock Bridge Dr. NE, Conover,  
NC 28613 and Carolyn Lee Rammel  
(Named in Will as Carolyn Leigh  
Rammel), 594 Grove St., Glencoe, IL  
60022.

STEPHEN M. PORTER, ATTY.  
Brett Senior & Associates, P.C.  
125 Strafford Ave.  
Ste. 112  
Wayne, PA 19087

**ANNE MARIE RIGNEY a/k/a ANNE M. RIGNEY**, dec'd.

Late of the Borough of Darby,  
Delaware County, PA.  
Extr.: Jean Rigney (Named in Will as  
Jean M. Rigney), 124 Madison Rd.,  
Lansdowne, PA 19050.

**ANNE MARIE RIGNEY a/k/a ANNE M. RIGNEY**, dec'd.

Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Nora Fitzpatrick Rigney (Named  
in Will as Nora F. Rigney), 1952 N.  
Beachwood Dr., Los Angeles, CA  
90068.

**CAROL A. ROBINSON a/k/a CAROL ROBINSON**, dec'd.

Late of the Borough of Folcroft,  
Delaware County, PA.  
Admx.: Carli J. Weed c/o Sam S.  
Auslander, Esquire, 300 W. State St.,  
Ste. 300, Media, PA 19063.

SAM S. AUSLANDER, ATTY.  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, PC  
300 W. State St.  
Ste. 300  
Media, PA 19063

**JOHN J. ROMANO a/k/a JOHN JAMES ROMANO**, dec'd.

Late of the Township of Aston,  
Delaware County, PA.  
Admr.: John A. Romano c/o Christina  
B. Roberts, Esquire, 3305 Edgmont  
Ave., Brookhaven, PA 19015.  
CHRISTINA B. ROBERTS, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**ELIZABETH RYAN**, dec'd.

Late of the Township of Ridley,  
Delaware County, PA.  
Extxs.: Marie Ryan Massa (Named in  
Will as Marie R. Massa) and Kathleen  
A. Price, 801 Park Dr., Glenolden, PA  
19036.

CHARI M. ALSON, ATTY.  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**MAUREEN SHAFFER**, dec'd.

Late of the Borough of Prospect Park,  
Delaware County, PA.  
Extr.: Joseph Shaffer, 538 Maryland  
Ave., Prospect Park, PA 19076.

**JOYCE SHENIAN**, dec'd.

Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Popkin C. Shenian, 532 Foxwood  
Lane, Paoli, PA 19301.

**JAMES RUSSELL SNYDER a/k/a JAMES R. SNYDER**, dec'd.

Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Lynda A. Stokes c/o Catherine T.  
Duffy, Esquire, 300 W. State St., Ste.  
300, Media, PA 19063.  
CATHERINE T. DUFFY, ATTY.  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**MARGARET L. VOUGH**, dec'd.

Late of the Borough of Norwood,  
Delaware County, PA.  
Extr.: James Zebley c/o Christina B.  
Roberts, Esquire, 3305 Edgmont Ave.,  
Brookhaven, PA 19015.  
CHRISTINA B. ROBERTS, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**FREDERICK W. WEBBERT**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Admr.: Robin Pugh, 37 Bolling Circle,  
Chadds Ford, PA 19317.

**GLADYS WHITSETT**, dec'd.  
Late of the Township of Darby,  
Borough of Sharon Hill, Delaware  
County, PA.  
Extx.: Angela Gilbert, 724 Springton  
Circle, Aston, PA 19014.

**JOHN RICHARD YINGER, JR.**  
**a/k/a JOHN R. YINGER, JR. a/k/a**  
**JAMES RICHARD YINGER a/k/a**  
**JAMES YINGER and JAMES**  
**YINGER, JR.**, dec'd.  
Late of the Borough of Lansdowne,  
Delaware County, PA.  
Extx.: James Richard Yinger (Named  
in Will as James R. Yinger) c/o Robert  
B. Shoemaker, Jr., Esquire, 1800 E.  
Lancaster Ave., Paoli, PA 19301.  
**ROBERT B. SHOEMAKER, JR., ATTY.**  
1800 E. Lancaster Ave.  
Paoli, PA 19301

**AUDIT**

**ORPHANS' COURT**

**Estates listed for Audit on**  
**APRIL 24, 2024**  
**10:30 A.M. Prevailing Time**

Notice is hereby given to the heirs, lega-  
tees, creditors and all persons interested  
that accounts in the following estates have  
been filed for confirmation with the office  
of the Register of Wills and Clerk of the  
Orphans' Court of Delaware County at the  
above date and time. The Orphans' Court  
will audit these accounts, hear objections  
to the same and make distribution of the  
balance ascertained to be in the hands of  
the accountants.

**HARRISSON** - First Account of Wells  
Fargo Bank, N.A. (formerly Wachovia  
Bank, N.A.) and Peggy Ann Burnett,  
Trustees, Trust established under Will of  
Joseph Harrisson.

**TALOTTA** - Final Accounting of Dolo-  
res Talotta, Executrix, Estate of Rita M.  
Talotta, Deceased.

**O'CONNELL** - First and Final Account  
of E. Todd Wilkinson, Administrator, Estate  
of William P. O'Connell a/k/a William P.  
O'Connell, Jr., Deceased.

**VINCENT A. RONGIONE, ESQUIRE**  
Register of Wills  
and Clerk of  
Orphans' Court Division

Apr. 5, 12

**CHANGE OF NAME**

**IN THE COURT OF COMMON PLEAS**  
**OF DELAWARE COUNTY,**  
**PENNSYLVANIA**  
**NO. CV-2023-010465**

NOTICE IS HEREBY GIVEN THAT on  
March 15, 2024, a Petition for a Change of  
Name was filed in the above named Court,  
praying for a decree to change the name(s)  
of **Tawanda June Armstead to Tawanda**  
**June Carwise**.

The Court has fixed Friday, May 17,  
2024, at 9:00 a.m. in Courtroom "TBA",  
Delaware County Courthouse, Media, PA  
as the time and place for the hearing of  
said Petition, when and where all persons  
interested may appear and show cause, if  
any they have, why the prayer of the said  
Petition should not be granted.

Mar. 29; Apr. 5

**CHANGE OF NAME**

**IN THE COURT OF COMMON PLEAS**  
**OF DELAWARE COUNTY,**  
**PENNSYLVANIA**  
**NO. CV-2024-001336**

NOTICE IS HEREBY GIVEN THAT on  
February 12, 2024, a Petition for a Change  
of Name was filed in the above named  
Court, praying for a decree to change the  
name(s) of **Kaleb William Brown to Ka-**  
**leb Wilson Brown**.

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

Mar. 29; Apr. 5



**CHANGE OF NAME**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV-2023-009240

NOTICE IS HEREBY GIVEN THAT on October 31, 2023, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Kathryn Jennifer Donofrio to Kathryn Jennifer Donofrio Rodriguez.**

The Court has fixed Friday, May 17, 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.

Mar. 29; Apr. 5

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2024-001066

NOTICE IS HEREBY GIVEN THAT on February 2, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Abdul-Aleem Drew-Stanton to Abdul-Aleem Smith.**

The Court has fixed May 17, 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.

Apr. 5, 12

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2023-010928

NOTICE IS HEREBY GIVEN THAT on February 14, 2024, the Petition of Nang Noom Lao, a minor, by and through his/her parent and natural guardian, Nang Tin Tin Htwe, for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Nang Noom Lao to Noom Lao.**

The Court has fixed Friday, May 17, 2024, at 10:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Apr. 5, 12

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2024-000021

NOTICE IS HEREBY GIVEN THAT on January 3, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Allison Day Norley to Allison Scattergood Day.**

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

Apr. 5, 12

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2024-001083

NOTICE IS HEREBY GIVEN THAT on February 5, 2024, the Petition of Marjorie Alexandra Padilla Siguencia, a minor, by and through her parent and natural guardian, Nube Siguencia, for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Marjorie Alexandra Padilla Siguencia** to **Max Alexandra Padilla Siguencia**.

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

Apr. 5, 12

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2023-000695

NOTICE IS HEREBY GIVEN THAT on January 24, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Tri Koencoro Wibowo** to **Johan Gunawan**.

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

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

Apr. 5, 12

**CHARTER APPLICATION  
NONPROFIT**

NOTICE IS HEREBY GIVEN THAT an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Non-Profit Corporation which was organized under the provisions of the Pennsylvania Non-Profit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is:

**Garnet Valley High School  
Field Hockey Booster Board**

The Articles of Incorporation have been (are to be) filed on: Wednesday, March 13, 2024.

The purpose or purposes for which it was organized are as follows: High School Field Hockey Booster Board.

Apr. 5

The name of the corporation is:

**THE GREENHORN INITIATIVE INC**

The Articles of Incorporation have been (are to be) filed on: Friday, April 23, 2021.

The purpose or purposes for which it was organized are as follows: The GreenHorn Initiative, Inc. is an educational non-profit organization dedicated to promoting agriculture and sustainability skills through experiential learning programs, community-building events, urban farming and other vocational training.

Apr. 5

**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:

**Cherryzzz Social**

with its principal place of business at 918 8<sup>th</sup> Ave., #2, Prospect Park, PA 19076 in Delaware County.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Mariya Rozhitsyna, 918 8<sup>th</sup> Ave., #2, Prospect Park, PA 19076.

The application has been/will be filed on or after February 9, 2024.

Apr. 5

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### **Loop Crazy!**

with its principal place of business at 24 E. 10<sup>th</sup> St., Unit 613, Marcus Hook, PA 19061 in Delaware County.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Jabrea Lockett, 24 E. 10<sup>th</sup> St., Unit 613, Marcus Hook, PA 19061.

The application has been/will be filed on or after February 9, 2024.

Apr. 5

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### **The R6 Group**

with its principal place of business at 217 Walnut Hill Ln., Havertown, PA 19083 in Delaware County.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Richard Rasco, 217 Walnut Hill Ln., Havertown, PA 19083.

The application has been/will be filed on or after January 30, 2024.

Apr. 5

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### **Rolling Construction**

with its principal place of business at 424 Ridge Ln., Springfield, PA 19064 in Delaware County.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Meghan Griffin, 424 Ridge Ln., Springfield, PA 19064.

The application has been/will be filed on or after January 31, 2024.

Apr. 5

### **SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-006942

#### **MORTGAGE FORECLOSURE**

Santander Bank, N.A., Plaintiff

v.

Judith Manata a/k/a Judith Long, Solely in Her Capacity as Heir of Judith Long a/k/a Judith Ann Long, Deceased; Robert Long, Jr., Solely in His Capacity as Heir of Judith Long a/k/a Judith Ann Long, Deceased; Stacie Long, Solely in Her Capacity as Heir of Judith Long a/k/a Judith Ann Long, Deceased; and Unknown Heirs, Successors and/or Assigns of Judith Long a/k/a Judith Ann Long, Deceased, Defendants

Involving Prem.: 1031 Yates Ave., Marcus Hook Borough, PA 19061.

#### **NOTICE BY PUBLICATION**

A Complaint in Action of Mortgage Foreclosure and a Praecipe to Reinstate the Complaint has been filed with the Court of Common Pleas of Delaware County.

#### **NOTICE TO DEFENCE AND CLAIM RIGHTS**

You, Unknown Heirs, Successors and/or Assigns of Judith Long a/k/a Judith Ann Long, Deceased, have been sued in court. If you wish to defend against the claims set forth in the Complaint, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days of this Publication, the case may proceed without you and a judgment may be entered against you for the relief requested in the Complaint by the plaintiff. You may lose money or property or other rights important to you.

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

Lawyer Referral Service  
335 W. Front Street  
Media, PA 19063  
Telephone: (610) 566-6625  
www.delcobar.org

MICHAEL S. BLOOM, ESQUIRE  
Pressman & Doyle, LLC  
Attys. for Plaintiff  
712 W. MacDade Blvd.  
Milmont Park, PA 19033  
(610) 532-4222  
mbloom@pressmandoyle.com

Mar. 29; Apr. 5

**SERVICE BY PUBLICATION**

**NOTICE OF ANNUAL MEETING**

TO: Members of Continental Mutual Insurance Company

The Annual Meeting of the Members of Continental Mutual Insurance Company will be held at the office of the Company, 8049 West Chester Pike, Upper Darby, Delaware County, Pennsylvania, on Tuesday, April 9, 2024 at 10:00 A.M., for the transaction of such regular business as may properly come before the meeting, including but not limited to: (i) the election of Directors, (ii) the approval, ratification, and confirmation of all acts of the Directors since the last preceding meeting of Members.

Bradford A. Phillips, CEO

Mar. 22, 29; Apr. 5

**JUDGMENT NOTICES**

JUDGMENTS, VERDICTS, LIENS, WAIVER OF LIENS and OTHER MATTERS ENTERED IN THE JUDGMENT INDEX IN THE OFFICE OF JUDICIAL SUPPORT AT MEDIA, PENNA.

The Name of the person against whom such entry is made in each case appears first, followed by the Name of the person in whose favor the entry is made and the amount. Details concerning the Nature of the entry are available in the Judicial Support record.

The Judgment Index in the Judicial Support office at Media discloses that the following judgments, verdicts, liens, waiver of liens and other matters have been entered on the dates indicated.

**Accuracy of the entries is not guaranteed**

- Hoxhaj, Marenglen, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 11/6/2023, \$2,807.50
- Hudnell, Kira Doreen, Galaxy International Purchasing, LLC, 8/30/2023, \$4,802.22
- Hudnell, Kira Doreen, Galaxy International Purchasing, LLC, 8/30/2023, \$2,263.26
- Hudson, Donna L, U.S. Bank National Association, 6/7/2023, \$69,130.19
- Hudson, Lloyd A, U.S. Bank National Association, 6/7/2023, \$69,130.19
- Hunter, Brandon, Delaware County Juvenile Court, 9/7/2023, \$235.00
- Hurst, Thomas G, City of Chester, 12/19/2023, \$1,694.31
- Hurst, Thomas G, City of Chester, 12/19/2023, \$2,363.17
- Ibbetson, Gage Edward, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 9/5/2023, \$2,030.00
- Ibbetson, Gage Edward, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 9/5/2023, \$2,550.00
- Ingredients for Bakers Inc, Commonwealth of PA Unemployment Comp Fund, 10/18/2023, \$3,652.28
- Ingredients for Bakers Inc, Commonwealth of PA Unemployment Comp Fund, 9/26/2023, \$3,390.54
- Ippolito, Americo A, CmwltH Dept of Revenue, 12/7/2023, \$9,282.18
- Ippolito, Ronald P, CmwltH Dept of Revenue, 12/7/2023, \$64,622.10
- Ippolito, Ronald P, CmwltH Dept of Revenue, 12/7/2023, \$9,282.18
- Irving, Garnet V, LVNV Funding LLC Asg, 9/12/2023, \$7,326.94
- Irving, Louis M, Jr, Chester Water Authority, 10/6/2023, \$321.30
- Islam, Shamsiddin, Delcora, 12/26/2023, \$372.62

Jackson, Daniel, Valley Forge Military Academy & College, 6/28/2023, \$36,216.54

Jacobs, Keshona L, Commonwealth of PA Unemployment Comp Fund, 10/10/2023, \$8,585.67

JAV, Inc., Borough of Folcroft, 6/21/2023, \$286.12

Jayaraman, Babu Venkatesh, Township of Newtown, 12/27/2023, \$140.04

Jims Auto Body Inc, CmwltH Dept of Revenue, 8/21/2023, \$234.86

Jims Auto Body Inc, CmwltH Dept of Revenue, 8/21/2023, \$912.66

JLT Enterprises Inc, CmwltH Unemployment Comp Fund, 6/22/2023, \$39,444.45

JLT Enterprises Inc, Co of PA Dept of Labor & Industry, 7/10/2023, \$22,845.08

John J Carli Jr Auto Repair LLC, Internal Revenue Service, 8/17/2023, \$39,042.08

John, Zakariah K, Probation Dept of Delaware County, 9/5/2023, \$2,835.50

Johnson, Chimere, Township of Upper Darby, 10/27/2023, \$225.70

Johnson, Chimere, Upper Darby Township, 10/27/2023, \$188.33

Johnson, Chimere, Upper Darby Township, 10/27/2023, \$189.10

Johnson, Chimere, Upper Darby Township, 10/27/2023, \$189.10

Johnson, Chimere, Upper Darby Township, 10/27/2023, \$189.10

Johnson, Diemar L, Probation Dept of Delaware County, 9/19/2023, \$829.00

Johnson, Diemar L., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 9/19/2023, \$4,088.00

Johnson, Diemar Lovette, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 9/19/2023, \$2,049.00

Johnson, Joan, Borough of Darby, 9/29/2023, \$1,212.98

Johnson, Learin, Yeadon Borough, 10/27/2023, \$1,268.10

Johnson, Learin, Yeadon Borough, 10/27/2023, \$700.14

Johnson, Rowena L, Asset Acceptance LLC, 9/11/2023, \$5,867.92

Jones, Craig Owen, Probation Dept of Delaware County, 9/7/2023, \$1,240.00

Jones, Nadine, Collingdale Boro, 7/12/2023, \$214.47

Jordan, Sharon, Borough of Sharon Hill, 6/19/2023, \$532.11

Judge, Colleen M, River Heights Capital LLC., 7/14/2023, \$9,722.87

Juskovic, Alexander, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 10/13/2023, \$3,500.00

Kadtke, Lawrence A, Ridley Township, 10/24/2023, \$438.00

Kadtke, Lawrence A, Ridley Township, 10/24/2023, \$509.50

Kadtke, Lawrence A, Ridley Township, 10/24/2023, \$509.50

Kadtke, Lawrence A, Township of Ridley, 10/24/2023, \$510.50

Kadtke, Lawrence J, Ridley Township, 10/24/2023, \$438.00

Kadtke, Lawrence J, Ridley Township, 10/24/2023, \$509.50

Kadtke, Lawrence J, Ridley Township, 10/24/2023, \$509.50

Kadtke, Margarita, Ridley Township, 10/24/2023, \$438.00

Kadtke, Margarita, Ridley Township, 10/24/2023, \$509.50

Kandravi, Michael J, Commonwealth of PA Dept of Revenue, 8/18/2023, \$10,406.98

Kandravi, Michael J, Commonwealth of Pennsylvania Department of Revenue, 10/16/2023, \$12,366.89

Kapner, Kenneth M, Commonwealth of PA Dept of Revenue, 6/5/2023, \$2,744.19

Kapner, Kenneth M, Commonwealth of PA Dept of Revenue, 6/5/2023, \$1,392.02

Kapner, Sally, Commonwealth of PA Dept of Revenue, 6/5/2023, \$1,392.02

Kapner, Sally, Commonwealth of PA Dept of Revenue, 6/5/2023, \$2,744.19

Karagianis, Angela, Mortgage Assets Management, LLC, 10/17/2023, \$294,803.70

Karagianis, Angela, Mortgage Assets Management, LLC, 10/26/2023, \$294,803.70

Katerini Inc, Commonwealth of PA Dept of Revenue, 11/29/2023, \$4,191.54

Kauffman, Mary M, River Heights Capital LLC., 7/12/2023, \$14,672.12

Kearney, Timothy P, CmwltH Dept of Revenue, 12/11/2023, \$853.58

Keita, Kelity, Darby Borough, 9/29/2023, \$627.89

Kelchner, Curtis, Sterling Jewelers Inc d/b/a Jared Galleria of Jewelry, 10/23/2023, \$5,094.52

- Kelly, John J, Probation Dept of Delaware County, 10/16/2023, \$290.00
- Kelly, John J, Probation Dept of Delaware County, 10/16/2023, \$397.97
- Kennedy, Edward P, Internal Revenue Service, 7/18/2023, \$4,311.68
- Kennedy, Tina M, Internal Revenue Service, 7/18/2023, \$4,311.68
- Kenneth M Kapner Esq, Commonwealth of Pennsylvania Department of Revenue, 8/22/2023, \$1,554.27
- Kent, Erskine, Commonwealth of Pennsylvania Department of Revenue, 10/13/2023, \$1,408.72
- Kerns, Kathryn M, Cmwlt of PA Department of Revenue, 10/13/2023, \$4,714.20
- King, Kevin, Southwest Delaware Cty Municiple Au, 12/18/2023, \$5,608.35
- Kirchoff, Eric M, VP, Commonwealth Department of Revenue, 10/13/2023, \$32,256.38
- Kirian, Sarama, Township of Upper Darby, 12/7/2023, \$225.70
- Kirian, Sarama, Township of Upper Darby, 12/7/2023, \$259.33
- Kirian, Sarama, Upper Darby Township, 12/20/2023, \$189.10
- Kirian, Sarama, Upper Darby Township, 12/7/2023, \$188.33
- Kirksey, Arnold E, Galaxy International Purchasing, LLC, 6/21/2023, \$2,358.58
- Kiziroglou, Theofilos, Commonwealth of PA Dept of Revenue, 11/29/2023, \$4,191.54
- Knapp, Linda, Galaxy International Purchasing, LLC, 6/21/2023, \$5,659.52
- Kolachny, Lloyd, Internal Revenue Service, 12/4/2023, \$70,320.73
- Kolachny, Mary Jane, Internal Revenue Service, 12/4/2023, \$70,320.73
- Kostack, Joseph R., Township of Marple, 10/27/2023, \$1,577.25
- Labes, Jonathan B, Commonwealth of Pennsylvania Department of Revenue, 12/27/2023, \$244.27
- Labes, Leslie, Commonwealth of Pennsylvania Department of Revenue, 12/27/2023, \$244.27
- Lacey, Eric B, Darby Boro, 9/14/2023, \$1,377.59
- Lamin, Josephine, Cliffside Acquisition I, LLC, 11/21/2023, \$2,332.36
- Lang, Ind/President, Albert M, Commonwealth of PA Department of Revenue, 9/13/2023, \$6,234.54
- Larkins (Guarantor), David R, Sovereign Bank, 7/6/2023, \$80,858.30
- Lavin, George J, Portfolio Recovery Associates LLC, 10/12/2023, \$1,476.44
- Lawlar, Daniel David, Probation Dept of Delaware County, 7/11/2023, \$1,666.50
- Lawlar, Daniel, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 7/11/2023, \$3,225.25
- Lawlar, Daniel, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 7/11/2023, \$1,916.00
- Lawlar, Daniel, Probation Dept of Delaware County, 7/11/2023, \$1,097.00
- Lender, Jennifer L, River Heights Capital LLC., 7/21/2023, \$37,664.78
- Leonetti, Jennifer, Upper Providence Township Sewer Authority, 11/9/2023, \$883.11
- Lewis, Carlton, Jefferson Capital Systems LLC, 11/21/2023, \$8,653.61
- Lewis, John, Sr, Borough of Eddystone, 8/8/2023, \$385.00
- Lewis, Maria, Commonwealth of Pennsylvania Department of Revenue, 8/22/2023, \$6,655.56
- Lewis, Maria, Internal Revenue Service, 7/24/2023, \$173,338.79
- Lewis, Maria, Internal Revenue Service, 7/24/2023, \$34,258.43
- Lewis, Maria, Internal Revenue Service, 7/24/2023, \$58,970.25
- Lites, Jesse, Advantage Assets II Inc, 7/10/2023, \$1,531.05
- Lowrie, Gladys, Cmwlt Unemployment Comp Fund, 9/15/2023, \$1,026.79
- Lucas, Pamela, Jefferson Capital Systems, LLC, 6/6/2023, \$1,267.83
- Lucky, Timmy, Barclays Bank Delaware, 6/12/2023, \$8,242.12
- Luongo, Albert, Commonwealth of PA Department of Revenue, 10/13/2023, \$882.99
- Luongo, Gail, Commonwealth of PA Department of Revenue, 10/13/2023, \$882.99
- Luu, Peter, the Borough of Sharon Hill, 6/21/2023, \$599.43
- M N Pizza Inc, Commonwealth of PA Dept of Revenue, 12/7/2023, \$603.11
- Maffei, Frank J, Upper Darby Township, 6/27/2023, \$176.90
- Maffei, Frank, Cmwlt Dept of Revenue, 6/26/2023, \$2,629.88
- Maffei, Jessica A, Upper Darby Township, 6/27/2023, \$176.90

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

**April 19, 2024  
11:00 A.M. Prevailing Time**

**BOROUGH**  
Brookhaven 39  
Collingdale 13, 17, 32, 34  
Lansdowne 6  
Marcus Hook 12  
Prospect Park 23  
Ridley Park 10  
Sharon Hill 26  
Yeadon 11

**CITY**  
Chester 14

**TOWNSHIP**  
Aston 16, 29  
Haverford 7  
Lower Chichester 38  
Marple 37  
Nether Providence 35  
Radnor 21  
Ridley 8  
Tinicum 1, 5, 9  
Upper Chichester 25  
Upper Darby 2, 3, 4, 15, 18, 22,  
24, 27, 30, 31, 33, 36  
Upper Providence 28

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. 010543A 1. 2016**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 215 Chippewa Street, Lester, PA 19029.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Patricia F. Giordano, Kenneth D. Norcutt and United States of America.

Hand Money \$8,694.80

Dana Marks et al., Attorneys

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

**No. 003293 2. 2022**

**MORTGAGE FORECLOSURE**

Property situated in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on July 8, 2010, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 4767, at page 2307, as Instrument No. 2010038104.

Folio No. 16-08-01068-00

BEING known as 842 Fairfax Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Maria D. Southard, deceased.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

No. 006212 3. 2022

**MORTGAGE FORECLOSURE**

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

Dimensions: Hse Gar 15 x 60

BEING Premises: 7100 Emerson Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Carletta G. Ward.

Hand Money \$6,220.81

Pincus Law Group, PLLC, Attorneys

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

No. 003904A 4. 2021

**MORTGAGE FORECLOSURE**

Property situated in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on December 27, 2000, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 2106, at page 981.

Folio No. 16-05-00835-00

BEING known as 632 Merion Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jeanine M. MacWilliams.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

No. 000099 5. 2020

**MORTGAGE FORECLOSURE**

Property situated in the Township of Tincicum, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on September 17, 1991, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 882, at page 594.

Folio No. 45000144900 and 45000145000

BEING known as 210-212 Powhattan Avenue, Essington, PA 19029.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Helen J. Maenner.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

No. 006878 6. 2023

**MORTGAGE FORECLOSURE**

Judgment Amount: \$95,420.16

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

Front: Irregular Depth: Irregular

BEING Premises: 88 East Stewart Avenue, Lansdowne, PA 19050.

Folio Number: 23000304000

IMPROVEMENTS CONSIST OF: residential property.



SOLD AS THE PROPERTY OF: Jan E. Lewis.

Hand Money \$9,542.02

Kevin T. Tonzczyn, Attorney

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

**No. 006859 7. 2019**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$90,065.80

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

Front: 52 ft Depth: 117 ft

BEING Premises: 1617 Hampton Road, Havertown, PA 19083.

Folio Number: 22-07-00590-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Miranda Tsang.

Hand Money \$9,006.58

Christopher A. DeNardo, Attorney

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

**No. 006558 8. 2023**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$258,216.25

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

Front: Irregular Depth: Irregular

BEING Premises: 115 Norwood Avenue, Holmes, PA 19043.

Folio Number: 38040156801

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jonathan Wallace and Svetlana Wallace.

Hand Money \$25,821.63

Samantha Gable, Esquire, Attorney

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

**No. 003882 9. 2023**

**MORTGAGE FORECLOSURE**

12 Seneca Street  
Essington, PA 19029

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Laura A. Bishop, in her capacity as Heir of George S. Hutchins.

Hand Money \$10,767.18

RAS Citron, PLLC, Attorneys

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

**No. 000791 10. 2023**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 37000166800.

BEING Premises: 30 W Ridley Avenue, Ridley Park, Pennsylvania 19078,

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jennifer M. Torpey.

Hand Money \$19,713.11

McCabe, Weisberg & Conway, LLC, Attorneys

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

**No. 009158 11. 2021**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 48000309700.

BEING Premises: 1112 Serrill Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Marie P. Spicer.

Hand Money \$22,127.24

McCabe, Weisberg & Conway, LLC, Attorneys

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

**No. 009628 12. 2022**

**MORTGAGE FORECLOSURE**

1008 McClenachan Terrace  
Marcus Hook, PA 19061

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Susan A. Ferrara a/k/a Susan Alice Ferrara a/k/a Susan Ferrara, deceased.

Hand Money \$8,477.57

RAS Citron, PLLC, Attorneys

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

**No. 003047 13. 2023**

**MORTGAGE FORECLOSURE**

1015 Andrew Avenue  
Collingdale, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Wendy A. Peterson a/k/a Wendy Ann Peterson, deceased.

Hand Money \$3,151.32

RAS Citron, PLLC, Attorneys

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

**No. 000254 14. 2023**

**MORTGAGE FORECLOSURE**

231 E. Avon Road  
Chester, PA 19015

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Horace A. Collier Jr., a/k/a Horace J. Collier Jr., deceased.

Hand Money \$14,642.04

RAS Citron, PLLC, Attorneys

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

**No. 004290 15. 2023**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 213 Margate Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Tyrin L. Sherwood.

Hand Money \$10,659.74

KML Law Group, P.C., Attorneys

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

**No. 008012 16. 2023**

**MORTGAGE FORECLOSURE**

Property situated in the Township of Aston, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on December 28, 2007, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 4271, at page 0473, as Instrument No. 2007109332.

Folio No. 02000216800

BEING known as 12 Rosalie Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Nancy Coan.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

**No. 008178 17. 2023**

**MORTGAGE FORECLOSURE**

Property in the Borough of Collingdale, County of Delaware and Commonwealth of PA on the Northeasterly side of Sharon Avenue.

Front: IRR Depth: IRR

BEING Premises: 642 Rively Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Olive Yeah Myers fka Watchen Johnson.

Hand Money \$16,012.25

KML Law Group, P.C., Attorneys

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

**No. 007522 18. 2023**

**MORTGAGE FORECLOSURE**

Property in Drexel Hill a/k/a Upper Darby Township, County of Delaware, Commonwealth of Pennsylvania.

BEING Premises: 460 Lombardy Road, Drexel Hill, a/k/a Upper Darby Township, PA 19026-1329.

Parcel Nos. 16090105700

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Gerald J. Gallagher a/k/a Gerald Gallagher.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 006424 21. 2023**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 109S Radnor Rd, Radnor, PA 19087.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christine M. Kline and John C. Kline, wife and husband.

Hand Money \$41,634.35

Brock & Scott, PLLC, Attorneys

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

**No. 007210 22. 2023**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware and Commonwealth of PA on the Easterly side of Wycombe Avenue.

Front: IRR Depth: IRR

BEING Premises: 219 North Wycombe Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Diana Mainardi.

Hand Money \$12,157.48

KML Law Group, P.C., Attorneys

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

**No. 006661 23. 2023**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 630 17th Avenue, Prospect Park, PA 19076.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lisa Friedberg.

Hand Money \$14,254.39

Brock & Scott, PLLC, Attorneys

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

**No. 002455 24. 2023**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware and Commonwealth of PA on the South side of Cleveland Avenue.

Front: IRR Depth: IRR

BEING Premises: 7020 Cleveland Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Faith Boose.

Hand Money \$2,355.21

KML Law Group, P.C., Attorneys

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

**No. 004138 25. 2023**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Chichester, County of Delaware and Commonwealth of PA on the beginning at a point on the Southeasterly side of Carver Road.

Front: IRR Depth: IRR

BEING Premises: 1049 Excelsior Drive, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael Caple.

Hand Money \$21,881.79

KML Law Group, P.C., Attorneys

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

**No. 008382 26. 2022**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$138,406.93

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

Front: Irregular Depth: Irregular

BEING Premises: 314 Felton Avenue, Sharon Hill, PA 19079.

Folio Number: 41-00-00861-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Shirley Wilson.

Hand Money \$13,840.69

Christopher A. DeNardo, Attorney

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

**No. 003513 27. 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 Commonwealth of Pennsylvania, described according to a survey and plan made by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania on October 23, 1964 and revised November 23, 1954, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ashland Avenue (60 feet wide) which point is measured North 24 degrees 58 minutes West, 44.59 feet from a point, which point is measured on the arc of a circle curving to the left, having a radius of 25 feet the arc distance of 36.87 feet from a point on the Northwesterly side of Wynnbrook Road (50 feet wide); thence extending South 65 degrees 2 minutes West, 104.07 feet to a point; thence extending North 81 degrees 37 minutes 50 seconds West, 57.13 feet to a point; thence extending North 41 degrees 44 minutes East, 65.22 feet to a point; thence extending North 65 degrees 2 minutes East, 85.72 feet to a point on the Southwesterly side of Ashland Avenue; thence extending along the Southwesterly side of Ashland Avenue South 24 degrees 58 minutes East, 60 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 96.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Anthony C. Sulpizio, Jr. a/k/a Anthony Sulpizio and Mackenzie Sulpizio.

Hand Money \$17,046.86

Law Office of Gregory Javardian, LLC, Attorney

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

**No. 004648B 28. 2019**

**MONEY JUDGMENT**

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

BEING Premises: 109 Parkview Circle, Media, PA 19063.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John Taddei, Stacy Taddei.

Hand Money \$4,000.00

Richard O'Neill, Attorney

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

**No. 004886A 29. 2019**

**MORTGAGE FORECLOSURE**

Property in the Township of Aston, County of Delaware and Commonwealth of PA on the Northeasterly side of Morgan Road.

Front: IRR Depth: IRR

BEING Premises: 23 Morgan Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Craig M. Huska.

Hand Money \$28,916.09

KML Law Group, P.C., Attorneys

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

**No. 009344 30. 2023**

**MORTGAGE FORECLOSURE**

7828 Westview Avenue  
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Prayva Hussain.

Hand Money \$3,501.10

Orlans PC, Attorneys

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

**No. 004600 31. 2023**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Property: 1712 South State Road, Upper Darby, PA 19082.

BEING the same premises which Ronald E. Slaughter (Executor of the Estate of Ruth Slaughter), by Deed dated September 16, 2022 and recorded February 15, 2023 in and for Delaware County, Pennsylvania in Deed Book Volume 6888, page 5018, granted and conveyed unto Sir Naseem H. Slaughter.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Sir Naseem H. Slaughter.

Hand Money \$17,171.22

Katherine M. Wolf, Attorney

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

**No. 008886 32. 2022**

**MORTGAGE FORECLOSURE**

Property in the Borough of Collingdale, County of Delaware and Commonwealth of PA on the beginning at a point on the Southeasterly side of Rively Avenue.

Front: IRR Depth: IRR

BEING Premises: 448 Rively Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jennifer Auge.

Hand Money \$8,961.99

KML Law Group, P.C., Attorneys

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

**No. 006461 33. 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 Commonwealth of Pennsylvania, and described according to a Plan of Lots surveyed for James J. Andrien by Damon and Foster, Civil Engineers, Upper Darby, Pennsylvania, February 10, 1925, and more particularly described as follows, to wit:

BEGINNING at a point in the center line of Fairview Avenue (40 feet wide) at the distance of 370 feet on a course North 20 degrees, 3 minutes, 20 seconds East, measured from the intersection of the center line of Fairview Avenue (40 feet wide) with the center line of Lenox Avenue (40 feet wide); thence along the center line of Fairview Avenue (40 feet wide), North 20 degrees, 3 minutes, 20 seconds East, 25 feet and extending of that width in length or depth between parallel line at a right angles to said center line of Fairview Avenue the Northeasterly line thereof passing through the center of a party wall between this and the premises adjoining on the Northeast and the Southeasterly line thereof passing through a joint driveway on a course North 69 degrees, 56 minutes, 40 seconds West, 110 feet.

TOGETHER with the free and common use, right, liberty and privilege in common with the owners, tenants or occupiers of the adjoining lot or ground to the South thereof of a certain driveway extending Eastward and Westward between the two properties and intended for the use of each thereof now and forever.

More Commonly known as 128 N. Fairview Avenue, Upper Darby Township, PA 19082.

BEING Folio No. 16-06-00333-00.

TITLE to same premises is vested in Joseph Wilson and Kimberly Reddick, their heirs and assigns, as joint tenants with right of survivorship, by Deed from Brian J. Rogers and Mary P. O'Neill a/k/a Mary P. Rogers, dated 9/30/2002, and recorded on 10/11/2002, in the Delaware County Recorder of Deeds Office in Book 02554, page 0192 Instrument Number 2002109011.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph Wilson, Kimberly Reddick-Wilson a/k/a Kimberly Reddick.

Hand Money \$11,150.61

Parker McCay, P.A., Attorneys

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

**No. 001568A 34. 2023**

**MORTGAGE FORECLOSURE**

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

BEING Lots Nos. 258 and 259 on Plan of lots of the Clifton Land.

Front: 50 Depth: 100

BEING Premises: 1117 Chestnut Street, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: Improved single-family residential property.

SOLD AS THE PROPERTY OF: 1117 Chestnut Street, LLC.

Hand Money \$21,525.50

James T. Shoemaker, Esquire, Attorney Hourigan, Kluger & Quinn, PC

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

**No. 006098B 35. 2017**

**MORTGAGE FORECLOSURE**

The Real Estate, which is the subject matter of the Complaint, is situate in the Township of Nether Providence, County of Delaware and Commonwealth of Pennsylvania.

BEING known as 319 Pritchard Lane, Wallingford, PA 19086, DBV 5542, page 883, Parcel Number 34-00-02080-04.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Kim A. Tilghman.

Hand Money \$33,493.64

Lois M. Vitti, Attorney

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

**No. 008759A 36. 2022**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 403 Winfield Ave., Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Irene M. Oliver.

Hand Money \$13,648.00

Brock & Scott, PLLC, Attorneys

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



No. 008904 37. 2023

**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 Marple, County of Delaware and Commonwealth of Pennsylvania, as shown on a Plan for Frank Albani, made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated the 5th day of June A.D., 1961 and revised on the 9th day of October A.D., 1961, being bounded and described as follows:

BEGINNING at a point on the Southwesterly side of North Marple Road, 50 feet wide, said point being located by the following four courses and distances from the intersection of the center line and title line of said North Marple Road with the center line of Darby Creek Road, 50 feet wide: (1) extending along the said center line of said North Marple Road North 71 degrees 11 minutes West, 369.47 feet to a point of curve; and (2) still by same by the arc of a circle of 763.94 feet radius curving Northwestwardly in a clockwise direction, an arc distance of 179.55 feet to a point of tangency and (3) still along said center line North 57 degrees 43 minutes West, 158.66 feet to a point; and (4) leaving said center line South 5 degrees 11 minutes 52 seconds West, 28.08 feet to the point to a point of curve; thence by the arc of a circle of 30.60 feet radius curving Southwardly in a clock wise direction an arc distance of 42.21 feet to a point of reverse curve on the Northwesterly side of a proposed 50 feet wide road; thence along the same by the arc of a circle of 175 feet radius, curving Southeastwardly in a counter-clockwise direction an arc distance of 147.19 feet to a point of reverse curve; thence by the arc of a circle of 125 feet radius curving Southwardly in a clockwise direction, an arc distance of 105.13 feet to a point; thence North 69 degrees 41 minutes West, 175.61 feet to a point in line of lands now or late of Alfred E. Troncelliti; thence by said lands North 19 degrees 47 minutes 31 seconds East, 69.33 feet to a pipe; thence North 5 degrees 11 minutes 52 seconds East, 214.52 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 1 on said Plan.

BEING Premises: 475 Marple Road, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lily Lee and Hyunki Kim, the United States of America.

Hand Money \$31,539.10

Law Office of Gregory Javardian, LLC, Attorneys

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

No. 002655 38. 2023

**MORTGAGE FORECLOSURE**

Property situated in the Township of Lower Chichester, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on May 1, 2007, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 4089, at page 1232, as Instrument No. 2007038473.

Folio No. 08-00-01049-00

BEING known as 1530 Summit Street, Linwood, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Rene A. Ortiz.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

No. 007135A 39. 2019

**MORTGAGE FORECLOSURE**

1534 Rainer Road  
Brookhaven, PA 19015

Property in the Township of Chester,  
County of Delaware and State of Penn-  
sylvania.

IMPROVEMENTS CONSIST OF: resi-  
dential dwelling.

SOLD AS THE PROPERTY OF: Tiffany  
Matthews.

Hand Money \$10,904.55

RAS Citron, PLLC, Attorneys

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

Mar. 29; Apr. 5, 12

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