

**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****SUSANNE S. ABPLANALP a/k/a****SUSANNE ABPLANALP, dec'd.**Late of the Township of Haverford,  
Delaware County, PA.Extx.: Patricia Ann Burkhard  
(Named in Will as Patricia Burkhard)  
c/o Andrew Gavrin, Esquire, 306  
Clairemont Rd., Villanova, PA 19085.**ANDREW GAVRIN, ATTY.**The Law Office of Andrew Gavrin  
306 Clairemont Rd.  
Villanova, PA 19085**JOSEPH PAUL ABRAMS, dec'd.**Late of the Township of Nether  
Providence, Delaware County, PA.Extx.: Sandra Orietta Abrams c/o  
Kristen L. Behrens, Esquire, 1500  
Market St., Ste. 1200, Philadelphia,  
PA 19103.**KRISTEN L. BEHRENS, ATTY.**

Dilworth Paxson LLP

1500 Market St.

Ste. 1200

Philadelphia, PA 19103

**JOSEPH J. BAKER, dec'd.**Late of the Borough of Chester  
Heights, Delaware County, PA.Admx.: Rosetta A. Baker c/o Vincent  
G. Iannello, Jr., Esquire, 110 W. Front  
Street, Media, PA 19063.**VINCENT G. IANNELLO, JR., ATTY.**

110 W. Front Street

Media, PA 19063

**MICHAEL J. BALDASSARRE, dec'd.**Late of the Borough of Lansdowne,  
Delaware County, PA.Extx.: Nicole K. DiFabrizio c/o Mary  
Zervanos, Esquire, 1406 Dauphin  
Avenue, Wyomissing, PA 19610.**MARY ZERVANOS, ATTY.**

1406 Dauphin Avenue

Wyomissing, PA 19610

**MARY F. BECK a/k/a MARY****FRANCES BECK, dec'd.**Late of the Borough of Newtown  
Square, Delaware County, PA.Extx.: Richard A. Beck c/o James  
Sher, Esquire, 15019 Kutztown Road,  
Kutztown, PA 19530.**JAMES SHER, ATTY.**

15019 Kutztown Road

Kutztown, PA 19530

**PAUL J. BLAKE, dec'd.**Late of the Township of Springfield,  
Delaware County, PA.Admr.: Daniel Paul Blake c/o Walter J.  
Timby, III, Esquire, 100 W. Sixth St.,  
Ste. 204, Media, PA 19063.**WALTER J. TIMBY, III, ATTY.**

Gibson &amp; Perkins, PC

100 W. Sixth St.

Ste. 204

Media, PA 19063

**JEANNINE SIROLI BOYER, dec'd.**Late of the Township of Haverford,  
Delaware County, PA.Extx.: Teresa Boyer c/o Ryan M.  
Bornstein, Esquire, 800 Lancaster  
Ave., Ste. T-2, Berwyn, PA 19312.**RYAN M. BORNSTEIN, ATTY.**

Harvey Ballard &amp; Bornstein, LLC

800 Lancaster Ave.

Ste. T-2

Berwyn, PA 19312

**ANTHONY R. CALABRESE, dec'd.**Late of the Township of Upper Darby,  
Delaware County, PA.Extx.: Beverly J. Calabrese (Named  
in as Beverly J. Calabrese in Will),  
9450 SW Gemini Dr., PMB 79042,  
Beaverton, OR 97008.**ROBERT W. CARROLL a/k/a****ROBERT WARNER CARROLL,**

dec'd.

Late of the Township of Thornbury,  
Delaware County, PA.Extx.: Susan Carroll Ricciuti (Named  
in Will as Susan M. Ricciuti) c/o Sally  
A. Farrell, Esquire, 17 W. Main St.,  
West Chester, PA 19382.**SALLY A. FARRELL, ATTY.**

MacElree Harvey, Ltd.

17 W. Main St.

West Chester, PA 19382

**DELORES CURETON, dec'd.**Late of the Borough of Yeadon,  
Delaware County, PA.

- Extr.: Hayward Leonard Cureton c/o Daniel R. Coleman, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.  
**DANIEL R. COLEMAN, ATTY.**  
Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063
- INA RUTH CZIRAKY a/k/a INA R. CZIRAKY, dec'd.**  
Late of the Township of Ridley, Delaware County, PA.  
Extr.: Michael Thomas Cziraky c/o Matthew C. Stone, Esquire, 4126 Edgmont Avenue, Brookhaven, PA 19015.  
**MATTHEW C. STONE, ATTY.**  
The Law Offices of Stone & Stone, LLC  
4126 Edgmont Avenue  
Brookhaven, PA 19015
- SUSAN FORSYTHE DYSON a/k/a SUSAN F. DYSON, dec'd.**  
Late of the Borough of Swarthmore, Delaware County, PA.  
Extr.: Peter Dyson, 510 Rutgers Ave., Swarthmore, PA 19081.
- DOROTHY M. ESTIS, dec'd.**  
Late of the Township of Newtown Square, Delaware County, PA.  
Extr.: Andrew J. Montagnolo, Jr. c/o William C. Pietrangelo, Esquire, 620 Portledge Drive, Bryn Mawr, PA 19010.  
**WILLIAM C. PIETRANGELO, ATTY.**  
620 Portledge Drive  
Bryn Mawr, PA 19010
- JEROME JORDAN FENNING a/k/a JEROME J. FENNING, dec'd.**  
Late of the Township of Concord, Delaware County, PA.  
Extr.: William Frierson, Jr., 836 Leland Street, Philadelphia, PA 19130-2113.
- MILLIE FURLONG, dec'd.**  
Late of the Township of Darby, Delaware County, PA.  
Extr.: Thomas Francis Furlong c/o Joseph Honer, Jr., Esquire, 819 Connell Avenue, Yeadon, PA 19050.  
**JOSEPH HONER, JR., ATTY.**  
819 Connell Avenue  
Yeadon, PA 19050
- THOMAS F. FURLONG, JR., dec'd.**  
Late of the Borough of Glenolden, Delaware County, PA.  
Extr.: Thomas Francis Furlong c/o Joseph Honer, Jr., Esquire, 819 Connell Avenue, Yeadon, PA 19050.
- JOSEPH HONER, JR., ATTY.**  
819 Connell Avenue  
Yeadon, PA 19050
- RACHEL MAY GUSTAITIS a/k/a RAE GUSTAITIS, dec'd.**  
Late of the Township of Newtown, Delaware County, PA.  
Extrs.: Peter J. Gustaitis, II and Paul S. Gustaitis, 808 Stillwood Lane, West Chester, PA 19380.
- JILL ELLEN HAGGERTY a/k/a JILL E. HAGGERTY, dec'd.**  
Late of the Township of Springfield, Delaware County, PA.  
Admr.: Daniel L. Haggerty, III c/o Rosemary Durkin, Esquire, 100 American Metro Blvd., Hamilton, NJ 08619.  
**ROSEMARY DURKIN, ATTY.**  
100 American Metro Blvd.  
Hamilton, NJ 08619
- HEATHER HARTLING, dec'd.**  
Late of the Township of Upper Darby, Delaware County, PA.  
Admr.: James Edward Hartling c/o Angelina C. Williams, Esquire, 317 Swede St., Norristown, PA 19401.  
**ANGELINA C. WILLIAMS, ATTY.**  
Soloman, Berschler, Campbell & Thomas, P.C.  
317 Swede St.  
Norristown, PA 19401
- MARY H. HOPEMAN a/k/a MARY H. KOZIN, dec'd.**  
Late of the Borough of Media, Delaware County, PA.  
Extr.: Leonard Robert Rosen c/o Ryan M. Bornstein, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312.  
**RYAN M. BORNSTEIN, ATTY.**  
Harvey Ballard & Bornstein, LLC  
800 Lancaster Ave.  
Ste. T-2  
Berwyn, PA 19312
- JESUS ALIRIO IBARRA a/k/a J. ALIRIO IBARRA, dec'd.**  
Late of the Township of Aston, Delaware County, PA.  
Extr.: Leonardo Ibarra c/o Matthew C. Stone, Esquire, 4126 Edgmont Avenue, Brookhaven, PA 19015.  
**MATTHEW C. STONE, ATTY.**  
The Law Offices of Stone & Stone, LLC  
4126 Edgmont Avenue  
Brookhaven, PA 19015
- LEONARD D. KENNEDY, dec'd.**  
Late of the Township of Upper Darby, Delaware County, PA.

Admx.: Denise K. Scott, 135 Jolind Rd., Paoli, PA 19301.

**DAVID T. KENNY, dec'd.**  
Late of the Township of Darby, Delaware County, PA.  
Admx.: Bernadine Hines c/o Frank M. Fiore, Esquire, 12 Veterans Square, 1<sup>st</sup> Fl., Media, PA 19063.  
**FRANK M. FIORE, ATTY.**  
12 Veterans Square  
1<sup>st</sup> Fl.  
Media, PA 19063

**SHANG-LIAN EVA KING, dec'd.**  
Late of the Township of Chadds Ford, Delaware County, PA.  
Extr.: Shang-Ying P. King c/o Jennifer Walker, Esquire, 31 S. High St., Suite 200, West Chester, PA 19382.  
**JENNIFER WALKER, ATTY.**  
31 S. High St.  
Suite 200  
West Chester, PA 19382

**BRETT KLEIN a/k/a BRETT C. KLEIN and BRETT CARLISLE KLEIN, dec'd.**  
Late of the Township of Upper Chichester, Delaware County, PA.  
Extr.: Laurie M. Klein c/o Paul P. Padien, Esquire, 30 W. Third Street, Media, PA 19063.  
**PAUL P. PADIEN, ATTY.**  
30 W. Third Street  
Media, PA 19063

**ROLAND NICK KLEMMER a/k/a ROLAND N. KLEMMER, dec'd.**  
Late of the Township of Haverford, Delaware County, PA.  
Extr.: James W. Zecca (Named in Will as James Zecca) c/o Marilyn Seide Mitchell, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087.  
**MARILYN SEIDE MITCHELL, ATTY.**  
Herr, Potts & Potts, LLC  
200 Eagle Rd.  
Ste. 106  
Wayne, PA 19087

**KELLY ROBERT LYNN, dec'd.**  
Late of the City of Chester, Delaware County, PA.  
Extr.: Frankie Lynn, 802 Pusey Street, Chester, PA 19013.

**MARITZA MAMOURIAN, dec'd.**  
Late of the Township of Haverford, Delaware County, PA.  
Extr.: Alexander Mamourian, 4333 Boone St., Philadelphia, PA 19128.

**ALICE K. MARKIEWICZ a/k/a ALICE MARKIEWICZ and ALICE A. MARKIEWICZ, dec'd.**  
Late of the Township of Springfield, Delaware County, PA.  
Extxs.: Anne M. St. Clair and Margaret Anne Sayers 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

**CAROL ANN MARTIN a/k/a CAROL A. MARTIN, dec'd.**  
Late of the Township of Aston, Delaware County, PA.  
Extr.: Melissa C. Pagan (Named in Will as Melissa Pagan) c/o Jonathan E. Becker, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.  
**JONATHAN E. BECKER, ATTY.**  
Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**DONNA M. PARISI, dec'd.**  
Late of the Township of Radnor, Delaware County, PA.  
Extr.: Tracie L. Costello c/o William C. Pietrangelo, Esquire, 620 Portledge Drive, Bryn Mawr, PA 19010.  
**WILLIAM C. PIETRANGELO, ATTY.**  
620 Portledge Drive  
Bryn Mawr, PA 19010

**JOAN E. PETTICORD, dec'd.**  
Late of the Borough of Media, Delaware County, PA.  
Extr.: Michele Shetter, 82 Weathervane Rd., Aston, PA 19014.

**GRETCHEN PRESSLER a/k/a MARY GRETCHEN PRESSLER and MARY GRETCHEN RUDOLPH-PRESSLER, dec'd.**  
Late of the Borough of Media, Delaware County, PA.  
Extxs.: Elizabeth A. Baker (Named in Codicil as Elizabeth A. Baker and Beth Bannerman Baker), 40 Oak Trail Ct., Alamo, CA 94507 and Deborah L. Fookas, 205 Woodward Rd., Media, PA 19063.  
**CHARI M. ALSON, ATTY.**  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**THOMAS ANTHONY REEVES a/k/a****THOMAS A. REEVES**, dec'd.Late of the Borough of Media,  
Delaware County, PA.Extrs.: Bruce D. Reeves and Susan E.  
Reeves c/o Rick Morton, Esquire, 999  
West Chester Pike, Suite 201, West  
Chester, PA 19382.**RICK MORTON, ATTY.**999 West Chester Pike  
Suite 201

West Chester, PA 19382

**ORLANDO D. RIOBOLI a/k/a****ORLANDO DOMENIC RIOBOLI**,  
dec'd.Late of the Township of Haverford,  
Delaware County, PA.Extr.: Mark Anthony Rioboli (Named  
in Will as Mark A. Rioboli) c/o Ryan  
M. Bornstein, Esquire, 800 Lancaster  
Ave., Ste. T-2, Berwyn, PA 19312.**RYAN M. BORNSTEIN, ATTY.**Harvey Ballard & Bornstein, LLC  
800 Lancaster Ave.

Ste. T-2

Berwyn, PA 19312

**BARBARA RUSSELL**, dec'd.Late of the Township of Haverford,  
Delaware County, PA.Admx.: Brenda Russell, 1403 Dodd  
Drive, Downingtown, PA 19335.**ROLAND E. SHELTON, SR.**, dec'd.Late of the Borough of Lansdowne,  
Delaware County, PA.Admr.: Roland E. Shelton, 304  
Shadeland Avenue, Drexel Hill, PA  
19026.**ELIZABETH T. STEFANIDE, ATTY.**339 W. Baltimore Avenue  
Media, PA 19063**RITA M. SNYDER**, dec'd.Late of the Township of Ridley,  
Delaware County, PA.Extr.: Edward P. Snyder, Jr., 1119  
Harper Ave., Woodlyn, PA 19094.**RUTH C. STINSON**, dec'd.Late of the Township of Middletown,  
Delaware County, PA.Extr.: Dennis P. Stinson c/o Lindsay  
Schoeneberger, Esquire, 101 North  
Pointe Blvd., Suite 202, Lancaster, PA  
17601.**LINDSAY SHOENEBERGER, ATTY.**

RKG Law

101 North Pointe Blvd.

Suite 202

Lancaster, PA 17601

**ELIZABETH J. THIEL a/k/a****ELIZABETH J. McGINN**, dec'd.Late of the Township of Newtown,  
Delaware County, PA.Extr.: Tracy F. Kennedy c/o Charles  
McKee, Esquire, 1 North Ormond  
Avenue, Havertown, PA 19083.**CHARLES E. McKEE, ATTY.**1 North Ormond Avenue  
Havertown, PA 19083**WERNER K. VOLKMANN**, dec'd.Late of the Township of Middletown,  
Delaware County, PA.Extr.: Mark Volkmann, 1616 Atlantic  
Ave., Sullivans Island, SC 29482.**CHRISTINA W. WOJNAROWSKI**,  
dec'd.Late of the Borough of Media,  
Delaware County, PA.Extr.: Stefen Jan Wojnarowski, 614  
Autumn Ln., Media, PA 19063-1517.**CHARI M. ALSON, ATTY.**Anderson Elder Law  
206 State Rd.

Media, PA 19063

**JACQUELINE WRIGHT a/k/a****JACQUELINE CATHERINE****WRIGHT and JACQUELINE C.****WRIGHT**, dec'd.Late of the Township of Ridley,  
Delaware County, PA.Admx.: Jaime Marie Wright a/k/a  
Jaime Chapis and Jaime Wright-Chapis c/o L. Theodore Hoppe, Jr.,  
Esquire, 25 W. Second St., 2<sup>nd</sup> Fl.,  
Media, PA 19063.**L. THEODORE HOPPE, JR., ATTY.**

25 W. Second St.

2<sup>nd</sup> Fl.

Media, PA 19063

**SECOND PUBLICATION****HARRIET JANNEY BALL a/k/a****HARRIET LAURA JANNEY BALL**,  
dec'd.Late of the Township of Haverford,  
Delaware County, PA.Extr.: Richard J. Ball, 1 Featherbed  
Ln., Haverford, PA 19041.**KATHRYN H. CRARY, ATTY.**Gadsden Schneider & Woodward LLP  
1275 Drummers Ln.

Ste. 210

Wayne, PA 19087-1571

**JASON LAWRENCE BANNER a/k/a****JASON L. BANNER and JASON****BANNER**, dec'd.Late of the Township of Concord,  
Delaware County, PA.

Extx.: Randi M. Banner (Named in Will as Randi Banner) c/o Nathan Egner, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087.  
NATHAN EGNER, ATTY.  
Davidson & Egner  
Radnor Station Two  
290 King of Prussia Rd.  
Ste. 110  
Radnor, PA 19087

**LUCY MARION BIRKER a/k/a LUCY M. BIRKER and LUCY BIRKER, dec'd.**

Late of the Borough of Media, Delaware County, PA.  
Admr.: Paul Arthur Birker.  
DENNIS WOODY, ATTY.  
110 West Front Street  
Media, PA 19063

**JAMES I. CARTER, III, dec'd.**

Late of the Township of Newtown, Delaware County, PA.  
Admr.: James M. Carter, 3755 Brookcroft Place, Garnet Valley, PA 19060.

**JUDITH ANN CHRISTY, dec'd.**

Late of the Township of Bethel, Delaware County, PA.  
Extx.: Robert A. Christy 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

**AGNES MARY CROTHAMEL a/k/a**

**AGNES M. CROTHMEL and AGNES CROTHMEL, dec'd.**

Late of the Township of Ridley, Delaware County, PA.  
Extx.: Marilyn A. Pilipzcek c/o Stephen A. Wydrzynski, Esquire, 11 West Front Street, Media, PA 19063.  
STEPHEN A. WYDRZYNSKI, ATTY.  
11 West Front Street  
Media, PA 19063

**LOUIS J. DeANGELIS a/k/a LOUIS**

**JAY DeANGELIS, dec'd.**  
Late of the Township of Aston, Delaware County, PA.  
Admx.: Robyn DeAngelis, 5 Sunrise Ct., West Grove, PA 19390.

**CHRISTOPHER DEGNAN a/k/a CHRISTOPHER D. DEGNAN a/k/a CHRISTOPHER RICHARD DEGNAN and CHRISTOPHER DAVID DEGNAN, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
Extx.: Mary Anne McBrearty Degnan (Named in Will as Mary Anne M. Degnan) c/o Marc L. Davidson, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087.  
MARC L. DAVIDSON, ATTY.  
Davidson & Egner  
Radnor Station Two  
290 King of Prussia Rd.  
Ste. 110  
Radnor, PA 19087

**PETER J. DeLISI, dec'd.**

Late of the Borough of Folcroft, Delaware County, PA.  
Extx.: Michele C. Aungst c/o Daniella A. Horn, Esquire, 1 Roberts Ave., Glenside, PA 19038.  
DANILLA A. HORN, ATTY.  
Klenk Law, LLC  
1 Roberts Ave.  
Glenside, PA 19038

**WILLIAM JOSEPH DiSTEFANO a/k/a WILLIAM J. DiSTEFANO, dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
Co-Executors: Michael Angelo DiStefano and Anthony W. DiStefano, 32 Argo Dr., Sewell, NJ 08080.

**LEROY HARRIS, dec'd.**

Late of the Borough of Darby, Delaware County, PA.  
Extx.: Amani Gordon c/o William Adair Bonner, Esquire, P.O. Box 259, Media, PA 19063.  
WILLIAM ADAIR BONNER, ATTY.  
P.O. Box 259  
Media, PA 19063

**ANN HILLER, dec'd.**

Late of the Township of Newtown, Delaware County, PA.  
Admr.: George M. Nikolaou, 166 Allendale Rd., King of Prussia, PA 19406.

**ROBERT BENSON JONES a/k/a ROBERT B. JONES and BOB JONES, dec'd.**

Late of the Township of Radnor, Delaware County, PA.  
Extx.: Mary-Margaret Ahrens Jones, 204 Cornell Dr., Bryn Mawr, PA 19010.

BAYARD H. GRAF, ATTY.  
Graf & Graf, P.C.  
175 Strafford Ave.  
Ste. 230  
Wayne, PA 19087

**MICHAEL MARIO LASTRA**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Brian M. Lastra c/o Virgie M.  
Vakil, Esquire, 36 East Second Street,  
P.O. Box 1048, Media, PA 19063.  
**VIRGIE M. VAKIL**, ATTY.  
Kelly Grimes Pietrangelo & Vakil, P.C.  
36 East Second Street  
P.O. Box 1048  
Media, PA 19063

**ELIZABETH A. LAW a/k/a**  
**ELIZABETH LAW**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Diane Law Young 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

**JOHN G. MAFFEI**, dec'd.  
Late of Delaware County, PA.  
Admr.: J. Marcus Maffei, 2558 West  
Chester Pike, Ste. 100, Broomall, PA  
19008.

**RALPH F. MONTELLA a/k/a RALPH**  
**MONTELLA**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extr.: Marie A. Datillo c/o Stephen A.  
Wydrzynski, Esquire, 11 West Front  
Street, Media, PA 19063.  
**STEPHEN A. WYDRZYNSKI**, ATTY.  
11 West Front Street  
Media, PA 19063

**HONGZHUANG PENG**, dec'd.  
Late of the Township of Wallingford,  
Delaware County, PA.  
Extr.: Yugong Ho, 130 Dundee Mills  
Lane, Wallingford, PA 19086.

**HENRY OSCAR PETERSON, III a/k/a**  
**HENRY O. PETERSON, III**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Admx.: Rachel Barr Peterson, 422  
Railroad Ave., Ambler, PA 19002.

**BETTY JOAN PETRAK**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.

Extr.: Kathleen Woolley Gurnee c/o  
Larmore Scarlett, LLP, P.O. Box 384,  
Kennett Square, PA 19348.  
**LARMORE SCARLETT, LLP, ATTYS.**  
P.O. Box 384  
Kennett Square, PA 19348

**TIMOTHY QUINLAN**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Admx.: Martha L. Quinlan c/o Matthew  
C. Stone, Esquire, 4126 Edgmont  
Avenue, Brookhaven, PA 19015.  
**MATTHEW C. STONE, ATTY.**  
The Law Offices of Stone & Stone, LLC  
4126 Edgmont Avenue  
Brookhaven, PA 19015

**OLIVIA RANDOLPH LYONS a/k/a**  
**OLIVIA RANDOLPH**, dec'd.  
Late of the Township of Yeadon,  
Delaware County, PA.  
Admx.: Briana D. Randolph, 910 Allen  
Drive, Yeadon, PA 19050.

**MARGARET C. RANIERI**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Donna Ambrogi, 2618 Woodleigh  
Road, Havertown, PA 19083.

**PHILIP J. REILLY**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extrs.: Kevin Patrick Reilly, 1004  
Ininois Ave., Cape May, NJ 08204 and  
Philip J. Reilly, Jr., 509 Woodberry  
Way, Chester Springs, PA 19425.  
**LINDSEY HOELZLE, ATTY.**  
Palmarella & Raab, PC  
1255 Drummers Ln.  
Ste. 105  
Wayne, PA 19087

**EDWARD HARRY RIFFERT**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Admr.: Edward J. Riffert, 131  
Bradbury Road, Brookhaven, PA  
19015.

**STEPHEN MICHAEL SCHRASS a/k/a**  
**STEPHEN SCHRASS**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extr.: Sandra Schrass c/o Michael R.  
Perna, Esquire, 610 Millers Hill, P.O.  
Box 96, Kennett Square, PA 19348.  
**MICHAEL R. PERNA, ATTY.**  
Perna & Abracht, LLC  
P.O. Box 96  
Kennett Square, PA 19348

**JOHN FRANK STERNER a/k/a JOHN F. STERNER, dec'd.**

Late of the Borough of Ridley Park, Delaware County, PA.  
Admrs.: John M. Sterner and Lisa Narodowski, 103 Kathleen Drive, Coatesville, PA 19320.

**EDWARD J. TRICE, dec'd.**

Late of the Township of Concord, Delaware County, PA.  
Admr. DNB C.T.A.: Michael J. Mattson, 21 W. Third St., Media, PA 19063.

**MICHAEL J. MATTSON, ATTY.**  
Musi, Merkins, Daubebnberger & Clark, LLP  
21 W. Third St.  
Media, PA 19063

**PATRICIA T. WARREN a/k/a**

**PATRICIA ANN WARREN and PATRICIA A. WARREN, dec'd.**

Late of the Township of Concord, Delaware County, PA.  
Extr.: Scott Warren c/o Virgie M. Vakil, Esquire, 36 East Second Street, P.O. Box 1048, Media, PA 19063.

**VIRGIE M. VAKIL, ATTY.**  
Kelly Grimes Pietrangelo & Vakil, P.C.  
36 Second Street  
P.O. Box 1048  
Media, PA 19063

**CAROL ANN WEIRICH a/k/a CAROL ANN WEIRICH, dec'd.**

Late of the Township of Middletown, Delaware County, PA.  
Extr.: Andrew Weirich.  
**DENNIS WOODY, ATTY.**  
110 West Front Street  
Media, PA 19063

**LEON WOLF a/k/a LEON S. WOLF, dec'd.**

Late of the Township of Springfield, Delaware County, PA.  
Admr.: Simon Wolf, 2872 S. 15th St., Philadelphia, PA 19145.

**JOHN J. YKEMA, dec'd.**

Late of the Borough of Media, Delaware County, PA.  
Extr.: Sandra L. Ykema, 38 Whitetail Ln., Parkesburg, PA 19365.  
**DAVID R. WHITE, ATTY.**  
Horst Krekstein & Runyon LLC  
610 W. Germantown Pike  
Ste. 350  
Plymouth Meeting, PA 19462

**THIRD AND FINAL PUBLICATION****ALEXANDRA Q. ALDRIDGE, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
Extr.: Richard B. Aldridge c/o Tara M. Walsh, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355.

**TARA M. WALSH, ATTY.**  
Stradley Ronon Stevens & Young, LLP  
30 Valley Stream Parkway  
Malvern, PA 19355

**ELEANOR T. ANDREWS a/k/a**

**ELEANOR ANDREWS a/k/a ELEANOR THERESIA ANDREWS a/k/a ELEANOR A. ANDREWS and ELEANOR ANDERSON ANDREWS, dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
Extr.: Daniel A. Johnson, 315 Regent Circle, San Antonio, TX 78231.

**SHARON ARTINGSTALL, dec'd.**

Late of the Township of Nether Providence, Delaware County, PA.  
Extr.: Ron Artingstall, 408 Albany Court, Wallingford, PA 19086.

**ALISA BOWMAN, dec'd.**

Late of the Borough of Sharon Hill, Delaware County, PA.  
Extr.: Ava Holland, 5332 Kershaw St., Philadelphia, PA 19131.

**ELAINE M. BRANCO, dec'd.**

Late of the Township of Darby, Delaware County, PA.  
Extr.: Michael Patrick Pierce, Esquire (Named in Will as Michael P. Pierce, Esquire), P.O. Box 604, Media, PA 19063.

**MICHAEL P. PIERCE, ATTY.**  
Pierce & Hughes, P.C.  
P.O. Box 604  
Media, PA 19063

**JUDITH E. CAFFO a/k/a JUDITH**

**MARIE EDNA CAFFO a/k/a JUDITH CAFFO and J. CAFFO, dec'd.**

Late of the Township of Ridley, Delaware County, PA.  
Extr.: Stephen Domenic Yachetti (Named in Will as Stephen D. Yachetti) c/o Guy F. Matthews, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.  
**GUY F. MATTHEWS, ATTY.**  
Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, PC  
300 W. State St.  
Ste. 300  
Media, PA 19063

**ANNE M. CALLAHAN a/k/a NANCY CALLAHAN and NANCY BOWERS**, dec'd.

Late of the Borough of Ridley Park, Delaware County, PA.  
Admx.: Kaitlyn Callahan, 509 Tatnall Avenue, Glenolden, PA 19036.

**FRANK J. CATANIA a/k/a FRANCESCO CATANIA and FRANK CATANIA**, dec'd.

Late of the Township of Ridley, Delaware County, PA.  
Admr.: Francis J. Catania, Esquire, P.O. Box 2029, Media, PA 19063.  
**FRANCIS J. CATANIA, ATTY.**  
Catania Law Offices, LLC  
P.O. Box 2029  
Media, PA 19063

**DIANA CLENDENIN**, dec'd.

Late of the Township of Aston, Delaware County, PA.  
Admr.: Richard Poore c/o Mark Vakil, Esquire, 22 W. Second Street, Media, PA 19063.

**MARK VAKIL, ATTY.**

22 W. Second Street  
Media, PA 19063

**MARY C. COCHRAN a/k/a MARY COCHRAN**, dec'd.

Late of the Township of Middletown, Delaware County, PA.  
Extrs.: Albert Spallucci, 146 Trout Run Mews E., Media, PA 19063 and Joseph Cochran, 435 Brinton Lake Rd., Thorton, PA 19373.  
**L. THEODORE HOPPE, JR., ATTY.**  
25 W. Second St.  
2<sup>nd</sup> Fl.  
Media, PA 19063

**WILBUR OGDEN CRAWFORD a/k/a BILL OGDEN CRAWFORD**, dec'd.

Late of the Township of Concord, Delaware County, PA.  
Extx.: Marie E. O'Donnell, 337 Stockham Ave., Morrisville, PA 19067.

**MICHAEL G. DeFINO**, dec'd.

Late of the Township of Newtown, Delaware County, PA.  
Extr.: Christian DeFino.  
**RONALD A. AMARANT, ATTY.**  
Lamb McErlane, P.C.  
3405 West Chester Pike  
Newtown Square, PA 19073

**GALE DOUTHWAITE**, dec'd.

Late of the Borough of Prospect Park, Delaware County, PA.  
Admr.: Jay Douthwaite, 1602 Amosland Road, Prospect Park, PA 19076.

**MARIANNE MURPHY DUDO a/k/a MARIANNE E. DUDO**, dec'd.

Late of the Township of Nether Providence, Delaware County, PA.  
Extx.: Lisa M. Phillips c/o Robert Speare, Esquire, 22 W. Second Street, Media, PA 19063.

**ROBERT SPEARE, ATTY.**

22 W. Second Street  
Media, PA 19063

**FRANK D. EICHMAN a/k/a FRANK DONALD EICHMAN**, dec'd.

Late of the Township of Newtown, Delaware County, PA.  
Extrs.: Doree Eichman Flinn and F. Donald Eichman 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

**MICHAEL FAUST**, dec'd.

Late of the Township of Darby, Delaware County, PA.  
Admx.: Alana Faust c/o Mark M. Vakil, Esquire, 22 W. Second Street, Media, PA 19063.

**MARK M. VAKIL, ATTY.**

22 W. Second Street  
Media, PA 19063

**MERICA M.T. GRASSI**, dec'd.

Late of the Township of Radnor, Delaware County, PA.  
Extx.: Maria Lawson a/k/a Maria Theresa Lawson c/o Robert M. Firkser, Esquire, 333 West Baltimore Avenue, Media, PA 19063.

**ROBERT M. FIRKSER, ATTY.**

333 West Baltimore Avenue  
Media, PA 19063

**ANITA LORENA GREER**, dec'd.

Late of the Borough of Media, Delaware County, PA.  
Extx.: Elizabeth Greer Sushereba, 5 Longview Dr., Thornton, PA 19373.

**CAROL R. LIVINGOOD, ATTY.**

Timoney Knox, LLP  
130 W. Lancaster Ave.  
P.O. Box 191  
Wayne, PA 19087

**RICHARD ANTHONY GUERIN**, dec'd.

Late of the Township of Middletown, Delaware County, PA.  
Admx.: Amy E. Sulpazo, 358 Beverly Court, Melbourne Beach, FL 32951.

**CATHERINE T. GUINAN**, dec'd.

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



Extr.: John M. Guinan c/o Carrie A.S. Kennedy, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301.  
**CARRIE A.S. KENNEDY, ATTY.**  
Connor Weber & Oberlies  
171 W. Lancaster Ave.  
Paoli, PA 19301

**SUSAN S. HAWTHORNE, dec'd.**  
Late of the Township of Edgmont,  
Delaware County, PA.  
Extr.: Rebecca S. Jewart.  
**DAVID VIDEON, ATTY.**  
110 West Front St.  
Media, PA 19063

**DONNA M. VUOCOLO HOWARTH  
a/k/a DONNA MARIE VUOCOLO  
HOWARTH and DONNA V.  
HOWARTH, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Admx. C.T.A.: Joyce E. Vuocolo  
c/o Peter E. Bort, Esquire, 101  
Lindenwood Drive, Suite 225-G,  
Malvern, PA 19355.  
**PETER E. BORT, ATTY.**  
Bort Law  
101 Lindenwood Drive  
Suite 225-G  
Malvern, PA 19355

**MICHAEL KRASOWSKI, dec'd.**  
Late of the Township of Lower  
Chichester, Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, P.O.,  
Box 199, Media, PA 19063.  
**FRANK W. DALY, ATTY.**  
P.O., Box 199  
Media, PA 19063

**LYDIA LUBUN, dec'd.**  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Walter Lubun, 8 Lowe Court,  
Newark, DE 19711.  
**BASIL G. JOY, ATTY.**  
Goldberg, Goldberg & Maloney  
213-215 West Miner Street  
West Chester, PA 19382

**LUCILLE A. MAZZATENTA, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Donna Marie Janda c/o Laura  
M. Tobey, Esquire, 724 W. Lancaster  
Ave., Wayne, PA 19087.  
**LAURA M. TOBEY, ATTY.**  
Reidenbach & Associates, LLC  
724 W. Lancaster Ave.  
Wayne, PA 19087

**JEAN McHUGH a/k/a JEAN MARIE  
McHUGH, dec'd.**  
Late of the Borough of Morton,  
Delaware County, PA.  
Admrs.: Francis Vernon Grandizio and  
Francis Joseph McHugh c/o Jessica  
Grater, Esquire, 740 E. High Street,  
Pottstown, PA 19464.  
**JESSICA GRATER, ATTY.**  
Monastra & Grater, LLC  
740 E. High Street  
Pottstown, PA 19464

**THOMAS J. MORGAN, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Admx.: Maria Morgan, 21 Mill Rd.,  
Havertown, PA 19083.

**MICHELLE A. MYERS, dec'd.**  
Late of the City of Chester, Delaware  
County, PA.  
Admrs.: Alana Lillian-May Myers  
and Monique Viola-Denise Starkey  
c/o Robert Doig, Esquire, 1400 N.  
Providence Road, Suite 3020, Media,  
PA 19063.  
**ROBERT DOIG, ATTY.**  
1400 N. Providence Road  
Suite 3020  
Media, PA 19063

**DOROTHY S. NORTON, dec'd.**  
Late of the Township of Prospect Park,  
Delaware County, PA.  
Co-Executrices: Eileen Karen Young,  
907 East Park Square, Prospect Park,  
PA 19076 and Linda Susan Kelly, 615  
Darby Road, Ridley Park, PA 19078.

**THEODORE J. NOVAK a/k/a  
THEODORE NOVAK, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Scott Thomas Novak c/o  
Nicholas M. Orloff, Esquire, 1 W. Third  
St., Media, PA 19063.  
**NICHOLAS M. ORLOFF, ATTY.**  
Orloff Law  
1 W. Third St.  
Media, PA 19063

**MARIANNE JOHANNA PYFER a/k/a  
MARIANNE J. PYFER, dec'd.**  
Late of the Township of Ridley Park,  
Delaware County, PA.  
Admx.: Brenda M. Bardsley, 9020  
Double Hills Rd., Denton, MD 21629.

**DONALD JAMES REAPE a/k/a  
DONALD J. REAPE, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.

Extr.: David John Reape (Named in Will as David J. Reape), 15831 Captiva Dr., Captiva, FL 33924.

KATHRYN H. CRARY, ATTY.  
Gadsden Schneider & Woodward LLP  
1275 Drummers Ln.  
Ste. 210  
Wayne, PA 19087-1571

**MOHAMMED TAQI**, dec'd.

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

Admr.: Imran Ahmed c/o Lesley M. Mehalick, Esquire, 30 Cassatt Ave., Berwyn, PA 19312.

LESLEY M. MEHALICK, ATTY.  
McAndrews, Mehalick, Connolly, Hulse & Ryan P.C.  
30 Cassatt Ave.  
Berwyn, PA 19312

**CATHERINE T. WARREN**, dec'd.

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

Extr.: Madeline M. Tucker c/o Paul P. Padien, Esquire, 30 W. Third Street, Media, PA 19063.

PAUL P. PADIEN, ATTY.  
30 W. Third Street  
Media, PA 19063

**RICHARD WILLIAM WENDT a/k/a**

**RICHARD W. WENDT**, dec'd.  
Late of the Township of Ridley, Delaware County, PA.

Admx.: Lisa S. Buckwalter, 1138 7<sup>th</sup> Ave., Swarthmore, PA 19081.

JOSEPH J. CONSOLE, ATTY.  
Console Matison, LLP  
1 W. Third St.  
Ste. 109  
Media, PA 19063

**CHARLES ARTHUR WINEBERG**, dec'd.

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

Extr.: Richard Wineberg.

TIMOTHY F. SULLIVAN, ATTY.  
116 West Baltimore Avenue  
Media, PA 19063

**AUDIT**

**ORPHANS' COURT**

**Estates listed for Audit on  
MARCH 19, 2025  
10:30 A.M. Prevailing Time**

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

**DEAKYNE** - First and Final Account of Janice Harrison, Executrix of Sarah Bambeck Deakyne a/k/a Sarah Darlene Deakyne, Sally Darlene Deakyne, Deceased.

**SABATER** - First Account of Karyn L. Seace, Administratrix, Estate of James J. Sabater, Deceased.

**WOODWARD** - Account of Mario Rossetti, Executor, Estate of Albert B. Woodward, Deceased.

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

Mar. 7, 14

**CERTIFICATE OF AMENDMENT**

NOTICE IS HEREBY GIVEN THAT Articles of Amendment were filed with the Dept. of State of the Commonwealth of PA, at Harrisburg, PA amending the the name of JOHN D. BUONAVENTURA JR. PLUMBING & HEATING, INCORPORATED to **JDB Plumbing & Heating, Inc.**

COOPER SCHALL & LEVY,  
P.C., Solicitors  
1204 Twp. Line Rd.  
2<sup>nd</sup> Fl.  
Drexel Hill, PA 19026

Mar. 7

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-001492

NOTICE IS HEREBY GIVEN THAT on February 19, 2025, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Evelyn Rose Acree to Evelyn Rose Foster**.

The Court has fixed April 29, 2025, 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. 7, 14

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV-2024-008097

NOTICE IS HEREBY GIVEN THAT the Petition of **Morgan Alexis-Starr Ellison**, minor, by and through her parent and natural guardian, **Quentina Scruggs**, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Morgan Alexis-Starr Ellison** to **Morgan Alexis-Starr Scruggs**.

The Court has fixed Tuesday, March 11, 2025, 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.

Feb. 28; Mar. 7

**CHARTER APPLICATION**

NOTICE IS HEREBY GIVEN THAT a corporation is to be or has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**DELCO HOSPITALITY, INC.**

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

McCREESH, McCREESH, McCREESH & CANNON, Solicitors  
7053 Terminal Square  
Upper Darby, PA 19082

Mar. 7

**Straightline Supply, Inc.**

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

Mar. 7

**CLASSIFIED ADS**

Office Space Available. 200 square feet. Located across the street from Media Courthouse. \$695 a month. Water and electric included. 30 West 3rd Street, Media, PA 19063.

Feb. 28—Mar. 21

**FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Act of Assembly of December 16, 1982, Act 295, as amended that a Registration of Fictitious Name has been filed in the Department of State of the Commonwealth of Pennsylvania, under the assumed or fictitious names of:

**Upper Chichester Fire Department**

**Upper Chichester Volunteer  
Fire Department**

The principal office for the operations to be provided through such fictitious names is 1405 Meetinghouse Road, Boothwyn, Pennsylvania 19061. The name and address of the party to registration of such fictitious names are: The Boothwyn Fire Company No. 1, 1405 Meetinghouse Road, Boothwyn, Pennsylvania 19061.

Mar. 7

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
 DELAWARE COUNTY,  
 PENNSYLVANIA  
 CIVIL ACTION—LAW  
 NO. CV-2018-002966

NOTICE OF ACTION IN  
 MORTGAGE FORECLOSURE

BANK OF AMERICA, N.A, Plaintiff  
 v.

DIANE BESSINGER, IN HER  
 CAPACITY AS HEIR OF CHRISTINE  
 B. TAGTSTROM a/k/a CHRISTINE  
 BESSINGER; UNKNOWN HEIRS,  
 SUCCESSORS, ASSIGNS AND ALL  
 PERSONS, FIRMS OR ASSOCIATIONS  
 CLAIMING RIGHT, TITLE OR  
 INTEREST FROM OR UNDER,  
 CHRISTINE B. TAGTSTROM a/k/a  
 CHRISTINE BESSINGER; ET AL.,  
 Defendants

COMPLAINT IN  
 MORTGAGE FORECLOSURE

TO: UNKNOWN HEIRS, SUCCE-  
 SORS, ASSIGNS, AND ALL  
 PERSONS, FIRMS OR ASSO-  
 CIATIONS CLAIMING RIGHT,  
 TITLE OR INTEREST FROM  
 OR UNDER JANE JORDAN, DE-  
 CEASED HEIR OF CHRISTINE  
 B. TAGTSTROM a/k/a CHRIS-  
 TINE BESSINGER Defendant(s),  
 131 FOXMASK TURN, GLEN  
 MILLS (CONCORD), PA 19342

You are hereby notified that Plaintiff,  
 BANK OF AMERICA, N.A, has filed a Mort-  
 gage Foreclosure Complaint endorsed with  
 a Notice to Defend, against you in the Court  
 of Common Pleas of DELAWARE County,  
 PA docketed to No. CV-2018-002966, seek-  
 ing to foreclose the mortgage secured on  
 your property located, 131 FOXMASK  
 TURN, GLEN MILLS (CONCORD), PA  
 19342.

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.**  
 If you wish to defend against the claims set  
 forth in this notice you must take action  
 within twenty (20) days after the Complaint  
 and Notice are served, by entering a writ-  
 ten appearance personally or by attorney  
 and filing in writing with the Court your  
 defenses or objections to the claims set forth  
 against you. You are warned that if you fail  
 to do so, the case may proceed without you,  
 and a judgment may be entered against  
 you by the Court without further notice for  
 any money claimed in the Complaint or for  
 any other claim or relief requested by the  
 plaintiff. You may lose money or property  
 or other rights important to you.

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

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

Lawyers' Reference Service  
 335 W. Front St.  
 Media, PA 19063  
 (610) 566-6625  
 www.delcobar.org

TROY FREEDMAN, ESQUIRE  
 ID No. 85165  
 Robertson, Anschutz, Schneid, Crane  
 & Partners, PLLC  
 A Florida professional limited  
 liability company  
 Attorneys for Plaintiff  
 133 Gaither Drive  
 Suite F  
 Mt. Laurel, NJ 08054  
 (855) 225-6906

Mar. 7, 14

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
 OF DELAWARE COUNTY,  
 PENNSYLVANIA  
 CIVIL ACTION—LAW  
 NO. CV-2024-007804

Zichen Li  
vs.  
Anastasio Mendes, LLC

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defense or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days from the date of publication of this Notice, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff(s). You may lose money or property or other rights important to you.

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

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

COREY A. LEON, ESQUIRE  
Stoner Law Offices, LLC  
304 Ross Street  
Suite 500  
Pittsburgh, PA 15219

Mar. 7, 14

**SERVICE BY PUBLICATION**

IN THE OFFICE OF THE REGISTER  
OF WILLS OF DELAWARE COUNTY,  
PENNSYLVANIA  
FILE NO. 2324-3411

IN RE: ESTATE OF ROBERT  
STANSELL, DECEASED

RE: AMENDED PETITION TO AP-  
POINT ADMINISTRATOR TO  
THE ESTATE OF ROBERT  
STANSELL

RULE

AND NOW, this 24th day of February, 2025, upon consideration of your request for a new Rule to Show Cause with a later response date to be issued, of the above-referenced Petition, it is hereby ORDERED and DECREED that a Rule to Show Cause is issued and directed upon the Commonwealth of Pennsylvania, Department of Revenue and directed upon all potential heirs by Service of Process by Publication has been authorized pursuant to Rule 430(b) of the Pennsylvania Rules of Civil Procedure.

Respondent(s) shall submit a written response on or before the 10th day of April, 2025, via one or more of the following options: (1) U.S. mail at ATTN: Register of Wills, 201 W. Front Street, Media, PA 19063; (2) In-Person or drop-box at the Office of the Register of Wills, First Floor, Government Center Building, Media, PA, 19063; and/or (3) fax at (610) 891-4812.

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

BY THE REGISTER OF WILLS  
s/ Vincent A. Rongione  
Vincent A. Rongione, Esquire  
Register of Wills and  
Clerk of Orphans' Court

Mar. 7, 14

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2024-009411

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

LLACG Community Investment Fund,  
Plaintiff

v.  
The Estate of Donald R. Mosby, Deceased;  
Any and All Unknown Heirs, Successors  
and Assigns, Representatives, Devisees  
and All Persons, Firms or Associations  
Claiming Right, Title or Interest from or  
Under the Estate of Donald R. Mosby,  
Deceased; Donald R. Mosby, Trustee  
of the Donald R. Mosby Revocable  
Living Trust u/d/t September 20, 2003;  
Defendants

To: Estate of Donald R. Mosby, Deceased, 112 Ridge Avenue, Darby, PA 19023

Any and All Unknown Heirs, Successors and Assigns, Representatives, Devisees and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under the Estate of Donald R. Mosby, Deceased, 112 Ridge Avenue, Darby, PA 19023.

Donald R. Mosby, Trustee of the Donald R. Mosby Revocable Living Trust u/d/t September 20, 2003, 112 Ridge Avenue, Darby, PA 19023.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, LLACG Community Investment Fund, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Delaware County, PA docketed to No. CV-2024-009411, seeking to foreclose the mortgage secured on your property located, 112 Ridge Avenue, Darby, PA 19023.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyers' Reference Service 335 W. Front St. Media, PA 19063 (610) 566-6625 www.delcobar.org

JACQUELINE F. McNALLY, ESQUIRE Padgett Law Group Attorneys for Plaintiff

Mar. 7, 14

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA CIVIL DIVISION NO. CV-2023-010731

FREEDOM MORTGAGE CORPORATION, Plaintiff

v.

ROBERT A. JOHNSTON, III, ADMINISTRATOR OF THE ESTATE OF BRONELLE M. BARRETT-LEE a/k/a BROWNELLE M. BARRETT-LEE, DECEASED; DONALD J. LEE IN HIS CAPACITY AS HEIR TO THE ESTATE OF BRONELLE M. BARRETT-LEE a/k/a BROWNELLE M. BARRETT-LEE, DECEASED; MARKELL LEE IN HIS CAPACITY AS HEIR TO THE ESTATE OF BRONELLE M. BARRETT-LEE a/k/a BROWNELLE M. BARRETT-LEE, DECEASED; MONET LEE IN HER CAPACITY AS HEIR TO THE ESTATE OF BRONELLE M. BARRETT-LEE a/k/a BROWNELLE M. BARRETT-LEE, DECEASED; C.N., A MINOR IN HER CAPACITY AS HEIR TO THE ESTATE OF BRONELLE M. BARRETT-LEE a/k/a BROWNELLE M. BARRETT-LEE, DECEASED; M.L., A MINOR IN HIS CAPACITY AS HEIR TO THE ESTATE OF BRONELLE M. BARRETT-LEE a/k/a BROWNELLE M. BARRETT-LEE, DECEASED; UNKNOWN HEIR, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRONELLE M. BARRETT-LEE a/k/a BROWNELLE M. BARRETT-LEE, DECEASED, Defendant(s)

NOTICE

NOTICE TO: DONALD J. LEE IN HIS CAPACITY AS HEIR TO THE ESTATE OF BRONELLE M. BARRETT-LEE a/k/a BROWNELLE M. BARRETT-LEE, DECEASED UNKNOWN HEIR, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRONELLE M. BARRETT-LEE a/k/a BROWNELLE M. BARRETT-LEE, DECEASED

You are hereby notified on that on December 15, 2023, Plaintiff, FREEDOM MORTGAGE CORPORATION filed a Complaint against you in the Court of Common Pleas of DELAWARE County, Pennsylvania, Docket No. CV-2023-010731, 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.

LAWYER REFERRAL SERVICE

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

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

Mar. 7



**FREE NOTARY SERVICE FOR DCBA MEMBERS**

Another benefit of membership.  
If you have any questions, please call  
(610) 566-6625.

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

**March 21, 2025  
11:00 A.M. Prevailing Time**

**BOROUGH**

Clifton Heights 74  
Collingdale 2, 29, 40  
Colwyn 69, 81  
Darby 66  
East Lansdowne 7  
Folcroft 16, 76, 78  
Glenolden 80  
Parkside 41  
Ridley Park 5, 42, 47, 55, 61, 62, 71  
Yeadon 25, 34, 48, 50,  
51, 58, 59, 60, 72

**CITY**

Chester 11, 38, 79

**TOWNSHIP**

Aston 4, 8, 33, 77  
Darby 31  
Haverford 3, 15  
Lower Chichester 14  
Marple 83  
Nether Providence 12, 75  
Ridley 13, 63, 64  
Tinicum 32, 65  
Upper Darby 6, 9, 17, 21,  
26, 28, 30, 35, 36, 37, 39, 44,  
45, 52, 53, 54, 56, 68, 70, 73

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. 003149 2. 2024**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 205 Pershing Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jean White a/k/a Jean Delores White, a/k/a Jean D. White and Daniel Marshall a/k/a Daniel D. Marshall, a/k/a Daniel Dashaun Marshall.

Hand Money \$18,129.96

Orlans PC, Attorneys

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

**No. 005127 3. 2024**

**MORTGAGE FORECLOSURE**

Premises to be Sold: 2 Barrister Court Haverford, PA 19041

Parcel No. 22-05-00001-55.

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jennifer Chu.

Hand Money \$70,652.93

Sirlin Lesser & Benson, P.C.  
Dana S. Plon, Esquire

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



No. 004934 4. 2024

MORTGAGE FORECLOSURE

65 Glenn Road  
Aston, PA 19014

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James W. Buggy and Michele C. Buggy, husband and wife, as tenants by the entirety.

Hand Money \$25,502.85

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007418 5. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Borough of Ridley Park, County of Delaware and Commonwealth of Pennsylvania, described according to a Plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated March 29, 1955, as follows, to wit:

BEGINNING at a point on the North-easterly side of Jackson Avenue (fifty feet wide) at the distance of two hundred feet and eighty eight one-hundredths feet measured North sixty five degrees, twenty five minutes West, along the said side of Jackson Avenue from its intersection with the Northwesterly side of Haverford Avenue (fifty five feet wide) (both lines extended); thence extending from said beginning point and along the Northeasterly side of Jackson Avenue, North sixty five degrees, twenty five minutes West, thirty feet to a point; thence extending North twenty four degrees, thirty five minutes East, partly passing through the party wall between these premises and the premises adjoining to the Northwest (erroneously stated as Northeast in prior deed), one hundred fifty three feet and fifteen one-hundredths feet to a point; thence extending South forty nine degrees, thirty nine minutes East, thirty one feet and eighteen one-hundredths feet to a point; thence extending South twenty four degrees, thirty five minutes West, partly passing along the center line of a certain driveway laid out between these premises and the premises adjoining to the Southeast, one hundred forty four feet and sixty eight one hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot No 27 on said plan.

FOLIO No. 37-00-01154-00

IMPROVEMENTS CONSIST OF: Single Family Home.

SOLD AS THE PROPERTY OF: Joseph McDevitt and Kimberly McDevitt.

Hand Money: \$18,199.68

Lee M. Herman, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008197 6. 2024

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 16-03-01880-00

BEING Premises of: 525 Wiltshire Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Marie Durandisse.

Hand Money \$3,452.28

McCabe, Weisberg & Conway, LLC, Attorneys

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

No. 003835 7. 2023

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 909 Pembroke Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Hubert N. Watson a/k/a Hubert Watson

Hand Money \$10,951.43

Friedman Vartolo, LLP, Attorneys

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

No. 004078A 8. 2023

**MORTGAGE FORECLOSURE**

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

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

Parcel No. 02-00-01976-00

IMPROVEMENTS CONSIST OF: Residential.

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

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

No. 008536 9. 2024

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected, hereditaments and appurtenances, Situate in the Township of Upper Darby, County of Delaware and State of Pennsylvania and described according to a survey thereof made by Damon and Foster, Civil Engineers on 01/26/1931 as follows:

BEGINNING at a point on the South-easterly side of Richfield Road (40 feet wide) at the distance of 121.98 feet measured South 15 degrees 53 minutes 39 seconds West from the Southwesterly side of Walnut Street (60 feet wide),

CONTAINING in front or breadth on the said Richfield Road measured South 15 degrees 53 minutes 39 seconds West 16 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Richfield Road 80 feet to the center line of a certain 10 feet wide driveway and extending Southwestwardly into Locust Street and Northeastwardly in to a certain other 10 feet wide driveway, extending Northwestwardly into Richfield Road.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 221 Richfield Road, Upper Darby, PA 19082.

PARCEL No. 16-03-01339-00

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Rochelle A. Clarke.

Hand Money: \$11,700.27 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

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

**No. 004767 11. 2024**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 49010094800

Property: 913 East 22nd Street, Chester, PA 19013.

BEING the same premises which Michael T. Cziraky, Michael J. Caramanico, and Anthony J. Caramanico, by Deed dated July 13, 2021 and recorded September 29, 2021 in and for Delaware County, Pennsylvania in Deed Book Volume 6747, page 4133, granted and conveyed unto Charles Garrison.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Charles Garrison.

Hand Money \$7,724.45

Katherine M. Wolf, Attorney

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

**No. 000780 12. 2023**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 640 W. Wiltshire Dr. Wallingford, PA 19086-6906.

Parcel Nos. 34000301448

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: John J. Braccili.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

No. 002661 13. 2023

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 158 Youngs Avenue, Township of Ridley, PA 19094.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Mamye Fitzgerald.

Hand Money \$11,962.53

Friedman Vartolo, LLP, Attorneys

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

No. 004517 14. 2022

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 08000000300

Property: 1402 Beale Street, Marcus Hook, aka Linwood, aka Lynwood, PA 19061.

BEING the same premises which Mary A. Beauchamp, by Deed dated February 15, 2000 and recorded March 1, 2000 in and for Delaware County, Pennsylvania in Deed Book Volume 1986, page 1342, granted and conveyed unto Dennis J. Leary, Jr. and Wendy L. Leary.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Dennis J. Leary, Jr. and Wendy L. Leary.

Hand Money \$10,568.59

Katherine M. Wolf, Attorney

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

No. 009806 15. 2023

**MORTGAGE FORECLOSURE**

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

BEING Premises: 721 Cricket Ave., Ardmore, PA 19003.

Parcel Nos. 22-06-00-776-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Alan R. Borzillo ak/a Alan Borzillo and Lisa M. Borzillo a/k/a Lisa Borzillo.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

No. 003415 16. 2023

**MORTGAGE FORECLOSURE**

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

BEING Premises: 1808 Cricket Lane, Folcroft a/k/a Folcroft Borough, PA 19032.

Parcel Nos. 20000035900

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Thomas R. Mason and Wendy Naomi Brown Mason a/k/a Wendy N. Brown-Mason a/k/a Wendy Naomi Brown-Mason a/k/a Wendy Brown-Mason.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 069184 17. 2019**

**MONEY JUDGMENT**

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

BEGINNING at a stake on the Northwesterly side of Mary Street at the distance of 78.2 feet Northwesterly from the side of a certain street (thirty-three feet wide) laid out by Thomas H. McCollin, for common us; thence from this point of beginning along land of George S. Garrett and passing through the middle of the partition between the stone dwelling on this lot and the one on the Southwest, North 25 degrees 18 minutes West 224.62 feet to the side of a small street; thence along said street North 60 degrees 43 minutes East 25.87 feet to a point; thence thence South 27 degrees 187 minutes East along land now or late of George S. Garrett 236.41 feet to the side of same South 64 degrees 42 minutes West 25.8 feet to the place of beginning.

LOCATION OF PROPERTY: 3941 Mary Street, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sal Canavati and Bernadette Sharon Cullen.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 062493 21. 2019**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate on the Westerly side of Overhill Road the distance of 345.65 feet measured Northwardly from Sansom Street in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 116 Overhill Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Tuan Anh Lieu.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 063624 25. 2014**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 941 Church Lane, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michelle A. Jackson.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

No. 062892 26. 2019

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 4027 Vernon Road, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Carol Johnson.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

No. 062882 28. 2019

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 206 Le Carra Drive, Upper Darby, Pennsylvania.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Valerie A. Henry.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

No. 007262 29. 2024

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Northeasterly side of Collingdale Avenue in the Borough of Collingdale, County of Delaware and Commonwealth of Pennsylvania.

BEGINNING at a point in the said Northeasterly side of Collingdale Avenue at the distance of 316.68 feet Northwestwardly from the Northwesterly side of Macdade Boulevard; thence by the said Northeasterly side of Collingdale Avenue North 27 degrees 29 minutes 42 seconds West 26 feet and thence extending Northeastwardly of that width between parallel lines 200 feet.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Linda Smith a/k/a Linda Van-otoo.

Hand Money: \$9,376.96

Powers Kirn, LLC, Attorneys

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

No. 004103 30. 2023

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 70

BEING Premises: 6940 Guilford Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Rodney A. Lowery.

Hand Money \$15,885.28

KML Law Group, P.C., Attorneys

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

**No. 007758 31. 2024**

**MORTGAGE FORECLOSURE**

702 Beech Avenue  
Glenolden, PA 19036

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Christian James Kramer.

Hand Money \$18,818.59

RAS Citron, PLLC, Attorneys

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

**No. 010543B 32. 2016**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a residential dwelling.

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

Hand Money \$14,472.28

Friedman Vartolo, LLP, Attorneys

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

**No. 004886B 33. 2019**

**MORTGAGE FORECLOSURE**

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

Front: 85 Depth: 150

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 \$28,916.08

KML Law Group, P.C., Attorneys

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

**No. 008740 34. 2024**

**MORTGAGE FORECLOSURE**

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

Front: 33 Depth: 80

BEING Premises: 808 Pleasant Road, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Rosita Nixon.

Hand Money \$20,874.66

KML Law Group, P.C., Attorneys

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

**No. 008215 35. 2024**

**MORTGAGE FORECLOSURE**

319 Avon Road  
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sibri Kyelem.

Hand Money \$11,556.21

RAS Citron, PLLC, Attorneys

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

**No. 007148 36. 2024**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 15 South Cedar Lane, Upper Darby, PA 19082.

Parcel Nos. 1607-00317-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Denise L. Vertucci a/k/a Denise Vertucci.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 009378 37. 2022**

**MORTGAGE FORECLOSURE**

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

BEING Premises of: 1118 Wynnbrook Road, Upper Darby, PA 19014.

IMPROVEMENTS CONSIST OF: one (1) residential property.

SOLD AS THE PROPERTY OF: James Gavin.

Hand Money \$16,103.42

Stivale Law Offices, PLLC  
Eric T. Romanowski, Esquire, Attorney

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

**No. 009489 38. 2024**

**MONEY JUDGMENT**

One Property consisting of several parcels as detailed below.

2105-2107 West Front Street,  
Chester, PA 19013

20 Jeffrey Street  
Chester, PA 19013

15 Engle Street  
Chester, PA 19013

North side of Delaware Avenue  
Chester, PA 19013



Parcel Nos: 49-10-00795-00, 49-10-00022-00, 49-10-00610-00, 49-10-00595-00

PARCEL NO. 1

ALL THAT CERTAIN tract or piece of land with the buildings and improvements erected thereon, together with all the property thereon contained or appurtenant thereto, Situate on the North side of Delaware Avenue, between Jeffrey Street and Engle Street, in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front along the North side of said Delaware Avenue measured Eastwardly from said Engle Street 300 feet and extending in depth measured Northwardly along the Westerly side of said Jeffrey Street and along the Easterly side of said Engle Street 120 feet, more or less.

EXCEPTING THEREOUT NEVER-THELESS, ALL THAT CERTAIN lot or piece of land, situate on the Northeast corner of said Delaware Avenue and Engle Street.

BEGINNING at said corner and measured thence Northwardly along the said Engle Street 61 feet, 7 inches more or less to a point; thence by a line curved to the right with a radius of 210 feet, with the concave side of said curve to the North 87 feet, 5 1/2 inches to the North side of said Delaware Avenue; thence by the same measured Westwardly 61 feet 3 inches to the point and place of beginning.

TOGETHER with all the right, title and interest of said Grantor, of in and to said streets, alleys and highways in common with the owners of other premises abutting thereon.

PARCEL NO. 2

ALL THAT CERTAIN lot or parcel of land Situate in the 10th Ward, City of Chester, Delaware County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at the intersection of the Northeasterly line of Engle Street (60 feet wide) and the Northwesterly line of Delaware Avenue (60 feet wide); thence Northwesterly along the said line of Engle Street 61 feet 7 inches to a corner; thence Eastwardly by a curve to the left having a radius of 210 feet an arc distance of 87 feet 5 1/2 inches to a corner in the aforesaid line of Delaware Avenue; thence Southwestwardly along said line of Delaware Avenue 61 feet 3 inches to the place of beginning.

CONTAINING 0.037 of an acre more or less.

PARCEL NO. 3

ALL THAT CERTAIN lot or piece of land with the building and improvements thereon erected, Situate in the City of Chester, County of Delaware and State of Pennsylvania and bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Jeffrey Street at the distance of 160 feet more or less measured Northwestwardly from Delaware Avenue.

CONTAINING in front along the Southwesterly side of said Jeffrey Street measured thence Northwestwardly 15 feet 8 inches and extending in depth of that width Southwestwardly 84 feet to the Northeasterly side of a 4 feet wide alley extending Northwesterly and Southwesterly into Byram Street, the Southeasterly line of said lot passing through the center of the partition wall between the message herein described and the message adjoining on the Southeast.

BOUNDED known and designated as No. 16 Jeffrey Street.

TOGETHER with the right and use of said alley in common with the owners of other lands abutting thereon.

PARCEL NO. 4

ALL THAT CERTAIN lot or piece of ground, Situate in the City of Chester, Delaware County, Pennsylvania bounded and described as follows:

SITUATE on the South side of Front Street and East side of Engle Street.

CONTAINING in front on said Front Street 140 feet and on the said Engle Street 120 feet.

BOUNDED on the East by a 20 feet alley opening in to said Front Street and on the South by land now or formerly of John M. Broomall.

TOGETHER with the right to use the said alley in common with the owners of other lands abutting thereon.

PARCEL NO. 5

ALL THAT CERTAIN lot or piece of land Situate on the East side of Engle Street 140 feet South of Front Street, in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front on the said Engle Street 20 feet and extending in depth continuing the same width between parallel lines at right angles to the said Engle Street 140 feet to a 20 feet wide alley opening into the said Front Street.

BEING No. 15 Engle Street.

PARCEL NO. 6

ALL THAT CERTAIN lot or piece of ground, Situate in the City of Chester, County of Delaware and State of Pennsylvania and described as follows:

BEGINNING at a point on the Easterly side of Engle Street at the distance of 120 feet South of the Southerly side of Front Street.

CONTAINING in front or breadth on the said Easterly side of Engle Street 20 feet and extending of that width in length or depth Eastwardly between parallel lines at right angles to Engle Street 140 feet to the Westerly side of a certain 20 feet wide alley extending from Delaware Avenue to Front Street.

TOGETHER with the free and common use of the said alley in common with the owners abutting the same.

PARCEL NO. 7

ALL THAT CERTAIN lot or piece of land with the messuage or tenement thereon erected, Situate on the East side of Engle Street at the distance of 160 feet South of Front Street in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front or breadth on the said Engle Street 20 feet and extending in depth continuing the same width between parallel lines at right angles continuing the same width between parallel lines at right angles to the said Engle Street 140 feet to a 20 feet wide alley opening into the said Front Street.

TOGETHER with the right and use of the said alley in common with the owners of other lands abutting thereon.

PARCEL NO. 8

ALL THOSE CERTAIN brick messuages or tenements and two frame messuage of tenements and lots of pieces to land situate on the West side of Jeffrey Street in the City of Chester (formerly the Borough of South Chester) in the County of Delaware and State of Pennsylvania at the distance of 78 feet 6 inches South from Front Street.

CONTAINING in front on the said Jeffrey Street 21 feet 6 inches and extending in depth between lines parallel to the said Front Street 140 feet to a 20 feet wide alley opening in to the said Front Street.

BOUNDED on the South by lands now or late of the Estate of Dennis Oakes deceased and on the North by a 4 feet wide alley running from Jeffrey Street to the said 20 feet wide alley.

TOGETHER with the right of the said alleys in common with the owners of the other lands abutting thereon.

BEING known as 20 and 22 Jeffrey Street.

PARCEL NO. 9

ALL THAT CERTAIN lot or piece of land with the building and improvements thereon erected, situate in the said City of Chester, County of Delaware and State of Pennsylvania and described as follows, to wit:

BEGINNING at a point on the Northeast side of Byram Street at the distance of 160 feet Northwest from Delaware Avenue.

CONTAINING in front along the said Northeast side of Byram Street 36 feet and extending of that width in length or depth Northeastwardly 52 feet to a 4 feet wide alley, which extends Northwest along the rear of said lot and opens into another 4 feet wide alley, which extends Southwest along the Northwest side of said lot to Byram Street.

TOGETHER with the right and use of said Byram Street and said alleys in common with the owners of other lands abutting thereon.

BEING known and designated as Nos. 17 and 19 Byram Street.

AND ALSO ALL THAT CERTAIN brick message and lot or piece of land Situate on the Westerly side of Jeffrey Street at the distance of 175 feet 8 inches Northwardly from the Northwesterly corner of Jeffrey Street and Delaware Avenue in the City of Chester in the County of Delaware afore-said being No. 18 Jeffrey Street.

CONTAINING in front measured thence Northwardly along said Jeffrey Street 12 feet 6 inches and extending in depth Westwardly continuing the same width between parallel lines at right angles to said Jeffrey Street (the Northerly line thereof passing along the middle of the party wall separating said message from the message adjoining on the North) 84 feet to a 4 feet wide alley extending Northwardly and Westwardly into Byram Street.

BOUNDED on the South by an alley 4 feet in width extending Westwardly for a depth of 84 feet to the above mentioned 4 feet wide alley,

TOGETHER with the right and use of said alleys in common with the owners of other lands abutting thereon.

PARCEL NO. 10

ALL THAT CERTAIN lot or piece of land with the building and improvements thereon erected, Situate in the City of Chester, County of Delaware and State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Jeffrey Street at the distance of 188 feet, 2 inches Northwardly from the Northwesterly corner of Jeffrey Street and Delaware Avenue.

CONTAINING in front measured thence Northwardly along the said Jeffrey Street 11 feet 10 inches and extending in depth Westwardly continuing the same width between parallel lines at right angles to said Jeffrey Street (the Southerly line thereof passing along the middle of party wall separating said message from the message adjoining on the South ( 84 feet to a 4 feet wide alley which extends Northwardly and Westwardly into Byram Street.

BEING known and designated as 20 Jeffrey Street also known as 20 1/2 Jeffrey Street.

TOGETHER with the right and use of said alleys in common with the owners of the lands abutting thereon.

PARCEL NO. 11

ALL THAT CERTAIN brick dwelling house and lot or piece of ground Situate on the South side of Front Street being the second house in a row of ten brick dwelling houses known as Maxwell's Row Westwardly from Jeffrey Street in the City of Chester, in the County of Delaware and State of Pennsylvania, being designated No. 2103 West Front Street.

BEGINNING at a point on the South side of said Front Street at the distance of 14 feet West from Jeffrey Street and containing in front on the said Front Street measured thence Westwardly 14 feet and Jeffrey Street and containing in front on the said Front Street measured thence Westwardly 14 feet and extending in depth Southwardly continuing the same width between parallel lines at right angles with said Front Street 74 and 1/2 feet to a alley 4 feet wide opening into the said Jeffrey Street.

BOUNDED on the East by an adjoining brick dwelling house and lands of now or late of Mary A. Helms and on the West by lands adjoining brick dwelling house and lands now or late of Joseph J. Douglass.

TOGETHER with the right of said alley in common with the owners of the lands abutting thereon.

PARCEL NO. 12

ALL THAT CERTAIN lot or piece of land with the brick dwelling house thereon erected, Situate in the City of Chester, County of Delaware and State of Pennsylvania.

BEGINNING on the South side of Front Street between Jeffrey and Engle Streets a distance of 126 feet West from the said Jeffrey Street.

CONTAINING in front on the said Front Street 14 feet and extending in depth continuing the same width extending Southwardly 74 feet and 6 inches to a 4 feet wide alley, opening into said Jeffrey Street with the right of said alley in common with the owners of lands abutting thereon.

BEING known as 2119 West Front Street.

PARCEL NO. 13

ALL THAT CERTAIN brick dwelling and lot or piece of lands being the fifth house West of Jeffrey Street in a row, Situate on the South side of Front Street at the distance of 56 feet West of Jeffrey Street in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front on the said Front Street 14 feet and extending in depth continuing the same width 74 feet 6 inches to a 4 feet wide alley opening into the said Jeffrey Street.

TOGETHER with the right of the said alley in common with the owners of other lands abutting thereon.

PARCEL NO. 14

ALL THAT CERTAIN brick dwelling house and lot or piece of ground Situate on the Southwest corner of Front and Jeffrey Streets in the City of Chester and State aforesaid.1

CONTAINING in front on the said Front Street 14 feet and extending in depth continuing the same width along the said Jeffrey Street 74 feet 5 inches to a 4 feet wide alley opening into said Jeffrey Street with the right of said alley in common with the owners of other lands abutting thereon.

PARCEL NO. 15

ALL THAT CERTAIN four brick houses and lots or pieces of land, Situate on the South side of Front Street 70 feet more or less West of Jeffrey Street in the said City of Chester (late Borough of South Chester), County of Delaware and State of Pennsylvania.

CONTAINING in front on the said Front Street 56 feet more or less and extending in depth Southwardly of that width 74 1/2 feet to a 4 feet wide alley.

TOGETHER with the use of the said alley in common with the owners of other lands abutting thereon.

PARCEL NO. 16

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate in the City of Chester, in the County of Delaware and State of Pennsylvania and being known as Nos. 2105-2107 West Front Street.

BEGINNING on the South side of Front Street at the distance of 28 feet West from the Southwesterly corner of Jeffrey Street and Front Street.

CONTAINING in front measured Westwardly 28 feet and extending in depth Southwardly parallel with Jeffrey Street 74 1/2 feet to a 4 feet alley which opens in to Jeffrey Street, the Easterly line passing through the party wall of lands now or late of Charles Palmer et ux.

BOUNDED on the West by lands now or late of Mary A. Helms.

TOGETHER with the right and use of the said alley in common with the owners of other lands abutting thereon.

PARCEL NO. 17

ALL THAT CERTAIN land or parcel of ground, together with all improvements, hereditaments and appurtenances, if any, Situate on the West side of Jeffrey Street 120 feet Northwardly from Delaware Street.

CONTAINING in front on said Jeffrey Street 40 feet and in depth continuing the same width 140 feet to a 20 feet wide street running from said Front Street in to the said Delaware Street, being commonly known as No. 14 Jeffrey Street, with the right to use said 20 feet wide street in common with the owners of other lands abutting thereon, in the City of Chester, County of Delaware and State of Pennsylvania.

Tax ID / Parcel No. 49-10-00022-00, 49-10-00795-00, 49-10-00610-00, 49-10-00595-00

BEING part of the same premises which Joseph F. McGinn, Sheriff of the County of Delaware by Deed dated 9-16-2013 and recorded 9-27-2013 in Delaware County in Volume 5407 page 791 conveyed unto SMS Financial XXIX LLC, in fee.

IMPROVEMENTS CONSIST OF: Commercial building and any improvements thereon.

SOLD AS THE PROPERTY OF: Engle Street, LLC.

Hand Money \$100,000.00

Matthew A. Lipman, Esquire  
McElroy, Deutsch, Mulvaney & Carpenter, LLP, Attorneys

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

**No. 008156 39. 2024**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 467 Lombardy Road Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Hashina Jenkins.

Hand Money \$25,457.92

Orlans PC, Attorneys

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

**No. 001348 40. 2024**

**MORTGAGE FORECLOSURE**

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

Front: 22 Depth: 108

BEING Premises: 414 Jackson Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Caralotta Freeman.

Hand Money \$21,497.62

KML Law Group, P.C., Attorneys

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

No. 004626 41. 2024

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 20 West Roland Road, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Melissa A. Culver.

Hand Money \$8,574.80

Brock & Scott, PLLC, Attorneys

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

No. 066198 42. 2018

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of land, being Lot No. 9 on Plan of "High School Tract" in the Borough of Ridley Park, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 513 Chestnut Street, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-00381-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Russell Lee Aikins and Karen Ann Aikins.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

No. 063179 44. 2019

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate on the Southeast side of Ashby Road at the distance of three hundred fifty-three and five-tenths feet Southwestward from the Southwest side of Walnut Street in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 229 Ashby Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Alex Dennis and Amelia Garlo.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

No. 016601 47. 2009

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 23 W. Ward Street, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-02459-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Paul T. Goings and Davida F. Goings.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 064395 48. 2018**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 761 Fern Street, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-01721-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Maria Province.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 067479 50. 2018**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 431 Church Lane, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-00788-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Lawrence Tobler.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 063682 51. 2015**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 809 Cypress Street, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-01317-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Harold Faust and Charlotte B. Faust.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 062381 52. 2019**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 83 Barbara Road, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michael Marconi and Dolores Marconi.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 060937 53. 2019**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 7611 Parkview Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sheldon Isles.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 061432 54. 2019**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 4136 Rosemont Avenue, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michael A. Yula and Linda Yula.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 064706 55. 2018**

**MONEY JUDGMENT**

ALL THAT CERTAIN strip of ground, SITUATE in the Borough of Ridley Park, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 100-104 Hinckley Avenue, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-00963-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Gabe A. Tron L.P., a Pa. Ltd. Partnership.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 069658 56. 2015**

**MONEY JUDGMENT**

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



LOCATION OF PROPERTY: 305 S. Oak Avenue, Upper Darby, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Patrick Manley.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 062195 58. 2016**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate on the Southwest side of Fern Street at the distance of ninety-six and seventy-five one-hundredths feet Southeast from the Southeast side of Parmley Avenue in the Borough of Yeadon, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 808 Fern Street, Upper Darby, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Mildred Postell.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 063198 59. 2016**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 670 Church Lane, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-00921-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Osinakachi Egbukwu.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 065696 60. 2017**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected, SITUATE in the Borough of Yeadon, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 528 Arbor Road, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-00145-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Gwendolyn Burnett and Kahlil H. Taylor.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

No. 062181 61. 2023

**MONEY JUDGMENT**

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as "The Parker Condominium", located in the Borough of Ridley Park, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 33 Chester Pike, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-02056-45

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Catharine E. Mirra.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

No. 064232 62. 2022

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the messuage thereon erected, SITUATE in the Borough of Ridley Park, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 414 Tome Street, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-02381-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John T. Wilson.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

No. 003145B 63. 2016

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO NO. 38-06-00303-00

PROPERTY: 704 Clymer Lane, Ridley Park, PA 19078.

BEING the same premises which Keith R. Buckmaster and Lisa A. Buckmaster, by Deed dated June 19, 2006 and recorded June 22, 2006 in and for Delaware County, Pennsylvania in Deed Book Volume 3833, page 2006, granted and conveyed unto Ashley Simpson and Brian Gardner.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Ashley Simpson and Brian Gardner.

Hand Money: \$19,784.55

Katherine M. Wolf, Attorney

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

No. 006831 64. 2024

**MORTGAGE FORECLOSURE**

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

BEING Premises: 346 S Taylor Ave., Crum Lynne, PA 19022.

Parcel Nos. 38010053500

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Andrew Kalesnik and Mandy Kalesnik.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 002784 65. 2023**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO NO. 45000084500

PROPERTY: 428 Manhattan Street, Esington, aka Lester PA 19029.

BEING the same premises which Vincent J. Russo and Jacqueline M Russo, husband and wife, by Deed dated July 20, 2001 and recorded July 30, 2001 in and for Delaware County, Pennsylvania in Deed Book Volume 2225, page 1939, granted and conveyed unto George E. Bilbrough, Jr. and Margaret Bilbrough, husband and wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: George E. Bilbrough, Jr. and Margaret Bilbrough, husband and wife.

Hand Money: \$14,921.21

Katherine M. Wolf, Attorney

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

**No. 006005 66. 2024**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO NO. 14000268600

PROPERTY: 106 North 2nd Street, Darby, PA 19023.

BEING the same premises which Nicole West and Ella West, by Deed dated April 21, 2008 and recorded April 29, 2008 in and for Delaware County, Pennsylvania in Deed Book Volume 04351, page 0152, granted and conveyed unto Seah Geeh.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Seah Geeh.

Hand Money: \$3,855.87

Katherine M. Wolf, Attorney

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

**No. 006729 68. 2023**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 203 Bayard Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Paul Hightower.

Hand Money \$20,110.65

Friedman Vartolo, LLP, Attorneys

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

**No. 003230 69. 2023**

**MORTGAGE FORECLOSURE**

Property in the Borough of Colwyn, County of Delaware, Commonwealth of Pennsylvania on the side of .

BEING Folio No. 12-00-00343-00

BEING Premises of: 542 Keystone Avenue, Darby, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Isabel A. Bencrowsky, known Surviving Heir of Michael Bencrowsky, Megan Bencrowsky, known Surviving Heir of Michael Bencrowsky, Luke N. Bencrowsky, known Surviving Heir of Michael Bencrowsky, and Unknown Surviving Heirs of Michael Bencrowsky.

Hand Money \$4,626.87

McCabe, Weisberg & Conway, LLC, Attorneys

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

**No. 000906 70. 2024**

**MORTGAGE FORECLOSURE**

162 Westdale Road  
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Adasha Sacasa.

Hand Money \$14,202.07

RAS Citron, PLLC, Attorneys

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

**No. 064169 71. 2022**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 13 Jackson Avenue, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-01154-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joseph McDevitt and Kimberly McDevitt.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 063732 72. 2022**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 1006 Baird Avenue, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-00298-03

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Herbert L. Brooks.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 007424 73. 2024**

**MONEY JUDGMENT**

**CONFESSED JUDGMENT**

4000 Bridge Street  
Upper Darby, PA 19026

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

IMPROVEMENTS CONSIST OF: Commercial Building.

SOLD AS THE PROPERTY OF: BUCKNELL LP.

Hand Money \$126,385.87

Petrikin, Wellman, Damico, Brown & Petrosa, Attorneys

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

**No. 003629 74. 2024**

**MORTGAGE FORECLOSURE**

Property in the Clifton Heights Borough, County of Delaware and Commonwealth of PA on the Fairview Avenue.

Front: IRR Depth: IRR

BEING Premises: 120 North Diamond Street, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Joseph Senkow and Tracy Senkow.

Hand Money \$17,942.78

KML Law Group, P.C., Attorneys

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

**No. 003308 75. 2024**

**MORTGAGE FORECLOSURE**

Property in the Township of Nether Providence, County of Delaware and Commonwealth of PA on the Northeasterly side of Oak Crest Lane.

Front: 157.99 Depth: 127.47

BEING Premises: 500 Oakcrest Lane, Wallingford, PA 19086.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lisa Foth and William H. Foth aka William Foth aka Bill Foth.

Hand Money \$32,833.79

KML Law Group, P.C., Attorneys

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

**No. 007329 76. 2024**

**MORTGAGE FORECLOSURE**

Property situated in the Borough of Folcroft, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on June 7, 2007, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 4119, at page 2376, as Instrument No. 2007049955.

BEING Folio No. 2000009900

BEING known as 727 Grant Road, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Thomas Krapf, Jr. and Rebecca Villano.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

**No. 007285 77. 2024**

**MORTGAGE FORECLOSURE**

Property in the Township of Aston, County of Delaware and Commonwealth of PA on the Northwesterly side of Blackthorne Lane.

Front: 75 Depth: 150

BEING Premises: 33 Blackthorne Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Beth Peterson.

Hand Money \$18,708.19

KML Law Group, P.C., Attorneys

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

**No. 006330 78. 2024**

**MORTGAGE FORECLOSURE**

Property in the Borough of Folcroft, County of Delaware, Commonwealth of Pennsylvania on the Southeast side of Taylor Drive.

Front: 38 Depth: 96

BEING Premises: 899 Taylor Drive, Folcroft Borough, Delaware County, Pennsylvania.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Diane Highland.

Hand Money \$7,358.06

Saldutti Law Group, Attorneys

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

**No. 010899 79. 2023**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN brick dwelling and lot or piece of land situate on the Westerly side of McIlvain Street at the distance of 120 feet Northwardly from the Northwest-erly corner of the said McIlvain Street and 7th Street in the City of Chester, in the County of Delaware, and Commonwealth of Pennsylvania.

CONTAINING in front measured thence Northwardly along the Westerly side of the said McIlvain Street 18 feet 11 1/2 inches and extending of that width in length or depth Westwardly 120 feet to a 15 feet wide alley which extends from the said 7th Street to 8th Street. Bounded on the North by lands of S. Robinson Lowry, et ux and on the South by lands of John Owisany, et ux.

TOGETHER with the right and use of said alley in common with the owners of other lands abutting thereon.

BEING Premises: 712 McIlvain Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Alphonso Green.

Hand Money \$2,431.68

Law Office of Gregory Javardian, LLC, Attorneys

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

**No. 006042 80. 2023**

**MORTGAGE FORECLOSURE**

40 E. Knowles Avenue  
Glenolden, PA 19036

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joseph T. Hageman, Lisa M. Law.

Hand Money \$15,852.79

Brandon D. Pack, Esquire, Attorney

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

**No. 007817 81. 2024**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$87,344.87 entered on 10/31/2024, plus interest through the date of Sheriff's sale, plus costs.

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

Premises: 23 South 4th Street, Colwyn Borough, Delaware County, PA 19023

Folio No. 12-00-00193-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Beatrice G. Rosario a/k/a Beatrice G. Kyne.

Hand Money \$8,734.49

William J. Levant, Attorney

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

**No. 008195 83. 2024**

**MORTGAGE FORECLOSURE**

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

BEING the same premises which Patricia A. Black and William G. Black, wife and husband on June 2, 2006, recorded on June 6, 2006, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument number 2006053258 granted and conveyed unto James W. Soufflas.

BEING Premises: 106 2nd Avenue, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James W. Soufflas.

Hand Money \$19,173.63

Hill Wallack, LLP, Attorneys

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

Feb. 28; March 7, 14