

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

PATRICIA ANN BANNISTER, dec'd.

Late of the Township of Upper Providence, Delaware County, PA.
Extr.: Daniel Bannister, 17 Forest Rd., Springfield, PA 19064.

JOAN A. BEHL, dec'd.

Late of the Township of Nether Providence, Delaware County, PA.
Extr.: Michael J. Garvey c/o Robert W. Hershman, Jr., Esquire, 6 East Hinckley Avenue, 1st Floor, Ridley Park, PA 19078.
ROBERT W. HERSHMAN, JR., ATTY.
6 East Hinckley Avenue
Ridley Park, PA 19078

BRUCE BERGMANN, dec'd.

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

DOROTHY M. BUCHANAN, dec'd.

Late of the Township of Newtown, Delaware County, PA.
Extr.: James Cannon c/o Stephen Carroll, Esquire, P.O. Box 1440, Media, PA 19063.
STEPHEN CARROLL, ATTY.
Carroll & Karagelian LLP
P.O. Box 1440
Media, PA 19063

ANTHONY NICHOLAS DiPRINZIO a/k/a ANTHONY N. DiPRINZIO and ANTHONY DiPRINZIO, dec'd.

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

Extr.: Angela Marie DiPrinzio c/o William H. Lunger, Esquire, Little Falls Centre Two, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808.
WILLIAM E. LUNGER, ATTY.
McCollom D'Emilio Smith Uebler LLC
Little Falls Centre Two
2751 Centerville Rd.
Ste. 401
Wilmington, DE 19808

MARY LOUISE FOLEY a/k/a MARY LOU FOLEY, dec'd.

Late of the Township of Radnor, Delaware County, PA.
Extr.: Carolyn Foley Washburn 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

EVA GARAMI, dec'd.

Late of the Township of Radnor, Delaware County, PA.
Extr.: Agnes Warren, 38 Union St., West Norriton, PA 19403.
MARISSA MURTAUGH, ATTY.
Platt, DiGiorgio & DiFabio
1800 East Lancaster Avenue
Paoli, PA 19301

GOLDIE ELLABELLA GRIFFIS, dec'd.

Late of Kitsap County, WA and the Township of Lower Chichester, Delaware County, PA.
Admx.: Sharon Rancee Crane c/o Joseph J. Console, Esquire, 1 W. Third St., Ste. 109, Media, PA 19063.
JOSEPH J. CONSOLE, ATTY.
Console Matison, LLP
1 W. Third St.
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Media, PA 19063

SAMUEL GEORGE HALL, dec'd.

Late of the Township of Middletown, Delaware County, PA.
Extr.: Brenda A. Sbraccia, 1609 Lynnewood Dr., Havertown, PA 19083 and Brian Hall, 2345 Overlook Dr., Aston, PA 19014.
GREGORY A. BARONI, ATTY.
Baroni Estate Planning & Elder Law, PLLC
13 E. Central Ave.
Paoli, PA 19301

**JEFFERY CHARLES HAYES a/k/a
JEFFERY C. HAYES, dec'd.**

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

Extr.: Julia M. Hayes (Named in Will
as Julia C. Hayes) c/o M. Howard
Vigderman, Esquire, 1735 Market St.,
19th Fl., Philadelphia, PA 19103.
M. HOWARD VIGDERMAN, ATTY.
Montgomery McCracken Walker &
Rhoads LLC
1735 Market St.
19th Fl.
Philadelphia, PA 19103

PATRICIA A. IMBALZANO, dec'd.

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

Extr.: Michael Imbalzano, 52 Rodmor
Rd., Havertown, PA 19083.

CHARI M. ALSON, ATTY.

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206 State Rd.
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**MARGARET M. KAUFFMAN a/k/a
MARGARET-MARY EGANEY
KAUFFMAN, dec'd.**

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

Extr.: Michael John Eganey c/o Mary
Elizabeth Devine, Esquire, 5248
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MARY ELIZABETH DEVINE, ATTY.

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Drexel Hill, PA 19026

BARBARA E. KLAPPER, dec'd.

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

Extr.: Matthew C. Klapper c/o Paul
C. Heintz, Esquire, Centre Square
West, 1500 Market St., Ste. 3400,
Philadelphia, PA 19102-2101.

PAUL C. HEINTZ, ATTY.

Obermayer, Rebmann, Maxwell &
Hippel, LLP
Centre Square West
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Philadelphia, PA 19102-2101

RICHARD KLINGAMAN, dec'd.

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

Extr.: James Jeffrey Klingaman c/o
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STEPHEN CARROLL, ATTY.

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ARLENE R. LYONS, dec'd.

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

Extr.: Ronald Favacchia, 10 Norton
Way, Shrewsbury, MA 01545-4551.

KENNETH C. RUSSELL, ATTY.

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3500 Reading Way
Huntingdon Valley, PA 19006

GEORGE MAALOUF, dec'd.

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

Extr.: Nawal Katrina Maalouf, 2719
Cottage Hill Lane, Winston-Salem, NC
27106.

ELIZABETH T. STEFANIDE, ATTY.

339 W. Baltimore Avenue
Media, PA 19063

DONNA K. MILLER, dec'd.

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

Extr.: Lauren J. Melone, 6 Club House
Dr., Whitehouse Station, NJ 08889.

JOSEPH T. NAPOLITANO a/k/a

JOSEPH NAPOLITANO, dec'd.

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

Admx.: Lisa A. Napolitano, 46 Radnor
Drive, Newtown Square, PA 19073.

WILLIAM M. PINTO, dec'd.

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

Extr.: Michael F. Gagliardi c/o Louis
F. Ballezzi, Esquire, 14 N. Lexington
Ave., Havertown, PA 19083.

LOUIS F. BALLEZZI, ATTY.

14 N. Lexington Ave.
Havertown, PA 19083

JOAN N. POTTS a/k/a JOAN POTTS

and JOAN NORTON POTTS, dec'd.

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

Extr.: William Potts, 7 Revere Ct.,
Barnegat, NJ 08005.

LOUISE RUSSO, dec'd.

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

Extr.: Carmen Russo, 50 Sturbridge
Ln., West Chester, PA 19380.

MICHAEL J. MOLINARO, ATTY.

2327 West Chester Pike
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KATHERINE A. TERZI, dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
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**DOROTHY M. WARD a/k/a DOROTHY
WARD and DOT WARD**, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
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**JOSEPHINE MARGARET
WILCHECK a/k/a JOSEPHINE M.
WILCHECK**, dec'd.
Late of the Township of Darby,
Delaware County, PA.
Admx.: Christina M. Kessler c/o
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Miner Street, West Chester, PA 19382.
ANDREW J. BELLWOAR, ATTY.
126 W. Miner Street
West Chester, PA 19382

**GEORGE MICHAEL WIMMER a/k/a
GEORGE M. WIMMER**, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
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Ave., Norwood, PA 19074.

SECOND PUBLICATION

ANNE MARIE AMATO, dec'd.
Late of the Borough of Ridley Park,
Delaware County, PA.
Extx.: Tracy Atwell, 104 McCormick
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**JOHN V. ARTZ, JR. a/k/a JACK
ARTZ**, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extx.: Roberta M. Tarozzi, 113
Lawrence Road, Broomall, PA 19008.

DOROTHY AYERS, dec'd.
Late of the City of Chester, Delaware
County, PA.
Admr.: Shirelle Green, 5 Victory Way,
Upper Chichester, PA 19061.

**STEVEN JOSEPH CAMPBELL
a/k/a STEVEN J. CAMPBELL and
STEVEN CAMPBELL**, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admx.: Catherine Anne Brophy, 524
Pickering Station Dr., Chester Springs,
PA 19425.

MICHAEL T. MURPHY, ATTY.
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Bryn Mawr, PA 19010

**MARY L. COSTELLO a/k/a MARY
LOUISE COSTELLO**, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: William S. Costello, 27
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ARTHUR P. DORN, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Eric Dorn, 3 High Tide Lane,
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EDWARD P. DOYLE, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
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Street, West Chester, PA 19382.
MICHELLE BERNARDO-RUDY,
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29 S. Darlington Street
West Chester, PA 19382

ROSEMARIE DUGAN, dec'd.
Late of the Borough of Norwood,
Delaware County, PA.
Extr.: Edward Joseph Dugan, III, 1411
Stockton Rd., Romansville, PA 19320.

**CHARLES A. DURKIN a/k/a CHALIE
DURKIN**, dec'd.
Late of the Borough of Ridley Park,
Delaware County, PA.
Extr.: Richard M. Durkin, 812 East
Ridley Ave., Ridley Park, PA 19078.

WILLIAM A. GALLAGHER, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extx.: Bernadette Poperechny, 2210
Lido Lane, Wilmington, DE 19810.

IVY T. JAMES, dec'd.
Late of the Borough of Yeadon,
Delaware County, PA.
Extx.: Coreatha James c/o Sheri L.
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SHERI L. PECARSKY, ATTY.
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 Moorestown, NJ 08057

RUTH WACHS LEVINSTEIN a/k/a

RUTH W. LEVINSTEIN, dec'd.
 Late of the Township of Nether
 Providence, Delaware County, PA.
 Extx.: Phyllis L. Lebowich c/o Nicholas
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NICHOLAS M. ORLOFF, ATTY.
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JANE E. MALATESTA, dec'd.

Late of the Township of Radnor,
 Delaware County, PA.
 Extx.: Kathy Joan McCauley c/o
 Michael S. Dinney, Esquire, 919
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 Mawr, PA 19010.

MICHAEL S. DINNEY, ATTY.
 919 Conestoga Road
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SANDRA A. MALLORY, dec'd.

Late of the City of Chester, Delaware
 County, PA.
 Admrs.: Andrew M. Mallory, 59
 Augusta Dr., Newark, DE 19713 and
 Michelle Lynn Mallory, 127 Harvey
 Ave., Linwood, PA 19061.

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 Ste. 1
 Havertown, PA 19083

ELENA N. MARCHINI, dec'd.

Late of the Township of Ridley,
 Delaware County, PA.
 Extx.: Rosemarie Colantuono,
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 Wynnewood, PA 19096.

CAROLYN A. MARSHALL, dec'd.

Late of the Township of Media,
 Delaware County, PA.
 Extx.: Teresa Ann Haynes c/o Shannon
 McFadden, Esquire, P.O. Box 1440,
 Media, PA 19063.
SHANNON McFADDEN, ATTY.
 Carroll & Karagelian LLP
 P.O. Box 1440
 Media, PA 19063

PATRICK J. MORAN, dec'd.

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

Extx.: Theresa Anne Moran c/o Mark
 S. Pinnie, Esquire, 218 West Front
 Street, Media, PA 19063.

MARK S. PINNIE, ATTY.

Barnard, Mezzanotte, Pinnie, Seelaus
 & Kraft, LLP
 218 West Front Street
 Media, PA 19063

DOLORES J. NAY, dec'd.

Late of the Township of Marple,
 Delaware County, PA.
 Extr.: Robert Nay, 4317 Varney Ave.,
 Fort Meade, MD 20755.

MARGARET T. NILAN-KENNEDY

**a/k/a MARGARET NILAN-
 KENNEDY and MARGARET T.
 NILAN**, dec'd.

Late of the Township of Haverford,
 Delaware County, PA.
 Extr.: Joseph E. Nilan, Jr. c/o Charles
 E. McKee, Esquire, 1 N. Ormond Ave.,
 Office, Havertown, PA 19083.

CHARLES E. MCKEE, ATTY.
 Donohue, McKee & Mattson, Ltd.
 1 N. Ormond Ave.
 Office
 Havertown, PA 19083

RICHARD S. ROBERTS, JR. a/k/a

RICHARD S. ROBERTS, dec'd.

Late of the Township of Concord,
 Delaware County, PA.
 Extx.: Wendy Roberts Zambalas c/o
 Douglas L. Kaune, Esquire, 120 Gay
 Street, P.O. Box 289, Phoenixville, PA
 19460.

DOUGLAS L. KAUNE, ATTY.
 Unruh, Turner, Burke & Frees, P.C.
 120 Gay Street
 P.O. Box 289
 Phoenixville, PA 19460

CAROLYN M. SHAFFER, dec'd.

Late of the Township of Newtown,
 Delaware County, PA.
 Extr.: Joseph Warren Bullen, III c/o
 John R. Walker, Esquire, P.O. Box 217,
 Lansdowne, PA 19050-0217.

JOHN R. WALKER, ATTY.
 Hennessy Bullen Walker
 P.O. Box 217
 Lansdowne, PA 19050-0217

WARDELL E. SHERMAN, dec'd.

Late of the City of Chester, Delaware
 County, PA.

Admx.: Carolyn C. Ross c/o S. Stacy
 Mogul, Esquire, 135 S. 19th St., Ste.
 200, Philadelphia, PA 19103-4907.

S. STACY MOGUL, ATTY.
 Heiligman and Mogul, P.C.
 135 S. 19th St.

Ste. 200
 Philadelphia, PA 19103-4907

RAYMOND FREDIRICK SLOAN, III,
 dec'd.

Late of the Township of Upper Darby,
 Delaware County, PA.
 Admr.: Frank W. Daly, Esquire, 100 W.
 Sixth St., Suite 204, Media, PA 19063.
 FRANK W. DALY, ATTY.

100 W. Sixth St.
 Suite 204
 Media, PA 19063

SYLVIA HEGG TELLEFSEN, dec'd.

Late of the Township of Newtown,
 Delaware County, PA.
 Extr.: F. Roger Tellefsen, 454 Hickory
 Lane, Berwyn, PA 19312.

JUDITH L. TREMONTE, dec'd.

Late of the Township of Upper Darby,
 Delaware County, PA.
 Extr.: Denise Ann Greenwood c/o
 Dawn Getty Sutphin, Esquire, 852
 Eleventh Ave., Prospect Park, PA
 19076.

DAWN GETTY SUTPHIN, ATTY.
 852 Eleventh Ave.
 Prospect Park, PA 19076

DONALD RICHARD WITSIL a/k/a

DONALD R. WITSIL, dec'd.
 Late of the Township of Concord,
 Delaware County, PA.
 Extr.: Matthew W. Witsil c/o William
 H. Lunger, Esquire, Litte Falls Centre
 Two, 2751 Centerville Rd., Ste. 401,
 Wilmington, DE 19808.

WILLIAM H. LUNGER, ATTY.
 McCollom D'Emillio Smith Uebler LLC
 Litte Falls Centre Two
 2751 Centerville Rd.
 Ste. 401

Wilmington, DE 19808

LYNN M. YEAGER, dec'd.

Late of the Township of Thornbury,
 Delaware County, PA.
 Admx. C.T.A.: Cooper Lane a/k/a
 Cooper McMillin Lane c/o Seamus M.
 Lavin, Esquire, 122 S. Church St.,
 West Chester, PA 19382.

SEAMUS M. LAVIN, ATTY.
 Wetzel Gagliardi Fetter & Lavin LLC
 122 S. Church St.
 West Chester, PA 19382

THIRD AND FINAL PUBLICATION

ORAM ALLEN, dec'd.

Late of the City of Chester, Delaware
 County, PA.

Extr.: Selina Allen Johnson (Named
 in Will as Selina Johnson) c/o Paul
 Fellman, Esquire, 100 W. 6th St., Ste.
 204, Media, PA 19063.

PAUL FELLMAN, ATTY.
 Gibson & Perkins, PC
 100 W. 6th St.

Ste. 204
 Media, PA 19063

JEFFREY C. ALYANAKIAN a/k/a

JEFF C. ALYANAKIAN, dec'd.

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

Extr.: Sharon Lynn Alyanakian c/o
 Stephen D. Potts, Esquire, Strafford
 Office Bldg. #2, 200 Eagle Rd., Ste.
 106, Wayne, PA 19087-3115.

STEPHEN D. POTTS, ATTY.

Herr, Potts & Potts, LLC
 Strafford Office Bldg. #2
 200 Eagle Rd.

Ste. 106
 Wayne, PA 19087-3115

ROBERT W. BERNHARDT, dec'd.

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

Extr.: Timothy E. Bernhardt c/o Dana
 M. Breslin, Esquire, 3305 Edgmont
 Ave., Brookhaven, PA 19015.

DANA M. BRESLIN, ATTY.

3305 Edgmont Ave.
 Brookhaven, PA 19015

WILLIAM M. BLOOM a/k/a WILLIAM

MICHAEL BLOOM, dec'd.

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

Extr.: Paul W. Bloom, 3012 Robin
 Lane, Havertown, PA 19083.

REBECCA BRILLIANT, dec'd.

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

Extr.: William McQuillan c/o Vincent
 A. Guarna, Esquire, 412 E. Street Rd.,
 Feasterville, PA 19053.

VINCENT A. GUARNA, ATTY.

Law Offices of Vincent A. Guarna, P.C.
 412 E. Street Rd.
 Feasterville, PA 19053

BERNADETTE CONNORS, dec'd.

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

Extr.: Francis Connors, 209 Glenfield
 Ln., Kennett Square, PA 19348.

THERESA FISHER, dec'd.
 Late of the Borough of Brookhaven,
 Delaware County, PA.
 Admr.: James Fisher, 4014 Worrilow
 Rd., Brookhaven, PA 19015.
L. THEODORE HOPPE, JR., ATTY.
 25 W. Second St.
 2nd Fl.
 Media, PA 19063

JOAN M. FLYNN, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Extr.: Eileen G. Miley.
JOSEPH C. HONER, JR., ATTY.
 631 Waterside Way
 Sarasota, FL 34242

HELEN GINDELE a/k/a HELEN H. GINDELE, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Extr.: Carol Thomson c/o James R.
 Abbott, Esquire, 103 Chesley Dr.,
 Media, PA 19063.
JAMES R. ABBOTT, ATTY.
 Abbott & Overholt PC
 103 Chesley Dr.
 Media, PA 19063

JEAN B. HICKEY, dec'd.
 Late of the Borough of Brookhaven,
 Delaware County, PA.
 Extr.: Lynne Carter Baum c/o Harris
 Resnick, Esquire, 22 State Road,
 Media, PA 19063.
HARRIS RESNICK, ATTY.
 22 State Road
 Media, PA 19063

LAURIE A. HURWITZ, dec'd.
 Late of the Township of Upper Darby,
 Delaware County, PA.
 Extr.: Robert Francis Flood c/o Michael
 A. Ruggieri, Esquire, 18 Campus Blvd.,
 Ste. 100, Newtown Square, PA 19073.
MICHAEL A. RUGGIERI, ATTY.
 Ruggieri Law Offices, LLC
 18 Campus Blvd.
 Ste. 100
 Newtown Square, PA 19073

BERNARD J. KILROY, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Extr.: John Martin Kilroy (Named in
 Will as John M. Kilroy) 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

STEVEN C. MAGERR a/k/a STEVENN C. MAGERR, dec'd.
 Late of the Township of Darby,
 Delaware County, PA.
 Extr.: Deborah A. Magerr, 28 Staley
 Road, Collingdale, PA 19023.

MARY JO C. MCGEEHIN, dec'd.
 Late of the Township of Concord,
 Delaware County, PA.
 Co-Executors: James Thomas
 McGeehin and Melanne McGeehin
 Caverly c/o Stephen Carroll, Esquire,
 P.O. Box 1440, Media, PA 19063.
STEPHEN CARROLL, ATTY.
 Carroll & Karagelian LLP
 P.O. Box 1440
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ESTHER PHILOMENA PAPA, dec'd.
 Late of the Township of Ridley,
 Delaware County, PA.
 Extr.: Gary J. Papa, 34 Smithbridge
 Rd., Glen Mills, PA 19342.
JOHN A. GAGLIARDI, ATTY.
 Wetzel Gagliardi Fetter & Lavin LLC
 122 S. Church St.
 West Chester, PA 19382

ROSEMARY E. PETRICK, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Extr.: Cheryl Ann Wieczorek c/o Louis
 F. Ballezzi, Esquire, 14 N. Lexington
 Ave., Havertown, PA 19083.
LOUIS F. BALLEZZI, ATTY.
 14 N. Lexington Ave.
 Havertown, PA 19083

DOLORES H. PRICE, dec'd.
 Late of the Township of Edgmont,
 Delaware County, PA.
 Extr.: April Price Tracy (Named in
 Will as April S. Tracy) c/o Nancy W.
 Pine, Esquire, 104 S. Church St., West
 Chester, PA 19382.
NANCY W. PINE, ATTY.
 Pine & Pine, LLP
 104 S. Church St.
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SUSAN E. PULCHER a/k/a SUSAN PULCHER, dec'd.
 Late of the Borough of Collingdale,
 Delaware County, PA.
 Extr.: Christopher Richard Pulcher
 c/o Matthew C. Stone, Esquire, 4126
 Edgmont Avenue, Brookhaven, PA
 19015.
MATTHEW C. STONE, ATTY.
 The Law Offices of Stone & Stone, LLC
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 Brookhaven, PA 19015

**CONCETTA M. RAUSO a/k/a
CONCETTA RAUSO**, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Carmine Angelo Rauso (Named
in Will as Carmine Rauso) c/o Sarah
A. Eastburn, Esquire, 60 East Court
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SARAH A. EASTBURN, ATTY.
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DENNIS L. SAACKS, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
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JENNIFER M. BRETON, ATTY.
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JEAN M. SCHOPPET, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Lawrence C. Schoppet, III, 100
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19063.

HEATHER L. TURNER, ATTY.
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137 N. Narberth Ave.
Narberth, PA 19072

JUDITH A. SHECHTER, dec'd.
Late of the Borough of Chester
Heights, Delaware County, PA.
Personal Representative: Bruce Caplan
c/o Merideth E. Ketterer, Esquire, 1001
Conshohocken State Rd., Ste. 1-300,
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MERIDETH E. KETTERER, ATTY.
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SARA ANNE SITER, dec'd.
Late of the Borough of Eddystone,
Delaware County, PA.
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CHRISTOPHER M. MURPHY, ATTY.
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**THOMAS TAKACS a/k/a THOMAS J.
TAKACS**, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Thomas John Takacs c/o Stephen
D. Molineux, Esquire, 227 MacDade
Blvd., Collingdale, PA 19023.
STEPHEN D. MOLINEUX, ATTY.
227 MacDade Blvd.
Collingdale, PA 19023

FRANCIS M. TRAVASCIO, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Katherine M. Arganetto c/o
Joseph T. Mattson, Esquire, 1 N.
Ormond Ave., Office, Havertown, PA
19083.
JOSEPH T. MATTSON, ATTY.
Donohue, McKee & Mattson, Ltd.
1 N. Ormond Ave.
Office
Havertown, PA 19083

H. ROSS WATSON, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: James Watson c/o Frank W.
Daly, Esquire, 100 W. 6th St., Suite
#204, Media, PA 19063.
FRANK W. DALY, ATTY.
110 W. Front Street
Media, PA 19063

IRMA M. WILSON, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Arthur Vernon Wilson c/o Conal
Hickey, Esquire, 20 West Front Street,
Media, PA 19063.
CONAL HICKEY, ATTY.
20 West Front Street
Media, PA 19063

KAREN A. WINDSOR, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Charlene M. Mangano c/o
Christina B. Roberts, Esquire, 3305
Edgmont Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

JAMES K. WOODCOCK, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Admr.: James Kerr Woodcock, 672
Aubrey Ave., Ardmore, PA 19003.
MICHAEL K. MOLINARO, ATTY.
2327 West Chester Pike
Ste. 200
Broomall, PA 19008

HELENE P. YAMARICK a/k/a HELENE YAMARICK, dec'd.
Late of the Township of Thornbury, Delaware County, PA.
Trustee: Janelle R. Yamarick c/o Paul O'Brien, Esquire, 3801 Kennett Pike, C204, Greenville, DE 19807.
PAUL O'BRIEN, ATTY.
Law Office of Kevin O'Brien
3801 Kennett Pike
C204
Greenville, DE 19807

PATRICIA LYNN YOUNG, dec'd.
Late of the Township of Radnor, Delaware County, PA.
Extxs.: Michelle Waldman and Brooke Young, 3014 Reva Ridge Dr., #403, Johns Island, SC 20455.

AUDIT

ORPHANS' COURT

**Estates listed for Audit on
OCTOBER 16, 2024
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.

BANNISTER - First and Final Account of David Bannister, Executor, Estate of Elbert A. Bannister, Jr., Deceased.

ROBERTS - First and Final Account of Joscelyn T. Gossett (Joscelyn Tennille Smith), Executrix, Estate of Margaret Roberts, Deceased.

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

Oct. 4, 11

CHANGE OF NAME

**COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-006644**

NOTICE IS HEREBY GIVEN that on July 31, 2024, the Petition of **DENISE BILOTTI a/k/a DENISE HALBRUNER a/k/a DENISE MARYANNE HALBRUNER a/k/a DENISE M. BILOTTI and DENISE M. HALBRUNER** was filed in the above-named Court, praying for a Decree to change her name to **DENISE M. BILOTTI** and her Birth Certificate amended to **DENISE M. HALBRUNER**. The Court has fixed November 15, 2024, at 10:00 a.m., Courtroom/Hearing Rm. 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.

KATHRYN A. MELONI, P.C., Solicitors
Attys. for Petitioner
117-119 N. Olive St.
Media, PA 19063
(610) 565-1260

Oct. 4, 11

CHANGE OF NAME

**IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-003814**

NOTICE IS HEREBY GIVEN THAT on May 1, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Lauren Chestnut** to **Theodore Finley Chestnut**.

The Court has fixed Wednesday, October 16, 2024, at 10:15 a.m. in Courtroom "TBA", Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Sept. 27; Oct. 4

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-000454

NOTICE IS HEREBY GIVEN that the Petition of **ELIZABETH ANITA SACHS** in the above-named Court, praying for a Decree to change Petition’s name to **ELIZA MORDRED SACHS**. The Court has fixed October 18, 2024, at 10:00 a.m., Courtroom/Hearing Rm. 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.

Sept. 27; Oct. 4

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-003849

NOTICE IS HEREBY GIVEN THAT on April 29, 2024, the Petition of Angelica Li Schinella, a minor, by and through her parent and natural guardian, Jiajia Li, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Angelica Li Schinella** to **Angelica Jasper Li Schinella**.

The Court has fixed October 18, 2024, at 10:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Oct. 4, 11

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-005708

NOTICE IS HEREBY GIVEN THAT on June 27, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Gerald Gabriel Stevenson** to **Gabriel Salim Freeman**.

The Court has fixed Friday, November 15, 2024, at 10:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Sept. 27; Oct. 4

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.

CRUST MORTON, INC.

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

MICHAEL K. MOLINARO, Solicitor
2327 West Chester Pike
Suite 200
Broomall, PA 19008

Oct. 4

**CHARTER APPLICATION
NON-PROFIT**

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

The name of the corporation is:

**Farm View Estates
Community Association, Inc.**

The Articles of Incorporation have been (are to be) filed on Thursday, September 12, 2024.

Oct. 4

CORPORATE DISSOLUTION

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

Oct. 4

FOREIGN CORPORATION

JCH Consulting Corp. in PA d/b/a: JCH Business Consulting Corp., a corporation organized under the laws of the State of Delaware has applied for a Certificate of Authority under the provisions of the Business Corporation Law of 1988. The address of its principal office under the laws of the jurisdiction in which it is incorporated is: 148 W. Clearfield Road, Havertown, PA 19083-1104 and the address of its proposed registered office in the Commonwealth is: 148 W. Clearfield Road, Havertown, PA 19083-1104.

Oct. 4

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO: CV-2024-003180

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR VRMTG
ASSET TRUST

vs.

REGINA McFALLS a/k/a JEANIE
McFALLS, AS SURVIVING HEIR OF
MICHAEL J. MULLEN s/k/a MICHAEL
MULLEN, DECEASED; AND MARY
A. MULLEN, DECEASED; ROBERT J.
MULLEN, AS SURVIVING HEIR OF
MICHAEL J. MULLEN, DECEASED;
AND MARY A. MULLEN, DECEASED;
UNKNOWN SURVIVING HEIRS OF
MICHAEL J. MULLEN, DECEASED;
UNKNOWN SURVIVING HEIRS OF
MARY A. MULLEN, DECEASED; THE
UNITED STATES OF AMERICA

NOTICE

TO: The Defendants

You are hereby notified U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust, has filed a Complaint in Mortgage Foreclosure with regard to 819 Grant Road, Folcroft, PA 19032, endorsed with a Notice to Defend, against you at No. CV-2024-003180 in the Civil Division of the Court of Common Pleas of Delaware County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Delaware County Sheriff.

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

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

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

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

ROBERT W. WILLIAMS, ESQUIRE
Hladik, Onorato & Federman, LLP
Attorneys for Plaintiff
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Oct. 4, 11

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY
CIVIL DIVISION
NO. CV-2024-002744

ACTION IN MORTGAGE
FORECLOSURE

CITIBANK, N.A., AS TRUSTEE FOR
CMLTI ASSET TRUST, Plaintiff
vs.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER ROBERT J. O'NEILL,
Defendant(s)

NOTICE

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

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

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

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

Sept. 27; Oct. 4



**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**

**October 18, 2024
11:00 A.M. Prevailing Time**

BOROUGH

Brookhaven 21
Collingdale 1, 20, 28
Darby 4, 30
Folcroft 6
Glenolden 34, 35
Lansdowne 19, 24, 29
Marcus Hook 39
Prospect Park 27
Sharon Hill 38
Swarthmore 40
Yeadon 3, 33

CITY

Chester 5, 32

TOWNSHIP

Haverford 17, 18
Marple 16
Middletown 7
Newtown 23
Ridley 2, 8
Springfield 31
Upper Darby 9, 10, 12,
15, 36, 37
Upper Chichester 26

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. 008608 1. 2022

MORTGAGE FORECLOSURE

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

BEING Premises: 806 Pitman Avenue.

IMPROVEMENTS CONSIST OF: residential - 2 story house.

SOLD AS THE PROPERTY OF: Hawes Enterprise LLC/Hawes Enterprises, LLC.

Hand Money \$14,577.30

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007661 2. 2023

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 212 Amosland Road, Ridley Township, PA 19043.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Corey M. Gabrielli.

Hand Money \$4,181.66

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002736 3. 2024

MORTGAGE FORECLOSURE

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

BEING Folio No. 48-00-00088-00

BEING Premises: 521 Arbor Road, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kenneth Robert Morgan, Administrator of the Estate of Roberta A. Morgan.

Hand Money \$6,202.86

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002951 4. 2023

MORTGAGE FORECLOSURE

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

Dimensions: 2 Sty Hse 25 x 95

BEING Premises: 322 Marks Avenue, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Lutfun Rahman.

Hand Money \$6,958.16

Pincus Law Group, PLLC Sherri J. Smith, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002645 5. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with th two-story brick dwelling thereon erected, SITUATE on the Easterly side of East Avon Road, formerly Twenty-Sixth Street, at the distance of 100.29 feet measured Northwardly from the Northeasterly corner of said East Avon Road and Edgmt Avenue, in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front along the Easterly side of the said East Avon Road measured North 00 degrees, 20 minutes West 22.5 feet and extending in depth of that width measured North 89 degrees, 40 minutes East 116.32 feet. The Southerly line of said lot passing through and along the party wall between the messuage hereon described and the messuage adjoining on the South. Bounded on the North by land of Floyd H. Hinton, et ux, and on the East by lands of James McKane, et al; and on the South by land of John A. Pierce, et ux.

Having thereon erected a dwelling house known and numbered as: 5 East Avon Road f/k/a 5 East Avon Street, Chester, PA 19015.

Parcel No. 49-01-01612-00

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Francine J. Brown.

Hand Money \$7,881.71 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002092 6. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 531 Willows Avenue, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: residential property

SOLD AS THE PROPERTY OF: Angela Vaughan.

Hand Money \$18,062.53

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004869 7. 2018

MORTGAGE FORECLOSURE

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

Front: 60 Depth: 129.99

BEING Premises: 206 Chestnut Avenue, Media, PA 19063.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: In Ju Kim aka In J. Kim.

Hand Money \$38,437.95

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007336 8. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 1140 Morton Avenue, Folsom, PA 19033.

Tax Parcel: 38-03-01618-01

IMPROVEMENTS CONSIST OF: residential property

SOLD AS THE PROPERTY OF: Charles Travis.

Hand Money \$7,351.04

Daniel C. Kerrick, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010059B 9. 2018

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 201 North Cedar Lane, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Helen T. Saylee and Nyon N. Saylee.

Hand Money \$13,617.30

Brock & Scott PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009083 10. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances

SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania, bounded and described in accordance with a plan of Drexel Park Gardens, made for Warner-West Corporation by Damon and Foster, C.E.'s Sharon Hill, Penna., dated December 16, 1941 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Fairfax Road (40 feet wide) at the distance of 313.33 feet measured Southeastwardly along the said side of Fairfax Road from its intersection with the Southeasterly side of State Road (50 feet wide) (both extended).

CONTAINING in front or breadth South 15 degrees, 53 minutes East, along the Southwesterly side of Fairfax Road, 18 feet and extending of that width in length or depth South 74 degrees 7 minutes West between parallel lines at right angles to the said Fairfax Road passing through a party wall separating these premises from premises adjoining to the North and South respectively and crossing a 12 feet wide driveway, which extending Northwestwardly into State Road and Southeastwardly and Northeastwardly into the turning circle of Fairfax Road, 135 feet.

BEING No. 720 Fairfax Road.

BEING the same premises which Marguerite E. Noyes, Administratrix C.T.A of the Estate of Richard J. Burke, deceased, by Indenture dated December 11, 1991 and recorded in the Recorder of Deeds, in and for the County of Delaware, aforesaid, in Volume 904 page 2270 &c., granted and conveyed unto Michael F. Powers and Carol Powers, husband and wife, in fee.

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

TITLE to said premises vested in John M. Ardovino by Deed from Michael F. Powers and Carol Powers dated December 15, 2003 and recorded on December 22, 2003 in the Delaware County Recorder of Deeds in Book 904, page 2270.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John M. Ardovino.

Hand Money \$3,000.00

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 064530 12. 2020

MORTGAGE FORECLOSURE

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

LOCATION OF PROPERTY: 421 Kent Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Dawn J. Davis.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062008 15. 2019

MORTGAGE FORECLOSURE

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

LOCATION OF PROPERTY: 1030 Bryan Street, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Richard Stephen Bussells.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009379 16. 2022

MORTGAGE FORECLOSURE

Property in the Township of Marple, County of Delaware, Commonwealth of PA on the beginning at a point on the Southerly side of Cedar Grove Road.

Front: 100 Depth: 200

BEING Premises: 815 Cedar Grove Road, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jing Wen Li and Thomas A. McGlade.

Hand Money \$50,266.01

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008760 17. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 22020007500

Property: 205 Brentwood Road, Haver-town, PA 19083.

BEING the same premise which Leslie Guzman, by Deed dated August 2, 2017 and recorded September 15, 2017 in and for Delaware County, Pennsylvania in Deed Book Volume 6061, page 1442, granted and conveyed unto Jesse S. Davis.

IMPROVEMENTS CONSIST OF: House.

SOLD AS THE PROPERTY OF: Jesse S. Davis.

Hand Money \$31,604.65

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008764 18. 2013

MORTGAGE FORECLOSURE

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

Front: 115 x 120 Depth: 130 x 100

BEING Premises: 25 Garlor Drive, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael J. Turbitt and Susan J. Turbitt a/k/a Susan S. Turbitt.

Hand Money \$13,050.50

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002710 19. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Lansdowne, County of Delaware, Commonwealth of PA on the Southeast side of Woodland Avenue.

Front: 20 Depth: 100

BEING Premises: 150 Woodland Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Felicia Summerville and Loavel R. Summerville.

Hand Money \$10,315.46

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008121 20. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 434 Westmont Drive, Collingdale, PA 19023-1024.

IMPROVEMENTS CONSIST OF: residential property

SOLD AS THE PROPERTY OF: Allen W. Sims and Regina M. Sims.

Hand Money \$1,389.59

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003979 21. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 3600 Williamson Ave., Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Julie Tatum.

Hand Money \$25,512.56

Brock & Scott PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000099 23. 2023

MONEY JUDGMENT

JUDGMENT Amount: \$781,368.03

Address of Property: 11 St. Albans Circle, Newtown Square, PA 19073

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate on the Northeasterly side of St. Albans Circle Northwest of Rhoads Avenue, "St. Albans", in the Township of Newtown, County of Delaware and Commonwealth of Pennsylvania and being more particularly shown on a Conveyance Plan prepared by Franklin and Lindsey, Registered Engineers, Philadelphia, Pennsylvania, on September 25, 1956 and bounded and described according to said Plan, as follows, to wit:

BEGINNING at a point on the North-easterly side of St. Albans Circle (50 feet wide) at the distance of 13.74 feet measured in a Northwesterly direction along the said Northwesterly side of St. Albans Circle on the arc of a circle curving to the left with a radius of 102 feet from the point of reverse curve of a 30 feet radius round corner into the Northeasterly side of Rhoads Avenue (SO feet wide), the arc of said round corner being 30.31 feet; thence extending from said beginning point in a Northwesterly direction along the said Northeasterly side of St. Albans Circle on the arc of a circle curving to the left with a radius of 102 feet, the arc distance of 49.85 feet to a corner point; thence extending North 47 degrees 53 minutes 27 seconds East along other lands of the said Harry J. Hurley, 186.14 feet to a corner point; thence extending South 41 degrees 44 minutes 20 seconds East along land now or late of Alexander DiBonia and Marianna DiBonia, his wife, 41.03 feet to a corner point; thence extending South 45 degrees 54 minutes 53 seconds West along land of Peter Hunry, 198.29 feet to the first mentioned point and place of beginning.

BEING the same premises which Peter John Hurley, Executor of the Estate of Benedict J. Hurley a/k/a Jack Hurley, deceased and Deborah Ann Hurley by Deed dated 10/3/2000 and recorded on 10/25/2000 in Delaware County in Volume 2082 page 388 conveyed unto Vincent D. D'Urso and Louis F. D'Urso, Joint Tenants with Right of Survivorship, in fee. And the said Louis F. D'Urso is also known as Louis F. D'Urso, Jr.

Parcel No. 30-00-02434-00

IMPROVEMENTS CONSIST OF: N/A.

SOLD AS THE PROPERTY OF: Louis Durso, Jessica Noble-Durso and Edward T. Clifford III.

Hand Money \$78,136.80

Maselli, Mills & Fornal, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000790 24. 2024

MORTGAGE FORECLOSURE

65 Ardmore Avenue
Lansdowne, PA 19050

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

IMPROVEMENTS CONSIST OF: residential dwelling

SOLD AS THE PROPERTY OF: Judith E. White.

Hand Money \$15,885.46

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001159 26. 2024

MORTGAGE FORECLOSURE

Land situated in the Township of Upper Chichester in the County of Delaware in the State of PA.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of Upper Chichester, County of Delaware and State of Pennsylvania, bounded and described according to a Plan of 'Boothwyn Heights' made by Chester F. Baker, Registered Surveyor, Chester, Pennsylvania, February 12, 1942, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Thornton Road (50 feet wide) being a point of curve and measured on a radius round corner whose radius is 25 feet the arc distance of 39.27 feet from a point of tangent on the Northeasterly side of Fleming Lane (509 feet wide); thence from the beginning point and extending along the Southeasterly side of Thornton Road, North 65 degrees 47 minutes East 100 feet to a point and thence leaving then said road and extending South 24 degrees 13 minutes East 105 feet to a point; thence extending North 74 degrees 11 minutes 11 seconds West 152.84 feet to a point in the aforementioned radius round corner; thence extending on same on the arc of a circle curving to the right with a radius of 25 feet, the arc distance of 18.73 feet to the beginning point, being the first mentioned point and place of beginning.

BEING the same premises which Christopher Morris, by Deed dated 10/25/2018 and recorded in the Office of the Recorder of Deeds of Delaware County on 11/8/2018 in Deed Book Volume 06245, page 1577, Instrument 2018054120, granted and conveyed unto John J. Dickson, Jr.

BEING known as 961 Thornton Road, Upper Chichester, Pennsylvania 19061.

PARCEL No 09-00-03361-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John Dickson a/k/a John J. Dickson, Jr.

Hand Money \$20,605.23

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003227 27. 2024

MONEY JUDGMENT

ALL THAT CERTAIN property situated in the Borough of Prospect Park, County of Delaware, Commonwealth of Pennsylvania and is described as follows:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, being composed of Lot No. 309, and the Southeasterly 16.00 feet 8 inches of Lots No. 310 on the Plan of Prospect Park, of record in the Office of the Recorder of Deeds, in and for Delaware County, Commonwealth of Pennsylvania, in Deed Book 115, page 70, situate on the Southwesterly side of Lincoln Avenue at the distance of 287.43 feet Southeastwardly from the point of intersection of the said side of Lincoln Avenue and the Southeasterly side of Eleventh Avenue, in the Borough of Prospect Park, in the County of Delaware, Commonwealth of Pennsylvania,

CONTAINING in front measured thence Southeastwardly along the said side of Lincoln Avenue, 41.67 feet and extending of that width in length or depth Southwesterly between parallel lines of the Northwesterly line thereof, 115.88 feet, more or less and on the Southeasterly line thereof, 115.20 feet to a 15.00 feet wide alley as formerly laid out; bounded on the Southeast by lands now or formerly of the Delaware County Trust Company, and on the Northwest by lands now of now or formerly of Howard B. Hutchinson, et ux;

ALSO, ALL THAT CERTAIN frame dwelling and lot or piece of land and being composed on the Northwesterly 8.00 feet 4 inches of Lot No. 310, all of Lot No. 311 and the Southeasterly 8.00 feet 4 inches of Lot No. 312 on the Plan of Prospect Park, of record in the Office of the Recorder of Deeds, in and for Delaware County, Commonwealth of Pennsylvania, in Deed Book H, Volume 5, page 70; SITUATE on the Southwesterly side of Lincoln Avenue (formerly called Moore Avenue) at the distance of 245.67 feet Southeastwardly from the point of intersection of the said side of Lincoln Avenue and the Southeasterly side of Eleventh Avenue (formerly Sixty Avenue or Street) in the Borough of Prospect Park, in Delaware County and Commonwealth of Pennsylvania.

CONTAINING in front measured thence Southeastwardly along the said side of Lincoln Avenue, 41.66 feet and extending in depth of that width Southwestwardly between parallel lines, on the Northwesterly line thereof, 116.50 feet, more or less, and on the Southeasterly line thereof 115.88 feet, more or less, to a 15.00 feet wide alley as formerly laid out; BOUNDED on the Northwest by lands now or formerly of Edward B. Hutchinson and Emilie S. Hutchinson, his wife, and on the Southeast by other lands now or formerly of William J. Hutchinson.

BEING the same property which Reinhold F. Traub, Trustee under a Revocable Trust Agreement dated September 13, 1996, with Reinhold F. Traub, Settlor as amended, or his successors in Trust and Margarete A. Traub, Trustee under a Revocable Trust Agreement dated September 13, 1996, granted and conveyed unto MOB, LLC by Deed dated March 30, 2004 and recorded April 5, 2004 in the Recorder's Office of Delaware County in Record Book 3133 page 1453.

UPI No. 33-00-00920-00

IMPROVEMENTS CONSIST OF: a commercial Building and any other improvements thereon.

SOLD AS THE PROPERTY OF: 1020 Lincoln Ave LLC.

Hand Money \$162,375.98

Lyndsay E. Rowland, Esquire
Starfield & Smith, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000602 28. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 311 Roberta Ave, Upper Darby, PA 19082.

Parcel Nos. 11-00-02425-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Maurice Putman.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003189 29. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 114 Gladstone Road, Lansdowne, PA 19050.

Parcel Nos. 23000115400

IMPROVEMENTS CONSIST OF: 01 - Taxable Residential.

SOLD AS THE PROPERTY OF: Brianna Saville a/k/a Brianna Lee Steimer.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007820 30. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Borough of Darby, County of Delaware and State of Pennsylvania, and described according to a Plan of property made for Crosby-Fox Corporation by Damon and Foster, C.E., Sharon Hill, Pennsylvania on 9/14/1944 more particularly described as follows, to wit:

BEGINNING at a point on the South-easterly side of Mulberry Street (40 feet wide) at the distance of 288 feet measured North 63 degrees 35 minutes East from the intersection of the said Southeasterly side of Mulberry Street with the Northeasterly side of Union Avenue (50 feet wide) (both extended).

CONTAINING in front or breadth on the said Mulberry Street North 634 degrees 35 minutes East 16 feet and extending of that width in length or depth between parallel lines at right angles to said Mulberry Street passing through the center line of party walls between these premises and premises adjoining on the Northeast and Southwest and crossing the bed of a 12 feet wide driveway Southeastwardly 85 feet.

BEING Lot No. 34 on said plan.

BEING the same premises which Alberta Brown Redmond by Guy N. Paolino, Attorney-in-fact by Deed dated 2/2/1987 and recorded in the Office of the Recorder of Deeds of Delaware County on 2/26/1987 in Deed Book Volume 436, page 377, granted and conveyed unto Eugene J. Allen, William A. Redmond, Jr. and Marion Redmond, his wife.

Eugene J. Allen departed this life on 10/4/2006.

BEING the same premises which Sheila M. Dickens, Administrator of the Estate of Eugene J. Allen, Sr., by Deed dated 11/29/22 and recorded in the Office of the Recorder of Deeds of Delaware County on 12/14/22 in Deed Book Volume 6878, page 2733, granted and conveyed unto William A. Redmond, Jr. and Marion Redmond.

William A. Redmond Jr. departed this life on 6/1/2010.

Marion Redmond departed this left on 9/7/2017.

BEING known as 334 Mulberry Street, Darby, Pennsylvania 19023.

PARCEL No. 14000225400

IMPROVEMENTS CONSIST OF: resi-dential property.

SOLD AS THE PROPERTY OF: Un-known Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Marion Redmond, deceased and William Redmond a/k/a William A. Redmond, III, solely in his capacity as heir of Marion Redmond, deceased.

Hand Money \$7,823.98

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001797 31. 2024

MORTGAGE FORECLOSURE

Property in the Township of Springfield, County of Delaware, Commonwealth of PA on the Northwesterly side of Powell Avenue.

Front: 25 Depth: 160

BEING Premises: 246 Powell Road, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Martin Heath, Jr.

Hand Money \$12,846.91

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000940 32. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improve-ments thereon erected, Situate in the City of Chester, County of Delaware and State of Pennsylvania, and bounded and described according to a Survey and Plan of a portion of "Highland Gardens" made by Damon and Foster, Civil Engineers, Sharon Hill, Penn-sylvania, on the last day of May A.D. 1943.

FOLIO: 49-11-02720-00

BEING known as: 2601 McCarey Street, Chester, PA 19013.

BEING the same premises which Stella Trenowski, by indenture dated July 15, 1994 and recorded January 3, 1995 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 1328, page 1812, granted and conveyed unto Althea Jean Arnold.

IMPROVEMENTS CONSIST OF: N/A.

SOLD AS THE PROPERTY OF: Althea Jean Arnold.

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001231 33. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Yeadon, County of Delaware, Commonwealth of PA on the Northeast side of Yeadon Avenue.

Front: 25 Depth: 100

BEING Premises: 813 Yeadon Avenue, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Mama-dou Bakayoko.

Hand Money \$16,343.84

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003704 34. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Glenolden, County of Delaware, Commonwealth of PA on the Northwest side of Ridgeway (formerly Lynwood) Avenue.

Front: 25 Depth: 147

BEING Premises: 24 North Ridgeway Avenue aka 24 Ridgeway Avenue, North, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Joseph C. Rota.

Hand Money \$6,647.14

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004074A 35. 2022

MONEY JUDGMENT

ALL THAT CERTAIN unit in the property known, named and identified as Contemporary Villages located in Glenolden Borough, Delaware County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101, et seq. by the recording in the County of Delaware Department of Records of a Declaration dated 4/18/1984 and recorded 8/1/1984 in Volume 176 page 619, as amended by First Amendment of Declaration dated 1/3/1985 and recorded 1/27/1986 in Vol 213 page 1811 as further amended by Second Amendment to Declaration dated 7/10/85 and recorded 1/27/86 in Volume 305 page 1720 further Amended in Volume 2523, page 173 being designated as Unit A-8 together with proportionate undivided interest in the Common Elements as defined in such Declaration.

BEING known as 100 East Glenolden Avenue, Unit B17, Glenolden, PA 19036.

ALSO BEING known as UPI No. 21-00-00899-38.

BEING the same premises which Shahab Answer, by Deed dated 6/21/21, and recorded in Delaware County on July 23, 2021 at Instrument No. 2021056846, conveyed unto Motina Services, Incorporated, in fee.

IMPROVEMENTS CONSIST OF: Residential Condominium Unit.

SOLD AS THE PROPERTY OF: Motina Services, Inc.

Hand Money \$3,000.00

Elliot H. Berton, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006448 36. 2023

MORTGAGE FORECLOSURE

Property situated in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on August 8, 2014, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 5536, at page 779.

BEING Folio No. 16-09-01222-00

BEING known as 315 Owen Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Robynne L. Thomas.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002738 37. 2024

MORTGAGE FORECLOSURE

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

BEING Folio No. 16130101500 and 16130303700.

BEING Premises: 911 Broadway Avenue, Clifton Heights, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Virginia A. Thompson.

Hand Money \$17,565.15

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000210 38. 2024

MORTGAGE FORECLOSURE

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

Front: 18 Depth: 70

BEING Premises: 59 Burnside Avenue, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jason Phim.

Hand Money \$15,781.92

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004569 39. 2024

MORTGAGE FORECLOSURE

Property situated in the Borough of Marcus Hook, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on May 10, 2005 in the Office of the Delaware County Recorder of Deed in Deed Book Volume 3481, at page 1043, as Instrument No. 2005042028.

BEING Folio No. 24000092000

BEING known as 1105 Washington Street, Marcus Hook, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Christopher W. Hillard.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005744 40. 2023

MONEY JUDGMENT

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

Property is a corner condominium unit with three (3) bedrooms, two (2) bathrooms, and a balcony. Property includes use of a carport on the premises. Carport is a single covered space.

801 Yale Avenue, Unit 308, Swarthmore, PA 19081. Strath Haven Condominium.

Residential property is subject to a first mortgage.

Includes ownership of .55677% in the common elements, pursuant to Declaration of Condominium.

IMPROVEMENTS CONSIST OF: Carport No. 25.

SOLD AS THE PROPERTY OF: Blanton M. Dunn.

Hand Money \$3,000.00

Brian B. Toll, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

Sept. 27; Oct. 4, 11

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