

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

FRANK BELFATTO, dec'd.
Late of the Borough of Prospect Park, 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

GROVER BENSON, dec'd.
Late of the Township of Upper Chichester, Delaware County, PA.
Admx: Mamie Benson, 2815 Excelsior Dr., Aston, PA 19014.
RHONDA ANDERSON, ATTY.
Anderson Law Group
610 York Rd.
Ste. 400
Jenkintown, PA 19046

DONNA BOBO-CARTER a/k/a DONNA M. BOBO-CARTER, dec'd.
Late of the Township of Nether Providence, Delaware County, PA.
Extr.: Byron Lamar Carter, 308 Governors Dr., Wallingford, PA 19086-6647.

JAYME BOUGHNER a/k/a JAYME HAMPTON, dec'd.
Late of the Borough of Brookhaven, Delaware County, PA.
Admx.: Melissa Lesniak, 15 Holyoke Drive, Delran, NJ 08075.

TERRY A. BOWMAN, dec'd.
Late of the Township of Radnor, Delaware County, PA.
Extr.: Terrence S. Jennings, 913 Warrior Rd., Malvern, PA 19355.

LATISHA B. SCHUENEMANN, ATTY.
Barley Snyder LLP
2755 Century Blvd.
Wyomissing, PA 19610

PAULINE F. BOYDA a/k/a PAULINE BOYDA, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extr.: Robert Joseph Boyda 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

GRACE CHEN, dec'd.
Late of Delaware County, PA.
Extr.: Harry Chen, 100 Wisteria Lane, Media, PA 19063.

ELZADA DAVIS, dec'd.
Late of the Borough of Sharon Hill, Delaware County, PA.
Admx.: Jennifer Davis c/o Dan Monahan, Esquire, 535 N. Church St., Suite 170, West Chester, PA 19380.
DAN MONAHAN, ATTY.
535 N. Church St.
Suite 170
West Chester, PA 19380

NORMA EVELYN DiCOCCO a/k/a NORMA F. DiCOCCO, dec'd.
Late of the Township of Bethel, Delaware County, PA.
Extrs.: Thomas F. Delaney, III (Named in Will as Thomas F. Delaney), 767 Inverness Dr., West Chester, PA 19380, Louis R. DiCocco, III, 504 Karen Ln., Media, PA 19063 and Judy D. Rizzo, 3034 Darby Rd., Ardmore, PA 19003.
GREGORY A. BARONI, ATTY.
Baroni Estate Planning & Elder Law, PLLC
13 E. Central Ave.
Paoli, PA 19301

SUSAN MICHELLE EPRIGHT, dec'd.
Late of the Township of Aston, Delaware County, PA.
Admr.: Matthew S.Q. Epright, IV c/o Arthur Girton, Esquire, 407 Avenue of the States, Chester, PA 19013.
ARTHUR GIRTON, ATTY.
407 Avenue of the States
Chester, PA 19013

GARY A. FAIRCHILD, dec'd.
Late of the Township of Nether Providence, Delaware County, PA.
Extr.: David C. Fairchild c/o Joan M. Fairchild, Esquire, 434 North Center Street, Corry, PA 16407.
JOAN M. FAIRCHILD, ATTY.
434 North Center Street
Corry, PA 16407

DOLORES PAULINE FETTERS a/k/a DOLORES P. FETTERS and DOLORES KOPP FETTERS, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extr.: Geroge Chris Cornick c/o Michael S. Bloom, Esquire, 712 W. MacDade Blvd., Milmont Park, PA 19033.
MICHAEL S. BLOOM, ATTY.
Pressman & Doyle, LLC
712 W. MacDade Blvd.
Milmont Park, PA 19033

LIANE CHARLOTTE GREEN a/k/a LIANE C. GREEN, dec'd.
Late of the Township of Aston, Delaware County, PA.
Admr.: Peter Patrick Green c/o Catherine T. Duffy, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.
CATHERINE T. DUFFY, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

JOSEPHINE M. HANDREN, dec'd.
Late of the Township of Marple, Delaware County, PA.
Extr.: Stephen M. Buckley, 18 Willits Way, Glen Mills, PA 19342.

GENE R. HOLBROOK, dec'd.
Late of the Borough of Lansdowne, Delaware County, PA.
Extr.: James H. Holbrook c/o Barry W. VanRensler, Esquire, 10 S. Plum St., Media, PA 19063-8760.
BARRY W. VANRENSLER, ATTY.
Plum Street Lawyers
10 S. Plum St.
Media, PA 19063-8760

MARY A. LOGUE, dec'd.
Late of the Township of Middletown, Delaware County, PA.
Extr.: Cynthia Diane Davison c/o J. Adam Matlawski, Esquire, 1223 N. Providence Rd., Media, PA 19063.

J. ADAM MATLAWSKI, ATTY.
McNichol, Byrne & Matlawski, P.C.
1223 N. Providence Rd.
Media, PA 19063

PAUL MATTHEISS, dec'd.
Late of the Borough of Media, Delaware County, PA.
Extr.: Elizabeth T. Stefanide-Miscichowski, Esquire, 339 West Baltimore Avenue, Media, PA 19063.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

LEWIS C. MEGONIGAL, JR. a/k/a LEWIS MEGONIGAL, JR. and LEWIS CARROLL MEGONIGAL, JR., dec'd.
Late of the Township of Upper Chichester, Delaware County, PA.
Extr.: Dean Magonigal c/o Michael J. Mattson, Esquire, 21 W. Third St., Media, PA 19063.
MICHAEL J. MATTSON, ATTY.
Musi, Merkins, Dubenberger & Clark, LLP
21 W. Third St.
Media, PA 19063

ALWIN E. MICHEL, JR., dec'd.
Late of the Borough of Darby, Delaware County, PA.
Extr.: Patricia Marie Michel c/o Thomas E. Wyler, Esquire, 22 East Third Street, Media, PA 19063.
THOMAS E. WYLER, ATTY.
Falzone & Wyler LLC
22 East Third Street
Media, PA 19063

GERTRUDE MORLEY, dec'd.
Late of the Township of Bethel, Delaware County, PA.
Co-Admrs.: Daniel Morley and Deborah Butchart.
MARTIN KARDON, ATTY.
1617 John F. Kennedy Blvd., Suite 1080, Philadelphia, PA 19103.

GEORGE R. NISKALA, dec'd.
Late of the Township of Middletown, Delaware County, PA.
Extr.: Mary Ann Moore c/o Christina B. Roberts, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

LUCILLE SAPUTO, dec'd.
Late of the Borough of Lansdowne, 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

HARRY N. SAUDER, dec'd.
Late of the Township of Upper Providence, Delaware County, PA.
Extrs.: Douglas Sauder and Audrey Pino c/o Ronald A. Luongo, Esquire, 904 Saratoga Dr., West Chester, PA 19380.

RONALD A. LUONGO, ATTY.
Luongo Law Center, P.C.
904 Saratoga Dr.
West Chester, PA 19380

ANNE T. SCHMITZ a/k/a ANNE T. MANNION, dec'd.
Late of the Township of Marple, Delaware County, PA.
Extx.: Mary Ann Maxson a/k/a Mary Ann Theresa Maxson 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

ANDREW SCHWARTZ, dec'd.
Late of the Township of Bethel, Delaware County, PA.
Admr.: Darren Schwartz c/o Jay C. Glickman, Esquire, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.
JAY C. GLICKMAN, ATTY.
Rubin, Glickman, Steinberg & Gifford, P.C.
2605 N. Broad Street
P.O. Box 1277
Lansdale, PA 19446

MARY P. SMITH, dec'd.
Late of the Township of Springfield, Delaware County, PA.
Extx.: Wayne Sheridan Smith c/o Dawn Getty Sutphin, Esquire, 852 Eleventh Ave., Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
852 Eleventh Ave.
Prospect Park, PA 19076

JOAN L. SPECTER a/k/a JOAN LEVY SPECTER, dec'd.
Late of the Township of Haverford, Delaware County, PA.

Extx.: Shanin Specter c/o Bradley D. Terebelo, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428.
BRADLEY D. TEREBELO, ATTY.
Heckscher, Teillon, Terrill & Sager, P.C.
1001 Conshohocken State Rd.
Ste. 1-300
West Conshohocken, PA 19428

LOUISE STEPHENS, dec'd.
Late of the Borough of Yeadon, Delaware County, PA.
Co-Admrs.: Athena Rai Henderson and Debra A. Stephens 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

DONALD PIETER van KRIEKEN, SR. a/k/a DONALD P. van KRIEKEN, SR. and DONALD P. van KRIEKEN, dec'd.
Late of the Borough of Lansdowne, Delaware County, PA.
Extx.: Nancy Jane van Krieken c/o Joseph W. Bullen, III, Esquire, P.O. Box 217, Lansdowne, PA 19050-0217.
JOSEPH W. BULLEN, III, ATTY.
Hennessy Bullen Walker
P.O. Box 217
Lansdowne, PA 19050-0217

ROBERT RAYMOND WALSH, JR. a/k/a ROBERT R. WALSH, JR., dec'd.
Late of the Borough of Ridley Park, Delaware County, PA.
Extx.: Colleen Marie Walsh a/k/a Colleen Walsh (Named in Will as Colleen Walsh) 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

RONALD W. WILLIAMS, JR., dec'd.
Late of the Borough of East Lansdowne, Delaware County, PA.
Admx.: Jannell Leona Williams-Zahir c/o Christine M. Pickett, Esquire, 1122 Third Street, Beaver, PA 15009.
CHRISTINE M. PICKETT, ATTY.
1122 Third Street
Beaver, PA 15009

VINCENT E. ZAMPINO, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Paul DiAntonio c/o Joseph A.
Bellinghieri, Esquire, 17 W. Miner St.,
West Chester, PA 19382.
JOSEPH A. BELLINGHERI, ATTY.
MacElree Harvey, Ltd.
17 W. Miner St.
West Chester, PA 19382

SECOND PUBLICATION

**ARTHUR GORHAM BAKER, JR. a/k/a
DR. ART BAKER**, dec'd.
Late of the Township of Newtown
Square, Delaware County, PA.
Extr.: Arthur "Deane" Baker c/o Steve
Cohen, Esquire, 109 Chesley Drive,
William Penn Bldg., Media, PA 19063.
STEVE COHEN, ATTY.
Petrikin, Wellman, Damico, Brown
& Petrosa
109 Chesley Drive
William Penn Bldg.
Media, PA 19063

PATRICIA BOLDS, dec'd.
Late of Delaware County, PA.
Admr.: Willie Bold's, 513 Norris Street,
Chester, PA 19013.

**SUSAN VIRGINIA BRANDER a/k/a
SUSAN VIRGINIA MARCH**, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Christine Brander, 27 Park
Vallei Lane, Brookhaven, PA 19015.

**RICHARD A. BYRD a/k/a RICHARD
BYRD**, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Jeanette L. Byrd c/o John Jay
Wills, Esquire, 4124 Chichester Ave.,
Boothwyn, PA 19061.
JOHN JAY WILLS, ATTY.
4124 Chichester Ave.
Boothwyn, PA 19061

MARIA DEENIS, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Nicholas Deenis, 48 Midland
Avenue, Berwyn, PA 19312.

ISABELLE K. DUFFY, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Kathreen Duffy (Named in Will
as Kathleen Duffy) c/o Mary Elizabeth
Devine, Esquire, 5248 Township Line
Rd., P.O. Box 324, Drexel Hill, PA
19026.

MARY ELIZABETH DEVINE, ATTY.
Devine Law Associates, P.C.
5248 Township Line Rd.
P.O. Box 324
Drexel Hill, PA 19026

PHYLLIS C. KRIEGH, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Co-Extrs.: Karl E. Kreigh and Philip
William Kreigh c/o Eugene A. Bonner,
Esquire, 111 North Olive Street,
Media, PA 19063.
EUGENE A. BONNER, ATTY.
111 North Olive Street
Media, PA 19063

IRENE MALLORY-WINKLE, dec'd.
Late of the Borough of Collingdale,
Delaware County, PA.
Admr.: Levan Sammuell Winkle c/o
Paige Zirrith, Esquire, 1 Roberts Ave.,
Glenside, PA 19038.
PAIGE ZIRRITH, ATTY.
Klenk Law, LLC
1 Roberts Ave.
Glenside, PA 19038

DANIEL DOUGLASS McCRACKEN,
dec'd.
Late of the Borough of Clifton Heights,
Delaware County, PA.
Extr.: Sarah Elizabeth Gallagher
c/o Kara A. Klaiber, Esquire, 80 W.
Lancaster Ave., 4th Fl., Devon, PA
19333-1331.
KARA A. KLAIBER, ATTY.
McCausland Keen + Buckman
80 W. Lancaster Ave.
4th Fl.
Devon, PA 19333-1331

ANTHONY F. ROMANO, dec'd.
Late of the Township of Thornbury,
Delaware County, PA.
Extr.: Eileen M. Romano c/o Catania
Law Offices, LLC, P.O. Box 2029,
Media, PA 19063.
CATANIA LAW OFFICES, LLC, ATTYS.
P.O. Box 2029
Media, PA 19063

EVA ROSENDAHL, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Extr.: Bertha Ann Reed c/o Duke K.
Schneider, Esquire, 17 W. Miner St.,
West Chester, PA 19382.
DUKE K. SCHNEIDER, ATTY.
MacElree Harvey, Ltd.
17 W. Miner St.
West Chester, PA 19382

WARREN W. VAUGHTERS, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Admr.: Julia E. Vaughters c/o Frank
W. Daly, Esquire, 100 W. 6th St., Suite
204, Media, PA 19063.
FRANK W. DALY, ATTY.
100 W. 6th St.
Suite 204
Media, PA 19063

JOANNE C. WEAVER, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Sarah A. Teklinsky, 728
Redwood Dr., Southampton, PA 18966.

THIRD AND FINAL PUBLICATION
ALBERTA ELIZABETH BARKLEY,
dec'd.

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

JOHN BASILAVECCHIO, dec'd.
Late of the Borough of Clifton Heights,
Delaware County, PA.
Admx.: Gina M. O'Neill c/o Matthew C.
Stone, Esquire, 4126 Edgmont Avenue,
Brookhaven, PA 19015.
MATTHEW C. STONE, ATTY.
The Law Offices of Stone & Stone, LLC
4126 Edgmont Avenue
Brookhaven, PA 19015

ALBERT ANTHONY BRUNO a/k/a
ALBERT A. BRUNO and ALBERT
BRUNO, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Admx.: Lisanne R. Bruno c/o Katherine
F. Thackray, Esquire, 1880 JFK Blvd.,
Ste. 1740, Philadelphia, PA 19103.
KATHERINE F. THACKRAY, ATTY.
Alexander & Pelli, LLC
1880 JFK Blvd.
Ste. 1740
Philadelphia, PA 19103

MONA CAMILLE CARDELL, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extx.: Berta J. Britz c/o Emily T.
Abels, Esquire, P.O. Box 384, Kennett
Square, PA 19348.

EMILY T. ABELS, ATTY.
Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

JAYNE M. CARROLL, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Co-Extrs.: Kristin Brown Carroll and
Sean Thomas Carroll c/o Stephen
Carroll, Esquire, P.O. Box 1440, Media,
PA 19063.
STEPHEN CARROLL, ATTY.
Carroll & Karagelian LLP
P.O. Box 1440
Media, PA 19063

PASQUALE D. CHIACCHIERE, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extrs.: John Chiacchiere and Carol
Mularski, 211 E. Manoa Road,
Havertown, PA 19083.

WILBUR HALL EMMONS a/k/a WILL
EMMONS, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Jeffrey Emmons, 25 N. Concord
Rd., West Chester, PA 19380.

ETHEL L. FRYER a/k/a ETHEL
FRYER, dec'd.
Late of the City of Chester, Delaware
County, PA.
Extx.: Vernee Fryer c/o Michael J.
Mattson, Esquire, 21 W. Front St.,
Media, PA 19063.
MICHAEL J. MATTSON, ATTY.
Musi, Merkins, Daubenberger &
Clark, LLP
21 W. Front St.
Media, PA 19063

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

RACHEL W.F. JENKINS a/k/a
RACHEL WRAY FUNK, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extx.: Ellen H. Funk (Listed as Ellen
Henkel Funk in Will) c/o Ann M.
O'Keefe, Esquire, 10 Blakely Rd.,
Haverford, PA 19041.
ANN M. O'KEEFE, ATTY.
10 Blakely Rd.
Haverford, PA 19041

JUDITH L. KOLTUN, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extrs.: Joshua K. Koltun and Naomi
Koltun-Fromm c/o Michael L. Golden,
Jr., Esquire, 2005 Market St., 16th Fl.,
Philadelphia, PA 19103.
MICHAEL L. GOLDEN, JR., ATTY.
Zarwin Baum DeVito Kaplan Schaer
Toddy P.C.
2005 Market St.
16th Fl.
Philadelphia, PA 19103

MARILYN A. LOTRIDGE a/k/a
MARILYN ANNE LOTRIDGE, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: David K. Lotridge c/o Joan M.
Graner, Esquire, 11 W. Third St.,
Media, PA 19053.
JOAN M. GRANER, ATTY.
11 W. Third St.
Media, PA 19063

SAMUEL WALTER MOSER, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Lincoln H. Moser c/o Thomas E.
Wylter, Esquire, 22 East Third Street,
Media, PA 19063.
THOMAS E. WYLER, ATTY.
Falzone & Wylter LLC
22 East Third Street
Media, PA 19063

FREDERICK MUSIKA, dec'd.
Late of the Borough of Norwood,
Delaware County, PA.
Admx.: Mary P. Trzeciak c/o Christina
B. Roberts, Esquire, 3305 Edgmont
Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

NICHOLAS PALMER, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Joseph Daniel Palmer c/o John
McCreesh, Esquire, 7053 Terminal
Square, Upper Darby, PA 19082.
JOHN McCREESH, ATTY.
7053 Terminal Square
Upper Darby, PA 19082

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

ROBERT J. RIVERA, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Extr.: Miguel Angel Poncedeleon 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

VINCENT SAVAGE, dec'd.
Late of the City of Chester, Delaware
County, PA.
Co-Admxx.: Gale Joanne Tull and
Ramona Denise Fagala c/o John
McCreesh, Esquire, 7053 Terminal
Square, Upper Darby, PA 19082.
JOHN McCREESH, ATTY.
7053 Terminal Square
Upper Darby, PA 19082

SERAFINO PETER SCOLES a/k/a S.
PETER SCOLES, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Admr.: Antony J. Scoles, 24 Saint
Johns Place, Apt. 1, Brooklyn, NY
11217.
ANN M. O'KEEFE, ATTY.
10 Blakely Rd.
Haverford, PA 19041

EDWARD M. SELVERIAN, dec'd.
Late of the Township of Edgmont,
Delaware County, PA.
Extr.: Michael Jirard Selverian c/o
Michael J. Hawley, Esquire, 1223 N.
Providence Rd., Media, PA 19063.
MICHAEL J. HAWLEY, ATTY.
McNichol, Byrne & Matlawski, P.C.
1223 N. Providence Rd.
Media, PA 19063

BEVERLY STERN, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Ruth Stern Conboy c/o Rebecca
Rosenberger Smolen, Esquire, One
Bala Plaza, Ste. 623, Bala Cynwyd, PA
19004.
REBECCA ROSENBERGER
SMOLEN, ATTY.
Bala Law Group, LLC
One Bala Plaza
Ste. 623
Bala Cynwyd, PA 19004

KARL WEIRICH a/k/a H. KARL 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

EILEENE M. WHITWORTH, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Admx.: Kathryn A. Jasper c/o Christina B. Roberts, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

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

AUDIT

ORPHANS' COURT

**Estates listed for Audit on
SEPTEMBER 18, 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.

BRYAN - First and Final Account for the Revocable Agreement of Trust of Eleanor B. Bryan as Amended and Restated on November 15, 2021, stated by the Glenmede Trust Company, N.A., Co-Trustee and Suzanne B. Yuen, Successor Co-Trustee, Trust established under Deed of Eleanor B. Bryan.

CAUSERANO - First and Final Formal Account of Lindsey J. Conan, Esquire, Executrix, Estate of Carl Causerano, Deceased.

DOYLE - Account stated by Alice Miller, Esquire, Administratrix Pendente Lite, Estate of Edward Doyle, Sr., Deceased.

JOHNSON - First and Final Account for the Trust established under Deed of Albert D. Johnson and Ethel B. Johnson dated March 13, 1997, stated by the Glenmede Trust Company, N.A., Corporate Co-Trustee and Albert D. Johnson, Jr. and Nancy A. Bachman, Co-Trustees, Trust established under Deed of Albert D. Johnson and Ethel B. Johnson.

MEBERT - Final Account of Valerie Elise Mebert, Executrix, Estate of Coralie Craig Mebert, Deceased.

MOZINO - First and Final Account for the Peter S. Mozino Foundation established under the Will of Peter S. Mozino, stated by Hillary Seegul Chassin, Joan Readding and Theodore J. Mozino, Trustees.

WEISSINGER - Second Account of Trust established under Will of Virginia Weissinger, stated by Wells Fargo Bank, N.A. and Thomas F. Delaney, Successor Trustees for Thomas J. Burke and Anna J. Weissinger, Deceased, Trustees.

WHITEMAN - First and Final Accounting of Adam Whiteman, Executor, Estate of Roger Mitchell Whiteman, Deceased.

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

Sept. 6, 13

CHANGE OF NAME

**IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2024-003160**

NOTICE IS HEREBY GIVEN THAT on April 10, 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 **Vincent James Gurko** to **Vincent James Iovannoni**.

The Court has fixed Tuesday, October 1, 2024, at 9:00 a.m. in Courtroom "TBA", Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Sept. 6, 13

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-006399

NOTICE IS HEREBY GIVEN THAT on July 22, 2024, the Petition of Sean Joseph Willoughby, a minor, by and through his parent and natural guardian, Amanda M. Doyle, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Sean Joseph Willoughby** to **Sean Joseph Doyle**.

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.

ROBERT B. GEORGE, Solicitor
21 West Front Street
Media, PA 19063

Sept. 13, 20

**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:

Dante's Place

GRIFO & CHUNG, Solicitors
30 South 15th Street
15th Floor
Philadelphia, PA 19102

Sept. 13

**CHARTER APPLICATION
PROFESSIONAL**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for

FMC Advisors

a corporation organized under the Professional Corporation Law of 1988.

JOHN H. PROROK, Solicitor
424 S. 27th Street
Ste. 210
Pittsburgh, PA 15203

Sept. 12

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. CV-2023-008648

LEROY S. BLAKE and KATHLEEN K.
BLAKE
v.
NANCY K. ROSIN

NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this amended complaint and notice are served, by entering a written appearance personally or by an 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 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER'S REFERENCE SERVICE

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

HUGH A. DONAGHUE, Esquire
Attorney I.D. #37283
KATHRYN L. LABRUM, Esquire
Attorney I.D. #36280
TYLER J. THERRIault, Esquire
Attorney I.D. #309972
Donaghue & Labrum, LLP
Counsel for Plaintiff
104 West Front Street
Media, PA 19063
(610) 565-9120
info@donaghuelabrum.com

Sept. 13, 20

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 0045-2024

IN RE: ADOPTION OF
CHARLOTTE ROSE MARTINO

NOTICE IS HEREBY GIVEN THAT a Petition of Termination of Parental Rights has been filed by Florence Mae Gagliardi, seeking the termination of parental rights of JOHN DOE, parent of CHARLOTTE ROSE MARTINO, in the Court of Common Pleas of Delaware County. A hearing with respect to said petition is scheduled for October 8, 2024, at 9:00 a.m., before Judge Deborah A. Krull.

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

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

LAWYER REFERRAL SERVICE

Delaware County Bar Assn.
335 W. Front St.
Media, PA 19063
(610) 566-6625
www.delcobar.org

Sept. 13, 20

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2022-000284

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

Mortgage Assets Management, LLC
vs.

Joseph Lloyd Harris a/k/a Lloyd Harris,
Known Heir of J. Mervyn Harris,
Deceased and Unknown Heirs, Successors
and Assigns and All Persons Claiming
Right, title and Interest From or Under J.
Mervyn Harris, Deceased

You are hereby notified that Plaintiff, Mortgage Assets Management, LLC, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Delaware County, Pennsylvania, docketed to No. CV-2022-000284, seeking to foreclose the mortgage secured by the real estate located at 300 Copples Lane, Wallingford, PA 19086.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE 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
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

Sept. 13, 20

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
CIVIL DIVISION
DELAWARE COUNTY
NO. CV-2023-006783

ALLIED FIRST BANK, SB d/b/a
SERVBANK, PLAINTIFF

vs.

Jasmyn Winslow, known Heir of Ra'sheaa Kiona Russell, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Ra'sheaa Kiona Russell, deceased, DEFENDANTS

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: Unknown Heirs, Successors, Assigns and All Persons, Finns or Associations Claiming Right, Title or Interest from or under Ra'sheaa Kiona Russell, deceased 1517 Glen Avenue Folcroft, PA 19032

Your house (real estate) at: 1517 Glen Avenue, Folcroft, PA 19032, 20000087300, is scheduled to be sold at Sheriff's Sale at Delaware County Sheriff's Office, Court-house, Room 101, 201 West Front Street, Media, PA 19063 on September 20, 2024 at 11:00 A.M. to enforce the court judgment of \$108,918.49 obtained by ALLIED FIRST BANK, SB d/b/a SERVBANK against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to ALLIED FIRST BANK, SB d/b/a SERVBANK the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

Sept. 13, 20

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2019-061322

Upper Darby Twp.

vs.

Kyle MacClelland Faulkner

NOTICE IS GIVEN THAT the above was named as Defendant in a civil action by Plaintiff to recover 2016-2017 sewer fees and trash fees for property located at 90 S. Keystone Ave., Upper Darby, PA, Folio #16-05-00598-00. A Writ of Scire Facias for \$1,332.09 was filed. You are notified to plead to the Writ on or before 15 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, property or other rights important to you.

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

Lawyers Referral Service
Delaware County Bar Assn.
335 W. Front St.
Media, PA 19063
(610) 566-6625
www.delcobar.org

PORTNOFF LAW ASSOC., LTD.
P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

Sept. 6, 13, 20

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2019-062770

Upper Darby Twp.

vs.

John E. Gallagher

NOTICE IS GIVEN THAT the above was named as Defendant in a civil action by Plaintiff to recover 2016-2017 sewer fees and trash fees for property located at 901 Ormond Ave., Upper Darby, PA, Folio #16-10-01395-00. A Writ of Scire Facias for \$1,332.09 was filed. You are notified to plead to the Writ on or before 15 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, property or other rights important to you.

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

Lawyers Referral Service
Delaware County Bar Assn.
335 W. Front St.
Media, PA 19063
(610) 566-6625
www.delcobar.org

PORTNOFF LAW ASSOC., LTD.
P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

Sept. 6, 13, 20

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2019-063205

Upper Darby Twp.

vs.

Jonathan Sidener

NOTICE IS GIVEN THAT the above was named as Defendant in a civil action by Plaintiff to recover 2016-2017 sewer fees and trash fees for property located at 327 Riverview Ave., Upper Darby, PA, Folio #16-09-01274-00. A Writ of Scire Facias for \$1,332.09 was filed. You are notified to plead to the Writ on or before 15 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, property or other rights important to you.

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

Lawyers Referral Service
Delaware County Bar Assn.
335 W. Front St.
Media, PA 19063
(610) 566-6625
www.delcobar.org

PORTNOFF LAW ASSOC., LTD.
P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

Sept. 6, 13, 20

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2019-062914

Upper Darby Twp.
vs.
Sean Smith

NOTICE IS GIVEN THAT the above was named as Defendant in a civil action by Plaintiff to recover 2016-2017 sewer fees and trash fees for property located at 105 Englewood Rd., Upper Darby, PA, Folio #16-06-00305-00. A Writ of Scire Facias for \$1,332.09 was filed. You are notified to plead to the Writ on or before 15 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, property or other rights important to you.

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

Lawyers Referral Service
Delaware County Bar Assn.
335 W. Front St.
Media, PA 19063
(610) 566-6625
www.delcobar.org

PORTNOFF LAW ASSOC., LTD.
P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

Sept. 6, 13, 20

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2019-062313

Upper Darby Twp.
vs.
Melissa R. Andrews

NOTICE IS GIVEN THAT the above was named as Defendant in a civil action by Plaintiff to recover 2016-2017 sewer fees and trash fees for property located at 240 Ashby Rd., Upper Darby, PA, Folio #16-03-00113-00. A Writ of Scire Facias for \$1,232.09 was filed. You are notified to plead to the Writ on or before 15 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, property or other rights important to you.

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

Lawyers Referral Service
Delaware County Bar Assn.
335 W. Front St.
Media, PA 19063
(610) 566-6625
www.delcobar.org

PORTNOFF LAW ASSOC., LTD.
P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

Sept. 6, 13, 20

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2019-062961

Upper Darby Twp.
vs.
Frank Ippoliti, Jr. & Alicia Ippoliti

NOTICE IS GIVEN THAT the above were named as Defendants in a civil action by Plaintiff to recover 2016-2017 sewer fees and trash fees for property located at 28 S. Harwood Ave., Upper Darby, PA, Folio #16-08-01519-00. A Writ of Scire Facias for \$1,332.09 was filed. You are notified to plead to the Writ on or before 15 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, property or other rights important to you.

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

Lawyers Referral Service
Delaware County Bar Assn.
335 W. Front St.
Media, PA 19063
(610) 566-6625
www.delcobar.org

PORTNOFF LAW ASSOC., LTD.
P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

Sept. 6, 13, 20

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2019-063717

Upper Darby Twp.
vs.
Jemal M. Bankhead

NOTICE IS GIVEN THAT the above was named as Defendant in a civil action by Plaintiff to recover 2016-2017 sewer fees and trash fees for property located at 4017 Marshall Rd., Upper Darby, PA, Folio #16-13-02365-00. A Writ of Scire Facias for \$1,332.09 was filed. You are notified to plead to the Writ on or before 15 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, property or other rights important to you.

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

Lawyers Referral Service
Delaware County Bar Assn.
335 W. Front St.
Media, PA 19063
(610) 566-6625
www.delcobar.org

PORTNOFF LAW ASSOC., LTD.
P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

Sept. 6, 13, 20

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2019-066373

Upper Darby Twp.

vs.

Kevin L. Nottingham & Stephanie Hall

NOTICE IS GIVEN THAT the above were named as Defendants in a civil action by Plaintiff to recover 2016-2017 sewer fees and trash fees for property located at 7547 Parkview Rd., Upper Darby, PA, Folio #16-06-00851-00. A Writ of Scire Facias for \$1,332.09 was filed. You are notified to plead to the Writ on or before 15 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, property or other rights important to you.

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

Lawyers Referral Service
Delaware County Bar Assn.
335 W. Front St.
Media, PA 19063
(610) 566-6625
www.delcobar.org

PORTNOFF LAW ASSOC., LTD.
P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

Sept. 6, 13, 20



**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**

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

BOROUGH

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

CITY

Chester 2, 24

TOWNSHIP

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

Conditions: \$3,000.00 cash or certified check at time of sale (unless otherwise stated in advertisement), balance in ten days. Other conditions on day of sale.

To all parties in interest and claimants:

TAKE NOTICE that a Schedule of Distribution will be filed within thirty (30) days from the date of sale and distribution will be made in accordance with the Schedule of Distribution unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the Schedule of Distribution will be given.

No. 005093 1. 2022

MORTGAGE FORECLOSURE

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

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

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Noel Karasanyi.

Hand Money \$21,177.19

Pincus Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005420 2. 2023

MORTGAGE FORECLOSURE

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

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

IMPROVEMENTS CONSIST OF: 2 story house—Residential.

SOLD AS THE PROPERTY OF: Alfredo R. Rivera.

Hand Money \$1,127.60

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062296 3. 2019

MORTGAGE FORECLOSURE

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

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

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: William Steuber.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002535 4. 2024

MORTGAGE FORECLOSURE

948 Church Lane
Yeadon, PA 19050

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Veronica Prevost a/k/a Veronica Prevast.

Hand Money \$12,902.08

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003829 5. 2023

MORTGAGE FORECLOSURE

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

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

IMPROVEMENTS CONSIST OF: A single family residential dwelling.

SOLD AS THE PROPERTY OF: Kimberly Rankin

Hand Money \$28,135.55

Parker McCay, P.A., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002644 6. 2024

MORTGAGE FORECLOSURE

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

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

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

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

PARCEL No. 20-00-01048-76

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Derrick Clark.

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

Leon P. Haller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009770 7. 2023

MORTGAGE FORECLOSURE

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

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

BEING Premises: 2910 Concord Road, Aston, PA 19014

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$16,234.63

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 2087 8. 2024

MORTGAGE FORECLOSURE

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

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

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

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Michael P. Grassi.

Hand Money \$28,935.43

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008606 9. 2023

MORTGAGE FORECLOSURE

PREMISES A

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

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

FOLIO No. 09-00-00193-00

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

PREMISES B

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

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

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

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

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

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$10,391.61

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004807 10. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 22030028500

Property: 117 Campbell Avenue, Haverford, PA 19083.

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

IMPROVEMENTS CONSIST OF: House.

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

Hand Money \$3,253.18

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003546 11. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 45000149200

PROPERTY: 406 Printz Avenue, Esington, PA 19029.

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

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: James Dearstyne.

Hand Money \$20,706.44

Katherine M. Wolf, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007877 12. 2023

MORTGAGE FORECLOSURE

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

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

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

IMPROVEMENTS CONSIST OF: a ranch single family residential dwelling.

SOLD AS THE PROPERTY OF: Geraldine L. Templin.

Hand Money \$10,407.60

Parker McCay, P.A., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010901 13. 2023

MORTGAGE FORECLOSURE

1143 Chestnut Street Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

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

Hand Money \$8,377.94

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007019 15. 2023

MORTGAGE FORECLOSURE

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

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

BEING Premises: 914 Bedford Avenue Darby, PA 19023.

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$9,086.92

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000071 16. 2023

MORTGAGE FORECLOSURE

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

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

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

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

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

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003017 17. 2024

MORTGAGE FORECLOSURE

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

Front: 29 Depth: 120

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$19,273.58

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008597 18. 2022

MORTGAGE FORECLOSURE

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

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

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

IMPROVEMENTS CONSIST OF: residential—2 story house.

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

Hand Money \$16,455.10

Friedman Vartolo LLP
Robert Flacco, Esquire, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006673 19. 2023

MORTGAGE FORECLOSURE

2382 Booker Avenue
Aston, PA 19014

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Richard Phillips.

Hand Money \$16,993.24

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004839 20. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 05000034400

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

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

IMPROVEMENTS CONSIST OF: House.

SOLD AS THE PROPERTY OF: Compassionately Creative Foreclosure Prevention LLC.

Hand Money \$47,323.28

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001369 21. 2023

MORTGAGE FORECLOSURE

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

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

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

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

PARCEL No. 16-11-00543-00

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$30,895.50

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006008 22. 2017

MORTGAGE FORECLOSURE

612 Washington Avenue
Media, PA 19063

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

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

Hand Money \$28,511.23

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000013B 23. 2017

MORTGAGE FORECLOSURE

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

Folio No. 14-00-02894-00.

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

IMPROVEMENTS CONSIST OF: single family residential dwelling.

SOLD AS THE PROPERTY OF: Veronica Saah.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006393 24. 2023

MORTGAGE FORECLOSURE

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

Folio No. 49010140500

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

IMPROVEMENTS CONSIST OF: single family detached residence.

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

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004734 25. 2022

MORTGAGE FORECLOSURE

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

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

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

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

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

PARCEL No. 05-00-00625-87.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William Seganti, deceased.

Hand Money \$12,415.48

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001352 26. 2024

MORTGAGE FORECLOSURE

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

Folio No. 38020077501.

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

IMPROVEMENTS CONSIST OF: single family residential dwelling.

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

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003526F 27. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$175,563.42

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

Front: Irregular Depth: Irregular

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

Folio Number: 48-00-03231-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Cheryl Allison.

Hand Money \$17,556.34

Christopher A. DeNardo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006901C 28. 2017

MORTGAGE FORECLOSURE

Judgment Amount: \$314,370.51

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

Front: Irregular Depth: Irregular

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

Folio Number: 38-04-00090-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Esther P. Papa.

Hand Money \$31,437.05

Christopher A. DeNardo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007324 29. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$161,121.92

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

Front: 50 feet Depth: 200 feet

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

Folio Number: 10000164700.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Stephen M. Wusinich.

Hand Money \$16,112.19

Christopher A. DeNardo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000615 30. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$78,792.53

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

Front: 50 feet Depth: 100 feet

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

Folio Number: 46000010800.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Thomas Walters.

Hand Money \$7,879.25

Christopher A. DeNardo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002116 31. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$185,073.52

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

Front: Irregular Depth: Irregular

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

Folio Number: 340000523000.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Brynden Craig.

Hand Money \$18,507.35

Christopher A. DeNardo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001650 32. 2023

MORTGAGE FORECLOSURE

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

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

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

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$17,920.37

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009159 34. 2023

MORTGAGE FORECLOSURE

219 South Parkway Ave.
Broomall, PA 19008

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

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

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

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

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

BEING known and numbered as 219 Parkway.

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

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

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

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

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

Hand Money \$3,000.00

Fox Rothschild LLP
Andrew S. Console, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002454 35. 2023

MORTGAGE FORECLOSURE

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

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

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sandra Lynne Zehnder.

Hand Money \$9,915.19

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009190 36. 2023

MORTGAGE FORECLOSURE

302 Laurel Road Sharon Hill, PA 19079

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Tanya Roussaw.

Hand Money \$9,000.00

Orlans, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000605 37. 2024

MORTGAGE FORECLOSURE

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

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

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

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

PARCEL No. 23-03-01257-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Myrlene Eloi.

Hand Money \$26,489.44

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007498 39. 2022

MORTGAGE FORECLOSURE

117 E Roland Road
Brookhaven, PA 19015

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

IMPROVEMENTS CONSIST OF: Resi-
dential Dwelling.

SOLD AS THE PROPERTY OF: Larry
M. Mason.

Hand Money \$15,087.08

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010256 40. 2023

MORTGAGE FORECLOSURE

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

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

IMPROVEMENTS CONSIST OF: sin-
gle family detached residence.

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

Hand Money \$22,041.74

Robert P. Wendt, Attorney

JERRY L. SANDERS, JR., Sheriff

Aug. 30; Sept. 6, 13