

**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**

**JAMES EDWARD BRAMWELL, JR.**  
**a/k/a JAMES E. BRAMWELL, dec'd.**  
Late of the Township of Ridley,  
Delaware County, PA.  
Extx.: Deborah Irene Bramwell a/k/a  
Deborah I. Bramwell, 739 Brooke  
Circle, Morton, PA 19070.  
**CAROL R. LIVINGOOD, ATTY.**  
Timoney Knox LLP  
130 W. Lancaster Ave.  
P.O. Box 191  
Wayne, PA 19070-0191

**CHARLES W. BUCHAN, JR., dec'd.**  
Late of the Borough of Prospect Park,  
Delaware County, PA.  
Admr.: Charles William Buchan, III,  
1625 Washington Avenue, Prospect  
Park, PA 19076.  
**ELIZABETH T. STEFANIDE, ATTY.**  
339 W. Baltimore Avenue  
Media, PA 19063

**PATRICIA M. DOUGHERTY, dec'd.**  
Late of the Borough of Collingdale,  
Delaware County, PA.  
Extx.: Dennis P. Dougherty c/o Dana  
M. Breslin, Esquire, 3305 Edgmont  
Ave., Brookhaven, PA 19015.  
**DANA M. BRESLIN, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**ANTHONY A. GIORDANO, dec'd.**  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extx.: Tina M. Soares c/o Vincent  
A. Rongione, Esquire, 201 W. Front  
Street, Media, PA 19063.  
**VINCENT A. RONGIONE, ATTY.**  
201 W. Front Street  
Media, PA 19063

**PAULA DIANN GUFFEY, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Extx.: Erika M. Martell c/o Guy F.  
Matthews, Esquire, 300 W. State St.,  
Ste. 300, Media, PA 19063.  
**GUY F. MATTHEWS, ATTY.**  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**HARRY HAROOTUNIAN, dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Extx.: Lee C. Harootunian c/o Terrance  
A. Kline, Esquire, 200 E. State St., Ste.  
306, P.O. Box A, Media, PA 19063.  
**TERRANCE A. KLINE, ATTY.**  
Law Office of Terrance A. Kline  
200 E. State St.  
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Media, PA 19063

**MARY POWELL LEWIS, MD a/k/a**  
**MARY POWELL LEWIS a/k/a**  
**MARY M. POWELL-LEWIS and**  
**MARY P. LEWIS, dec'd.**  
Late of 3508 Tyson Road, Newtown  
Square, PA 19073.  
Extx.: Dorothy S. Lewis et al.  
**JOHN R. TWOMBLY, JR., ATTY.**  
224 East Street Road  
Suite 1  
Kennett Square, PA 19348

**KATHLEEN M. METZGER a/k/a**  
**KATHLEEN MARGARET**  
**METZGER, dec'd.**  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Admx.: Maria E. Read, 126  
Ramblewood Drive, Glenmoore, PA  
19343.

**JOAN LORRAINE MOORE a/k/a**  
**JOAN L. MOORE and JOAN**  
**MOORE, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Extx.: Brian F. Moore, 2689  
Montchanin Rd., Greenville, DE 19807.

**LOIS JOAN MOORE, dec'd.**  
Late of the Township of Ridley,  
Delaware County, PA.  
Admr.: Charles Robert Moore, Jr.  
and Kimberly M. Jones c/o Dana M.  
Breslin, Esquire, 3305 Edgmont Ave.,  
Brookhaven, PA 19015.

DANA M. BRESLIN, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**JOHN W. MURPHY, JR., dec'd.**

Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Daniel J. Murphy c/o Catherine  
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CATHERINE T. DUFFY, ATTY.  
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Sloane, Matthews & Auslander, P.C.  
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Media, PA 19063

**DOROTHY L. PENNINGTON, dec'd.**

Late of the Borough of Clifton Heights,  
Delaware County, PA.

Extr.: Kimberly Anne Bond c/o William  
J. Luttrell, III, Esquire, 11 S. Olive St.,  
2nd Floor, P.O. Box 1081, Media, PA  
19063.

WILLIAM J. LUTTRELL, III, ATTY.  
11 S. Olive St.  
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P.O. Box 1081  
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**NELVA LOU POWELL a/k/a NELVA**

**F. POWELL, dec'd.**  
Late of the Township of Upper  
Providence, Delaware County, PA.  
Extr.: Donna Sottung, 225 Woodview  
Rd., West Grove, PA 19390.

**EDITH M. QUINN, dec'd.**

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

Extrs.: Dennis Michael Quinn a/k/a  
Dennis M. Quinn, 102 W. Madison  
Ave., Clifton Heights, PA 19018 and  
Kevin Charles Quinn a/k/a Kevin  
C. Quinn, 1330 Chiswick Dr., West  
Chester, PA 19390.

MARITA M. HUTCHINSON, ATTY.  
1250 Fieldstone Dr.  
West Chester, PA 19382

**WILLIAM J. REILLY, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Diane M. Davis c/o Neil Hilkert,  
Esquire, 600 West Germantown Pike,  
Suite 400, Plymouth Meeting, PA  
19462.

NEIL HILKERT, ATTY.  
600 West Germantown Pike  
Suite 400  
Plymouth Meeting, PA 19462

**BARBARA C. TIMONY, dec'd.**

Late of the Township of Aston,  
Delaware County, PA.  
Extr.: David D. Timony c/o Ryan J.  
Griffin, Esquire, 623 N. Pottstown  
Pike, Exton, PA 19341.

**RYAN J. GRIFFIN, ATTY.**

James B. Griffin, P.C.  
623 N. Pottstown Pike  
Exton, PA 19341

**PAUL C. WAER, SR. a/k/a PAUL  
CLYDE WAER, SR. and PAUL  
WAER, dec'd.**

Late of the Borough of Clifton Heights,  
Delaware County, PA.

Extr.: Diana Waer, 175 Penns Grove  
Auburn Road 2004, Carneys Point, NJ  
08069.

**MARCIA ANNE WARNER a/k/a**

**MARCIA A. WARNER, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Anita M. Warner, 1800 Mill  
Rd., Apt. E184, Upper Chichester, PA  
19061-2562.

**TAE SANG YOON a/k/a TAE YOON  
and TAE S. YOON, dec'd.**

Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Lisa Yoon and Christine Yoon,  
448 Baldwin Rd., Maplewood, NJ  
07040.

**SECOND 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, 1<sup>st</sup> 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.  
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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.  
McCollow 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 Rance 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.  
Ste. 109  
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.,  
19<sup>th</sup> Fl., Philadelphia, PA 19103.  
**M. HOWARD VIGDERMAN**, ATTY.  
Montgomery McCracken Walker &  
Rhoads LLC  
1735 Market St.  
19<sup>th</sup> 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.  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**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  
Township Line Rd., P.O. Box 324,  
Drexel Hill, PA 19026.  
**MARY ELIZABETH DEVINE**, ATTY.  
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5248 Township Line Rd.  
P.O. Box 324  
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  
1500 Market St.  
Ste. 3400  
Philadelphia, PA 19102-2101

**RICHARD KLINGAMAN, dec'd.**  
Late of the Township of Edgmont, Delaware County, PA.  
Extr.: James Jeffrey Klingaman *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

**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.**  
Russell Law, P.C.  
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  
Ste. 200  
Broomall, PA 19008

**KATHERINE A. TERZI, dec'd.**  
Late of the Borough of Lansdowne, Delaware County, PA.  
Admr.: James Cramton *c/o* Christina B. Roberts, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.  
**CHRISTINA B. ROBERTS, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**DOROTHY M. WARD a/k/a DOROTHY WARD and DOT WARD, dec'd.**  
Late of the Township of Newtown, Delaware County, PA.  
Extr.: Gary A. Ward, 1315 Albright Drive, Yardley, PA 19067.

**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* Andrew J. Bellwoar, Esquire, 126 W. 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.  
Extr.: Shari Wimmer, 7 West Winona Ave., Norwood, PA 19074.

**THIRD AND FINAL PUBLICATION ANNE MARIE AMATO, dec'd.**  
Late of the Borough of Ridley Park, Delaware County, PA.  
Extr.: Tracy Atwell, 104 McCormick Ave., Ridley Park, PA 19078.

**JOHN V. ARTZ, JR. a/k/a JACK ARTZ, dec'd.**  
Late of the Township of Springfield, Delaware County, PA.  
Extr.: 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.**  
Murphy and Murphy  
801 Old Lancaster Rd.  
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 Canterbury Way, Cape May Court House, NJ 08210.

**ELIZABETH T. STEFANIDE, ATTY.**  
339 W. Baltimore Avenue  
Media, PA 19063

**ARTHUR P. DORN, dec'd.**  
Late of the Township of Concord, Delaware County, PA.  
Extr.: Eric Dorn, 3 High Tide Lane, Fenwick Island, DE 19944.

**JACQUELYN S. GOFFNEY, ATTY.**  
339 W. Baltimore Avenue  
Media, PA 19063

**EDWARD P. DOYLE, dec'd.**  
Late of the Township of Middletown, Delaware County, PA.

Extr.: Charles M. Doyle c/o Michelle Bernardo-Rudy, 29 S. Darlington Street, West Chester, PA 19382.  
**MICHELLE BERNARDO-RUDY, ATTY.**

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.  
Extr.: Bernadette Poporechny, 2210 Lido Lane, Wilmington, DE 19810.

**IVY T. JAMES, dec'd.**  
Late of the Borough of Yeadon, Delaware County, PA.  
Extr.: Coreatha James c/o Sheri L. Pecarsky, Esquire, 110 Marter Ave., Ste. 103, Moorestown, NJ 08057.  
**SHERI L. PECARSKY, ATTY.**  
Broder Law Group, P.C.  
110 Marter Ave.  
Ste. 103  
Moorestown, NJ 08057

**RUTH WACHS LEVINSTEIN a/k/a RUTH W. LEVINSTEIN, dec'd.**  
Late of the Township of Nether Providence, Delaware County, PA.  
Extr.: Phyllis L. Lebowich c/o Nicholas M. Orloff, Esquire, 1 W. Third St., Media, PA 19063.  
**NICHOLAS M. ORLOFF, ATTY.**  
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**JANE E. MALATESTA, dec'd.**  
Late of the Township of Radnor, Delaware County, PA.  
Extr.: Kathy Joan McCauley c/o Michael S. Dinney, Esquire, 919 Conestoga Road, Ste. 3-114, Bryn Mawr, PA 19010.  
**MICHAEL S. DINNEY, ATTY.**  
919 Conestoga Road  
Ste. 3-114  
Bryn Mawr, PA 19010

**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.  
**DANIEL J. SIEGEL, ATTY.**  
Law Offices of Daniel J. Siegel, LLC  
66 W. Eagle Rd.  
Ste. 1  
Havertown, PA 19083

**ELENA N. MARCHINI**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Rosemarie Colantuono,  
1219 W. Wynnwood Rd., Apt. 414,  
Wynnwood, PA 19096.

**CAROLYN A. MARSHALL**, dec'd.  
Late of the Township of Media,  
Delaware County, PA.  
Extr.: 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.  
Extr.: 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.  
Extr.: 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. 19<sup>th</sup> St., Ste.  
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S. STACY MOGUL, ATTY.  
Heiligman and Mogul, P.C.  
135 S. 19<sup>th</sup> 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.  
McCullom 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

**AUDIT**

**ORPHANS' COURT**

**Estates listed for Audit on  
OCTOBER 16, 2024  
10:30 A.M. Prevailing Time**

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

**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 HAL-  
BRUNER 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. 2024-005913

NOTICE IS HEREBY GIVEN THAT  
on July 5, 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 **Miranda Lynn Borecky** to **Miranda  
Lynn Roux**.

The Court has fixed Tuesday, October  
22, 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.

Oct. 11, 18

**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-2024-007766

NOTICE IS HEREBY GIVEN THAT on September 10, 2024, the Petition of Madeline Riley Vass, a minor, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Madeline Riley Vass** to **Everette Madeline Vass**.

The Court has fixed November 4, 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.

KATHLEEN A. FARRELL, Solicitor  
Attorney I.D. #49957  
116 W. Baltimore Avenue  
Media, PA 19063

Oct. 11, 18

**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:

**Almuhsinun Foundation Inc.**

The Articles of Incorporation have been (are to be) filed on Monday, September 30, 2024.

The purpose or purposes for which it was organizes are as follows: Undertake and engage in religious, educational, charitable and culture activities and fundraisers.

Oct. 11

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO: CV-2024-006005

PNC BANK, NATIONAL ASSOCIATION,  
Plaintiff  
vs.

Precious K. Gee, as believed Heir and/or Administrator to the Estate of Seah Geeh; Unknown Heirs, and/or Administrators to the Estate of Seah Geeh, Defendants

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

TO: Unknown Heirs, and/or Administrators to the Estate of Seah Geeh  
Unknown Heirs, and/or Administrators to the Estate of Seah Geeh



You are hereby notified that Plaintiff, PNC Bank, National Association, 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-2024-006005, seeking to foreclose the mortgage secured by the real estate located at 106 North 2nd Street, Darby, PA 19023.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P.O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611.

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 A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**LAWYER REFERRAL SERVICE**  
Lawyers Reference Service  
Delaware County Bar Association  
335 West Front Street  
Media, PA 19063  
(610) 566-6625

Oct. 11

**SERVICE BY PUBLICATION**

**COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV-2019-062967**

Upper Darby Twp.

vs.

Nathaniel C. Wrotto

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 209 Margate Rd., Upper Darby, PA, Folio #16-04-01240-00. A Writ of Scire Facias for \$1,332.09 was filed. You are notified to plead to the Writ on or before 20 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  
(866) 211-9466

Oct. 11, 18, 25

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV-2019-062036

Upper Darby Twp.

vs.

Patricia A. Matkowski

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 110 Margate Rd., Upper Darby, PA, Folio #16-04-01315-00. A Writ of Scire Facias for \$1,332.09 was filed. You are notified to plead to the Writ on or before 20 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.

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Oct. 11, 18, 25

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV-2019-062991

Upper Darby Twp.

vs.

Diane M. Clark

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 241 Margate Rd., Upper Darby, PA, Folio #16-04-01256-00. A Writ of Scire Facias for \$1,332.09 was filed. You are notified to plead to the Writ on or before 20 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.

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Oct. 11, 18, 25

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV-2019-062441

Upper Darby Twp.  
vs.  
Charles A. Thompson

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 171 N. Carol Blvd., Upper Darby, PA, Folio #16-06-00182-00. A Writ of Scire Facias for \$1,332.09 was filed. You are notified to plead to the Writ on or before 20 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.

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www.delcobar.org

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

Oct. 11, 18, 25

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV-2019-062442

Upper Darby Twp.  
vs.  
Joy Norman

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 270 Sanford Rd., Upper Darby, PA, Folio #16-04-01748-00. A Writ of Scire Facias for \$1,332.09 was filed. You are notified to plead to the Writ on or before 20 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.

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Norristown, PA 19404  
(866) 211-9466

Oct. 11, 18, 25

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV-2019-061453

Upper Darby Twp.  
vs.  
Yenetta McClain

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 243 Copley Rd., Upper Darby, PA, Folio #16-03-00181-00. A Writ of Scire Facias for \$1,332.09 was filed. You are notified to plead to the Writ on or before 20 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.

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Norristown, PA 19404  
(866) 211-9466

Oct. 11, 18, 25

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV-2019-063645

Upper Darby Twp.  
vs.  
Carlos Vasquez

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 570 Snowden Rd., Upper Darby, PA, Folio #16-03-01614-00. A Writ of Scire Facias for \$1,332.09 was filed. You are notified to plead to the Writ on or before 20 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.

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Oct. 11, 18, 25

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV-2019-062388

Upper Darby Twp.  
vs.

Lorraine Davis Dantley

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 6679 Church Ln., Upper Darby, PA, Folio #16-01-00331-00. A Writ of Scire Facias for \$1,332.09 was filed. You are notified to plead to the Writ on or before 20 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.

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Oct. 11, 18, 25

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV-2019-060928

Upper Darby Twp.  
vs.

Ida Mboki

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 18 College Avenue, Upper Darby, PA, Folio #16-06-00261-00. A Writ of Scire Facias for \$1,332.09 was filed. You are notified to plead to the Writ on or before 20 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.**

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Oct. 11, 18, 25

**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

**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 Southeastly 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 Southeastly 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 Southeastly 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 Southeastly 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 Southwestwardly between parallel lines of the Northwesterly line thereof, 115.88 feet, more or less and on the Southeastly 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 Southeastly 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 Southeastly 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: Mamadou 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



**FREE NOTARY SERVICE FOR DCBA MEMBERS**

Another benefit of membership.  
If you have any questions, please call  
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