

**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 set-tlors 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****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 Boldts, 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.: Kathleen 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 Sammuel Winkle c/o Paige Zirrieth, Esquire, 1 Roberts Ave., Glenside, PA 19038.  
**PAIGE ZIRRIETH, 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., 4<sup>th</sup> Fl., Devon, PA 19333-1331.  
**KARA A. KLAIBER, ATTY.**  
McCausland Keen + Buckman  
80 W. Lancaster Ave.  
4<sup>th</sup> 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.

Extx.: 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. 6<sup>th</sup> St., Suite 204, Media, PA 19063.  
FRANK W. DALY, ATTY.  
100 W. 6<sup>th</sup> 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.

**SECOND 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, 1<sup>st</sup> 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., 16<sup>th</sup> Fl., Philadelphia, PA 19103.  
MICHAEL L. GOLDEN, JR., ATTY.  
Zarwin Baum DeVito Kaplan Schaer Toddy P.C.  
2005 Market St.  
16<sup>th</sup> 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. Wyler, Esquire, 22 East Third Street, Media, PA 19063.  
THOMAS E. WYLER, ATTY.  
Falzone & Wyler 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-Admxs.: 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.  
Extx.: 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

**THIRD AND FINAL PUBLICATION**

**ISABELLE E. BARBIERS, dec'd.**

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

Amdx.: Jane E. Falkowski c/o Robert  
E. O'Connor, Esquire, 341 West State  
Street, Media, PA 19063.

ROBERT E. O'CONNOR, ATTY.

341 West State Street

Media, PA 19063

**JOSEPH ANTHONY BARTOLOMEI  
a/k/a JOSEPH A. BARTOLOMEI  
and JOSEPH BARTOLOMEI, dec'd.**

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

Extr.: Matthew S. Bartolomei a/k/a

Matthew Scott Bartolomei c/o Nicholas

W. Stathes, Esquire, 899 Cassatt Rd.,

Ste. 320, Berwyn, PA 19312.

NICHOLAS W. STATHES, ATTY.

Toscani, Stathes & Zoeller, LLC

899 Cassatt Rd.

Ste. 320

Berwyn, PA 19312

**MAUREEN PATRICE BECKER a/k/a**

**MAUREEN PATRICE FLEUHR,  
dec'd.**

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

Extr.: Cornelia B. Stebelman (Named

in Will as Cori Stebelman) 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

**DOROTHY R. BOYLAN, dec'd.**

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

Extr.: Terry Allen Kline (Named in  
Will as Terrance A. Kline), 200 E.

State St., Ste. 306, P.O. Box A, Media,

PA 19063.

TERRANCE A. KLINE, ATTY.

200 E. State St.

Ste. 306

P.O. Box A

Media, PA 19063

**MARY M. BROWN a/k/a MARY**

**MARGARET BROWN, dec'd.**

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

Extr.: Barbara Ann Kain 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

**ELAINE CANTY, dec'd.**

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

Extr.: Vernay Howell c/o Nicole B.

LaBletta, Esquire, 200 Barr Harbor

Dr., Ste. 400, Conshohocken, PA

19428.

NICOLE B. LABLETTA, ATTY.

LaBletta & Walters, LLC

200 Barr Harbor Dr.

Ste. 400

Conshohocken, PA 19428

**MARJORIE H. COBLENTZ, dec'd.**

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

- Extr.: Elaine Coblentz c/o Kyle A. Burch, Esquire, 22 State Road, Media, PA 19063-1442.  
KYLE A. BURCH, ATTY.  
22 State Road  
Media, PA 19063-1442
- HEATHER LYN COTTIER**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Pamela Martin, 707 Coverdale  
Road, Wilmington, DE 19805.
- URSULA MEYERHOFF DAVIS**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Helen David Picher c/o Andrew  
Reilly, Esquire, 100 Deerfield Lane,  
Suite 240, Malvern, PA 19355.  
ANDREW REILLY, ATTY.  
100 Deerfield Lane  
Suite 240  
Malvern, PA 19355
- SPLENDORA DeFRUSCIO**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Patricia R. Farmer a/k/a Patricia  
Farmer c/o Michael L. Daiello, Esquire,  
230 S. Broad Street, 17th Floor,  
Philadelphia, PA 19102.  
MICHAEL L. DAIELLO, ATTY.  
230 S. Broad Street  
17th Floor  
Philadelphia, PA 19102
- ELIZABETH DiANGELO a/k/a**  
**ELIZABETH A. DiANGELO**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Michelle Eleanora Castro  
a/k/a Michelle Castro, 756 Woodland  
Terrace, Apt. 2, Sharon Hill, PA 19079  
and Phyllis Ann Griffith a/k/a Phyllis  
Griffith, 2615 Bethel Rd., Chester, PA  
19013.  
LINDA McGRIER, ATTY.  
2211 Chichester Ave.  
Ste. 201  
Upper Chichester, PA 19061
- EDWARD M. DOUGHERTY, JR. a/k/a**  
**EDWARD M. DOUGHERTY and**  
**BUD DOUGHERTY**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Theresa M. Dougherty, 606  
Hillside Avenue, Brookhaven, PA  
19015.
- MICHAEL DRIGGINS**, dec'd.  
Late of the Borough of Clifton Heights,  
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
- HELEN C. FINNEGAN**, dec'd.  
Late of the Borough of Swarthmore,  
Delaware County, PA.  
Extr.: Daniel Finnegan, Esquire, 210  
W. Front Street, Media, PA 19063.  
DANIEL FINNEGAN, ATTY.  
210 W. Front Street  
Media, PA 19063
- ADAM J. FOLTZ, JR.**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Daniel R. Foltz c/o Robert M.  
Slutsky, Esquire, 600 W. Germantown  
Pike, Ste. 400, Plymouth Meeting, PA  
19462.  
ROBERT M. SLUTSKY, ATTY.  
Slutsky Elder Law, P.C.  
600 W. Germantown Pike  
Ste. 400  
Plymouth Meeting, PA 19462
- AMY R. GREEN**, dec'd.  
Late of the Borough of Collingdale,  
Delaware County, PA.  
Admx.: Samantha Stewart, 1011  
Hillside Ave., Elizabethtown, PA  
17022.
- ESTERLEE HAYES**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Admr.: John Hayes, 117 Campbell  
Ave., Floor 2, Haverford, PA 19083.  
KENNETH C. RUSSELL, ATTY.  
Russell Law, P.C.  
3500 Reading Way  
Huntingdon Valley, PA 19006
- TERESA HOFFMAN a/k/a TERESA**  
**JOAN HOFFMAN**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Edward J. Hoffman c/o Kathryn  
E. Ott, Esquire, 620 Freedom Business  
Center, Ste. 200, King of Prussia, PA  
19406.  
KATHRYN E. OTT, ATTY.  
Stevens & Lee  
620 Freedom Business Center  
Ste. 200  
King of Prussia, PA 19406
- GWENDOLYN M. HOWARD**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admx.: Stephanie Beatrice Mattis c/o  
Kristen L. Behrens, Esquire, 1500  
Market St., Ste. 3500E, Philadelphia,  
PA 19102.

KRISTEN L. BEHRENS, ATTY.  
Dilworth Paxson LLP  
1500 Market St.  
Ste. 3500E  
Philadelphia, PA 19102

**MARTHA W. HOYT a/k/a MARTHA**

**HOYT**, dec'd.  
Late of the Township of Edgmont,  
Delaware County, PA.  
Extrs.: Terrance Patrick Cahill  
(Named in Will as Terrence Cahill)  
and George Theodore Rowlyk (Named  
in Will as George Rowlyk) c/o Peter E.  
Bort, Esquire, 101 Lindenwood Dr.,  
Ste. 225-G, Malvern, PA 19355.  
PETER E. BORT, ATTY.  
Bort Law  
101 Lindenwood Dr.  
Ste. 225-G  
Malvern, PA 19355

**NELSON IYARE a/k/a NELSON**

**AGBONAVBARE IYARE and  
NELSON A. IYARE**, dec'd.  
Late of the Borough of Folcroft,  
Delaware County, PA.  
Admx.: Bridget Iyare, 309 Coralroot  
Dr., Townsend, DE 19734.

**JOHN BARRY KELLY a/k/a JOHN B.**

**KELLY**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admr.: Kevin J. Kelly, 1 Pennock  
Terrace, Lansdowne, PA 19050.

**JOHN P. KEMMEY**, dec'd.

Late of the Township of Springfield,  
Delaware County, PA.  
Extx.: Lynne M. Kemmey, 214  
Claremont Road, Springfield, PA  
19064.

**RUTH J. KORBIN**, dec'd.

Late of the Township of Nether  
Providence, Delaware County, PA.  
Extx.: Wendy Wodka Harvey (Named  
in Will as Wendy W. Harvey), 527  
College Ave., Haverford, PA 19041.  
DANIEL J. SIEGEL, ATTY.  
Law Offices of Daniel J. Siegel, LLC  
66 W. Eagle Rd.  
Ste. 1  
Havertown, PA 19083

**MARILYN OTTENBERG KRAUSE**,  
dec'd.

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Robert Leonard Krause c/o  
David B. Pudlin, Esquire, One Logan  
Square, 27th Fl., Philadelphia, PA  
19103-6933.

DAVID B. PUDLIN, ATTY.  
Hangley Aronchick Segal Pudlin  
& Schiller  
One Logan Square  
27th Fl.  
Philadelphia, PA 19103-6933

**RICHARD ALAN LONG a/k/a**

**RICHARD A. LONG**, dec'd.  
Late of the Township of Chadds Ford,  
Delaware County, PA.  
Extx.: Annette Marie Long c/o Donald  
B. Lynn, Jr. Esquire, P.O. Box 382,  
Kennett Square, PA 19348.  
DONALD B. LYNN, JR., ATTY.  
Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

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

Late of the Township of Middletown,  
Delaware County, PA.  
Admx.: Kathleen Schipani, 1 Our Lady  
Circle, Malven, PA 19355.

**JOYANNE MERRIKEN**, dec'd.

Late of the Township of Nether  
Providence, Delaware County, PA.  
Extr.: Dewey Robbins, Jr. (Named  
in Will as Dewey S. Robbins) 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

**HELEN G. MOTLEY**, dec'd.

Late of the City of Chester, Delaware  
County, PA.  
Admr.: Howard Motley, P.O. Box 1641,  
Bear, DE 19701.

**ANDREA M. PAXTON**, dec'd.

Late of the Borough of Glenolden,  
Delaware County, PA.  
Admr.: Eliseo C. Tajanlangit, Jr., 2272  
Saint Peters Rd., Pottstown, PA 19465.  
ROBERT M. SLUTSKY, ATTY.  
Slutsky Elder Law, P.C.  
600 W. Germantown Pike  
Ste. 400  
Plymouth Meeting, PA 19462

**BRUCE LEE POLAND a/k/a BRUCE**

**POLAND**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Caryl Gail Rosenthal c/o Daniel  
R. Cooper, Esquire, 2222 Market St.,  
Philadelphia, PA 19103-3007.

DANIEL R. COOPER, ATTY.  
Morgan, Lewis & Bockius LLP  
2222 Market St.  
Philadelphia, PA 19103-3007

**TIMOTHY J. SHICKLEY**, dec'd.  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Admx.: Kristina A. Shickley c/o Donna  
Cantor, Esquire, 25 West Second  
Street, Media, PA 19063.  
**DONNA CANTOR**, ATTY.  
25 West Second Street  
Media, PA 19063

**DAWN SPECK**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admr.: Jeffrey A. Bauer, Esquire, 112  
West Front Street, Media, PA 19063.  
**JEFFREY BAUER**, ATTY.  
112 West Front Street  
Media, PA 19063

**LINDA A. TROSKO**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extx.: Michelle Anne Payne (Named  
in Will as Michelle A. Payne), 411 S.  
Ithan Ave., Bryn Mawr, PA 19010.  
**MATTHEW D. GILBERT**, ATTY.  
Gadsden Schneider & Woodward LLP  
1275 Drummers Ln.  
Ste. 210  
Wayne, PA 19087-1571

**TIMOTHY M. VALENTINE**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Sharon R. Valentine, 11  
Holbrook Rd., Havertown, PA 19083.

**THERESA M. WERNER**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Mark J. Werner c/o Barry W.  
Van Ressler, Esquire, 10 S. Plum St.,  
Media, PA 19063-8760.  
**BARRY W. VAN RESSLER**, ATTY.  
Plum Street Lawyers  
10 S. Plum St.  
Media, PA 19063-8760

**JOHN WHALEN**, dec'd.  
Late of the Borough of Marcus Hook,  
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

## 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 Reading 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. CV-2024-4523

NOTICE IS HEREBY GIVEN THAT on May 21, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Wyatt Edward Greenman** to **Wendy Elizabeth Greenman**.

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

ANNA E. MATTIS, Solicitor  
amattis@bkwfamily.com

Aug. 30; Sept. 6

**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

**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:

**Freedom House Ministries of PA**  
L. THEODORE HOPPE, JR., Solicitor  
25 W. Second St.  
Second Floor  
Media, PA 19063

Sept. 6

**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 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-2019-062770

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.

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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.

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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.

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(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.

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(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.

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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.

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(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.

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(866) 211-9466

Sept. 6, 13, 20

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV-24-007298

**EMINENT DOMAIN PROCEEDING  
IN REM**

IN RE: CONDEMNATION BY THE CITY OF CHESTER, PENNSYLVANIA OF RIGHT-OF-WAY FOR TEMPORARY CONSTRUCTION EASEMENT FOR LLOYD STREET BRIDGE, IN THE CITY OF CHESTER

**NOTICE OF CONDEMNATION  
AND DEPOSIT OF ESTIMATED  
JUST COMPENSATION**

NOTICE IS HEREBY GIVEN THAT the City of Chester, whose address is One Fourth Street, Chester, PA 19013-4400, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on August 22, 2024, a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels which have been recorded in the Recorder's Office of the above county at the places indicated in the Declaration of Taking. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Mayor of the City of Chester, on behalf of himself, has approved the within condemnation by signing on February 7, 2022, a plan entitled Drawings Authorizing Acquisition of Right-of-Way for Lloyd Street R/W in Delaware County, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on December 28, 2023, in Record Book 6950, Page 1231.

The purpose of the condemnation is to acquire a temporary construction easement necessary for the construction of the Lloyd Street Bridge.

Plans showing the property condemned from the parcel listed below have been recorded in the aforesaid Recorder's Office at the places indicated in the Declaration of Taking, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The City of Chester is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee listed below is unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code [26 Pa.C.S. §305(b)].

Parcel No.; Name; Address. 18; Unknown Owner; Sta. 22+58 L to Sta. 22+73 L, Chester, PA 19013-3330.

The power or right of the Mayor of the City of Chester to appropriate the property condemned, the procedure followed by the Mayor of the City of Chester or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the City of Chester, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the City to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the Mayor of the City of Chester noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six (6) years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the City of Chester without escheat.

Stefan Roots  
Mayor of the City of Chester

Sept. 6

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-008129

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Credit Risk Transfer Trust, Series 2018-1, c/o NewRez d/b/a Shellpoint Mortgage Servicing, Plaintiff vs.

Nicole Miller, Known Heir to Holly M. Miller, Deceased, Dean Miller, Known Heir to Holly M. Miller, Deceased and Unknown Heirs, Devisees and/or Persons Claiming Right in, or Title to, the real property of Holly M. Miller Deceased, Mortgage, Defendants

NOTICE

To: Unknown Heirs, Devisees and/or Persons Claiming Right in, or Title to, the Real Property of Holly M. Miller, Deceased, Mortgage, Defendant(s)

You are hereby notified that on 6/20/24, Plaintiff filed an Amended Mortgage Foreclosure Complaint together with a Notice to Defend, against you in the Court of Common Pleas of Delaware County PA, docketed as No. CV-2022-00819. Plaintiff seeks to foreclose on the mortgage secured on your property located at 164 W. 21st St., Chester, PA 19013, whereupon your property would be sold by the Sheriff of Delaware County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

Lawyers' Referral Service  
335 West Front Street  
Media, PA 19063  
610-566-6625  
[www.delcobar.org](http://www.delcobar.org)

Aug. 30; Sept. 6



## 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: Com-  
passionately Creative Foreclosure Preven-  
tion 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 improve-  
ments thereon situate in the Township  
of Upper Darby, County of Delaware and  
State of Pennsylvania, bounded and de-  
scribed 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 Of-  
fice 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: resi-  
dential 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: Resi-  
dential 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 Dar-  
by, 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

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