

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

HELEN C. BULL, dec'd.

Late of the Borough of Brookhaven, Delaware County, PA.
Extx.: Marie Helen Coleman (Named in Will as Marie Coleman) c/o Stephen M. Specht, Esquire, 2332 S. Broad St., Philadelphia, PA 19145.
STEPHEN M. SPECHT, ATTY.
Green & Schafle, LLC
2332 S. Broad St.
Philadelphia, PA 19145

CAROL S. CHAPMAN, dec'd.

Late of the Township of Middletown, Delaware County, PA.
Extx.: Andrew L. Chapman c/o Kristine F. Hughey, Esquire, 22 W. Second St., Media, PA 19063.
KRISTINE F. HUGHEY, ATTY.
22 W. Second St.
Media, PA 19063

FRANCIS P. CHIPONIS, dec'd.

Late of the Borough of Brookhaven, Delaware County, PA.
Extx.: Cynthia Alice Ferguson (Named in Will as Cynthia A. Ferguson) c/o Daniel R. Coleman, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.
DANIEL R. COLEMAN, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

KEHLANI MARIE COLTRANE, dec'd.

Late of the Township of Tincicum, Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W. Sixth St., Suite 204, Media, PA 19063.

FRANK W. DALY, ATTY.
100 W. Sixth Street
Suite 204
Media, PA 19063

GERALD ELLIS, dec'd.

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

LORRAINE ALLISON FOSTER, 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 Street
Suite 204
Media, PA 19063

ALICIA JEREMY GREEN, dec'd.

Late of the Borough of Prospect Park, Delaware County, PA.
Admr.: Daniel J. Kearney c/o Robert W. Hershman, Jr., Esquire, 6 East Hinckley Avenue, 1st Floor, Ridley Park, PA 19078.
ROBERT W. HERSHMAN, JR., ATTY.
6 East Hinckley Avenue
Ridley Park, PA 19078

CLARE M. HELMIG, dec'd.

Late of the Township of Newtown, Delaware County, PA.
Extx.: Dolores A. Leach 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

ROSE ANN KOSITS, dec'd.

Late of the Township of Thornbury, Delaware County, PA.
Extx.: Adriana Lynn Kosits DeMarco c/o Michael J. Mattson, Esquire, 1 N. Ormond Ave., Office, Havertown, PA 19083.
MICHAEL J. MATTSON, ATTY.
Mattson Law Associates, P.C.
1 N. Ormond Ave.
Office
Havertown, PA 19083

DANNA MILLER LEVY a/k/a DANNA M. LEVY and DANNA K. LEVY, dec'd.

Late of the Township of Concord, Delaware County, PA.
Extrs.: Brett Leonard Miller Levy (Named in Will as Brett L.M. Levy), 21 Van Dorn St., Saratoga Springs, NY 12866 and Erica Levy Lugholfer (Named in Will as Erica L. Lugholfer), 36 Hatton Dr., Severna Park, MD 21146.
TRAVIS G. MAURER, ATTY.
Young Conaway Stargatt & Taylor, LLP
1000 N. King St.
Wilmington, DE 19801

WILLIAM J. MADER, SR., dec'd.

Late of the Township of Aston, Delaware County, PA.
Admx.: Shannon Mader.
DENNIS WOODY, ATTY.
110 West Front Street
Media, PA 19063

AGNES C. MOORE a/k/a AGNES O. MOORE, dec'd.

Late of the Borough of Clifton Heights, Delaware County, PA.
Admx.: Joanne Gabe c/o Michael Imms, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382.
MICHAEL IMMS, ATTY.
999 West Chester Pike
Suite 201
West Chester, PA 19382

ANDREW MURPHY, dec'd.

Late of the Township of Bethel, Delaware County, PA.
Extx.: Denise Luce, 264 Horseshoe Drive, Garnet Valley, PA 19060.

ELIZABETH RAINEY, dec'd.

Late of the Borough of Sharon Hill, Delaware County, PA.
Extx.: Candace Linette Norman c/o Robert H. Holber, Esquire, 41 E. Front Street, Media, PA 19063.
ROBERT H. HOLBER, ATTY.
41 E. Front Street
Media, PA 19063

BRETT LAWRENCE SCHAAF, JR., dec'd.

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

JO ANN ELLEN SHARP, dec'd.

Late of the Borough of East Lansdowne, Delaware County, PA.
Admr.: Brendan Sharp, 1118 Prospect Ave., Prospect Park, PA 19076.

SHEILA MARY SPENCE a/k/a

SHEILA M. SPENCE, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.

Extx.: Diane Mary Winton (Named as Diane Mary Conran in Will) c/o Richard L. Colden, Jr., Esquire, 5248 Township Line Road, P.O. Box 350, Drexel Hill, PA 19026.

RICHARD L. COLDEN, JR., ATTY.
Stapleton & Colden
5248 Township Line Road
P.O. Box 350
Drexel Hill, PA 19026

ANNE V. STANLEY, dec'd.

Late of the Township of Nether Providence, Delaware County, PA.
Extx.: AnneMarie Fisher, 202 Hoyt Place, Wallingford, PA 19086.

NOELIA AMY VILLANEUVA, dec'd.

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

SECOND PUBLICATION

SUSAN BETH GOLDMAN

AMSTERDAM, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extx.: Alexis Amsterdam c/o Kara A. Klaiber, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331.
KARA A. KLAIBER, ATTY.
McCausland Keen + Buckman
80 W. Lancaster Ave.
4th Fl.
Devon, PA 19333-1331

DOROTHY C. BATTER, dec'd.

Late of the Township of Aston, Delaware County, PA.
Admr.: Ronald Allan BATTER.
SHANE P. HICKEY, ATTY.
20 W. Front St.
Media, PA 19063

JOSEPH M. BETZ a/k/a JOSEPH BETZ, dec'd.

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

Extr.: Antoinette C. Betz, 930 E. Railroad Ave., Bryn Mawr, PA 19010.

RITA C. BOVE, dec'd.

Late of the Township of Upper Providence, Delaware County, PA.
Extr.: Kyle A. Burch, Esquire, 22 State Road, Media, PA 19063-1442.

ELAINE CLARK, dec'd.

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

Admr.: Charles S. Clark, Jr., 749 Old Federal Rd., Shorter, AL 36075.

STEVEN M. ZELINGER, ATTY.
Law Office of Steven M. Zelinger, LLC
1650 Market St.
Ste. 3600
Philadelphia, PA 19103

ANTOINETTE CUSTIN a/k/a

ANTOINETTE R. CUSTIN, dec'd.
Late of the Borough of Clifton Heights, Delaware County, PA.

Extr.: Joseph R. Zulli (Named in Will as Joseph Zulli) c/o Jonathan E. Becker, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.

JONATHAN E. BECKER, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

JILL ANNE DALY a/k/a JILL A.

DALY and JILL ANNE SCHIELA DALY, dec'd.

Late of the Township of Middletown, Delaware County, PA.
Extr.: Colleen R. Daly c/o R. Scott Aldridge, Esquire, 115 W. State Street, Ste. 200, Media, PA 19063.
R. SCOTT ALDRIDGE, ATTY.
115 W. State Street
Ste. 200
Media, PA 19063

RANDALL LEE DETRA, dec'd.

Late of the Township of Chadds Ford, Delaware County, PA.
Extr.: Mary Kathryn Crowley c/o Scott D. Galloway, Esquire, 14 South Plum Street, Media, PA 19063.

SCOTT D. GALLOWAY, ATTY.
14 South Plum Street
Media, PA 19063

BETTY H. DETWILER, dec'd.

Late of the Township of Springfield, Delaware County, PA.
Extr.: Gary Detwiler, 1361 Valley Forge Rd., Apt. B, Phoenixville, PA 19460.

ERICA B. FOOKS a/k/a ERICA BARBARA FOOKS, dec'd.

Late of the Borough of Brookhaven, Delaware County, PA.
Co-Extrs.: Deborah Ann Hackett and Stephen Garry Fooks 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

JAMES V. FOUNTAIN, JR., dec'd.

Late of the Township of Upper Darby, Delaware County, PA.
Admr.: Donovan S. Fountain, 2945 Larkspur Ln., Secane, PA 19018.
JEFFREY M. COOPER, ATTY.
The Law Office of Jeffrey M. Cooper
111 E. Township Line Rd.
Upper Darby, PA 19082

EVELYN THERESA FRISBY, dec'd.

Late of the Township of Chester, Delaware County, PA.
Extr.: Tonya D. Warren c/o Robert H. Holber, Esquire, 41 E. Front Street, Media, PA 19063.
ROBERT H. HOLBER, ATTY.
41 E. Front Street
Media, PA 19063

GABRIEL FUCCI, JR., dec'd.

Late of the Township of Middletown, Delaware County, PA.
Extr.: Michael Fucci c/o Christina B. Roberts, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

GERTRUDE C. GILLIGAN, dec'd.

Late of the Township of Haverford, Delaware County, PA.
Admr.: Paul John Gilligan, Jr. c/o Walter J. Timby, III, Esquire, 100 W. Sixth St., Ste. 204, Media, PA 19063.
WALTER J. TIMBY, III, ATTY.
Gibson & Perkins, PC
100 W. Sixth St.
Ste. 204
Media, PA 19063

ANNA GRACE a/k/a ANNA BARR and ANNA HENRY, dec'd.

Late of the Township of Chester, Delaware County, PA.
Admx.: Susan M. Brochet, 18 Partridge Ave., Ridley Park, PA 19078.

F.D. HENNESSY, JR. a/k/a FRANCIS D. HENNESSY, JR. and FRANCIS DAVID HENNESSY, JR., dec'd.
 Late of the Borough of Lansdowne,
 Delaware County, PA.
 Co-Extrs.: Jefferson D. Hennessy and
 Meg H. Flisek c/o Joseph W. Bullen,
 III, Esquire, P.O. Box 217, Lansdowne,
 PA 19050-0217.
JOSEPH W. BULLEN, III, ATTY.
 Hennessy Bullen Walker
 P.O. Box 217
 Lansdowne, PA 19050-0217

RACHEL E. JACKSON, dec'd.
 Late of the Township of Springfield,
 Delaware County, PA.
 Extr.: Edward S. Jackson, III, 383
 Firenze Loop, Myrtle Beach, SC 29579.
CHRISTA F. HIGH, ATTY.
 Law Offices of Daniel J. Siegel, LLC
 66 W. Eagle Rd.
 Ste. 1
 Havertown, PA 19083

JOHN J. KELLY, dec'd.
 Late of the Township of Upper Darby,
 Delaware County, PA.
 Extr.: John Christopher Kelly (Named
 in Will as John C. Kelly) c/o William
 P. Culp, Jr., Esquire, 614 Darby Rd.,
 Havertown, PA 19083.
WILLIAM P. CULP, JR., ATTY.
 614 Darby Rd.
 Havertown, PA 19083

NICHOLAS S. LIPPINCOTT, dec'd.
 Late of the Township of Upper
 Providence, Delaware County, PA.
 Extr.: Patricia A. Cofell c/o Anthony
 Morris, Esquire, 118 W. Market Street,
 Suite 300, West Chester, PA 19382-
 2928.
ANTHONY MORRIS, ATTY.
 Buckley Brion McGuire & Morris LLP
 118 W. Market Street
 Suite 300
 West Chester, PA 19382-2928

VIRGINIA A. LIVOLSI, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Extxs.: Diane McGarvey (Named in
 Will as Diane Fitzsimmons McGarvey)
 and Cindy S. Carter-Skinner (Named
 in Will as Cindy Carter-Skinner) c/o
 Wendy Fein Cooper, Esquire, 2617
 Huntingdon Pike, Huntingdon Valley,
 PA 19006.

WENDY FEIN COOPER, ATTY.
 Semanoff Ormsby Greenberg &
 Torchia, LLC
 2617 Huntingdon Pike
 Huntingdon Valley, PA 19006

JOHN F. MARTIN, JR. a/k/a JOHN F. MARTIN, dec'd.
 Late of the Township of Upper Darby,
 Delaware County, PA.
 Extx.: Loretta Martin-Halpine (Named
 in Will as Loretta Ann Martin-Halpine)
 c/o Dawn Getty Sutphin, Esquire,
 852 Eleventh Ave., Prospect Park, PA
 19076.
DAWN GETTY SUTPHIN, ATTY.
 852 Eleventh Ave.
 Prospect Park, PA 19076

MARGUERITE M. NAULTY, dec'd.
 Late of the Township of Ridley,
 Delaware County, PA.
 Extx.: Christa M. Bair c/o Dawn Getty
 Sutphin, Esquire, 852 Eleventh Ave.,
 Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
 852 Eleventh Ave.
 Prospect Park, PA 19076

KENNETH PAUL PATTINSON, SR. a/k/a KENNETH P. PATTINSON, SR. a/k/a KEN PATTINSON and KENNETH P. PATTINSON, dec'd.
 Late of the Borough of Prospect Park,
 Delaware County, PA.
 Extx.: Jenna Leigh Bruton (Named in
 Will as Jenna Burton) c/o Michael K.
 Molinaro, Esquire, 2327 West Chester
 Pike, Ste. 200, Broomall, PA 19008.
MICHAEL K. MOLINARO, ATTY.
 2327 West Chester Pike
 Ste. 200
 Broomall, PA 19008

HARRY REIHL, III, dec'd.
 Late of the Township of Tincum,
 Delaware County, PA.
 Extx.: Rena S. Cook (Named in Will as
 Rena Cook), 213 Chippewa St., Lester,
 PA 19029.
LINDA McGRIER, ATTY.
 2201 Chichester Ave.
 Ste. 201
 Upper Chichester, PA 19061

DOROTHY T. SOUTHREY, dec'd.
 Late of the Township of Marple,
 Delaware County, PA.
 Admx.: Stephanie Richards, 13 Ann
 Rd., Broomall, PA 19008.
KENNETH C. RUSSELL, ATTY.
 Russell Law, P.C.
 3500 Reading Way
 Huntingdon Valley, PA 19006

NORMAN A. VERNATI, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extx.: Sharon V. Gala c/o Daniel J.
Donohue, Esquire, 8513 West Chester
Pike, Upper Darby, PA 19082.
DANIEL J. DONOHUE, ATTY.
Donohue & Donohue, P.C.
8513 West Chester Pike
Upper Darby, PA 19082

PETER DANIEL WALAWENDER,
dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Admx.: Beverly Ann Walawender c/o
David S. Daniel, Esquire, 319 West
Front Street, Media, PA 19063.
DAVID S. DANIEL, ATTY.
319 West Front Street
Media, PA 19063

SHERRI PATRICIA WELLS, dec'd.
Late of the Township of Darby,
Delaware County, PA.
Admr.: Anthony Lee Wright c/o Barry
W. Van Rensler, Esquire, 10 S. Plum
St., Media, PA 19063-8760.
BARRY W. VAN RENSLER, ATTY.
Plum Street Lawyers
10 S. Plum St.
Media, PA 19063-8760

BRUCE HOWARD WHEATLEY
a/k/a **BRUCE H. WHEATLEY** and
BRUCE WHEATLEY, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Scott M. Wheatley, 841 N. Lamp
Post Ln., Aston, PA 19014.

ANNETTE C. WIER, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Patrick James Wier 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

THIRD AND FINAL PUBLICATION

JOHN F. BOWE a/k/a REV. JOHN F. BOWE, dec'd.
Late of the Borough of Darby,
Delaware County, PA.

Admr. C.T.A.: Daniel J. Sullivan 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

LAURA THOMAS BUCK a/k/a LAURA T. BUCK, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extxs.: Laura Buck Marshall (Named
in Will as Laura B. Marshall) and
Marilyn C. Sanborne c/o Heike K.
Sullivan, Esquire, 1735 Market St.,
51st Fl., Philadelphia, PA 19103.
HEIKE K. SULLIVAN, ATTY.
Ballard Spahr LLP
1735 Market St.
51st Fl.
Philadelphia, PA 19103

DIANA T. CARON, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Robert John Caron (Named in
Will as Robert J. Caron) c/o Rudolph L.
Celli, Jr., Esquire, 125 Strafford Ave.,
Ste. 115, Wayne, PA 19087.
RUDOLPH L. CELLI, JR., ATTY.
Celli & Associates
125 Strafford Ave.
Ste. 115
Wayne, PA 19087

ANNE M. CLEMENS a/k/a ANNE CLEMENS, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extrs.: John Marchese and Jonathan
D. Sokoloff, 1608 Walnut St., Ste. 900,
Philadelphia, PA 19103.
JONATHAN D. SOKOLOFF, ATTY.
Diamond, Polsky & Bauer, P.C.
1608 Walnut St.
Ste. 900
Philadelphia, PA 19103

THERESA M. CORNWELL, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extrs.: Leonard J. Cornwall (Named in
Will as Leonard J. Cornwall, Jr.) and
Marguerite Cornwall Geiger (Named in
Will as Marguerite Geiger) c/o Marc H.
Jaffe, Esquire, 795 E. Lancaster Ave.,
Ste. 260, Villanova, PA 19085.

MARC H. JAFFE, ATTY.
 Fromhold Jaffe Adams & Jun, P.C.
 795 E. Lancaster Ave.
 Ste. 260
 Villanova, PA 19085

LORNA S. DARMSTADTER, dec'd.
 Late of the Township of Marple,
 Delaware County, PA.
 Admr.: Howard J. Darmstadter, 25
 Woodlake Dr., Charlottesville, VA
 22901.

MICHAEL T. MURPHY, ATTY.
 Murphy and Murphy
 801 Old Lancaster Rd.
 Bryn Mawr, PA 19010

**MEGAN WARDELL DAVIES a/k/a
 MEGAN DAVIES**, dec'd.
 Late of the Borough of Media,
 Delaware County, PA.
 Extx.: Sarah Kennedy c/o David
 Maola, Esquire, 515 Michigan Ave.,
 Swarthmore, PA 19081.
DAVID MAOLA, ATTY.
 515 Michigan Ave.
 Swarthmore, PA 19081

GLORIA M. DOODY, dec'd.
 Late of the Township of Springfield,
 Delaware County, PA.
 Extr.: Joseph Edward Lastowka, Jr.
 (Named in Will as Joseph E. Lastowka,
 Jr., Esq.) c/o Daniel R. Coleman,
 Esquire, 300 W. State St., Ste. 300,
 Media, PA 19063.
DANIEL R. COLEMAN, ATTY.
 Eckell, Sparks, Levy, Auerbach, Monte,
 Sloane, Matthews & Auslander, P.C.
 300 W. State St.
 Ste. 300
 Media, PA 19063

**JACQUELINE EVANS a/k/a
 JACQUELINE L. EVANS**, dec'd.
 Late of the Township of Middletown,
 Delaware County, PA.
 Extr.: Alan D. Evans c/o Kenneth
 Werner, Esquire, 203 W. Miner Street,
 West Chester, PA 19382.
KENNETH WERNER, ATTY.
 203 W. Miner Street
 West Chester, PA 19382

**WILLIAM L. FINK a/k/a WILLIAM
 LOUIS FINK**, dec'd.
 Late of the Township of Concord,
 Delaware County, PA.
 Extrs.: Dennis Michael Fink (Named in
 Will as Dennis M. Fink) and Stephen
 R. Fink c/o Joseph A. Bellinghieri,
 Esquire, 17 W. Miner St., West
 Chester, PA 19382.
JOSEPH A. BELLINGHIERI, ATTY.
 MacElree Harvey, Ltd.
 17 W. Miner St.
 West Chester, PA 19382

**PENNI J. FLICK a/k/a P.J. FLICK
 and PENNI JO FLICK**, dec'd.
 Late of the Township of Aston,
 Delaware County, PA.
 Extx.: Susan Elena Irwin (Named in
 Will as Susan E. Irwin), 122 Banyan
 Circle Dr., Lancaster, PA 17603.
CHARI M. ALSON, ATTY.
 Anderson Elder Law
 206 State Rd.
 Media, PA 19063

ELIZABETH A. GREENWOOD, dec'd.
 Late of the Township of Radnor,
 Delaware County, PA.
 Elizabeth A. Greenwood Living Trust
 Dated November 16, 2000, as Amended
 and Restated February 25, 2022.
 Trustee: Thomas C. Greenwood, 112
 Radnor Ave., Villanova, PA 19085.
MARK S. HARRIS, ATTY.
 Warren, McGraw & Knowles, LLC
 920 Lenmar Dr.
 Blue Bell, PA 19422

KATHLEEN HARNIMAN, dec'd.
 Late of the Township of Concord,
 Delaware County, PA.
 Admx.: Jennifer E. Harniman c/o D.
 Selaine Keaton, Esquire, 21 W. Front
 Street, P.O. Box 1970, Media, PA
 19063.
D. SELAINE KEATON, ATTY.
 21 W. Front Street
 P.O. Box 1970
 Media, PA 19063

**NANCY M. HENRY a/k/a NANCY
 HENRY**, dec'd.
 Late of the Township of Newtown,
 Delaware County, PA.
 Extr.: William B. Hompe c/o J. Timothy
 Bak, Esquire, 21 E. State St., Media,
 PA 19063.
J. TIMOTHY BAK, ATTY.
 21 E. State St.
 Media, PA 19063

ALAN C. HOLCOMBE, dec'd.
 Late of the Township of Concord,
 Delaware County, PA.
 Extx.: Karan Gay Saitto 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

MORGAN ROSE HOSBACH, dec'd.
 Late of the Township of Ridley,
 Delaware County, PA.

Co-Admr.: John Rockwell Hosbach, Jr.
and Colleen R. Hosbach c/o Robert M.
DiOrio, Esquire, 21 West Front Street,
Media, PA 19063.
ROBERT M. DIORIO, ATTY.
DiOrio & Sereni, LLP
21 West Front Street
Media, PA 19063

**MILTON WAVERLY JEFFERSON,
SR. a/k/a MILTON W. JEFFERSON,**
dec'd.

Late of the Borough of Upland,
Delaware County, PA.
Extx.: Myra C. Lopez, 3006 W. 9th
Street, Chester, PA 19013.

KEVIN E. KIES, dec'd.

Late of the Borough of Folcroft,
Delaware County, PA.
Admx.: Elizabeth A. Riffert, 1919
Fowler Road, Folcroft, PA 19032.

ALBERT S. KROSER, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extx.: Joyann A. Kroser (Named in
Will as Joyann Kroser) c/o Gary A.
Zlotnick, Esquire, One Commerce
Sq., 2005 Market St., 16th Fl.,
Philadelphia, PA 19103.
GARY A. ZLOTNICK, ATTY.
Zarwin Baum DeVito Kaplan Schaer &
Toddy, PC
One Commerce Sq.
2005 Market St.
16th Fl.
Philadelphia, PA 19103

**CONSTANCE K. MERVINE a/k/a
CONSTANCE MERVINE,** dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Extrs.: Michael Murphy (Named in
Will as Michael T. Murphy), 1008
Lakeview Ct., King of Prussia, PA
119406 and Michael Joseph Kuchinski
(Named in Will as Michael Kuchinski),
1 Harding Ct., Fredericksburg, VA
22405.
MICHAEL T. MURPHY, ATTY.
Murphy and Murphy
801 Old Lancaster Rd.
Bryn Mawr, PA 19010

**JAKOB MORTENSEN a/k/a JAKOB
OESTERGAARD MORTENSEN,**
dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Extx.: Allison Mortensen, 753
Applegate Ln., Bryn Mawr, PA 19010.

NANCY A. MOZOL, dec'd.

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

Extx.: Michelle A. Peck, 15320 E.
Verbena Drive, Fountain Hills, AZ
85268.

ANITA L. MUNCE, dec'd.

Late of the Borough of Glenolden,
Delaware County, PA.
Admr.: Daniel Laskowski c/o Robert
W. Hershman, Jr., Esquire, 6 East
Hinckley Avenue, 1st Floor, Ridley
Park, PA 19078.

ROBERT W. HERSHMAN, JR., ATTY.
6 East Hinckley Avenue
Ridley Park, PA 19078

**ARMOND NOVELLI a/k/a ARMOND
A. NOVELLI and ARMOND
ANTHONY NOVELLI,** dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Extxs.: Mary Frances Novelli, 711
Conestoga Rd., Berwyn, PA 19312 and
Margaret Novelli-King (Named in Will
Margaret King), 1236 Wayne St. N.,
South Bend, IN 46615.
HENRY M. CLINTON, ATTY.
Law Firm of Henry M. Clinton, LLC
Queen Memorial Bldg.
1313 S. 33rd St.
Philadelphia, PA 19146

MARIE A. O'MALLEY, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extr.: James B. O'Malley, Jr. c/o Paul
P. Panepinto, Esquire, 1806 Callowhill
St., Philadelphia, PA 19130.
PAUL P. PANEPINTO, ATTY.
1806 Callowhill St.
Philadelphia, PA 19130

**JEANNE L. POHANISH a/k/a
JEANNE LOUISE POHANISH,**
dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Admx.: Sharon Jarro, 599 Fehr Rd.,
Nazareth, PA 18064.

LOUIS A. PONTARELLI, dec'd.

Late of the Borough of Clifton Heights,
Delaware County, PA.
Extx.: Theresa Smythe, 431 E.
Broadway Ave., Clifton Heights, PA
19018.

RICHARD S. SCHONWALD, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Craig Forwood, 204 Delphi Rd.,
Schwenksville, PA 19474.
BAYARD H. GRAF, ATTY.
Graf & Graf, P.C.
175 Strafford Ave.
Ste. 230
Wayne, PA 19087

GEORGIA CLAIRE SCUKAS a/k/a GEORGIA C. SCUKAS, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: John Michael Scukas, 1905
Dorcas Ln., Wilmington, DE 19806.
KENNETH L. NORTON, ATTY.
Young, Conaway, Stargatt &
Taylor, LLP
1000 N. King St.
Wilmington, DE 19801

DEBORAH SHORE a/k/a DEBORAH A. SHORE and DEBORAH R. SHORE, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Edward Seth Shore c/o Carl N.
Frank, Esquire, 8 W. Market Street,
Suite 1110, Wilkes-Barre, PA 18702.
CARL N. FRANK, ATTY.
8 W. Market Street
Suite 1110
Wilkes-Barre, PA 18702

DORIS JEANNE SMITH a/k/a DORIS J. SMITH and DORIS SMITH, dec'd.
Late of the Borough of Prospect Park,
Delaware County, PA.
Extr.: Wendy Lynn Raspa c/o
Alexander Ginsburg, Esquire, 441 N.
5th Street, Suite 100, Philadelphia, PA
19123.
ALEXANDER GINSBURG, ATTY.
441 N. 5th Street
Suite 100
Philadelphia, PA 19123

RUDOLPH BURTON SMITH, III, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Stephen Douglas Honea c/o
Stephen D. Potts, Esquire, Strafford
Office Bldg., 200 Eagle Rd., Ste. 106,
Wayne, PA 19087-3115.
STEPHEN D. POTTS, ATTY.
Herr, Potts & Potts, LLC
Strafford Office Bldg.
200 Eagle Rd.
Ste. 106
Wayne, PA 19087-3115

JOAN E. TALBOT a/k/a JOAN TALBOT, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Margaret M. Conboy (Named in
Will as Margaret Conboy) c/o Daniel
R. Coleman, Esquire, 300 W. State St.,
Ste. 300, Media, PA 19063.
DANIEL R. COLEMAN, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

AUDIT

ORPHANS' COURT

**Estates listed for Audit on
JUNE 12, 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.

McGAUGHY - First and final Account
of Christine Lee Perovich, Administratrix,
Estate of David L. McGaughy, Deceased.

May 31; June 7

CHANGE OF NAME

**IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-002004**

NOTICE IS HEREBY GIVEN THAT on
March 4, 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 **Baby Boy Coleman** to **Byron Laquay
Oliver**.

The Court has fixed Friday, July 19,
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.

DEON B. BROWNING, Solicitor
25 W. 2nd St.
Media, PA 19063

May 24, 31

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-002652

NOTICE IS HEREBY GIVEN THAT on March 25, 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 **REBECCA ELIZABETH MACK** to **DILLON ELIAS MACK**.

The Court has fixed June 12, 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.

May 24, 31

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-001441

NOTICE IS HEREBY GIVEN THAT on April 23, 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 **Christine Neal** to **Christian Cash Neal**.

The Court has fixed Wednesday, June 12, 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.

May 24, 31

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2023-0071

NOTICE IS HEREBY GIVEN THAT on October 24, 2023 a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Joanne Rodriguez** to **Joanne Adams**.

The Court has fixed August 13, 2024, at 2:00 p.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.

LUCAS A. CLARK, IV, Solicitor
21 West Third Street
Media, PA 19063

May 24, 31

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Board of Directors of **MPK Homes, Inc.**, a PA corp., with a registered address at 3 Marshall Court, Glen Mills, PA 19342, have approved a proposal that the corp. voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corp. under the provisions of Sec. 1975 of the PA Corp. Law of 1988, as amended.

May 31

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
DOCKET NO. CV-2023-003914

Wilmington Trust, N.A., not in its individual capacity, but solely as trustee of MFRA Trust 2021-1, Plaintiff

v.

Kelus Group Holdings LLC, a Pennsylvania Limited Liability Company, Defendant

AMENDED NOTICE OF SHERIFF’S
SALE OF REAL PROPERTY
PURSUANT TO PENNSYLVANIA RULE
OF CIVIL PROCEDURE 3129

TO: Kelus Group Holdings LLC, a Pennsylvania Limited Liability Company, 33 Park Vallei Lane, Brookhaven, PA 19015

TAKE NOTICE:

That the Sheriff’s Sale of Real Property (Real Estate) will be held at the Delaware County Sheriff’s Office, at the Delaware County Sheriff’s Office, 201 West Front Street, Room 101, Media, PA 19063 on July 19, 2024 at 11:00 A.M. prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT “A”). [Not published herein.]

The LOCATION of your property to be sold is: 33 Park Vallei Lane, Brookhaven, PA 19015.

The JUDGMENT under or pursuant to which your property is being sold is docketed to: No. CV-2023-003914.

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE: Kelus Group Holdings LLC, a Pennsylvania Limited Liability Company.

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Delaware County, at the Delaware County Sheriff’s Office, 201 West Front Street, Room 101, Media, PA 19063.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

Lawyers Reference Service
Delaware County Bar Association
335 West Front Street
Media, PA 19063
(610) 566-6625
www.delcobar.org

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Delaware County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff’s Sale, you may file a petition with the Court of Common Pleas of Delaware County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff’s Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Delaware County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator’s Office, Delaware County Courthouse, Office of Judicial Support, Government Center Building, 201 West Front Street, Media, PA 19063, before presentation of the petition to the Court.

KATHERINE M. WOLF, ESQUIRE
(314)307
Manley Deas Kochalski LLC
Attorneys for Plaintiff
P.O. Box 165028
Columbus, OH 43216-5028
Telephone: (614) 220-5611
Fax: (614) 220-5613
E-mail: KMWolf@manleydeas.com

May 31

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-000338

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

CITIMORTGAGE, INC., Plaintiff

v.

CHRISTINE SMITH, IN HER
CAPACITY AS HEIR OF JAMES
DILWORTH SMITH, JR.; UNKNOWN
HEIRS SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR
UNDER JAMES DILWORTH SMITH,
JR., Defendant(s)

COMPLAINT IN MORTGAGE
FORECLOSURE

TO: UNKNOWN HEIRS SUCCE-
SORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSO-
CIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM
OR UNDER JAMES DILWORTH
SMITH, JR., Defendant(s), 4420
ROSEMONT AVE., DREXEL
HILL, PA 19026

You are hereby notified that Plaintiff, CITIMORTGAGE, INC., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of DELAWARE County, PA docketed to No. CV-2024-000338, seeking to foreclose the mortgage secured on your property located, 4420 ROSEMONT AVE., DREXEL HILL, PA 19026.

NOTICE

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

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

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

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

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

May 31; June 7

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2023-010020

COMPLAINT TO QUIET TITLE—
ADVERSE POSSESSION

TRAINER INDUSTRIES, LLC
vs.
JAMES HOLMAN, ELIZABETH
HOLMAN, AND THE UNKNOWN
HEIRS AND/OR ADMINISTRATORS
OF THE ESTATES OF JAMES AND/OR
ELIZABETH HOLMAN et al.

TO: Defendant(s) James Holman and Elizabeth Holman, H/W and/or the Unknown Heirs and/or Administrators of the Estates of James and/or Elizabeth Holman and Defendants, Lloyd Gorman, as Trustee of the Estate of Matthew Tuttle a/k/a Mathias Tuttle, Deceased, and the Unknown Heirs and/or Administrators of the Estate of Matthew Tuttle a/k/a Mathias Tuttle

You are hereby notified that Plaintiff TRAINER INDUSTRIES, LLC has filed a Complaint to Quiet Title—Adverse Possession, as captioned above. YOU HAVE BEEN SUED IN COURT TO QUIET TITLE TO 200 Price Street a/k/a 213-215 Price Street, Trainer Borough, Delaware County, Pennsylvania.

Being Folio No. 46-00-00441-00.

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

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

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

Lawyer Referral Service
Delaware County Bar Assn.
335 W. Front Street
Media, PA 19063
610.566.6625
www.delcobar.org

J. ADAM MATLAWSKI, ESQUIRE
McNichol, Byrne & Matlawski, P.C.
Attys. for Plaintiff
1223 N. Providence Road
Media, PA 19063
(610) 565-4322

May 31; June 7

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. CV-2023-003529
SALE NO. ORIGINAL 8/16/24 SALE

WELLS FARGO BANK, N.A., Plaintiff
v.
DIAMA BRYANT a/k/a DIANA BRYANT,
IN HER CAPACITY AS HEIR OF
MOLLIE C. STROWBRIDGE a/k/a
MOLLIE JONES STROWBRIDGE,
DECEASED; CHRISTINE REED,
IN HER CAPACITY AS HEIR OF
MOLLIE C. STROWBRIDGE a/k/a
MOLLIE JONES STROWBRIDGE,
DECEASED; BRENDA SMITH, IN
HER CAPACITY AS HEIR OF MOLLIE
C. STROWBRIDGE a/k/a MOLLIE
JONES STROWBRIDGE, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER MOLLIE C. STROWBRIDGE
a/k/a MOLLIE JONES STROWBRIDGE,
DECEASED, Defendant(s)

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

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MOLLIE C. STROWBRIDGE a/k/a MOLLIE JONES STROWBRIDGE, DECEASED

Being Premises: 223 Patterson Street,
Chester, PA 19013.

Being in CITY OF CHESTER, County of
DELAWARE, Commonwealth of Pennsylvania,
49-06-01012-00.

Improvements consist of residential
property.

Sold as the property of Henry Strowbridge and Mollie C. Strowbridge.

Your house (real estate) at 223 Patterson Street, Chester, PA 19013 is scheduled to be sold at the Sheriff's Sale on August 16, 2024 at 11:00 A.M., at the PA—DELAWARE, DELAWARE COUNTY COURTHOUSE, 201 W. FRONT ST., MEDIA, PA 19063, to enforce the Court Judgment of \$30,740.76 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

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

May 24, 31

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY
CIVIL ACTION—LAW
NO. CV-2023-008242

CHESTER COMMUNITY CHARTER
SCHOOL, Plaintiff

v.

JORDAN NEELAN, Defendant

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 REFERENCE SERVICE
335 W. FRONT STREET
MEDIA, PA 19063
(610) 566-6625
www.delcobar.org

KATHERINE H. MEEHAN, ESQUIRE
I.D.#: 74331
Raffaele Puppio, LLP
Attorneys for Plaintiff
Chester Community Charter School
19 West Third Street
Media, PA 19063
(610) 891-6710

May 24, 31

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-000942

**NOTICE OF ACTION IN MORTGAGE
FORECLOSURE**

Wells Fargo Bank, N.A. s/b/m Wachovia
Bank, National Association, Plaintiff

v.

Francis C. Collier, solely in capacity as heir of Denis E. Collier, Deceased; Denis E. Collier, Jr., solely in capacity as heir of Denis E. Collier, Deceased; Kelly C. Gibson, solely in capacity as heir of Denis E. Collier, Deceased; Michelle J. Collier, solely in capacity as heir of Denis E. Collier, Deceased; Desiree Collier, solely in capacity as heir of Denis E. Collier, Deceased; Demetrius Collier, solely in capacity as heir of Denis E. Collier, Deceased; Danica Collier, solely in capacity as heir of Denis E. Collier, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Denis E. Collier, Deceased, Defendant(s)

NOTICE

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Denis E. Collier, Deceased

You are hereby notified that on January 29, 2024, Plaintiff, Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Delaware County, Pennsylvania, docket to TERM, No. CV-2024-000942. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 28 South 12th Street, Darby, PA 19023 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

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without 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 Reference Service
 Delaware County Bar Association
 335 W. Front Street
 Media, PA 19063
 www.delcobar.org

POWERS KIRN, LLC
 8 Neshaminy Interplex
 Suite 215
 Trevoese, PA 19053
 (215) 942-2090

May 24, 31

JUDGMENT NOTICES

JUDGMENTS, VERDICTS, LIENS, WAIVER OF LIENS and OTHER MATTERS ENTERED IN THE JUDGMENT INDEX IN THE OFFICE OF JUDICIAL SUPPORT AT MEDIA, PENNA.

The Name of the person against whom such entry is made in each case appears first, followed by the Name of the person in whose favor the entry is made and the amount. Details concerning the Nature of the entry are available in the Judicial Support record.

The Judgment Index in the Judicial Support office at Media discloses that the following judgments, verdicts, liens, waiver of liens and other matters have been entered on the dates indicated.

Accuracy of the entries is not guaranteed

- Whitefield, Kysha, Upper Darby Township, 10/30/2023, \$189.10
- Whitefield, Kysha, Upper Darby Township, 10/30/2023, \$189.10
- Williams, Cassandra R., City of Chester, 12/19/2023, \$1,179.43
- Williams, Cassandra R., City of Chester, 12/19/2023, \$630.63
- Williams, Daryl D, Delcora, 6/14/2023, \$252.43
- Williams, Terri, Galaxy International Purchasing, LLC, 6/5/2023, \$8,129.75
- Willis, George, Colwyn Borough, 10/4/2023, \$3,017.61
- Wilps, Michael D, CmwltH of PA Department of Revenue, 6/5/2023, \$746.34
- Wilps, Michael, Commonwealth of PA Dept of Revenue, 6/5/2023, \$663.97
- Wilps, Tamarlee L, Commonwealth of PA Dept of Revenue, 6/5/2023, \$663.97
- Wilps, Tamarlee, CmwltH of PA Department of Revenue, 6/5/2023, \$746.34
- Wilsey, Mary T, CmwltH Dept of Revenue, 7/10/2023, \$15,619.50
- Wilson, William W, Zions First National Bank, 9/11/2023, \$24,235.45
- Wood, Nicole, CmwltH Dept of Revenue, 6/5/2023, \$4,544.82
- Wood, Nicole, CmwltH of PA Department of Revenue, 6/5/2023, \$4,121.11
- Wood, Nicole, Commonwealth of PA Department of Revenue, 6/5/2023, \$51,709.41
- Young, Taneka, Township of Upper Darby, 10/20/2023, \$202.33

Young, Taneka, Township of Upper Darby,
11/22/2023, \$183.43

Younger, Nichele A, Pennsylvania Housing
Finance Agency, 9/18/2023, \$117,063.54

Ziegelbaum, F, Internal Revenue Service,
9/20/2023, \$48,959.04

Ziegelbaum, Frederic B, Internal Revenue
Service, 9/8/2023, \$15,884.41

Ziegelbaum, Patricia, Internal Revenue
Service, 9/8/2023, \$15,884.41

Zimmerman, Kimberly, Krystopowicz,
Joseph /Jr, 9/19/2023, \$555.65

**MASTERCARD AND VISA
ACCEPTED AT THE
DELAWARE COUNTY**

BAR ASSOCIATION



The Delaware County Bar
Association accepts



MASTERCARD & VISA

for membership dues, lawyer
referral fees, legal ads
and Legal Journal Subscriptions

Charges may be taken via telephone or walk-in

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

**June 21, 2024
11:00 A.M. Prevailing Time**

BOROUGH

- Aldan 26
- Clifton Heights 13
- Darby 1, 3, 36, 37
- Folcroft 9
- Lansdowne 32
- Marcus Hook 30
- Prospect Park 7
- Sharon Hill 6, 29
- Yeadon 20, 23

TOWNSHIP

- Aston 22
- Concord 27
- Haverford 10, 31
- Lower Chichester 18
- Marple 5
- Middletown 11
- Newtown 15
- Ridley 12, 14, 28
- Upper Chichester 8, 16, 17, 24
- Upper Darby 2, 19, 21, 25, 34

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. 001048 1. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with, SITUATE in the first ward of the Borough of Darby, County of Delaware and State of Pennsylvania and more fully described as follows:

BEING the same premises which Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5, by Deed dated 09/10/2021 and recorded 12/18/2021 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 6780, page 523, in Instrument No. 2021095237, granted and conveyed unto Hawes Enterprise LLC.

Tax ID No. 14-00-03371-00

BEING known as 227 North 10th Street, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Hawes Enterprise LLC.

Hand Money \$3,000.00

Sarah A. Elia, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007429 2. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania and more fully described as follows:

BEING the same premises which Bruce J. Marziani, administrator of the Estate of Margaret W. Marziani, deceased, by Deed dated 08/31/2021 and recorded 10/07/2021 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 6751, page 3124, under Instrument No. 2021077096 granted and conveyed unto Nash Properties, LLC.

Tax ID No. 16-10-01734-00

BEING known as 1005 Wilde Avenue, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Nash Properties, LLC.

Hand Money \$3,000.00

Sarah A. Elia, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004723 3. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 217 Hamilton Avenue, Darby, PA 19023.

PARCEL No. 14000148600

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: The unknown Heirs of Anthony James Natale.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010501 5. 2023

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 31 Pleasant Road, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael J. Maraini.

Hand Money \$18,634.85

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000665 6. 2022

MORTGAGE FORECLOSURE

142 Bartlett Avenue Sharon Hill, PA 19079

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jacqueline Garnett a/k/a Jacqueline Garnet.

Hand Money \$18,890.20

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004290A 7. 2022

MORTGAGE FORECLOSURE

1626 Norwood Avenue
Borough of Prospect Park, PA 19079

Property in the Borough of Prospect Park, County of Delaware, State of Pennsylvania.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Lori M. Lahoda; Michael B. Lahoda.

Hand Money \$17,612.18

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009553A 8. 2021

MORTGAGE FORECLOSURE

230 Buffington Road
Aston, PA 19014

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Aneeta L. Fontaine.

Hand Money \$27,073.16

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002526 9. 2021

MORTGAGE FORECLOSURE

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

BEING Premises: 1560 Warwick Avenue, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: 2 story house—Residential dwelling.

SOLD AS THE PROPERTY OF: Cheryllynn Long a/k/a Cheryllynn Jackominic-Long a/k/a Cheryl Lynn Long and Christopher R. Long.

Hand Money \$20,311.48

Michael Clark, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001112 10. 2023

MORTGAGE FORECLOSURE

5 W Turnbull Avenue
Havertown, PA 19083

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Raymond J. Keller, III.

Hand Money \$22,971.28

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000645 11. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Middletown, County of Delaware and Commonwealth of Pennsylvania, BEING the same premises which William F. Hushion and Barbara C. Hushion, on November 25, 1987, recorded on November 30, 1987 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 00532, page 2341, granted and conveyed unto Christine C. Hushion.

BEING Premises: 1016 Baltimore Pike, A3, Media, PA 19063.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christine C. Hushion.

Hand Money \$15,231.00

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001961A 12. 2022

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 38030245200

Property: 412 Sutton Avenue, Folsom, PA 19033.

BEING the same premises which Martha Perchalski, Executrix of the Estate of Mildred M. Pancoast, widow, deceased, by Deed dated February 5, 1993 and recorded February 18, 1993 in and for Delaware County, Pennsylvania in Deed Book Volume 01058, page 0685, granted and conveyed unto Thomas F. Brennan and Leslie A. Brennan, his wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Thomas F. Brennan and Leslie A. Brennan, his wife.

Hand Money \$18,659.42

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001246 13. 2020

MORTGAGE FORECLOSURE

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

BEING Premises: 24 South Diamond Street, Clifton Heights, Pennsylvania 19018.

BEING Folio No: 10-00-01073-00.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Precious Squire, known surviving Heir of Monica Bailey, Eugene Farmer, known surviving Heir of Monica Bailey, N.J. (a minor), known surviving Heir of Monica Bailey and unknown surviving Heirs of Monica Bailey.

Hand Money \$20,449.11

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007516 14. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 38040078703

Property: 2123 Elder Avenue, Morton, PA 19070.

BEING the same premises which Teresa Brennan and Michael Brennan, Administrators of the Estate of Frank J. Brenna a/k/a Frank Brennan, deceased, by Deed dated August 10, 2012 and recorded September 5, 2012 in and for Delaware County, Pennsylvania in Deed Book Volume 5178, page 2219, granted and conveyed unto John M. Pike.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: John M. Pike.

Hand Money \$14,454.97

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009658 15. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 30000096800

Property: 4601 Florida Avenue, Newtown Square, PA 19073.

BEING the same premises which Donald H. Sebra and Alice Sebra, husband and wife by Deed dated March 16, 2010 and recorded March 25, 2010 in and for Delaware County, Pennsylvania in Deed Book Volume 4716, page 1892, granted and conveyed unto Donald H. Sebra, Alice Sebra and Megan R. Gehring, husband, wife and daughter.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Donald H. Sebra, Alice Sebra and Megan R. Gehring, husband, wife and daughter.

Hand Money \$5,252.85

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006607 16. 2018

MORTGAGE FORECLOSURE

Judgment Amount: \$120,310.56

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

Front: Irregular Depth: Irregular

BEING Premises: 1815 Peach Street, Boothwyn, PA 19061.

Parcel: 09-00-02713-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Debora E. Greenfield.

Hand Money \$12,031.06

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002048 17. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 1422 Brayden Drive, Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph Eugene Taylor.

Hand Money \$21,121.86

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009286 18. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 1547 Market Street, Linwood, PA 19061-4359.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Pamela Llewellyn.

Hand Money \$12,259.11

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010423 19. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, described according to a Plan made by Damon and Foster, Civil Engineers, Sharon Hill, PA dated 5/21/1949 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Anne Street (40 feet wide) at the distance of 80 feet South 60 degrees 43 minutes West from the Southwestwardly side of Bridge Street (40 feet wide); thence South 60 degrees 43 minutes West, 40.01 feet to a point; thence South 25 degrees 18 minutes East, 123.51 feet to a point; thence North 64 degrees 42 minutes East, 40 feet to a point; thence North 25 degrees 18 minutes West, 126.29 feet to a point in the Southeasterly side of Anne Street, the first mentioned point and place of BEGINNING.

BEING Premises: 3854 Anne Street Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Maureen M. Manzi a/k/a Maureen McShane Callaghan.

Hand Money \$12,908.12

Law Office of Gregory Javardian, LLC Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006939 20. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in the Borough of Yeadon, County of Delaware and Commonwealth of Pennsylvania, and described according to a Survey made by Damon and Foster, Civil Engineers, dated November 29, 1941, as follows, to wit:

BEGINNING at a point on the North-easterly side of Rose Street (60 feet wide) at the distance of 252 feet measured North 25 degrees, 1 minute, 20 seconds West from its intersection with the Northwest side of Baily Road (formerly Marina Avenue) (60 feet wide); thence extending North 25 degrees, 1 minute, 20 seconds West along said side of Rose Street 28 feet to a point; thence extending North 64 degrees, 58 minutes, 40 seconds East crossing the bed of a 12 feet wide driveway which extends Southeastwardly into said Baily Road and Northwestwardly; thence Northwardly into Fern Street (60 feet wide) 98 feet to a point; thence extending South 24 degrees, 31 minutes, 40 seconds East 28 feet to a point; thence extending South 64 degrees, 58 minutes, 40 seconds West recrossing the bed of said driveway and passing partly through the party wall between these premises and premises adjoining on the Southeast, 97.76 feet to the first mentioned point and place of beginning.

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 other lots of ground bound thereon and entitled to the use thereof.

BEING the same premises which Vincent A. Ippoliti, acting herein by his Attorney-in-Fact Donna M. Ippoliti duly constituted and appointed by Power of Attorney dated November 10, 2003 and forthwith to by recorded and Jamie L. Ippoliti by Deed dated November 26, 2003 and recorded December 1, 2003 in Delaware County in Record Book 3025, page 1970 conveyed unto Mohammed K. Jabbie and Zainab Yeabu Jabbie, husband and wife, in fee.

BEING Tax ID/Parcel No. 48-00-02789-00

BEING 527 Rose Street Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Mohammed K. Jabbie and Zainab Yeabu Jabbie.

Hand Money \$2,264.39

Michael S. Bloom, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005276 21. 2021

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected, Hereditaments and Appurtenances, SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania, being known and designated as Lot No. 3 on Plan of Lots made for Tait and Sincox by Damon and Foster, Civil Engineers of Upper Darby, Pennsylvania, dated March 24, 1927 and described according thereof as follows:

BEGINNING at a point on the Southeasterly side of Mansfield (formerly Drexel) Road (50 feet wide) on the arc of a circle curving to the left having a radius of 153.40 feet the arc distance of 30.50 feet from a point of tangency, said point of tangency being distance 317.7 feet from Southwesterly side of Fairview Avenue (50 feet wide) and extending from said beginning point South 30 degrees 21 minutes East and passing through the middle of a party wall of twin dwellings 121.98 feet to a point; thence South 59 degrees 39 minutes West 26 feet to a point; thence North 30 degrees 21 minutes West and passing through the middle of a party wall of twin garages and the middle of a party driveway 114.30 feet to a point in said Southeasterly side of Mansfield Road; thence extending Northeastwardly along said side of Mansfield Road on the arc of a circle curving to the right with the a radius of 153.41 feet the arc distance of 27.15 feet to the place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway, in common with the owners, tenants and occupiers of the adjoining premises.

BEING known as 2448 Mansfield Avenue.

BEING the same premises which Sam K. Gully by Deed dated 5/29/2003 and recorded 6/4/2003 in Delaware County in Volume 2797 page 1115 conveyed unto Kevin M. Elliott, in fee.

BEING the same premises which Joanne P. Elliott by Deed dated 5/28/2003 and recorded 6/4/2003 in Delaware County in Volume 2797 page 1119 conveyed all her right, title and interest unto Kevin M. Elliott, in fee.

BEING Tax ID/Parcel: No. 16-09-01107-00.

BEING 2448 Mansfield Avenue, Drexel Hill, Upper Darby Township, PA 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kevin M. Elliott.

Hand Money \$19,912.28

Michael S. Bloom, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005960 22. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 17 Snyder Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mark C. Aronson and De'Lisa L. Aronson.

Hand Money \$28,038.07

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005505 23. 2023

MORTGAGE FORECLOSURE

Property in the Borough of Yeadon, County of Delaware, Commonwealth of PA on the situate on the Southwesterly side of Serrill Avenue.

Front: 22 Depth: 100

BEING Premises: 1044 Serrill Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Courtney A. Pope and Audrey D. Pope.

Hand Money \$18,257.90

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010173 24. 2023

MORTGAGE FORECLOSURE

Property in the Township of Upper Chichester, County of Delaware, Commonwealth of PA. All that certain parcel of land in Township of Upper Chichester, Delaware County, Commonwealth of PA.

Front: 40 Depth: 100

BEING Premises: 235 Broadway Avenue, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Florence Byrd and Nora Byrd a/k/a Nora M. Byrd.

Hand Money \$10,652.96

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010812 25. 2023

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, BEING the same premises which Kyle A. Burch, executor of the Estate of Marian Shelly on March 7, 2019, recorded on May 3, 2019, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2019022139 granted and conveyed unto Ruth E. Richardson.

BEING Premises: 804 Hawthorne Avenue, Secane, PA 19018.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ruth E. Richardson.

Hand Money \$10,260.59

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 10644 26. 2023

MORTGAGE FORECLOSURE

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

BEING the same premises which Estate of Richard E. Van Horn by Robert W. Wasekanes on February 24, 2010, recorded on April 28, 2010, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2010022206 granted and conveyed unto Daniel L. Dawson.

BEING Premises: 140 W. Maryland Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Daniel L. Dawson.

Hand Money \$11,610.61

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000360 27. 2024

MORTGAGE FORECLOSURE

Property situated in the Township of Concord, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on May 18, 2004, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 3178, at page 843, as Instrument No. 2004065490.

BEING known as 9 James Hayward Road, Glen Mills, PA 19342.

Folio No: 13-00-00552-82.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Scott A. Ridge and Karen Ridge.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010889 28. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, SITUATE in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania, described according to a Plan of the "William Brinker Tract" made by Alonzo Yocum, Civil Engineer, Darby, PA dated 1/15/1913 as follows:

BEGINNING at a point on the Westerly side of Weiss (formerly Green) Avenue at the distance of 240 feet Northwestwardly from the Northwest corner of Baldwin Avenue and Weiss Avenue; thence extending Westwardly at right angles to the said Weiss Avenue, 109.48 feet; thence extending Northwestwardly 25.09 feet to a point thence extending Eastwardly at right angles to the said Weiss Avenue to the Westerly side of Weiss Avenue; thence extending Southeastwardly along the said Westerly side of Weiss Avenue, 25 feet to the first mentioned point and place of beginning.

BEING Lot No. 54 on said Plan.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William J. Paul, III a/k/a William J. Paul, 3rd and Karen A. Paul.

Hand Money \$23,695.82

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006371A 29. 2022

MORTGAGE FORECLOSURE

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

Front: 40 Depth: 100

BEING Premises: 220 Clifton Avenue, Sharon Hill, PA 19079.

PARCEL No. 41000051800

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Clinton J. Cain a/k/a Clinton Cain and Lequasha Austin-Toney.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007962 30. 2023

MORTGAGE FORECLOSURE

Property in the Borough of Marcus Hook, County of Delaware, Commonwealth of PA on the Southwesterly side of Washington Street.

Front: 18 Depth: 100

BEING Premises: 1124 Washington Avenue aka 1124 Washington Street, Marcus Hook, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: J A T A Minor, solely in their capacity as Heir of James R. Taylor, deceased and the unknown Heirs of James R. Taylor, deceased.

Hand Money \$8,996.66

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000979 31. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 1529 Brierwood Rd, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Frank P. Didio and Patricia Didio.

Hand Money \$19,225.56

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000614 32. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 80 West Baltimore Avenue, Unit B-410, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Maria Salik and Prayva Hussain.

Hand Money \$2,164.14

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062846 34. 2019

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 404 Midvale Avenue, Upper Darby, Pennsylvania.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Folayemi Omojokun.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000006C 36. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE on the Northeasterly corner of Fifth Street and Walnut Street in the Borough of Darby, County of Delaware and State of Pennsylvania, and described as follows:

BEGINNING at the intersection formed by the Northeasterly side of Walnut Street and the Southeasterly side of Fifth Street; thence extending by said side of Fifth Street, North 17 degrees, 35 minutes East, 19.25 feet to a point; thence South 72 degrees East, 107 feet to a point; thence South 17 degrees 35 minutes West, 19.74 feet to the Northeasterly side of Walnut Street; and thence by the same, North 72 degrees, 4 minutes West, 107 feet to the place of beginning.

BEING Premises: 129 South 5th Street, Darby, PA 19023.

FOLIO No. 14-00-00971-00.

BEING the same premises which Marcia Dixon, by the Deed dated March 2, 2006 and recorded on March 10, 2006 in the Office of the Recorder of Deeds in and for Delaware County in Deed Book 3748, page 1469, granted and conveyed unto Marcia Dixon and Lockley Dixon.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Marcia Dixon and Lockley Dixon.

Hand Money \$2,000.00 or 10% of Judgment Amount.

Kimberly A. Bonner, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006627 37. 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 Commonwealth of Pennsylvania, BEING the same premises which James J. Rowan, on July 25, 2016, recorded on August 18, 2016, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2021008964 granted and conveyed unto April S. McCrae.

BEING Premises: 1114 Chestnut Street Darby, PA 19023.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: April S. McCrae.

Hand Money \$4,545.75

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

May 31; June 7, 14