

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

RITA GLORIA ANTONUCCI a/k/a

RITA G. ANTONUCCI, dec'd.
Late of the Borough of Glenolden, Delaware County, PA.
Extx.: Monica M. Antonucci, 1901 JFKennedy Blvd., Apt. 1508, Philadelphia, PA 19103.

DOROTHY MARIE BARNES, dec'd.

Late of the Borough of Ridley Park, Delaware County, PA.
Co-Extrs.: John Francis Barnes and Susan Liszewski 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

WILLIAM F. BATTAGLIESE a/k/a

BILL BATTAGLIESE, dec'd.
Late of the Borough of Folcroft, Delaware County, PA.
Extx.: Susan M. Battagliese, 27419 Docksides Ct., Millsboro, DE 19966.

JOSEPH MICHAEL BELLANO, dec'd.

Late of the Township of Darby, Delaware County, PA.
Admx.: Nicole Bellano, 501 Mason Ave., Drexel Hill, PA 19026.

IRENE E. BROWN a/k/a IRENE

CUMMINS BROWN, dec'd.
Late of the Township of Middletown, Delaware County, PA.
Extxs.: Penny I. Brown-Martin and Marjorie B. Anthony c/o Robert Speare, Esquire, 22 W. Second Street, Media, PA 19063.
ROBERT SPEARE, ATTY.
22 W. Second Street
Media, PA 19063

HARVEY ISAAC BURMAN a/k/a

HARVEY I. BURMAN, dec'd.
Late of the Township of Nether Providence, Delaware County, PA.
Extx.: Martin F. Burman, 305 Colonial Dr., Wallingford, PA 19086.
GLENN R. WEISER, ATTY.
McCarthy Weidler, P.C.
2000 Market St.
Ste. 2820
Philadelphia, PA 19103

ANDREA BYTHEWOOD, dec'd.

Late of the Township of Concord, Delaware County, PA.
Admx.: Allegra Bythewood, 1200 S. Dairy Ashford Road, Apt. 1023, Houston, TX 77077.

REGINA BEATRICE CARATELLI

a/k/a REGINA B. CARATELLI, dec'd.
Late of the Township of Middletown, Delaware County, PA.
Extxs.: Lisa A. Hickey and Pamela C. Gormley, 28 Orchard Rd., Haverford, PA 19083.

JOAN M. COPPER, dec'd.

Late of the Borough of Glenolden, Delaware County, PA.
Extx.: Carolyn Braciszewski 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

LENORE DAUPHIN a/k/a LENORE

M. DAUPHIN, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extx.: Michael J. Dauphin, 797 Ware Circle, West Chester, PA 19382.
MARITA M. HUTCHINSON, ATTY.
1250 Fieldstone Dr.
West Chester, PA 19382

JOAN C. DeIGUIDICE a/k/a JOAN

CATHERINE DeIGUIDICE, dec'd.
Late of the Township of Chadds Ford, Delaware County, PA.
Admx.: Danielle Matruder, 14 Garrett Rd., Wilmington, DE 19809.

M. JOSEPH DWYER, JR. a/k/a

MARTIN JOSEPH DWYER, JR. a/k/a JOSEPH DWYER, JR. and M. JOSEPH DWYER, dec'd.
Late of the Township of Upper Providence, Delaware County, PA.
Extxs.: James V. Dwyer, Cheryl Diane Collins, and Timothy Gorbey, Esquire
110 W. Front Street, Media, PA 19063.

TIMOTHY GORBEY, ATTY.
110 W. Front Street
Media, PA 19063

EILEEN A. ENRIGHT a/k/a EILEEN ANN ENRIGHT, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Kevin A. Enright c/o Herbert E.
Hoffman, Esquire, 1336 Bridge Road,
West Chester, PA 19342.
HERBERT E. HOFFMAN, ATTY.
1336 Bridge Road
West Chester, PA 19342

PHYLLIS A. FAGGIOLA, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Joseph P. Faggiola, Jr., 201
Lawrence Road, Broomall, PA 19008.

PATRICIA JANE FINEGAN, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Tobiah J. Finegan c/o D. Scott
Bonebrake, Esquire, 25 E. Second
Street, Media, PA 19063.
D. SCOTT BONEBRAKE, ATTY.
25 E. Second Street
Media, PA 19063

RICHARD C. HAELIG a/k/a RICHARD CHARLES HAELIG,
dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Richard J. Haelig c/o Joseph
G. Caruso, Esquire, 300 Colonial Dr.,
Wallingford, PA 19086.
JOSEPH G. CARUSO, ATTY.
300 Colonial Dr.
Wallingford, PA 19086

RITA HAMAN, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: David Haman, 727 Stanbridge
Road, Drexel Hill, PA 19026.

JANICE W. HILL a/k/a JANICE WHETSTONE, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Dana H. Spicer, 310 Spring
Street, Culpeper, VA 22701.

JOANNE M. HUMPHREYS a/k/a JOANNE HUMPHREYS, dec'd.
Late of the Borough of Parkside,
Delaware County, PA.
Executor: Gregory A. Humphreys c/o
W. Russell Carmichael, Esquire, 601
N. Olive St., Media, PA 19063.
W. RUSSELL CARMICHAEL, ATTY.
601 N. Olive St.
Media, PA 19063

MARK BIER LINKINS, dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Admx.: Robin Ann Beazley c/o
Christopher C. Straub, Esquire, 128 N.
Lime Street, Lancaster, PA 17602.
CHRISTOPHER C. STRAUB, ATTY.
Pyfer Reese Straub Gray & Farhat, P.C.
128 N. Lime Street
Lancaster, PA 17602

ROBERT J. MCGINLEY, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Kathleen Toner c/o Lindsey J.
Conan, Esquire, 755 North Monroe St.,
Media, PA 19063.
LINDSEY J. CONAN, ATTY.
755 North Monroe St.
Media, PA 19063

RYAN PATRICK MCKNIGHT, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Admx.: Colleen Marie McKnight c/o
Kristen L. Behrens, Esquire, 1650
Market St., Ste. 1200, Philadelphia,
PA 19103.
KRISTEN L. BEHRENS, ATTY.
Dilworth Paxson LLP
1650 Market St.
Ste. 1200
Philadelphia, PA 19103

JANE E. MIDDLETON, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Extr.: Michael Middleton c/o Joseph P.
Digiorgio, Esquire, 1800 E. Lancaster
Ave., Paoli, PA 19301.
JOSEPH P. DIGIORGIO, ATTY.
1800 E. Lancaster Ave.
Paoli, PA 19301

DOROTHY M. MUNSELL, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Robert Munsell.
STEVEN MILLER, ATTY.
Miller Law Firm PC
718 Poplar St.
Ste. 1
Lebanon, PA 17042

ALBERT J. OREO, dec'd.
Late of the Borough of Folcroft,
Delaware County, PA.
Extr.: Mary A. Oreo, 109 Bruner
Avenue, Glenolden, PA 19036.

GRACE E. ROWE a/k/a GRACE EBRIGHT ROWE, dec'd.
Late of the Township of Middletown,
Delaware County, PA.

Extx.: Sharon Marie Goerlach 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

BRUCE A. SCHELL a/k/a BRUCE SCHELL, dec'd. Late of the Township of Ridley, Delaware County, PA. Admx.: Carole Jo Schell a/k/a Carole J. Schell c/o Howard C. Pressman, Esquire, 712 W. MacDade Blvd., Milmont Park, PA 19033. HOWARD C. PRESSMAN, ATTY. Pressman, Doyle, Bloom & York 712 W. MacDade Blvd. Milmont Park, PA 19033

ANDREA ORIN SCHICK, dec'd. Late of the Township of Bethel, Delaware County, PA. Extr.: Adam Gregory Roth-Saks. CARRIE WOODY, ATTY. 110 West Front Street Media, PA 19063

DAVID SCHNEIDER, dec'd. Late of the Borough of Glenolden, Delaware County, PA. Extr.: Sandra Ann Schneider, 512 Glenfield Avenue, Glenolden, PA 19063.

HENRIETTA RUTH SCHWARTZ a/k/a HENRIETTA R. SCHWARTZ, dec'd. Late of the Township of Concord, Delaware County, PA. Extr.: Jeffrey M. Schwartz c/o Denise M. Antonelli, Esquire. 17 E. Gay St., Ste. 100, West Chester, PA 19380. DENISE M. ANTONELLI, ATTY. Gawthrop Greenwood, PC Ste. 100 West Chester, PA 19380

KAREN A. SWEENEY a/k/a KAREN AMOLIA SWEENEY and KAREN AMALIA SWEENEY, dec'd. Late of the Township of Marple, Delaware County, PA. Extr.: Eileen C. Preston, 332 Woodcrest Rd., West Grove, PA 19390.

WILLIAM M. WEIRICH, SR., dec'd. Late of the Township of Middletown, Delaware County, PA. Extr.: Margaret C. Weirich. TIMOTHY F. SULLIVAN, ATTY. 116 West Baltimore Avenue Media, PA 19063

CLAUDE MANLY WILLIAMS, M.D. a/k/a CLAUDE M. WILLIAMS, M.D. a/k/a C.M. WILLIAMS, M.D. and CLAUDE WILLIAMS M.D., dec'd. Late of the Borough of Media, Delaware County, PA. Extrs.: Phyllis Lee Williams (Named in Will as Phyllis L. Williams) and Claude Michael Williams (Named in Will as Michael Williams) c/o Charles E. McKee, Esquire, 1 N. Ormond Ave., Havertown, PA 19083. CHARLES E. MCKEE, ATTY. Donohue, McKee & Mattson, Ltd. 1 N. Ormond Ave. Havertown, PA 19083

JAMES JOSEPH WILLIAMS a/k/a JAMES J. WILLIAMS, dec'd. Late of the Township of Darby, Delaware County, PA. Extrx.: Shari Lynne DeShields c/o James R. Abbott, Esquire, 103 Chesley Dr., Media, PA 19063. JAMES R. ABBOTT, ATTY. Abbott & Overholt PC 103 Chesley Dr. Media, PA 19063

JOHN DERRICK ZONDAG, JR. a/k/a JOHN D. ZONDAG, JR., dec'd. Late of the Township of Concord, Delaware County, PA. Extrx.: Colleen Alison Johnson c/o Janet M. Colliton, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806. JANET M. COLLITON, ATTY. Colliton Elder Law Associates 790 E. Market St. Ste. 250 West Chester, PA 19382-4806

RUSSEL ZURINSKY, JR. a/k/a RUSSEL ZURINSKY and RUSSELL ZURINSKY, dec'd. Late of the Township of Tincicum, Delaware County, PA. Admr.: R. Keith Zurinsky c/o Sam S. Auslander, Esquire, 300 W. State St., Ste. 300, Media, PA 19063. SAM S. AUSLANDER, ATTY. Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C. 300 W. State St. Ste. 300 Media, PA 19063

SECOND PUBLICATION

SUSANNE S. ABPLANALP a/k/a SUSANNE ABPLANALP, dec'd. Late of the Township of Haverford, Delaware County, PA.

Extx.: Patricia Ann Burkhard
 (Named in Will as Patricia Burkhard)
 c/o Andrew Gavrin, Esquire, 306
 Clairemont Rd., Villanova, PA 19085.
ANDREW GAVRIN, ATTY.
 The Law Office of Andrew Gavrin
 306 Clairemont Rd.
 Villanova, PA 19085

JOSEPH PAUL ABRAMS, dec'd.
 Late of the Township of Nether
 Providence, Delaware County, PA.
 Extx.: Sandra Orietta Abrams c/o
 Kristen L. Behrens, Esquire, 1500
 Market St., Ste. 1200, Philadelphia,
 PA 19103.
KRISTEN L. BEHRENS, ATTY.
 Dilworth Paxson LLP
 1500 Market St.
 Ste. 1200
 Philadelphia, PA 19103

JOSEPH J. BAKER, dec'd.
 Late of the Borough of Chester
 Heights, Delaware County, PA.
 Admx.: Rosetta A. Baker c/o Vincent
 G. Iannello, Jr., Esquire, 110 W. Front
 Street, Media, PA 19063.
VINCENT G. IANNELLO, JR., ATTY.
 110 W. Front Street
 Media, PA 19063

MICHAEL J. BALDASSARRE, dec'd.
 Late of the Borough of Lansdowne,
 Delaware County, PA.
 Extx.: Nicole K. DiFabrizio c/o Mary
 Zervanos, Esquire, 1406 Dauphin
 Avenue, Wyomissing, PA 19610.
MARY ZERVANOS, ATTY.
 1406 Dauphin Avenue
 Wyomissing, PA 19610

**MARY F. BECK a/k/a MARY
 FRANCES BECK, dec'd.**
 Late of the Borough of Newtown
 Square, Delaware County, PA.
 Extr.: Richard A. Beck c/o James
 Sher, Esquire, 15019 Kutztown Road,
 Kutztown, PA 19530.
JAMES SHER, ATTY.
 15019 Kutztown Road
 Kutztown, PA 19530

PAUL J. BLAKE, dec'd.
 Late of the Township of Springfield,
 Delaware County, PA.
 Admr.: Daniel Paul Blake 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

JEANNINE SIROLI BOYER, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Extx.: Teresa Boyer c/o Ryan M.
 Bornstein, Esquire, 800 Lancaster
 Ave., Ste. T-2, Berwyn, PA 19312.
RYAN M. BORNSTEIN, ATTY.
 Harvey Ballard & Bornstein, LLC
 800 Lancaster Ave.
 Ste. T-2
 Berwyn, PA 19312

ANTHONY R. CALABRESE, dec'd.
 Late of the Township of Upper Darby,
 Delaware County, PA.
 Extx.: Beverly J. Calabrese (Named
 in as Beverly J. Calabrese in Will),
 9450 SW Gemini Dr., PMB 79042,
 Beaverton, OR 97008.

**ROBERT W. CARROLL a/k/a
 ROBERT WARNER CARROLL,
 dec'd.**
 Late of the Township of Thornbury,
 Delaware County, PA.
 Extx.: Susan Carroll Ricciuti (Named
 in Will as Susan M. Ricciuti) c/o Sally
 A. Farrell, Esquire, 17 W. Main St.,
 West Chester, PA 19382.
SALLY A. FARRELL, ATTY.
 MacElree Harvey, Ltd.
 17 W. Main St.
 West Chester, PA 19382

DELORES CURETON, dec'd.
 Late of the Borough of Yeadon,
 Delaware County, PA.
 Extr.: Hayward Leonard Cureton 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

**INA RUTH CZIRAKY a/k/a INA R.
 CZIRAKY, dec'd.**
 Late of the Township of Ridley,
 Delaware County, PA.
 Extr.: Michael Thomas Cziraky 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

**SUSAN FORSYTHE DYSON a/k/a
 SUSAN F. DYSON, dec'd.**
 Late of the Borough of Swarthmore,
 Delaware County, PA.

Extr.: Peter Dyson, 510 Rutgers Ave., Swarthmore, PA 19081.

DOROTHY M. ESTIS, dec'd.

Late of the Township of Newtown Square, Delaware County, PA.
Extr.: Andrew J. Montagnolo, Jr. c/o William C. Pietrangelo, Esquire, 620 Portledge Drive, Bryn Mawr, PA 19010.
WILLIAM C. PIETRANGELO, ATTY. 620 Portledge Drive Bryn Mawr, PA 19010

JEROME JORDAN FENNING a/k/a JEROME J. FENNING, dec'd.

Late of the Township of Concord, Delaware County, PA.
Extr.: William Frierson, Jr., 836 Leland Street, Philadelphia, PA 19130-2113.

MILLIE FURLONG, dec'd.

Late of the Township of Darby, Delaware County, PA.
Extr.: Thomas Francis Furlong c/o Joseph Honer, Jr., Esquire, 819 Connell Avenue, Yeadon, PA 19050.
JOSEPH HONER, JR., ATTY. 819 Connell Avenue Yeadon, PA 19050

THOMAS F. FURLONG, JR., dec'd.

Late of the Borough of Glenolden, Delaware County, PA.
Extr.: Thomas Francis Furlong c/o Joseph Honer, Jr., Esquire, 819 Connell Avenue, Yeadon, PA 19050.
JOSEPH HONER, JR., ATTY. 819 Connell Avenue Yeadon, PA 19050

RACHEL MAY GUSTAITIS a/k/a RAE GUSTAITIS, dec'd.

Late of the Township of Newtown, Delaware County, PA.
Extrs.: Peter J. Gustaitis, II and Paul S. Gustaitis, 808 Stillwood Lane, West Chester, PA 19380.

JILL ELLEN HAGGERTY a/k/a JILL E. HAGGERTY, dec'd.

Late of the Township of Springfield, Delaware County, PA.
Admr.: Daniel L. Haggerty, III c/o Rosemary Durkin, Esquire, 100 American Metro Blvd., Hamilton, NJ 08619.
ROSEMARY DURKIN, ATTY. 100 American Metro Blvd. Hamilton, NJ 08619

HEATHER HARTLING, dec'd.

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

Admr.: James Edward Hartling c/o Angelina C. Williams, Esquire, 317 Swede St., Norristown, PA 19401.
ANGELINA C. WILLIAMS, ATTY. Soloman, Berschler, Campbell & Thomas, P.C. 317 Swede St. Norristown, PA 19401

MARY H. HOPEMAN a/k/a MARY H. KOZIN, dec'd.

Late of the Borough of Media, Delaware County, PA.
Extr.: Leonard Robert Rosen c/o Ryan M. Bornstein, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312.
RYAN M. BORNSTEIN, ATTY. Harvey Ballard & Bornstein, LLC 800 Lancaster Ave. Ste. T-2 Berwyn, PA 19312

JESUS ALIRIO IBARRA a/k/a J. ALIRIO IBARRA, dec'd.

Late of the Township of Aston, Delaware County, PA.
Extr.: Leonardo Ibarra 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

LEONARD D. KENNEDY, dec'd.

Late of the Township of Upper Darby, Delaware County, PA.
Admx.: Denise K. Scott, 135 Jolind Rd., Paoli, PA 19301.

DAVID T. KENNY, dec'd.

Late of the Township of Darby, Delaware County, PA.
Admx.: Bernadine Hines c/o Frank M. Fiore, Esquire, 12 Veterans Square, 1st Fl., Media, PA 19063.
FRANK M. FIORE, ATTY. 12 Veterans Square 1st Fl. Media, PA 19063

SHANG-LIAN EVA KING, dec'd.

Late of the Township of Chadds Ford, Delaware County, PA.
Extr.: Shang-Ying P. King c/o Jennifer Walker, Esquire, 31 S. High St., Suite 200, West Chester, PA 19382.
JENNIFER WALKER, ATTY. 31 S. High St. Suite 200 West Chester, PA 19382

BRETT KLEIN a/k/a BRETT C. KLEIN and BRETT CARLISLE KLEIN, dec'd.
Late of the Township of Upper Chichester, Delaware County, PA.
Extx.: Laurie M. Klein c/o Paul P. Padien, Esquire, 30 W. Third Street, Media, PA 19063.
PAUL P. PADIEN, ATTY.
30 W. Third Street
Media, PA 19063

ROLAND NICK KLEMMER a/k/a ROLAND N. KLEMMER, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extx.: James W. Zecca (Named in Will as James Zecca) c/o Marilyn Seide Mitchell, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087.
MARILYN SEIDE MITCHELL, ATTY.
Herr, Potts & Potts, LLC
200 Eagle Rd.
Ste. 106
Wayne, PA 19087

KELLY ROBERT LYNN, dec'd.
Late of the City of Chester, Delaware County, PA.
Extx.: Frankie Lynn, 802 Pusey Street, Chester, PA 19013.

MARITZA MAMOURIAN, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extx.: Alexander Mamourian, 4333 Boone St., Philadelphia, PA 19128.

ALICE K. MARKIEWICZ a/k/a ALICE MARKIEWICZ and ALICE A. MARKIEWICZ, dec'd.
Late of the Township of Springfield, Delaware County, PA.
Extxs.: Anne M. St. Clair and Margaret Anne Sayers 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

CAROL ANN MARTIN a/k/a CAROL A. MARTIN, dec'd.
Late of the Township of Aston, Delaware County, PA.
Extx.: Melissa C. Pagan (Named in Will as Melissa Pagan) 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

DONNA M. PARISI, dec'd.
Late of the Township of Radnor, Delaware County, PA.
Extx.: Tracie L. Costello c/o William C. Pietrangelo, Esquire, 620 Portledge Drive, Bryn Mawr, PA 19010.
WILLIAM C. PIETRANGELO, ATTY.
620 Portledge Drive
Bryn Mawr, PA 19010

JOAN E. PETTICORD, dec'd.
Late of the Borough of Media, Delaware County, PA.
Extx.: Michele Shetter, 82 Weathervane Rd., Aston, PA 19014.

GRETCHEN PRESSLER a/k/a MARY GRETCHEN PRESSLER and MARY GRETCHEN RUDOLPH-PRESSLER, dec'd.
Late of the Borough of Media, Delaware County, PA.
Extxs.: Elizabeth A. Baker (Named in Codicil as Elizabeth A. Baker and Beth Bannerman Baker), 40 Oak Trail Ct., Alamo, CA 94507 and Deborah L. Fooskas, 205 Woodward Rd., Media, PA 19063.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

THOMAS ANTHONY REEVES a/k/a THOMAS A. REEVES, dec'd.
Late of the Borough of Media, Delaware County, PA.
Extxs.: Bruce D. Reeves and Susan E. Reeves c/o Rick Morton, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382.
RICK MORTON, ATTY.
999 West Chester Pike
Suite 201
West Chester, PA 19382

ORLANDO D. RIOBOLI a/k/a ORLANDO DOMENIC RIOBOLI, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extx.: Mark Anthony Rioboli (Named in Will as Mark A. Rioboli) c/o Ryan M. Bornstein, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312.

RYAN M. BORNSTEIN, ATTY.
Harvey Ballard & Bornstein, LLC
800 Lancaster Ave.
Ste. T-2
Berwyn, PA 19312

BARBARA RUSSELL, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Admx.: Brenda Russell, 1403 Dodd
Drive, Downingtown, PA 19335.

ROLAND E. SHELTON, SR., dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Admr.: Roland E. Shelton, 304
Shadeland Avenue, Drexel Hill, PA
19026.

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

RITA M. SNYDER, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Edward P. Snyder, Jr., 1119
Harper Ave., Woodlyn, PA 19094.

RUTH C. STINSON, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Dennis P. Stinson c/o Lindsay
Schoeneberger, Esquire, 101 North
Pointe Blvd., Suite 202, Lancaster, PA
17601.

LINDSAY SHOENEBERGER, ATTY.
RKG Law
101 North Pointe Blvd.
Suite 202
Lancaster, PA 17601

ELIZABETH J. THIEL a/k/a
ELIZABETH J. McGINN, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Tracy F. Kennedy c/o Charles
McKee, Esquire, 1 North Ormond
Avenue, Havertown, PA 19083.
CHARLES E. McKEE, ATTY.
1 North Ormond Avenue
Havertown, PA 19083

WERNER K. VOLKMANN, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Mark Volkmann, 1616 Atlantic
Ave., Sullivans Island, SC 29482.

CHRISTINA W. WOJNAROWSKI,
dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Stefen Jan Wojnarowski, 614
Autumn Ln., Media, PA 19063-1517.

CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

JACQUELINE WRIGHT a/k/a
JACQUELINE CATHERINE
WRIGHT and JACQUELINE C.
WRIGHT, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Admx.: Jaime Marie Wright a/k/a
Jaime Chapis and Jaime Wright-
Chapis c/o L. Theodore Hoppe, Jr.,
Esquire, 25 W. Second St., 2nd Fl.,
Media, PA 19063.
L. THEODORE HOPPE, JR., ATTY.
25 W. Second St.
2nd Fl.
Media, PA 19063

THIRD AND FINAL PUBLICATION

HARRIET JANNEY BALL a/k/a
HARRIET LAURA JANNEY BALL,
dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extr.: Richard J. Ball, 1 Featherbed
Ln., Haverford, PA 19041.
KATHRYN H. CRARY, ATTY.
Gadsden Schneider & Woodward LLP
1275 Drummers Ln.
Ste. 210
Wayne, PA 19087-1571

JASON LAWRENCE BANNER a/k/a
JASON L. BANNER and JASON
BANNER, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: Randi M. Banner (Named in
Will as Randi Banner) c/o Nathan
Egner, Esquire, Radnor Station Two,
290 King of Prussia Rd., Ste. 110,
Radnor, PA 19087.
NATHAN EGNER, ATTY.
Davidson & Egner
Radnor Station Two
290 King of Prussia Rd.
Ste. 110
Radnor, PA 19087

LUCY MARION BIRKER a/k/a LUCY
M. BIRKER and LUCY BIRKER,
dec'd.

Late of the Borough of Media,
Delaware County, PA.
Admr.: Paul Arthur Birker.
DENNIS WOODY, ATTY.
110 West Front Street
Media, PA 19063

JAMES I. CARTER, III, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Admr.: James M. Carter, 3755
Brookcroft Place, Garnet Valley, PA
19060.

JUDITH ANN CHRISTY, dec'd.
Late of the Township of Bethel,
Delaware County, PA.
Extr.: Robert A. Christy 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

AGNES MARY CROTHAMEL a/k/a
AGNES M. CROTHMEL and
AGNES CROTHMEL, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Marilyn A. Pilipzcek c/o Stephen
A. Wydrzynski, Esquire, 11 West Front
Street, Media, PA 19063.
STEPHEN A. WYDRZYNSKI, ATTY.
11 West Front Street
Media, PA 19063

LOUIS J. DeANGELIS a/k/a LOUIS
JAY DeANGELIS, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Admx.: Robyn DeAngelis, 5 Sunrise
Ct., West Grove, PA 19390.

CHRISTOPHER DEGNAN a/k/a
CHRISTOPHER D. DEGNAN
a/k/a CHRISTOPHER RICHARD
DEGNAN and CHRISTOPHER
DAVID DEGNAN, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Mary Anne McBrearty Degnan
(Named in Will as Mary Anne M.
Degnan) c/o Marc L. Davidson,
Esquire, Radnor Station Two, 290 King
of Prussia Rd., Ste. 110, Radnor, PA
19087.
MARC L. DAVIDSON, ATTY.
Davidson & Egner
Radnor Station Two
290 King of Prussia Rd.
Ste. 110
Radnor, PA 19087

PETER J. DeLISI, dec'd.
Late of the Borough of Folcroft,
Delaware County, PA.
Extr.: Michele C. Aungst c/o Daniella
A. Horn, Esquire, 1 Roberts Ave.,
Glenside, PA 19038.

DANILLA A. HORN, ATTY.
Klenk Law, LLC
1 Roberts Ave.
Glenside, PA 19038

WILLIAM JOSEPH DiSTEFANO a/k/a
WILLIAM J. DiSTEFANO, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Co-Executors: Michael Angelo
DiStefano and Anthony W. DiStefano,
32 Argo Dr., Sewell, NJ 08080.

LEROY HARRIS, dec'd.
Late of the Borough of Darby,
Delaware County, PA.
Extr.: Amani Gordon c/o William Adair
Bonner, Esquire, P.O. Box 259, Media,
PA 19063.
WILLIAM ADAIR BONNER, ATTY.
P.O. Box 259
Media, PA 19063

ANN HILLER, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Admr.: George M. Nikolaou, 166
Allendale Rd., King of Prussia, PA
19406.

ROBERT BENSON JONES a/k/a
ROBERT B. JONES and BOB
JONES, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Mary-Margaret Ahrens Jones,
204 Cornell Dr., Bryn Mawr, PA 19010.
BAYARD H. GRAF, ATTY.
Graf & Graf, P.C.
175 Strafford Ave.
Ste. 230
Wayne, PA 19087

MICHAEL MARIO LASTRA, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Brian M. Lastra c/o Virgie M.
Vakil, Esquire, 36 East Second Street,
P.O. Box 1048, Media, PA 19063.
VIRGIE M. VAKIL, ATTY.
Kelly Grimes Pietrangelo & Vakil, P.C.
36 East Second Street
P.O. Box 1048
Media, PA 19063

ELIZABETH A. LAW a/k/a
ELIZABETH LAW, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Diane Law Young 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
- JOHN G. MAFFEI**, dec'd.
Late of Delaware County, PA.
Admr.: J. Marcus Maffei, 2558 West
Chester Pike, Ste. 100, Broomall, PA
19008.
- RALPH F. MONTELLA a/k/a RALPH
MONTELLA**, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Marie A. Datillo c/o Stephen A.
Wydrzynski, Esquire, 11 West Front
Street, Media, PA 19063.
- STEPHEN A. WYDRZYNSKI, ATTY.
11 West Front Street
Media, PA 19063
- HONGZHUANG PENG**, dec'd.
Late of the Township of Wallingford,
Delaware County, PA.
Extr.: Yugong Ho, 130 Dundee Mills
Lane, Wallingford, PA 19086.
- HENRY OSCAR PETERSON, III a/k/a
HENRY O. PETERSON, III**, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Admx.: Rachel Barr Peterson, 422
Railroad Ave., Ambler, PA 19002.
- BETTY JOAN PETRAK**, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Kathleen Woolley Gurnee c/o
Larmore Scarlett, LLP, P.O. Box 384,
Kennett Square, PA 19348.
LARMORE SCARLETT, LLP, ATTYs.
P.O. Box 384
Kennett Square, PA 19348
- TIMOTHY QUINLAN**, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Admx.: Martha L. Quinlan 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
- OLIVIA RANDOLPH LYONS a/k/a
OLIVIA RANDOLPH**, dec'd.
Late of the Township of Yeadon,
Delaware County, PA.
Admx.: Briana D. Randolph, 910 Allen
Drive, Yeadon, PA 19050.
- MARGARET C. RANIERI**, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Donna Ambrogi, 2618 Woodleigh
Road, Havertown, PA 19083.
- PHILIP J. REILLY**, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extrs.: Kevin Patrick Reilly, 1004
Ininois Ave., Cape May, NJ 08204 and
Philip J. Reilly, Jr., 509 Woodberry
Way, Chester Springs, PA 19425.
LINDSEY HOELZLE, ATTY.
Palmarella & Raab, PC
1255 Drummers Ln.
Ste. 105
Wayne, PA 19087
- EDWARD HARRY RIFFERT**, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Admr.: Edward J. Riffert, 131
Bradbury Road, Brookhaven, PA
19015.
- STEPHEN MICHAEL SCHRASS a/k/a
STEPHEN SCHRASS**, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Sandra Schrass c/o Michael R.
Perna, Esquire, 610 Millers Hill, P.O.
Box 96, Kennett Square, PA 19348.
MICHAEL R. PERNA, ATTY.
Perna & Abracht, LLC
P.O. Box 96
Kennett Square, PA 19348
- JOHN FRANK STERNER a/k/a JOHN
F. STERNER**, dec'd.
Late of the Borough of Ridley Park,
Delaware County, PA.
Admrs.: John M. Sterner and Lisa
Narodowski, 103 Kathleen Drive,
Coatesville, PA 19320.
- EDWARD J. TRICE**, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Admr. DNB C.T.A.: Michael J.
Mattson, 21 W. Third St., Media, PA
19063.
MICHAEL J. MATTSON, ATTY.
Musi, Merkins, Daubebnberger &
Clark, LLP
21 W. Third St.
Media, PA 19063
- PATRICIA T. WARREN a/k/a
PATRICIA ANN WARREN and
PATRICIA A. WARREN**, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Scott Warren c/o Virgie M. Vakil,
Esquire, 36 East Second Street, P.O.
Box 1048, Media, PA 19063.

VIRGIE M. VAKIL, ATTY.
Kelly Grimes Pietrangelo & Vakil, P.C.
36 Second Street
P.O. Box 1048
Media, PA 19063

CAROL ANN WEIRICH a/k/a CAROL ANN 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

LEON WOLF a/k/a LEON S. WOLF,
dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Admr.: Simon Wolf, 2872 S. 15th St.,
Philadelphia, PA 19145.

JOHN J. YKEMA, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Sandra L. Ykema, 38 Whitetail
Ln., Parkesburg, PA 19365.
DAVID R. WHITE, ATTY.
Horst Krekstein & Runyon LLC
610 W. Germantown Pike
Ste. 350
Plymouth Meeting, PA 19462

AUDIT

ORPHANS' COURT

**Estates listed for Audit on
MARCH 19, 2025
10:30 A.M. Prevailing Time**

Notice is hereby given to the heirs, legat-
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.

DEAKYNE - First and Final Account of
Janice Harrison, Executrix of Sarah Bam-
beck Deakyne a/k/a Sarah Darlene Deaky-
ne, Sally Darlene Deakyne, Deceased.

SABATER - First Account of Karyn L.
Seace, Administratrix, Estate of James J.
Sabater, Deceased.

WOODWARD - Account of Mario Ros-
setti, Executor, Estate of Albert B. Wood-
ward, Deceased.

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

Mar. 7, 14

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-001492

NOTICE IS HEREBY GIVEN THAT on
February 19, 2025, a Petition for a Change
of Name was filed in the above named
Court, praying for a decree to change the
name(s) of **Evelyn Rose Acree** to **Evelyn
Rose Foster**.

The Court has fixed April 29, 2025, 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.

Mar. 7, 14

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-11050

NOTICE IS HEREBY GIVEN THAT on
January 31, 2025, a Petition for a Change of
Name was filed in the above named Court,
praying for a decree to change the name(s)
of **Zachary Elijah Baitinger** to **Willow
Eleanor Baitinger**.

The Court has fixed Wednesday, April
9, 2025, 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.

Mar. 14, 21

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. 2024-007489

NOTICE IS HEREBY GIVEN THAT on August 23, 2024, the Petition of Aura Deborah Iheukwumere, a minor, by and through her parent and natural guardian, Edna Bio, for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Aura Deborah Iheukwumere to Aura Deborah Bio.**

The Court has fixed Tuesday, April 29, 2025, 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.

Mar. 14, 21

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-006937

NOTICE IS HEREBY GIVEN THAT on August 8, 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 **Kari Dawn Karlick to Kari Dawn Larson.**

The Court has fixed May 20th, 2025, 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.

Mar. 14, 21

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-000031

NOTICE IS HEREBY GIVEN THAT on January 2, 2025, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Jason Edward Mitchell to Aristotle Zen Mitchell.**

The Court has fixed Tuesday, May 20, 2025, 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.

Mar. 14, 21

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-010449

NOTICE IS HEREBY GIVEN that the Petition of **LEONA JOI MULLEN**, was filed in the above-named Court, praying for a Decree to change her name to **SAMANTHA MULGREW-FERRANTI.**

The Court has fixed May 9, 2025, at 9:00 a.m., Courtroom/Hearing Rm. "TBA", Delaware County Courthouse, Media PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

KATHRYN A. MELONI, P.C., Solicitors
Attys. for Petitioner
117-119 N. Olive St.
Media, PA 19063
(6100 565-1260

Mar. 14, 21

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-010810

NOTICE IS HEREBY GIVEN that the Petition of **KAREN HALL O'HARA**, was filed in the above-named Court, praying for a Decree to change her name to **KAREN ANN HALL**.

The Court has fixed May 20, 2025, at 9:00 a.m., Courtroom/Hearing Rm. "TBA", Delaware County Courthouse, Media PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

JOSEPH W. BULLEN, III, Solicitor
Hennessy Bullen Walker
Attys. for Petitioner
P.O. Box 217
Lansdowne, PA 19050
(610) 623-3445

Mar. 14, 21

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2025-000564

NOTICE IS HEREBY GIVEN THAT on January 1, 2025, the Petition of Gavin Anuja Fernando Pattage, a minor, by and through his parent and natural guardian, Gayantha A. Fernando, for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Gavin Anuja Fernando Pattage** to **Gavin Anuja Fernando**.

The Court has fixed May 9, 2025, 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.

Mar. 14, 21

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-010149

NOTICE IS HEREBY GIVEN THAT on November 19, 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 **Filomena Rauso** to **Filomena Mary Rauso**.

The Court has fixed Tuesday, May 20, 2025, 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.

ANNE DeLUCA, Solicitor
Law Office of Sand Gibbs, PC
3475 West Chester Pike
Suite 200
Newtown Square, PA 19073

Mar. 14, 21

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-010390

NOTICE IS HEREBY GIVEN THAT on December 2, 2024, the Petition of Liam Robey-Wescott, a minor, by and through his parent and natural guardian, Lloyd Pinketti, for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Liam Robey-Wescott** to **Liam Pinketti**.

The Court has fixed Tuesday, April 22, 2025, 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.

Mar. 14, 21

CHARTER APPLICATION

NOTICE IS HEREBY GIVEN THAT Articles of Inc. were filed with the Dept. of State for **JUNIOR ELECTRIC, INC.**, a corp. organized under the PA Business Corporation Law of 1988.

SNYDER LAW GROUP, P.C., Solicitors
121 Ivy Ln.
King of Prussia, PA 19406

Mar. 14

NOTICE IS HEREBY GIVEN THAT a corporation is to be or has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

K J Albany Plumbing and Heating, Inc.

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

Mar. 14

Total Lawnscape II Ltd

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

Mar. 14

**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:

HANDS OF HORACE FOUNDATION

MARK FEINMAN, Solicitor
8171 Castor Avenue
Philadelphia, PA 19152

Mar. 14

CLASSIFIED ADS

Office Space Available. 200 square feet. Located across the street from Media Courthouse. \$695 a month. Water and electric included. 30 West 3rd Street, Media, PA 19063.

Feb. 28—Mar. 21

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, as amended, of intention to file in the Office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Delaware County, Pennsylvania, under the assumed or fictitious name, style or designation of:

CMS Controls

The principal office for the operations to be provided through such fictitious names is 624 Grassmere Park, Ste. 8, Nashville, TN 37211. The name and address of the party to registration of such fictitious names are: Scott Wulinsky, 650 S. Tryon St., Ste. 1000, Charlotte, NC 28202 and NATIONAL H.V.A.C. SERVICE, LTD., 624 Grassmere Park, Ste. 8, Nashville, TN 37211.

Mar. 14

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2019-010278

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT INDIVIDUALLY
BUT SOLELY AS TRUSTEE FOR
FINANCE OF AMERICA STRUCTURED
SECURITIES ACQUISITION TRUST
2019-HB1, Plaintiff

v.

SEAN O'NEILL, IN HIS CAPACITY AS
HEIR OF ROBERT J. O'NEILL, SR. ET
AL., Defendants

COMPLAINT IN MORTGAGE FORECLOSURE

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT J. O'NEILL, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT J. O'NEILL, JR. Defendants, 1117 TREMONT DRIVE, GLENOLDEN (DARBY), PA 19036

You are hereby notified that Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1, 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-2019-010278, seeking to foreclose the mortgage secured on your property located, 1117 TREMONT DRIVE, GLENOLDEN (DARBY), PA 19036.

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 St.
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

Mar. 14

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA CIVIL DIVISION NO. CV-2024-010147

FREEDOM MORTGAGE CORPORATION, Plaintiff v.

GILDA M. COLDER, IN HER CAPACITY AS HEIR OF CHARLES HENRY COLDER, DECEASED ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES HENRY COLDER, DECEASED, Defendant(s)

NOTICE

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES HENRY COLDER, DECEASED

You are hereby notified on that on November 18, 2024, Plaintiff, FREEDOM MORTGAGE CORPORATION filed a Complaint against you in the Court of Common Pleas of DELAWARE County, Pennsylvania, Docket No. CV-2024-010147, wherein Plaintiff seeks to enforce its rights under its loan documents.

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 NOTICE 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
Telephone: (610) 566-6625
www.delcobar.org

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

Mar. 14

SERVICE BY PUBLICATION

**COURT OF COMMON PLEAS
DELAWARE COUNTY
CIVIL DIVISION
NO: CV-2024-005721**

Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee, PLAINTIFF
v.

Mark Thomas Peebles, known heir of Dovey Perry, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Dovey Perry, deceased, DEFENDANTS

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

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Dovey Perry, deceased, 235 Felton Avenue, Darby, PA 19023

Your house (real estate) at: 235 Felton Avenue, Darby, PA 19023, 11000084900, is scheduled to be sold at Sheriff's Sale at Delaware County Sheriff's Office, Courthouse, Room 101, 201 West Front Street, Media, PA 19063 on April 17, 2025 at 11:00 A.M. to enforce the court judgment of \$188,912.06 obtained by Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee against you.

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

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

The sale will be cancelled if you pay back to Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

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

CHRISTOPHER A. DeNARDO, ESQUIRE
PA I.D. No. 78447
SAMANTHA GABLE, ESQUIRE
PA I.D. No. 320695
STEVEN PALMER, ESQUIRE
PA I.D. No. 334553
LESLIE J. RASE, ESQUIRE
PA I.D. No. 58365
HEATHER RILOFF, ESQUIRE
PA I.D. No. 309906
KEVIN T. TONCZYCZYN, ESQUIRE
PA I.D. No. 332616
ELIZABETH L. WASSALL, ESQUIRE
PA I.D. No. 77788
JOSEPH L. LoCASTRO, IV, ESQUIRE
PA I.D. No. 314973
Logs Legal Group LLP
985 Old Eagle School Road
Suite 514
Wayne, PA 19087
Telephone: (610) 278-6800
E-mail: PAHelp@logs.com

TO: UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANE JORDAN, DECEASED HEIR OF CHRISTINE B. TAGTSTROM a/k/a CHRISTINE BESSINGER Defendant(s), 131 FOXMASK TURN, GLEN MILLS (CONCORD), PA 19342

You are hereby notified that Plaintiff, BANK OF AMERICA, N.A, 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-2018-002966, seeking to foreclose the mortgage secured on your property located, 131 FOXMASK TURN, GLEN MILLS (CONCORD), PA 19342.

Mar. 14, 21, 28

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2018-002966

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

BANK OF AMERICA, N.A, Plaintiff
v.
DIANE BESSINGER, IN HER
CAPACITY AS HEIR OF CHRISTINE
B. TAGTSTROM a/k/a CHRISTINE
BESSINGER; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER,
CHRISTINE B. TAGTSTROM a/k/a
CHRISTINE BESSINGER; ET AL.,
Defendants

COMPLAINT IN
MORTGAGE FORECLOSURE

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 St.
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

Mar. 7, 14

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-007804

Zichen Li
vs.
Anastasio Mendes, LLC

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defense or objections in writing 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

COREY A. LEON, ESQUIRE
Stoner Law Offices, LLC
304 Ross Street
Suite 500
Pittsburgh, PA 15219

Mar. 7, 14

SERVICE BY PUBLICATION

IN THE OFFICE OF THE REGISTER
OF WILLS OF DELAWARE COUNTY,
PENNSYLVANIA
FILE NO. 2324-3411

IN RE: ESTATE OF ROBERT
STANSELL, DECEASED

RE: AMENDED PETITION TO AP-
POINT ADMINISTRATOR TO
THE ESTATE OF ROBERT
STANSELL

RULE

AND NOW, this 24th day of February, 2025, upon consideration of your request for a new Rule to Show Cause with a later response date to be issued, of the above-referenced Petition, it is hereby ORDERED and DECREED that a Rule to Show Cause is issued and directed upon the Commonwealth of Pennsylvania, Department of Revenue and directed upon all potential heirs by Service of Process by Publication has been authorized pursuant to Rule 430(b) of the Pennsylvania Rules of Civil Procedure.

Respondent(s) shall submit a written response on or before the 10th day of April, 2025, via one or more of the following options: (1) U.S. mail at ATTN: Register of Wills, 201 W. Front Street, Media, PA 19063; (2) In-Person or drop-box at the Office of the Register of Wills, First Floor, Government Center Building, Media, PA, 19063; and/or (3) fax at (610) 891-4812.

No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted, and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7.

BY THE REGISTER OF WILLS
s/ Vincent A. Rongione
Vincent A. Rongione, Esquire
Register of Wills and
Clerk of Orphans' Court

Mar. 7, 14

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-009411

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

LLACG Community Investment Fund,
Plaintiff

v.

The Estate of Donald R. Mosby, Deceased;
Any and All Unknown Heirs, Successors
and Assigns, Representatives, Devisees
and All Persons, Firms or Associations
Claiming Right, Title or Interest from or
Under the Estate of Donald R. Mosby,
Deceased; Donald R. Mosby, Trustee
of the Donald R. Mosby Revocable
Living Trust u/d/t September 20, 2003;
Defendants

To: Estate of Donald R. Mosby, De-
ceased, 112 Ridge Avenue, Darby,
PA 19023

Any and All Unknown Heirs, Successors
and Assigns, Representatives, Devisees and
All Persons, Firms or Associations Claiming
Right, Title or Interest from or Under the
Estate of Donald R. Mosby, Deceased, 112
Ridge Avenue, Darby, PA 19023.

Donald R. Mosby, Trustee of the Donald
R. Mosby Revocable Living Trust u/d/t
September 20, 2003, 112 Ridge Avenue,
Darby, PA 19023.

**COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff,
LLACG Community Investment Fund, has
filed a Mortgage Foreclosure Complaint
endorsed with a Notice to Defend, against
you in the Court of Common Pleas of Dela-
ware County, PA docketed to No. CV-2024-
009411, seeking to foreclose the mortgage
secured on your property located, 112 Ridge
Avenue, Darby, PA 19023.

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 writ-
ten 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 HIR-
ING A LAWYER.**

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

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

JACQUELINE F. McNALLY, ESQUIRE
Padgett Law Group
Attorneys for Plaintiff

Mar. 7, 14

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

**March 21, 2025
11:00 A.M. Prevailing Time**

BOROUGH

Clifton Heights 74
Collingdale 2, 29, 40
Colwyn 69
Darby 66
East Lansdowne 7
Folcroft 16, 76, 78
Glenolden 80
Parkside 41
Ridley Park 5, 42, 47, 55, 61, 62, 71
Yeadon 25, 34, 48, 50,
51, 58, 59, 60, 72

CITY

Chester 11, 38, 79

TOWNSHIP

Aston 4, 8, 33, 77
Darby 31
Haverford 3, 15
Lower Chichester 14
Marple 83
Nether Providence 12, 75
Ridley 13, 63, 64
Tinicum 32, 65
Upper Darby 6, 9, 17, 21,
26, 28, 30, 35, 36, 37, 39,
44, 45, 52, 53, 54, 68, 70, 73

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. 003149 2. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 205 Pershing Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jean White a/k/a Jean Delores White, a/k/a Jean D. White and Daniel Marshall a/k/a Daniel D. Marshall, a/k/a Daniel Dashaun Marshall.

Hand Money \$18,129.96

Orlans PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005127 3. 2024

MORTGAGE FORECLOSURE

Premises to be Sold: 2 Barrister Court Haverford, PA 19041

Parcel No. 22-05-00001-55.

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jennifer Chu.

Hand Money \$70,652.93

Sirlin Lesser & Benson, P.C.
Dana S. Plon, Esquire

JERRY L. SANDERS, JR., Sheriff

No. 004934 4. 2024

MORTGAGE FORECLOSURE

65 Glenn Road
Aston, PA 19014

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James W. Buggy and Michele C. Buggy, husband and wife, as tenants by the entirety.

Hand Money \$25,502.85

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007418 5. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Borough of Ridley Park, County of Delaware and Commonwealth of Pennsylvania, described according to a Plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated March 29, 1955, as follows, to wit:

BEGINNING at a point on the North-easterly side of Jackson Avenue (fifty feet wide) at the distance of two hundred feet and eighty eight one-hundredths feet measured North sixty five degrees, twenty five minutes West, along the said side of Jackson Avenue from its intersection with the Northwesterly side of Haverford Avenue (fifty five feet wide) (both lines extended); thence extending from said beginning point and along the Northeasterly side of Jackson Avenue, North sixty five degrees, twenty five minutes West, thirty feet to a point; thence extending North twenty four degrees, thirty five minutes East, partly passing through the party wall between these premises and the premises adjoining to the Northwest (erroneously stated as Northeast in prior deed), one hundred fifty three feet and fifteen one-hundredths feet to a point; thence extending South forty nine degrees, thirty nine minutes East, thirty one feet and eighteen one-hundredths feet to a point; thence extending South twenty four degrees, thirty five minutes West, partly passing along the center line of a certain driveway laid out between these premises and the premises adjoining to the Southeast, one hundred forty four feet and sixty eight one hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot No 27 on said plan.

FOLIO No. 37-00-01154-00

IMPROVEMENTS CONSIST OF: Single Family Home.

SOLD AS THE PROPERTY OF: Joseph McDevitt and Kimberly McDevitt.

Hand Money: \$18,199.68

Lee M. Herman, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008197 6. 2024

MORTGAGE FORECLOSURE

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

BEING Folio No. 16-03-01880-00

BEING Premises of: 525 Wiltshire Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Marie Durandisse.

Hand Money \$3,452.28

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003835 7. 2023

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 909 Pembroke Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Hubert N. Watson a/k/a Hubert Watson

Hand Money \$10,951.43

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004078A 8. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 112 Raymond Avenue, Aston, PA 19014.

Parcel No. 02-00-01976-00

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: Eileen B. Colgan, solely in her capacity as heir of Shirley Bones, deceased and the unknown Heirs of Shirley Bones, deceased.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008536 9. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected, hereditaments and appurtenances, Situate in the Township of Upper Darby, County of Delaware and State of Pennsylvania and described according to a survey thereof made by Damon and Foster, Civil Engineers on 01/26/1931 as follows:

BEGINNING at a point on the South-easterly side of Richfield Road (40 feet wide) at the distance of 121.98 feet measured South 15 degrees 53 minutes 39 seconds West from the Southwesterly side of Walnut Street (60 feet wide),

CONTAINING in front or breadth on the said Richfield Road measured South 15 degrees 53 minutes 39 seconds West 16 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Richfield Road 80 feet to the center line of a certain 10 feet wide driveway and extending Southwestwardly into Locust Street and Northeastwardly in to a certain other 10 feet wide driveway, extending Northwestwardly into Richfield Road.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 221 Richfield Road, Upper Darby, PA 19082.

PARCEL No. 16-03-01339-00

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Rochelle A. Clarke.

Hand Money: \$11,700.27 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004767 11. 2024

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 49010094800

Property: 913 East 22nd Street, Chester, PA 19013.

BEING the same premises which Michael T. Cziraky, Michael J. Caramanico, and Anthony J. Caramanico, by Deed dated July 13, 2021 and recorded September 29, 2021 in and for Delaware County, Pennsylvania in Deed Book Volume 6747, page 4133, granted and conveyed unto Charles Garrison.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Charles Garrison.

Hand Money \$7,724.45

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000780 12. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 640 W. Wiltshire Dr. Wallingford, PA 19086-6906.

Parcel Nos. 34000301448

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: John J. Braccili.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002661 13. 2023

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 158 Youngs Avenue, Township of Ridley, PA 19094.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Mamye Fitzgerald.

Hand Money \$11,962.53

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004517 14. 2022

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 08000000300

Property: 1402 Beale Street, Marcus Hook, aka Linwood, aka Lynwood, PA 19061.

BEING the same premises which Mary A. Beauchamp, by Deed dated February 15, 2000 and recorded March 1, 2000 in and for Delaware County, Pennsylvania in Deed Book Volume 1986, page 1342, granted and conveyed unto Dennis J. Leary, Jr. and Wendy L. Leary.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Dennis J. Leary, Jr. and Wendy L. Leary.

Hand Money \$10,568.59

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009806 15. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 721 Cricket Ave., Ardmore, PA 19003.

Parcel Nos. 22-06-00-776-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Alan R. Borzillo ak/a Alan Borzillo and Lisa M. Borzillo a/k/a Lisa Borzillo.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003415 16. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 1808 Cricket Lane, Folcroft a/k/a Folcroft Borough, PA 19032.

Parcel Nos. 20000035900

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Thomas R. Mason and Wendy Naomi Brown Mason a/k/a Wendy N. Brown-Mason a/k/a Wendy Naomi Brown-Mason a/k/a Wendy Brown-Mason.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 069184 17. 2019

MONEY JUDGMENT

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

BEGINNING at a stake on the Northwesterly side of Mary Street at the distance of 78.2 feet Northwesterly from the side of a certain street (thirty-three feet wide) laid out by Thomas H. McCollin, for common us; thence from this point of beginning along land of George S. Garrett and passing through the middle of the partition between the stone dwelling on this lot and the one on the Southwest, North 25 degrees 18 minutes West 224.62 feet to the side of a small street; thence along said street North 60 degrees 43 minutes East 25.87 feet to a point; thence thence South 27 degrees 187 minutes East along land now or late of George S. Garrett 236.41 feet to the side of same South 64 degrees 42 minutes West 25.8 feet to the place of beginning.

LOCATION OF PROPERTY: 3941 Mary Street, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sal Canavati and Bernadette Sharon Cullen.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062493 21. 2019

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate on the Westerly side of Overhill Road the distance of 345.65 feet measured Northwardly from Sansom Street in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 116 Overhill Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Tuan Anh Lieu.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 063624 25. 2014

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 941 Church Lane, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michelle A. Jackson.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062892 26. 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 State of Pennsylvania.

LOCATION OF PROPERTY: 4027 Vernon Road, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Carol Johnson.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062882 28. 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 State of Pennsylvania.

LOCATION OF PROPERTY: 206 Le Carra Drive, Upper Darby, Pennsylvania.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Valerie A. Henry.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007262 29. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Northeasterly side of Collingdale Avenue in the Borough of Collingdale, County of Delaware and Commonwealth of Pennsylvania.

BEGINNING at a point in the said Northeasterly side of Collingdale Avenue at the distance of 316.68 feet Northwestwardly from the Northwesterly side of Macdade Boulevard; thence by the said Northeasterly side of Collingdale Avenue North 27 degrees 29 minutes 42 seconds West 26 feet and thence extending Northeastwardly of that width between parallel lines 200 feet.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Linda Smith a/k/a Linda Van-otoo.

Hand Money: \$9,376.96

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004103 30. 2023

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware and Commonwealth of PA on the South side of Guilford Road.

Front: 16 Depth: 70

BEING Premises: 6940 Guilford Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Rodney A. Lowery.

Hand Money \$15,885.28

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007758 31. 2024

MORTGAGE FORECLOSURE

702 Beech Avenue
Glenolden, PA 19036

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Christian James Kramer.

Hand Money \$18,818.59

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010543B 32. 2016

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 215 Chippewa Street, Lester, PA 19029.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Patricia F. Giordano-Norcutt, Kenneth D. Norcutt, Sr.; United States of America.

Hand Money \$14,472.28

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004886B 33. 2019

MORTGAGE FORECLOSURE

Property in the Township of Aston, County of Delaware and Commonwealth of PA on the Northeasterly side of Morgan Road.

Front: 85 Depth: 150

BEING Premises: 23 Morgan Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Craig M. Huska.

Hand Money \$28,916.08

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008740 34. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Yeadon, County of Delaware and Commonwealth of PA on the Southwesterly side of Pleasant Road.

Front: 33 Depth: 80

BEING Premises: 808 Pleasant Road, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Rosita Nixon.

Hand Money \$20,874.66

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008215 35. 2024

MORTGAGE FORECLOSURE

319 Avon Road
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sibri Kyelem.

Hand Money \$11,556.21

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007148 36. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 15 South Cedar Lane, Upper Darby, PA 19082.

Parcel Nos. 1607-00317-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Denise L. Vertucci a/k/a Denise Vertucci.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009378 37. 2022

MORTGAGE FORECLOSURE

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

BEING Premises of: 1118 Wynnbrook Road, Upper Darby, PA 19014.

IMPROVEMENTS CONSIST OF: one (1) residential property.

SOLD AS THE PROPERTY OF: James Gavin.

Hand Money \$16,103.42

Stivale Law Offices, PLLC
Eric T. Romanowski, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009489 38. 2024

MONEY JUDGMENT

One Property consisting of several parcels as detailed below.

2105-2107 West Front Street,
Chester, PA 19013

20 Jeffrey Street
Chester, PA 19013

15 Engle Street
Chester, PA 19013

North side of Delaware Avenue
Chester, PA 19013

Parcel Nos: 49-10-00795-00, 49-10-00022-00, 49-10-00610-00, 49-10-00595-00

PARCEL NO. 1

ALL THAT CERTAIN tract or piece of land with the buildings and improvements erected thereon, together with all the property thereon contained or appurtenant thereto, Situate on the North side of Delaware Avenue, between Jeffrey Street and Engle Street, in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front along the North side of said Delaware Avenue measured Eastwardly from said Engle Street 300 feet and extending in depth measured Northwardly along the Westerly side of said Jeffrey Street and along the Easterly side of said Engle Street 120 feet, more or less.

EXCEPTING THEREOUT NEVER-THELESS, ALL THAT CERTAIN lot or piece of land, situate on the Northeast corner of said Delaware Avenue and Engle Street.

BEGINNING at said corner and measured thence Northwardly along the said Engle Street 61 feet, 7 inches more or less to a point; thence by a line curved to the right with a radius of 210 feet, with the concave side of said curve to the North 87 feet, 5 1/2 inches to the North side of said Delaware Avenue; thence by the same measured Westwardly 61 feet 3 inches to the point and place of beginning.

TOGETHER with all the right, title and interest of said Grantor, of in and to said streets, alleys and highways in common with the owners of other premises abutting thereon.

PARCEL NO. 2

ALL THAT CERTAIN lot or parcel of land Situate in the 10th Ward, City of Chester, Delaware County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at the intersection of the Northeasterly line of Engle Street (60 feet wide) and the Northwesterly line of Delaware Avenue (60 feet wide); thence Northwardly along the said line of Engle Street 61 feet 7 inches to a corner; thence Eastwardly by a curve to the left having a radius of 210 feet an arc distance of 87 feet 5 1/2 inches to a corner in the aforesaid line of Delaware Avenue; thence Southwestwardly along said line of Delaware Avenue 61 feet 3 inches to the place of beginning.

CONTAINING 0.037 of an acre more or less.

PARCEL NO. 3

ALL THAT CERTAIN lot or piece of land with the building and improvements thereon erected, Situate in the City of Chester, County of Delaware and State of Pennsylvania and bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Jeffrey Street at the distance of 160 feet more or less measured Northwestwardly from Delaware Avenue.

CONTAINING in front along the Southwesterly side of said Jeffrey Street measured thence Northwestwardly 15 feet 8 inches and extending in depth of that width Southwestwardly 84 feet to the Northeasterly side of a 4 feet wide alley extending Northwesterly and Southwesterly into Byram Street, the Southeasterly line of said lot passing through the center of the partition wall between the message herein described and the message adjoining on the Southeast.

BOUNDED known and designated as No. 16 Jeffrey Street.

TOGETHER with the right and use of said alley in common with the owners of other lands abutting thereon.

PARCEL NO. 4

ALL THAT CERTAIN lot or piece of ground, Situate in the City of Chester, Delaware County, Pennsylvania bounded and described as follows:

SITUATE on the South side of Front Street and East side of Engle Street.

CONTAINING in front on said Front Street 140 feet and on the said Engle Street 120 feet.

BOUNDED on the East by a 20 feet alley opening in to said Front Street and on the South by land now or formerly of John M. Broomall.

TOGETHER with the right to use the said alley in common with the owners of other lands abutting thereon.

PARCEL NO. 5

ALL THAT CERTAIN lot or piece of land Situate on the East side of Engle Street 140 feet South of Front Street, in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front on the said Engle Street 20 feet and extending in depth continuing the same width between parallel lines at right angles to the said Engle Street 140 feet to a 20 feet wide alley opening into the said Front Street.

BEING No. 15 Engle Street.

PARCEL NO. 6

ALL THAT CERTAIN lot or piece of ground, Situate in the City of Chester, County of Delaware and State of Pennsylvania and described as follows:

BEGINNING at a point on the Easterly side of Engle Street at the distance of 120 feet South of the Southerly side of Front Street.

CONTAINING in front or breadth on the said Easterly side of Engle Street 20 feet and extending of that width in length or depth Eastwardly between parallel lines at right angles to Engle Street 140 feet to the Westerly side of a certain 20 feet wide alley extending from Delaware Avenue to Front Street.

TOGETHER with the free and common use of the said alley in common with the owners abutting the same.

PARCEL NO. 7

ALL THAT CERTAIN lot or piece of land with the messuage or tenement thereon erected, Situate on the East side of Engle Street at the distance of 160 feet South of Front Street in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front or breadth on the said Engle Street 20 feet and extending in depth continuing the same width between parallel lines at right angles continuing the same width between parallel lines at right angles to the said Engle Street 140 feet to a 20 feet wide alley opening into the said Front Street.

TOGETHER with the right and use of the said alley in common with the owners of other lands abutting thereon.

PARCEL NO. 8

ALL THOSE CERTAIN brick messuages or tenements and two frame messuage of tenements and lots of pieces to land situate on the West side of Jeffrey Street in the City of Chester (formerly the Borough of South Chester) in the County of Delaware and State of Pennsylvania at the distance of 78 feet 6 inches South from Front Street.

CONTAINING in front on the said Jeffrey Street 21 feet 6 inches and extending in depth between lines parallel to the said Front Street 140 feet to a 20 feet wide alley opening in to the said Front Street.

BOUNDED on the South by lands now or late of the Estate of Dennis Oakes deceased and on the North by a 4 feet wide alley running from Jeffrey Street to the said 20 feet wide alley.

TOGETHER with the right of the said alleys in common with the owners of the other lands abutting thereon.

BEING known as 20 and 22 Jeffrey Street.

PARCEL NO. 9

ALL THAT CERTAIN lot or piece of land with the building and improvements thereon erected, situate in the said City of Chester, County of Delaware and State of Pennsylvania and described as follows, to wit:

BEGINNING at a point on the Northeast side of Byram Street at the distance of 160 feet Northwest from Delaware Avenue.

CONTAINING in front along the said Northeast side of Byram Street 36 feet and extending of that width in length or depth Northeastwardly 52 feet to a 4 feet wide alley, which extends Northwest along the rear of said lot and opens into another 4 feet wide alley, which extends Southwest along the Northwest side of said lot to Byram Street.

TOGETHER with the right and use of said Byram Street and said alleys in common with the owners of other lands abutting thereon.

BEING known and designated as Nos. 17 and 19 Byram Street.

AND ALSO ALL THAT CERTAIN brick message and lot or piece of land Situate on the Westerly side of Jeffrey Street at the distance of 175 feet 8 inches Northwardly from the Northwesterly corner of Jeffrey Street and Delaware Avenue in the City of Chester in the County of Delaware afore-said being No. 18 Jeffrey Street.

CONTAINING in front measured thence Northwardly along said Jeffrey Street 12 feet 6 inches and extending in depth Westwardly continuing the same width between parallel lines at right angles to said Jeffrey Street (the Northerly line thereof passing along the middle of the party wall separating said message from the message adjoining on the North) 84 feet to a 4 feet wide alley extending Northwardly and Westwardly into Byram Street.

BOUNDED on the South by an alley 4 feet in width extending Westwardly for a depth of 84 feet to the above mentioned 4 feet wide alley,

TOGETHER with the right and use of said alleys in common with the owners of other lands abutting thereon.

PARCEL NO. 10

ALL THAT CERTAIN lot or piece of land with the building and improvements thereon erected, Situate in the City of Chester, County of Delaware and State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Jeffrey Street at the distance of 188 feet, 2 inches Northwardly from the Northwesterly corner of Jeffrey Street and Delaware Avenue.

CONTAINING in front measured thence Northwardly along the said Jeffrey Street 11 feet 10 inches and extending in depth Westwardly continuing the same width between parallel lines at right angles to said Jeffrey Street (the Southerly line thereof passing along the middle of party wall separating said message from the message adjoining on the South (84 feet to a 4 feet wide alley which extends Northwardly and Westwardly into Byram Street.

BEING known and designated as 20 Jeffrey Street also known as 20 1/2 Jeffrey Street.

TOGETHER with the right and use of said alleys in common with the owners of the lands abutting thereon.

PARCEL NO. 11

ALL THAT CERTAIN brick dwelling house and lot or piece of ground Situate on the South side of Front Street being the second house in a row of ten brick dwelling houses known as Maxwell's Row Westwardly from Jeffrey Street in the City of Chester, in the County of Delaware and State of Pennsylvania, being designated No. 2103 West Front Street.

BEGINNING at a point on the South side of said Front Street at the distance of 14 feet West from Jeffrey Street and containing in front on the said Front Street measured thence Westwardly 14 feet and Jeffrey Street and containing in front on the said Front Street measured thence Westwardly 14 feet and extending in depth Southwardly continuing the same width between parallel lines at right angles with said Front Street 74 and 1/2 feet to a alley 4 feet wide opening into the said Jeffrey Street.

BOUNDED on the East by an adjoining brick dwelling house and lands of now or late of Mary A. Helms and on the West by lands adjoining brick dwelling house and lands now or late of Joseph J. Douglass.

TOGETHER with the right of said alley in common with the owners of the lands abutting thereon.

PARCEL NO. 12

ALL THAT CERTAIN lot or piece of land with the brick dwelling house thereon erected, Situate in the City of Chester, County of Delaware and State of Pennsylvania.

BEGINNING on the South side of Front Street between Jeffrey and Engle Streets a distance of 126 feet West from the said Jeffrey Street.

CONTAINING in front on the said Front Street 14 feet and extending in depth continuing the same width extending Southwardly 74 feet and 6 inches to a 4 feet wide alley, opening into said Jeffrey Street with the right of said alley in common with the owners of lands abutting thereon.

BEING known as 2119 West Front Street.

PARCEL NO. 13

ALL THAT CERTAIN brick dwelling and lot or piece of lands being the fifth house West of Jeffrey Street in a row, Situate on the South side of Front Street at the distance of 56 feet West of Jeffrey Street in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front on the said Front Street 14 feet and extending in depth continuing the same width 74 feet 6 inches to a 4 feet wide alley opening into the said Jeffrey Street.

TOGETHER with the right of the said alley in common with the owners of other lands abutting thereon.

PARCEL NO. 14

ALL THAT CERTAIN brick dwelling house and lot or piece of ground Situate on the Southwest corner of Front and Jeffrey Streets in the City of Chester and State aforesaid.1

CONTAINING in front on the said Front Street 14 feet and extending in depth continuing the same width along the said Jeffrey Street 74 feet 5 inches to a 4 feet wide alley opening into said Jeffrey Street with the right of said alley in common with the owners of other lands abutting thereon.

PARCEL NO. 15

ALL THAT CERTAIN four brick houses and lots or pieces of land, Situate on the South side of Front Street 70 feet more or less West of Jeffrey Street in the said City of Chester (late Borough of South Chester), County of Delaware and State of Pennsylvania.

CONTAINING in front on the said Front Street 56 feet more or less and extending in depth Southwardly of that width 74 1/2 feet to a 4 feet wide alley.

TOGETHER with the use of the said alley in common with the owners of other lands abutting thereon.

PARCEL NO. 16

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate in the City of Chester, in the County of Delaware and State of Pennsylvania and being known as Nos. 2105-2107 West Front Street.

BEGINNING on the South side of Front Street at the distance of 28 feet West from the Southwesterly corner of Jeffrey Street and Front Street.

CONTAINING in front measured Westwardly 28 feet and extending in depth Southwardly parallel with Jeffrey Street 74 1/2 feet to a 4 feet alley which opens in to Jeffrey Street, the Easterly line passing through the party wall of lands now or late of Charles Palmer et ux.

BOUNDED on the West by lands now or late of Mary A. Helms.

TOGETHER with the right and use of the said alley in common with the owners of other lands abutting thereon.

PARCEL NO. 17

ALL THAT CERTAIN land or parcel of ground, together with all improvements, hereditaments and appurtenances, if any, Situate on the West side of Jeffrey Street 120 feet Northwardly from Delaware Street.

CONTAINING in front on said Jeffrey Street 40 feet and in depth continuing the same width 140 feet to a 20 feet wide street running from said Front Street in to the said Delaware Street, being commonly known as No. 14 Jeffrey Street, with the right to use said 20 feet wide street in common with the owners of other lands abutting thereon, in the City of Chester, County of Delaware and State of Pennsylvania.

Tax ID / Parcel No. 49-10-00022-00, 49-10-00795-00, 49-10-00610-00, 49-10-00595-00

BEING part of the same premises which Joseph F. McGinn, Sheriff of the County of Delaware by Deed dated 9-16-2013 and recorded 9-27-2013 in Delaware County in Volume 5407 page 791 conveyed unto SMS Financial XXIX LLC, in fee.

IMPROVEMENTS CONSIST OF: Commercial building and any improvements thereon.

SOLD AS THE PROPERTY OF: Engle Street, LLC.

Hand Money \$100,000.00

Matthew A. Lipman, Esquire
McElroy, Deutsch, Mulvaney & Carpenter, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008156 39. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 467 Lombardy Road Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Hashina Jenkins.

Hand Money \$25,457.92

Orlans PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001348 40. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Collingdale, County of Delaware and Commonwealth of PA on the Southeasterly side of Hibbard Avenue.

Front: 22 Depth: 108

BEING Premises: 414 Jackson Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Caralotta Freeman.

Hand Money \$21,497.62

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004626 41. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 20 West Roland Road, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Melissa A. Culver.

Hand Money \$8,574.80

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 066198 42. 2018

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of land, being Lot No. 9 on Plan of "High School Tract" in the Borough of Ridley Park, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 513 Chestnut Street, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-00381-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Russell Lee Aikins and Karen Ann Aikins.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 063179 44. 2019

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate on the Southeast side of Ashby Road at the distance of three hundred fifty-three and five-tenths feet Southwestward from the Southwest side of Walnut Street in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 229 Ashby Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Alex Dennis and Amelia Garlo.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 016601 47. 2009

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 23 W. Ward Street, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-02459-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Paul T. Goings and Davida F. Goings.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 064395 48. 2018

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 761 Fern Street, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-01721-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Maria Province.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 067479 50. 2018

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 431 Church Lane, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-00788-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Lawrence Tobler.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 063682 51. 2015

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 809 Cypress Street, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-01317-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Harold Faust and Charlotte B. Faust.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062381 52. 2019

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 83 Barbara Road, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michael Marconi and Dolores Marconi.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 060937 53. 2019

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 7611 Parkview Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sheldon Isles.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 061432 54. 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 State of Pennsylvania.

LOCATION OF PROPERTY: 4136 Rosemont Avenue, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michael A. Yula and Linda Yula.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 064706 55. 2018

MONEY JUDGMENT

ALL THAT CERTAIN strip of ground, SITUATE in the Borough of Ridley Park, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 100-104 Hinckley Avenue, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-00963-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Gabe A. Tron L.P., a Pa. Ltd. Partnership.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062195 58. 2016

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate on the Southwest side of Fern Street at the distance of ninety-six and seventy-five one-hundredths feet Southeast from the Southeast side of Parmley Avenue in the Borough of Yeadon, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 808 Fern Street, Upper Darby, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Mildred Postell.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 063198 59. 2016

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 670 Church Lane, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-00921-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Osinakachi Egbukwu.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 065696 60. 2017

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected, SITUATE in the Borough of Yeadon, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 528 Arbor Road, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-00145-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Gwendolyn Burnett and Kahlil H. Taylor.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062181 61. 2023

MONEY JUDGMENT

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as "The Parker Condominium", located in the Borough of Ridley Park, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 33 Chester Pike, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-02056-45

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Catherine E. Mirra.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 064232 62. 2022

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the message thereon erected, SITUATE in the Borough of Ridley Park, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 414 Tome Street, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-02381-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John T. Wilson.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003145B 63. 2016

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 NO. 38-06-00303-00

PROPERTY: 704 Clymer Lane, Ridley Park, PA 19078.

BEING the same premises which Keith R. Buckmaster and Lisa A. Buckmaster, by Deed dated June 19, 2006 and recorded June 22, 2006 in and for Delaware County, Pennsylvania in Deed Book Volume 3833, page 2006, granted and conveyed unto Ashley Simpson and Brian Gardner.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Ashley Simpson and Brian Gardner.

Hand Money: \$19,784.55

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006831 64. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 346 S Taylor Ave., Crum Lynne, PA 19022.

Parcel Nos. 38010053500

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Andrew Kalesnik and Mandy Kalesnik.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002784 65. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO NO. 45000084500

PROPERTY: 428 Manhattan Street, Essington, aka Lester PA 19029.

BEING the same premises which Vincent J. Russo and Jacqueline M Russo, husband and wife, by Deed dated July 20, 2001 and recorded July 30, 2001 in and for Delaware County, Pennsylvania in Deed Book Volume 2225, page 1939, granted and conveyed unto George E. Bilbrough, Jr. and Margaret Bilbrough, husband and wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: George E. Bilbrough, Jr. and Margaret Bilbrough, husband and wife.

Hand Money: \$14,921.21

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006005 66. 2024

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO NO. 14000268600

PROPERTY: 106 North 2nd Street, Darby, PA 19023.

BEING the same premises which Nicole West and Ella West, by Deed dated April 21, 2008 and recorded April 29, 2008 in and for Delaware County, Pennsylvania in Deed Book Volume 04351, page 0152, granted and conveyed unto Seah Geeh.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Seah Geeh.

Hand Money: \$3,855.87

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006729 68. 2023

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 203 Bayard Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Paul Hightower.

Hand Money \$20,110.65

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003230 69. 2023

MORTGAGE FORECLOSURE

Property in the Borough of Colwyn, County of Delaware, Commonwealth of Pennsylvania on the side of .

BEING Folio No. 12-00-00343-00

BEING Premises of: 542 Keystone Avenue, Darby, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Isabel A. Bencrowsky, known Surviving Heir of Michael Bencrowsky, Megan Bencrowsky, known Surviving Heir of Michael Bencrowsky, Luke N. Bencrowsky, known Surviving Heir of Michael Bencrowsky, and Unknown Surviving Heirs of Michael Bencrowsky.

Hand Money \$4,626.87

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000906 70. 2024

MORTGAGE FORECLOSURE

162 Westdale Road
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Adasha Sacasa.

Hand Money \$14,202.07

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 064169 71. 2022

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 13 Jackson Avenue, Ridley Park, Pennsylvania 19078.

Folio Number: 37-00-01154-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joseph McDevitt and Kimberly McDevitt.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 063732 72. 2022

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 1006 Baird Avenue, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-00298-03

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Herbert L. Brooks.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007424 73. 2024

MONEY JUDGMENT

CONFESSED JUDGMENT

4000 Bridge Street
Upper Darby, PA 19026

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

IMPROVEMENTS CONSIST OF: Commercial Building.

SOLD AS THE PROPERTY OF: BUCKNELL LP.

Hand Money \$126,385.87

Petrikina, Wellman, Damico, Brown & Petrosa, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003629 74. 2024

MORTGAGE FORECLOSURE

Property in the Clifton Heights Borough, County of Delaware and Commonwealth of PA on the Fairview Avenue.

Front: IRR Depth: IRR

BEING Premises: 120 North Diamond Street, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Joseph Senkow and Tracy Senkow.

Hand Money \$17,942.78

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003308 75. 2024

MORTGAGE FORECLOSURE

Property in the Township of Nether Providence, County of Delaware and Commonwealth of PA on the Northeasterly side of Oak Crest Lane.

Front: 157.99 Depth: 127.47

BEING Premises: 500 Oakcrest Lane, Wallingford, PA 19086.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lisa Foth and William H. Foth aka William Foth aka Bill Foth.

Hand Money \$32,833.79

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007329 76. 2024

MORTGAGE FORECLOSURE

Property situated in the Borough of Folcroft, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on June 7, 2007, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 4119, at page 2376, as Instrument No. 2007049955.

BEING Folio No. 2000009900

BEING known as 727 Grant Road, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Thomas Krapf, Jr. and Rebecca Villano.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007285 77. 2024

MORTGAGE FORECLOSURE

Property in the Township of Aston, County of Delaware and Commonwealth of PA on the Northwesterly side of Blackthorne Lane.

Front: 75 Depth: 150

BEING Premises: 33 Blackthorne Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Beth Peterson.

Hand Money \$18,708.19

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006330 78. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Folcroft, County of Delaware, Commonwealth of Pennsylvania on the Southeast side of Taylor Drive.

Front: 38 Depth: 96

BEING Premises: 899 Taylor Drive, Folcroft Borough, Delaware County, Pennsylvania.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Diane Highland.

Hand Money \$7,358.06

Saldutti Law Group, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010899 79. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN brick dwelling and lot or piece of land situate on the Westerly side of McIlvain Street at the distance of 120 feet Northwardly from the Northwest-erly corner of the said McIlvain Street and 7th Street in the City of Chester, in the County of Delaware, and Commonwealth of Pennsylvania.

CONTAINING in front measured thence Northwardly along the Westerly side of the said McIlvain Street 18 feet 11 1/2 inches and extending of that width in length or depth Westwardly 120 feet to a 15 feet wide alley which extends from the said 7th Street to 8th Street. Bounded on the North by lands of S. Robinson Lowry, et ux and on the South by lands of John Owisany, et ux.

TOGETHER with the right and use of said alley in common with the owners of other lands abutting thereon.

BEING Premises: 712 McIlvain Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: resi-dential property.

SOLD AS THE PROPERTY OF: Al-phonso Green.

Hand Money \$2,431.68

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006042 80. 2023

MORTGAGE FORECLOSURE

40 E. Knowles Avenue
Glenolden, PA 19036

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joseph T. Hageman, Lisa M. Law.

Hand Money \$15,852.79

Brandon D. Pack, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008195 83. 2024

MORTGAGE FORECLOSURE

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

BEING the same premises which Patricia A. Black and William G. Black, wife and husband on June 2, 2006, recorded on June 6, 2006, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument number 2006053258 granted and conveyed unto James W. Soufflas.

BEING Premises: 106 2nd Avenue, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James W. Soufflas.

Hand Money \$19,173.63

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

Feb. 28; March 7, 14



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(610) 566-6625.