

*June 10, 2022 ~ Vol. 109 • No. 23 ~ Media, PA*

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**DCBA & Elder Law Committee –  
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## 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

#### **LORENZO ABNER, dec'd.**

Late of the Borough of Ridley Park, Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, 100 W. Sixth St., Ste. 204, Media, PA 19063.  
**FRANK W. DALY, ATTY.**  
100 W. Sixth St.  
Ste. 204  
Media, PA 19063

#### **SIV ANANDA a/k/a MANNICAVASAGAR SIVANANDHA, dec'd.**

Late of the Borough of Media, Delaware County, PA.  
Admx.: Sivaneswary Siv Ananda, 2472 W. Dante Way, Tucson, AZ 85741.

#### **EDWARD BEPPEL, dec'd.**

Late of the Township of Darby, Delaware County, PA.  
Admr. C.T.A.: Michael F. Rogers, 510 E. Township Line Rd., Ste. 150, Blue Bell, PA 19422.  
**COLEEN KRYST, ATTY.**  
Salvo Rogers Elinski & Scullin  
510 E. Township Line Rd.  
Ste. 150  
Blue Bell, PA 19422

#### **ANNE MARIE BRADY a/k/a ANNE BRADY, dec'd.**

Late of the Borough of Media, Delaware County, PA.  
Extx.: Janet Margraf, 113 Kendall Blvd., Oaklyn, NJ 08107.

#### **ROBERT EUGENE CARPENTER, dec'd.**

Late of the Borough of Clifton Heights, Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, 100 W. Sixth St., Ste. 204, Media, PA 19063.

**FRANK W. DALY, ATTY.**  
100 W. Sixth St.  
Ste. 204  
Media, PA 19063

#### **PHILIP D. CERAMI, dec'd.**

Late of the Borough of Brookhaven, Delaware County, PA.  
Extx.: Philip Cerami, Jr. and Patricia Field.  
**STEPHEN A. DURHAM, ATTY.**  
320 West Front Street  
Media, PA 19063

#### **PATRICK D. CRONIN a/k/a PATRICK DENNIS CRONIN, dec'd.**

Late of the Township of Springfield, Delaware County, PA.  
Extx.: Kathleen M. Cronin c/o Joseph P. Connor, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301-1775.  
**JOSEPH P. CONNOR, ATTY.**  
Connor, Weber & Oberlies, P.C.  
171 W. Lancaster Ave.  
Paoli, PA 19301-1775

#### **THOMAS CHARLES FARMER a/k/a THOMAS C. FARMER, dec'd.**

Late of the Borough of Prospect Park, Delaware County, PA.  
Extx.: Kristen Elizabeth Brenner (Named in Will as Kristen E. Brenner) c/o Dawn Getty Sutphin, Esquire, 852 Eleventh Ave., Prospect Park, PA 19076.  
**DAWN GETTY SUTPHIN, ATTY.**  
852 Eleventh Ave.  
Prospect Park, PA 19076

#### **MARTIN FELIZ-VERA, dec'd.**

Late of the City of Chester, Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, P.O. Box 199, Media, PA 19063.  
**FRANK W. DALY, ATTY.**  
P.O. Box 199  
Media, PA 19063

#### **MARGARET LEWIS FORBES, dec'd.**

Late of the Township of Upper Providence, Delaware County, PA.  
Extx.: James A. Gillin, 2 Old State Rd., Media, PA 19063.  
**THOMAS F. TOSCANI, ATTY.**  
Toscani, Stathes & Zoeller, LLC  
400 Berwyn Park  
899 Cassatt Rd.  
Ste. 320  
Berwyn, PA 19312

#### **JACK JOSEPH GATTONE a/k/a JACK J. GATTONE and GIACOMO J. GATTONE, dec'd.**

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

Extr.: David Nelson McClintock c/o  
Lindsey Conan, 755 North Monroe St.,  
Media, PA 19063.  
LINDSEY J. CONAN, ATTY.  
755 North Monroe St.  
Media, PA 19063

**NOBORU HAMASAKI a/k/a JACK  
HAMASAKI, dec'd.**

Late of the Borough of Darby,  
Delaware County, PA.  
Extr.: Carol L. Hamasaki, 34285 Bob  
White Ln., Millsboro, DE 19966.  
EDWARD J. GILSON, JR., ATTY.  
4 Neshaminy Interplex Dr.  
Ste. 105  
Trevose, PA 19053

**JANE F. HAMILTON, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: David John Hamilton c/o  
Kenneth Sandler, Esquire, 701  
Westerly Dr., Marlton, NJ 08053-1070.  
KENNETH SANDLER, ATTY.  
701 Westerly Dr.  
Marlton, NJ 08053-1070

**MARY PATRICIA HEADLEY a/k/a  
MARY P. HEADLEY, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Mary Diane Dougherty c/o  
Michael C. McBratnie, Esquire, P.O.  
Box 673, Exton, PA 19341.  
MICHAEL C. McBRATNIE, ATTY.  
Fox Rothschild LLP  
P.O. Box 673  
Exton, PA 19341

**ROBERT J. HOFFMAN, dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Rebecca Anne Hoffman c/o D.  
Selaine Keaton, Esquire, 21 W. Front  
Street, P.O. Box 1970, Media, PA  
19063.  
D. SELAINE KEATON, ATTY.  
21 W. Front Street  
P.O. Box 1970  
Media, PA 19063

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

Late of the Borough of Lansdowne,  
Delaware County, PA.  
Extr.: Isaac W. Thompson c/o Richard  
J. Landry, Esquire, P.O. Box 217,  
Lansdowne, PA 19050-0217.  
RICHARD J. LANDRY, ATTY.  
Hennessy Bullen Walker  
P.O. Box 217  
Lansdowne, PA 19050-0217

**PAULINE E. HOOT, dec'd.**

Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Andrea Hoot, 819 Crum Creek  
Rd., Springfield, PA 19064.

**ROBERT MITCHELL HUNIGMAN,  
dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, P.O.  
Box 199, Media, PA 19063.  
FRANK W. DALY, ATTY.  
P.O. Box 199  
Media, PA 19063

**AMOS J. HYMAN, dec'd.**

Late of the City of Chester, Delaware  
County, PA.  
Admr.: Frank W. Daly, Esquire, P.O.  
Box 199, Media, PA 19063.  
FRANK W. DALY, ATTY.  
P.O. Box 199  
Media, PA 19063

**REGINA JARONSKI, dec'd.**

Late of the City of Chester, Delaware  
County, PA.  
Admr.: Frank W. Daly, Esquire, P.O.  
Box 199, Media, PA 19063.  
FRANK W. DALY, ATTY.  
P.O. Box 199  
Media, PA 19063

**MARY ELLEN JOOS, dec'd.**

Late of the Township of Edgmont,  
Delaware County, PA.  
Extrs.: Eric R. Joos, Carole E. Baran  
and David T. Scott, 1528 McDaniel Dr.,  
West Chester, PA 19380.  
DAVID T. SCOTT, ATTY.  
Delaney & Scott, P.C.  
1528 McDaniel Dr.  
West Chester, PA 19380

**ANNE M. KERSHNER, dec'd.**

Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Scott C. Szczygiel, 126 Hunt  
Club Lane, Newtown Square, PA  
19073.

**HENRY DiBENEDETTO FORREST,  
ATTY.**

1001 E. Darby Road  
Havertown, PA 19083

**CYNTHIA MARIE KURTZ a/k/a  
CYNTHIA M. KURTZ, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Susan J. Iaquinta c/o Harry  
Metka, Esquire, 4802 Neshaminy  
Blvd., Ste. 9, Bensalem, PA 19020.

HARRY METKA, ATTY.  
4802 Neshaminy Blvd.  
Ste. 9  
Bensalem, PA 19020

**VICTORIA LEMOS, dec'd.**

Late of the City of Chester, Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, P.O.  
Box 199, Media, PA 19063.  
FRANK W. DALY, ATTY.  
P.O. Box 199  
Media, PA 19063

**ERIC K. LEWIS, dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
Extx.: Sheila D. Lewis-Lowman c/o D. Elaine Keaton, Esquire, 21 W. Front Street, P.O. Box 1970, Media, PA 19063.  
D. SELAINE KEATON, ATTY.  
21 W. Front Street  
P.O. Box 1970  
Media, PA 19063

**PHILIP F. LYNCH, dec'd.**

Late of the Borough of Ridley Park, Delaware County, PA.  
Co-Extrs.: Laurence Lynch and Jacqueline Basquill c/o Mark M. Vakil, Esquire, 22 W. Second Street, Media, PA 19063.  
MARK M. VAKIL, ATTY.  
22 W. Second Street  
Media, PA 19063

**JOSEPH JOHN MAHON, III a/k/a**

**JOE MAHON, dec'd.**  
Late of the Township of Springfield, Delaware County, PA.  
Extx.: Enese Mahon, 1005 Edwards Drive, Springfield, PA 19064.

**RUTH McGEEHAN a/k/a RUTH P. McGEEHAN and RUTH M. McGEEHAN, dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
Extr.: Thomas McGeehan, 5012 Marvine Avenue, Drexel Hill, PA 19026.

**VINCETTA MIRASOLA a/k/a**

**VINCETTA L. MIRASOLA, dec'd.**  
Late of the Township of Nether Providence, Delaware County, PA.  
Extx.: Roseann Davis c/o Christopher M. Murphy, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.  
CHRISTOPHER M. MURPHY, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**TAMMY LYNN MOOR, dec'd.**

Late of the City of Chester, Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, P.O.  
Box 199, Media, PA 19063.  
FRANK W. DALY, ATTY.  
P.O. Box 199  
Media, PA 19063

**GEORGEANNE NELSON, dec'd.**

Late of the Township of Springfield, Delaware County, PA.  
Extrs.: Brian Matthew Hawkins, 114 Haller Rd., Ridley Park, PA 19078 and Anne Elizabeth Hawkins, 610 Hey Ln., Springfield, PA 19064.  
CHARI M. ALSON, ATTY.  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**BERNARD A. PAGLIARO, JR., dec'd.**

Late of the Township of Marple, Delaware County, PA.  
Extx.: Kim P. Bussard (Named in Will as Kim Bussard) c/o James A. Gillin, Esquire, 2 Old State Rd., Media, PA 19063.  
JAMES A. GILLIN, ATTY.  
James A. Gillin, P.C.  
2 Old State Rd.  
Media, PA 19063

**ARMAND T. PAOLI, dec'd.**

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

**MARY JANE POWERS, dec'd.**

Late of the Township of Radnor, Delaware County, PA.  
Extx.: Wendella M. Ricker, 535 Gradyville Rd., G-188, Newtown Square, PA 19073.

**EMANUEL M. RENZI, MD, dec'd.**

Late of the Township of Concord, Delaware County, PA.  
The Emanuel M. Renzi Trust  
Agreement Dtd. 12/19/1990.  
Trustee: Johna M. Renzi c/o Charles J. Durante, Esquire, 1201 N. Market St., 20<sup>th</sup> Fl., Wilmington, DE 19801.  
CHARLES J. DURANTE, ATTY.  
Connolly Gallagher LLP  
1201 N. Market St.  
20<sup>th</sup> Fl.  
Wilmington, DE 19801

**MARION L. REPERT, dec'd.**

Late of the Township of Chadds Ford,  
Delaware County, PA.  
Extr.: David A. Reppert, 408 Sherwood  
Street, Shillington, PA 19607.  
**JAMES M. SMITH, ATTY.**  
Smith Bukowski, LLC  
1050 Spring Street  
Suite 1  
Wyomissing, PA 19610

**WILLIAM L. ROUKE, JR., dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Admxs.: Christine F. Wright and  
Judith Rourke Rowe c/o Dana M.  
Breslin, Esquire, 3305 Edgmont Ave.,  
Brookhaven, PA 19015.  
**DANA M. BRESLIN, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**MARIANNE M. SIMPSON, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extrs.: Beatrice Molyneaux and  
William J. McDevitt 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

**DONALD B. SPENCE, SR. a/k/a  
DONALD BRYANT SPENCE, SR.,  
dec'd.**

Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Anita Marie Green (Named in  
Will as Anita M. Green), 413 Oakland  
Dr., Downingtown, PA 19335.  
**JAMES C. KOVALESKI, ATTY.**  
OWM Law  
41 E. High St.  
Pottstown, PA 19464

**REGINA M. TERRY, dec'd.**

Late of the Township of Upper  
Providence, Delaware County, PA.  
Extrs.: Lindajeane A. Tocher (Named  
in Will Linda Jeanne Terry Tocher  
a/k/a Linda Jeanne Terry), 210 E.  
Jefferson St., Media, PA 19063 and  
Charles M. Terry, IV (Named in Will  
as Charles Morris Terry, IV), 998  
Yorkshire Dr., Yardley, PA 19067.  
**CHARI M. ALSON, ATTY.**  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**SECOND PUBLICATION****DAYMON SIDNEY BARNETT, dec'd.**

Late of the Borough of Darby,  
Delaware County, PA.  
Admr.: Sidney Barnett 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

**JAMES P. BELLOCCHIO, dec'd.**

Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Dawn M. Govannicci, 271 Welsh  
Dr., Springfield, PA 19064.  
**DENNIS P. SHEEHAN, ATTY.**  
30 W. Third St.  
2<sup>nd</sup> Fl.  
Media, PA 19063

**ANN BOMBEROWICH a/k/a ANNA  
BOMBEROWICH, dec'd.**

Late of the Borough of Glenolden,  
Delaware County, PA.  
Extr.: Linda Sobol c/o Sam S.  
Auslander, Esquire, 300 W. State St.,  
Ste. 300, P.O. Box 319, Media, PA  
19063.  
**SAM S. AUSLANDER, ATTY.**  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
P.O. Box 319  
Media, PA 19063

**HAROLD J. BOSTON, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Paul B. Boston (Named in Will  
as Paul Boston) 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

**JAMES J. DiBIANCA a/k/a JAMES  
DiBIANCA, dec'd.**

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

Extr.: Jacqueline DiBianca (Named in Will as Jacqueline M. DiBianca) c/o Richard S. Clarkson, Jr., Esquire, 1112 MacDade Boulevard, P.O. Box 158, Woodlyn, PA 19094.  
**RICHARD S. CLARKSON, JR., ATTY.**  
 1112 MacDade Boulevard  
 P.O. Box 158  
 Woodlyn, PA 19094

**NICHOLAS R. DIENNO, dec'd.**  
 Late of the Borough of Norwood, Delaware County, PA.  
 Extr.: Nicholas J. DiEnno c/o Stephen D. Molineux, Esquire, 227 MacDade Blvd., Collingdale, PA 19023.  
**STEPHEN D. MOLINEUX, ATTY.**  
 227 MacDade Blvd.  
 Collingdale, PA 19023

**REGINA T. DIENNO, dec'd.**  
 Late of the Borough of Norwood, Delaware County, PA.  
 Extr.: Nicholas J. DiEnno c/o Stephen D. Molineux, Esquire, 227 MacDade Blvd., Collingdale, PA 19023.  
**STEPHEN D. MOLINEUX, ATTY.**  
 227 MacDade Blvd.  
 Collingdale, PA 19023

**BERNADETTE K. EDINGTON, dec'd.**  
 Late of the Borough of Aldan, Delaware County, PA  
 Admx.: Catherine Leroy, 543 Dorothy Ln., West Chester, PA 19382.  
**CHARI M. ALSON, ATTY.**  
 Anderson Elder Law  
 206 State Rd.  
 Media, PA 19063

**RALPH LEE HALL, JR. a/k/a RALPH HALL, JR., dec'd.**  
 Late of the Borough of Brookhaven, Delaware County, PA.  
 Extr.: Janice Drescher, 64 Carmella Drive, Middletown, CT 06457.  
**ELIZABETH T. STEFANIDE, ATTY.**  
 339 W. Baltimore Avenue  
 Media, PA 19063

**MARY A. McCAY a/k/a MARY ANNE McCAY, dec'd.**  
 Late of the Borough of Sharon Hill, Delaware County, PA.  
 Extr.: Matthew Jay McCay c/o Richard S. Clarkson, Jr., Esquire, 1112 MacDade Boulevard, P.O. Box 158, Woodlyn, PA 19094.  
**RICHARD S. CLARKSON, JR., ATTY.**  
 1112 MacDade Boulevard  
 P.O. Box 158  
 Woodlyn, PA 19094

**RYAN F. McDONNELL, dec'd.**  
 Late of the Borough of Folcroft, Delaware County, PA.  
 Admx.: Denise McDonnell c/o Raymond J. Peppelman, Jr., Esquire, 1223 N. Providence Rd., Media, PA 19063.  
**RAYMOND J. PEPPELMAN, JR., ATTY.**  
 McNichol, Byrne & Matlawski, P.C.  
 1223 N. Providence Rd.  
 Media, PA 19063

**RICHARD MOORE, dec'd.**  
 Late of the City of Chester, Delaware County, PA.  
 Admx.: Kim Lee Lancaster c/o D. Scott Bonebrake, Esquire, 25 E. Second Street, Media, PA 19063.  
**D. SCOTT BONEBRAKE, ATTY.**  
 25 E. Second Street  
 Media, PA 19063

**MARY L. MORSON, dec'd.**  
 Late of the Township of Ridley, Delaware County, PA.  
 Extr.: Edward M. Morson, 79 Randall Avenue, Woodlyn, PA 19094.

**NANCY MOSKOWITZ a/k/a NANCY F. MOSKOWITZ, dec'd.**  
 Late of the Township of Haverford, Delaware County, PA.  
 Extr.: Laura Pratt c/o Jean White E. Jones, Esquire, 130 W. Lancaster Ave., Wayne, PA 19087.  
**JEAN WHITE E. JONES, ATTY.**  
 Butera, Jones & Peterson, LLC  
 130 W. Lancaster Ave.  
 Wayne, PA 19087

**JANET STOCKETT a/k/a JANET M. STOCKETT and JANET MARIE STOCKETT, dec'd.**  
 Late of the Township of Newtown, Delaware County, PA.  
 Extr.: Lori Jean McCarron (Named in Will as Lori McCarron) c/o Seamus M. Lavin, Esquire, 122 S. Church St., West Chester, PA 19382.  
**SEAMUS M. LAVIN, ATTY.**  
 Wetzel Gagliardi Fetter & Lavin LLC  
 122 S. Church St.  
 West Chester, PA 19382

**THIRD AND FINAL PUBLICATION**  
**THOMAS JOSEPH BELMONT, SR. a/k/a THOMAS JOSEPH BELMONT, dec'd.**  
 Late of the Borough of Folcroft, Delaware County, PA.  
 Extr.: Thomas J. Belmont, Jr., 2033 Carter Rd., Folcroft, PA 19032.



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

**BARBARA BLOEMKER**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admr. CTA: Robert J. Donohue, Jr.,  
Esquire, 8513 West Chester Pike,  
Upper Darby, PA 19082.  
DONOHUE & DONOHUE, P.C.,  
ATTYS.  
8513 West Chester Pike  
Upper Darby, PA 19082

**MARGARET M. CULLEN a/k/a  
MARGARET MARY CULLEN**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Joseph Andrew Cullen c/o  
Charles E. McKee, Esquire, 1 N.  
Ormond Ave.—Office, Havertown, PA  
19083.  
CHARLES E. MCKEE, ATTY.  
Donohue, McKee and Mattson, Ltd.  
1 N. Ormond Ave.—Office  
Havertown, PA 19083

**PETER DARHUN, JR.**, dec'd.  
Late of the Borough of Prospect Park,  
Delaware County, PA.  
Extr.: Benjamin P. Darhun c/o Danielle  
McNichol, Esquire, 201 Locksley Road,  
Glen Mills, PA 19342.  
DANIELLE McNICHOL, ATTY.  
McNichol Law Offices  
201 Locksley Road  
Glen Mills, PA 19342

**GORDON FRANK GERSTENKORN**,  
dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Martha D. Gerstenkorn c/o  
Douglas W. Olshin, Esquire, 442 North  
High Street, West Chester, PA 19380.  
DOUGLAS W. OLSHIN, ATTY.  
442 North High Street  
West Chester, PA 19380

**DOLORES GILLEN**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Teresa Ann Gillen (Named  
in Will as Teresa A. Gillen), 2213  
Naudian St., Philadelphia, PA 19146  
and Mary A. Bieter, 1029 Ormond  
Ave., Drexel Hill, PA 19026.  
CHARI M. ALSON, ATTY.  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**JANICE GNIEWOSZ a/k/a JANICE M.  
GNIEWOSZ**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: David C. Gniewosz, Sr. c/o  
William P. Culp, Jr., Esquire, 614  
Darby Rd., Havertown, PA 19083.  
WILLIAM P. CULP, JR., ATTY.  
614 Darby Rd.  
Havertown, PA 19083

**LORIANNE HEDRICK**, dec'd.  
Late of the Borough Glenolden,  
Delaware County, PA.  
Extr.: Michael Hedrick.  
CARRIE WOODY, ATTY.  
110 West Front St.  
Media, PA 19063

**CECILIA HOBAN a/k/a CECILIA M.  
HOBAN**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Admr.: Patrick Joseph Hoban c/o  
Kristen L. Behrens, Esquire, 457  
Haddonfield Rd., Ste. 700, Cherry Hill,  
NJ 08002.  
KRISTEN L. BEHRENS, ATTY.  
Dilworth Paxson, LLP  
457 Haddonfield Rd.  
Ste. 700  
Cherry Hill, NJ 08002

**JENNIFER MERCEDES JOHN**, dec'd.  
Late of the City of Chester, Delaware  
County, PA.  
Admr.: Frank W. Daly, Esquire, P.O.  
Box 199, Media, PA 19063.  
FRANK W. DALY, ATTY.  
P.O. Box 199  
Media, PA 19063

**JOHN I. KAVANAGH a/k/a JOHN  
KAVANAGH and JOHN I.  
KAVANAGH, SR.**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Marianne R. Kavanagh c/o  
Stephen J. Olsen, Esquire, 17 E. Gay  
St., West Chester, PA 19380.  
STEPHEN J. OLSEN, ATTY.  
Gawthrop Greenwood, PC  
17 E. Gay St.  
West Chester, PA 19380

**EDWARD T. KEEGAN**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extr.: Edward Casson Keegan (Named  
in Will as Edward C. Keegan) c/o  
Kathryn A. Meloni, Esquire, 117-119  
N. Olive St., Media, PA 19063.

KATHRYN A. MELONI, ATTY.  
Law Office of Kathryn A. Meloni, P.C.  
117-119 N. Olive St.  
Media, PA 19063

**CATHERINE B. LAUB**, dec'd.  
Late of the Township of Tinicum,  
Delaware County, PA.  
Extx.: Margaret Laub (Named in Will  
as Margaret Mary Laub), 2186 Sixth  
Ave., Morton, PA 19070.  
MARGARET CORCORAN, ATTY.  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**STEVEN J. MARIGLIANO**, dec'd.  
Late of the Borough of Prospect Park,  
Delaware County, PA.  
Admx.: Maryann E. Marigliano c/o  
Joseph D. Rutala, Esquire, 1500 JFK  
Blvd., Ste. 1203, Philadelphia, PA  
19102.  
JOSEPH D. RUTALA, ATTY.  
Rutala Law Group, PLLC  
1500 JFK Blvd.  
Ste. 1203  
Philadelphia, PA 19102

**HELEN MARIE MASINO**, dec'd.  
Late of the Borough of Morton,  
Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, P.O.  
Box 199, Media, PA 19063.  
FRANK W. DALY, ATTY.  
P.O. Box 199  
Media, PA 19063

**CLAIRE DOWDY McGEEHAN a/k/a  
CLAIRE McGEEHAN**, dec'd.  
Late of the Township of Upper  
Providence, Delaware County, PA.  
Extx.: Caroline Stolarski, 7  
Valleybrook Road, Paoli, PA 19301.  
ELIZABETH T. STEFANIDE, ATTY.  
339 W. Baltimore Avenue  
Media, PA 19063

**RAYMOND J. McMEANS a/k/a  
RAYMOND JOHN McMEANS and  
RAYMOND McMEANS**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA and the  
Township of Upper Moreland,  
Montgomery County, PA.  
Extx.: Bonnie L. McMeans (Named in  
Will as Bonnie Lee McMeans), 2418  
Merwood Ln., Havertown, PA 19083.

**MARILYN METZELAAR a/k/a  
MARILYN SANDRA METZELAAR  
and MARILYN H. METZELAAR**,  
dec'd.  
Late of the Township of Concord,  
Delaware County, PA.

Extrs.: Larry D. Metzelaar and Mark  
D. Metzelaar c/o Daniel T. Crossland,  
Esquire, 724 Yorklyn Road, Suite 100,  
Hockessin, DE 19707.

DANIEL T. CROSSLAND, ATTY.  
MacElree Harvey, Ltd.  
724 Yorklyn Road  
Suite 100  
Hockessin, DE 19707

**RONALD H. POLLOCK**, dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Admx.: Michelle Monica Lauber, 21  
Robin Hood Lane, Aston, PA 19014.  
JACQUELYN S. GOFFNEY, ATTY.  
339 W. Baltimore Avenue  
Media, PA 19063

**STANLEY v. RODWELL**, dec'd.  
Late of the City of Chester, Delaware  
County, PA.  
Admr.: Frank W. Daly, Esquire, P.O.  
Box 199, Media, PA 19063.  
FRANK W. DALY, ATTY.  
P.O. Box 199  
Media, PA 19063

**MARY R. ROSSI**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Extx.: Anita M. DiDomenico c/o  
Thomas L. Kelly, Esquire, 36 East  
Second Street, P.O. Box 1048,  
Media, PA 19063.  
THOMAS L. KELLY, ATTY.  
Kelly Grimes Pietrangelo & Vakil, P.C.  
36 East Second Street  
P.O. Box 1048  
Media, PA 19063

**STEPHEN SURDO**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, P.O.  
Box 199, Media, PA 19063.  
FRANK W. DALY, ATTY.  
P.O. Box 199  
Media, PA 19063

**JEAN HAMILTON TORREY a/k/a  
JEAN T. SCOTT and JEAN  
HAMILTON TORREY-SCOTT**,  
dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extx.: Nancy A. Scott, 40 Duncan  
Lane, Springfield, PA 19064.

**JAMES WALKER**, dec'd.  
Late of the Borough of Darby,  
Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, 100  
W. Sixth Street, Ste. 204, Media, PA  
19063.



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

## AUDIT

### ORPHANS' COURT

**Estates listed for Audit on  
JUNE 15, 2022  
10:30 A.M. Prevailing Time**

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

**KRITCHEVSKY** - First and Final Account for the Estate of Evelyn Sholtes Kritchevsky, by Barbara Ann Kritchevsky, Executrix.

**RACHEL EZZELL BERRY, ESQUIRE**  
Register of Wills and Clerk of  
Orphans' Court Division

June 3, 10

## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-001820

NOTICE IS HEREBY GIVEN THAT on March 17, 2022 a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **BABATUNDE AKINYEMI** to **PRINCE SONNIE AKINYEMI**.

The Court has fixed June 21, 2022 at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, 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 said Petition should not be granted.

June 10, 17

## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-00138

NOTICE IS HEREBY GIVEN THAT on February 17, 2022 the Petition of Riley Frances Anderson a minor, by and through her parent and natural guardian, John Cannon for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Riley Frances Anderson** to **Riley Frances Cannon**.

The Court has fixed Tuesday, August 9, 2022 at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, 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 said Petition should not be granted.

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

June 3, 10

## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-002777

NOTICE IS HEREBY GIVEN THAT on April 22, 2022 the Petition of Nazli Cicek Diker, a minor, by and through his/her parent and natural guardian, Cagri Cemal Diker for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **NAZLI CICEK DIKER** to **CICEK NAZLI DIKER**.

The Court has fixed Tuesday, August 23, 2022 at 9:00 A.M. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, 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 said Petition should not be granted.

June 10, 17

### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022002570

NOTICE IS HEREBY GIVEN THAT on April 18, 2022, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Steven M. Huscher** to **Steven M. Zaffiri**.

The Court has fixed Tuesday, August 23, 2022 at 9:00 A.M. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, 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 said Petition should not be granted.

June 10, 17

### CHANGE OF NAME

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 22-1792

NOTICE IS HEREBY GIVEN THAT on May 5, 2022, the Petition of **ERIC ROBERT JOHNSTON** was filed in the above-named Court, praying for a Decree to change Petitioner's name to **amELIA ROSE JOHNSTON**. The Court has fixed June 15, 2022, at 10:15 a.m., 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.

PATRICK J. MCGINNIS, Solicitor  
Law Offices of Jennifer J. Riley  
Attys. for Petitioner  
585 Skippack Pike  
Ste. 200  
Blue Bell, PA 19422  
(215) 283 5080

June 3, 10

### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-001941

NOTICE IS HEREBY GIVEN THAT on March 22, 2022 a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Enaam Stephens** to **Serena Stephens**.

The Court has fixed Tuesday, July 12, 2022 at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, 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 said Petition should not be granted.

June 3, 10

### CHARTER APPLICATION

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.

**Louis J Pinketti JR Electrical Inc.**

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

June 10

### 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:

**The Jim and Tina Gula  
Family Foundation**

404 S. Newtown State Road, Newtown Square, PA 19073.

The Articles of Incorporation have been filed on: May 18, 2022.

June 10

**CHARTER APPLICATION  
PROFESSIONAL**

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

**Little Bear Dentistry**

a corporation organized under the Professional Corporation Law of 1988.

David R. Campbell, Solicitor  
941 Wheatland Ave.  
Ste. 303  
Lancaster, PA 17603

June 10

**SERVICE BY PUBLICATION**

**LEGAL NOTICE TO  
DAVID SULLIVAN**

AND NOW, this 23rd day of May 2022, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a Rule to Show Cause is issued and directed upon David Sullivan, regarding the Estate of Carol Phillips, to show cause why this Petition should not be granted. Since the whereabouts are unknown, 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 6th day of July, 2022, 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; (3) fax at (610) 891-4812; and/or (4) e-mail at RegofWills@co.delaware.pa.us.

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.

June 10, 17

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO.: 21-10558

**IN MORTGAGE FORECLOSURE**

SHERMAN BRIDGE ALT FUND, LP  
Plaintiff

vs.

PROJECT PHILA 000004 LLC,  
Defendant

**NOTICE TO DEFEND**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served by entering a written appearance personally or by an attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Reference Service  
335 W. Front Street  
Media, PA 19063  
(610) 566-6625  
[www.delcobar.org](http://www.delcobar.org)

DAVID C. BERGER, ESQUIRE  
Attorney ID 311285  
Attorney for Plaintiff  
515 W. Hamilton Street  
Suite 502  
Allentown, PA 18101  
(610) 391-1800

June 10

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-001466

**NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE**

BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A. AS  
TRUSTEE FOR MORTGAGE ASSETS  
MANAGEMENT SERIES I TRUST,  
Plaintiff

v.  
JAMES JOHN COLLEVECHIO, JR.,  
IN HIS CAPACITY AS HEIR OF  
ROSE ANN COLLEVECHIO a/k/a  
ROSE A. COLLEVECHIO; MARYANN  
LAFOREST IN HER CAPACITY AS  
HEIR OF ROSE ANN COLLEVECHIO  
a/k/a ROSE A. COLLEVECHIO 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  
Rose Ann Collevecchio a/k/a Rose  
A. Collevecchio, Defendant(s), 604  
Magnolia Ave., Glenolden, PA  
19036

You are hereby notified that Plaintiff,  
BANK OF NEW YORK MELLON TRUST  
COMPANY, N.A. AS TRUSTEE FOR  
MORTGAGE ASSETS MANAGEMENT  
SERIES I TRUST, 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-2022-001466, seeking  
to foreclose the mortgage secured on your  
property located, 604 MAGNOLIA AVE.,  
GLENOLDEN, 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 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.**

Lawyer Reference Service  
335 W. Front Street  
Media, PA 19063  
(610) 566-6625  
[www.delcobar.org](http://www.delcobar.org)

JENINE DAVEY, ESQUIRE  
ID No. 87077  
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

June 10

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIV.  
NO. 0005 OF 2022-A

**INVOLUNTARY TERMINATION OF  
PARENTAL RIGHTS**

IN RE: ADOPTION of Brookelynne  
Victoria DiMatteo, minor child

A Petition has been filed asking the  
Court to put an end to all rights you have to  
your child, Brookelynne Victoria DiMatteo.  
The Court has fixed July 5, 2022, at 11:00  
a.m. via video. Contact Kathryn Meloni,  
Esq., (610) 565-1260 to request a link. IF  
YOU DO NOT APPEAR AT THIS HEAR-

ING, THE COURT MAY DECIDE YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT. You have a right to be represented at the hearing by a Lawyer. You should take this paper to your attorney at once. If you do not have an atty., or cannot afford one, contact the

Lawyer Reference Service  
Bar Assn. Bldg.  
335 W. Front Street  
Media, PA 19063  
(610) 566-6625  
www.delcobar.org

KATHRYN A. MELONI, ESQUIRE  
Atty. for Petitioner  
2 S. Orange St.  
#205  
Media, PA 19063  
(610) 565-1260

June 10, 17

## JUDGMENT NOTICES

JUDGMENTS, VERDICTS, LIENS, WAIVER OF LIENS AND OTHER MATTERS ENTERED IN the JUDGMENT INDEX IN the OFFICE of JUDICIAL SUPPORT AT MEDIA, PENNA.

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

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

### **Accuracy of the entries is not guaranteed**

Smith, Chezsey; Cmwlt of PA Department of Revenue; 1/28/21; \$5,239.72

Smithlessane, Lavonda D; Commonwealth of PA Dept of Revenue; 1/27/21; \$1,949.62

Sortino, Anthony J; Cmwlt of Revenue; 1/27/21; \$969.86

Spaeder, George J; Cmwlt of PA Department of Revenue; 1/29/21; \$6,702.99

Spencer, Karen; Township of Upper Darby; 1/29/21; \$259.33

Spinelli Jr, Louis F; Commonwealth Department of Revenue; 1/26/21; \$5,007.89

Stefanski, Grace; Commonwealth of PA Dept of Revenue; 1/27/21; \$3,386.47

Stewart, Anne R; Internal Revenue Service; 1/5/21; \$17,255.16

Stickle Jr, James H; Commonwealth of PA Dept of Revenue; 1/27/21; \$17,331.93

Stitt, Leonard F; Cmwlt PA Dept of Revenue; 1/29/21; \$3,808.20

Strand, Linda; Commonwealth of PA Dept of Revenue; 1/14/21; \$207.96

Stromberg, Roy M; Upper Darby Township; 1/28/21; \$189.10

Tana, Sara; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 1/29/21; \$3,358.75

Tana, Sara; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 1/29/21; \$1,846.50

Tanner, Travis Lamar; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 1/29/21; \$5,211.75

Taraborrelli, James A; Township of Upper Darby; 1/29/21; \$259.33

Taraborrelli, Laurie A; Township of Upper Darby; 1/29/21; \$225.70

Tedora, Amanda J; Commonwealth of PA Department of Revenue; 1/28/21; \$2,858.35

Terry, Mary Bernice; City of Chester; 1/28/21; \$1,686.63

Terwilliger, Courtney A; Cmwlt Dept of Revenue; 1/27/21; \$1,341.92

Tessing, Karl L; Cmwlt Dept of Revenue; 1/27/21; \$2,069.75

The Vision Investments Properties; Upper Chichester Township; 1/9/21; \$1,420.88

Thomas, Nazmere Jamere; Commonwealth of Pennsylvania Juvenile Court; 1/29/21; \$506.37

Thompson, Lyrell Gaylord; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 1/29/21; \$2,005.75

- Thompson, Paul H.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 1/29/21; \$1,617.75
- Timmes Jr, Gary F; Commonwealth of PA Dept of Revenue; 1/25/21; \$4,489.13
- Tischler, Mark; Cmwlt of PA Department of Revenue; 1/29/21; \$321.96
- Toler, John; Commonwealth of PA Dept of Revenue; 1/28/21; \$1,614.16
- Tounkara, Tigi; Commonwealth of PA Dept of Revenue; 1/27/21; \$3,377.94
- Tozzi, Christine E; Commonwealth Department of Revenue; 1/28/21; \$795.99
- Tracy, Lynda A; Cmwlt Dept of Revenue; 1/14/21; \$827.00
- Tracy, Lynda A; Cmwlt Dept of Revenue; 1/14/21; \$1,009.36
- Tracy, Lynda A; Cmwlt Dept of Revenue; 1/14/21; \$929.60
- Trusty, Isaiah T; Commonwealth of PA Dept of Revenue; 1/28/21; \$8,259.16
- Trusty, Isaiah T; Commonwealth of PA Dept of Revenue; 1/28/21; \$21,223.72
- Trusty, Isaiah T; Commonwealth of PA Dept of Revenue; 1/28/21; \$8,259.16
- Turner, Robert Earl; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 1/29/21; \$2,555.15
- Vandewettering, Joel; Cmwlt of PA Department of Revenue; 1/27/21; \$687.26
- Vickers, Otis P.; Twp of Upper Chichester; 1/4/21; \$416.50
- Walker, Gerald; Commonwealth of Pennsylvania Department of Revenue; 1/25/21; \$2,445.11
- Walker, Katrinna; Capital One Bank; 1/15/21; \$5,463.91
- Walsh, Joseph; Cmwlt PA Dept of Revenue; 1/14/21; \$5,482.19
- Walter, Julius M; Commonwealth of PA Dept of Revenue; 1/28/21; \$981.23
- Washington, Gregory; Darby Borough; 1/25/21; \$492.10
- Weathers, Taesean Lamier; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 1/29/21; \$1,905.75
- Wheeler, Toni E; Commonwealth of PA Dept of Revenue; 1/28/21; \$2,347.99
- White, David L; Cmwlt Dept of Revenue; 1/25/21; \$4,275.90
- Whitener, Zamir; Commonwealth of Pennsylvania Juvenile Court; 1/26/21; \$345.48
- William, Cortez; Cavalry Portfolio Services LLC ASG; 1/5/21; \$2,833.30
- Williams, Bernadine; Twp of Upper Chichester; 1/19/21; \$416.50
- Williamsq, Sandra; Capital One Bank (USA) NA; 1/6/21; \$1,918.27
- Wilson, Jack; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 1/29/21; \$1,694.75
- Wilson, Jennifer D; Commonwealth of PA Dept of Revenue; 1/27/21; \$3,974.94
- Wong, Ebony Sharde; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 1/29/21; \$2,773.85
- Woolery, Deborah; Cmwlt Dept of Revenue; 1/25/21; \$2,330.33
- Wright, James W; Upper Darby Township; 1/28/21; \$189.10
- Wright, Barron V.; Commonwealth of Pennsylvania Juvenile Court; 1/29/21; \$598.49
- Wright, James W; Township of Upper Darby; 1/26/21; \$176.90
- Wyche, Joannie; Cmwlt Dept of Revenue; 1/26/21; \$1,745.92
- XTL Inc Grn; Wood, William; 1/5/21; \$3,600.00
- Young, Joshua; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 1/29/21; \$740.25
- Ziegler, Craig A; Cmwlt Dept of Revenue; 1/28/21; \$1,077.96
- Zinni, Sonia M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 1/29/21; \$2,580.75
- Zogar, Martha N; Cmwlt Dept of Revenue; 1/27/21; \$1,810.78
- Zografakis, Evans; Upper Darby Township; 1/14/21; \$2,478.10
- Zulli, Joseph; Cmwlt Unemployment Comp Fund; 1/20/21; \$2,059.63
- Zullo, Pamela; Cmwlt Dept of Revenue; 1/28/21; \$2,082.18



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

**June 16, 2022  
11:00 A.M. Prevailing Time**

**BOROUGH**  
Brookhaven 39  
Clifton Heights 30  
Collingdale 32, 44  
Colwyn 9, 21  
Folcroft 11  
Glenolden 24  
Lansdowne 5, 45  
Morton 14, 35  
Norwood 2, 4, 20, 22  
Parkside 42  
Upland 47  
Yeadon 13, 28

**CITY**  
Chester 17, 46

**TOWNSHIP**  
Bethel 23  
Chester 27  
Lower Chichester 34  
Nether Providence 36  
Radnor 33  
Ridley 29, 40  
Springfield 18  
Thornbury 12  
Upper Darby 3, 6, 7, 8, 15, 19, 25, 31, 37,  
38, 41, 48

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. 007262B 2. 2017**

**MORTGAGE FORECLOSURE**

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

Front: Irregular Depth: Irregular

BEING Premises: 701 Delaware Avenue, Norwood, PA 19074.

Parcel No. 31-00-00211-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: David E. McGee a/k/a David McGee and Maryann McGee.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 002518 3. 2014**

**MORTGAGE FORECLOSURE**

Judgment amount: \$162,237.08

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

Front: Irregular Depth: Irregular

BEING Premises: 7044 Radbourne Road, Upper Darby, PA 19082.

Parcel: 16-02-01821-00

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Jamar D. Williams.

Hand Money \$16,223.71

Samantha Gable, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 011114A 4. 2015**

**MORTGAGE FORECLOSURE**

Judgment amount: \$159,514.63

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

Front: Irregular Depth: Irregular

BEING Premises: 226 East Winona Avenue, Norwood, PA 19074.

Folio Number: 31-00-01789-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: George R. Davidson and Patricia M. Davidson.

Hand Money \$15,951.46

Samantha Gable, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 007881A 5. 2015**

**MORTGAGE FORECLOSURE**

Judgment amount: \$187,244.42

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

Front: Irregular Depth: Irregular

BEING Premises: 244 Jackson Avenue, Lansdowne, PA 19050.

Folio Number: 23-00-01625-00

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Darin P. Williams, Executor of the Estate of George Sworn, deceased.

Hand Money \$18,724.44

Samantha Gable, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 063000 6. 2019**

**MONEY JUDGMENT**

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

BEING known and numbered as Lot No. 260 on said plan described as follows:

BEGINNING at a point in the middle of Clearbrook Avenue (formerly Highland Avenue) (fifty feet wide) at the distance of three hundred twenty five feet Southeastwardly from the middle line of Greenhill Avenue;

CONTAINING in front or breadth Southeastwardly along the said middle line of Clearbrook Avenue, fifty feet and extending of that width in length or depth Eastwardly between parallel lines at right angles to the said middle line of Clearbrook Avenue on the Northwesterly line thereof, one hundred fifty six and sixty eight one hundredths feet, and on the Southeasterly line thereof one hundred fifty six and sixty seven one hundredths feet and containing in breadth on the rear line thereof, fifty feet.

LOCATION OF PROPERTY: 325 Clearbrook Avenue, Upper Darby, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Vasken Sarkahian and Suzannah G. Sarkahian.

Hand Money \$3,000.00

Robert P. Daday, Esquire  
David D. Dugan, Esquire, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 060744 7. 2019**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected, Hereditaments and Appurtenances, SITUATE in the Township of Upper Darby, County of Delaware, State of Pennsylvania, and described according to a Survey thereof made by Damon and Foster, Civil Engineers, on the 21st day of March, A.D. 1939 as follows, to wit:

SITUATE on the Southeasterly side of Hampden Road (40 feet wide) at the distance of 122 feet measured South 15 degrees 53 minutes, 33 seconds West from the Southwesterly side of Walnut Street (60 feet wide).

CONTAINING in front or breadth on the said side of Hampden Road measured South 15 degrees, 53 minutes, 39 seconds West 18 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Hampden Road, 80 feet to the center line of a certain 10 feet wide driveway which extends Northeastwardly into said Walnut Street.

LOCATION OF PROPERTY: 213 Hampden Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Paula E. Black and United States of america.

Hand Money \$3,000.00

Robert P. Daday, Esquire  
David D. Dugan, Esquire, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 063583 8. 2019**

**MONEY JUDGMENT**

ALL THOSE FOUR CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, SITUATE in the Township of Upper Darby, in the County of Delaware and State of Pennsylvania, being numbered 468, 469, 470 and 471 on a Certain Plan of Lots designated "Drexel Hill" (said Plan being recorded in the Office for the Recording Deeds in and for the County of Delaware aforesaid, at Media, in Deed Book No. N-12 page 624, etc.) and described as one (1) lot, as follows:

BEGINNING at a point on the Southeasterly side of School Lane (as laid out on said plan 50.00 feet wide) at the distance of 150.00 feet Northeastwardly from the Northeasterly side of Ferne Avenue (as laid out on said plan 50.00 feet wide); thence extending along the same North 64 degrees 58 minutes East 100.00 feet to a point; thence extending South 25 degrees 02 minutes East 125.00 feet to a point in the Northwesterly side of Sommers Avenue; thence extending along the same South 64 degrees 58 minutes West 100.00 feet to a point; thence extending North 25 degrees 02 minutes West 125.00 feet to the first mentioned point and place of BEGINNING.

LOCATION OF PROPERTY: 3722 School Lane, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Alvin J. Cuff and Sherilla J. Cuff.

Hand Money \$3,000.00

Robert P. Daday, Esquire  
David D. Dugan, Esquire, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 063930 9. 2013**

**MONEY JUDGMENT**

ALL THAT CERTAIN tract or parcel of land and premises, hereinafter particularly described, situate lying and being in the Borough of Colwyn, in the County of Delaware and State of Pennsylvania and described according to a survey thereof made by A.F. Damon, Jr., Borough Engineer, dated April 22, 1907, as follows:

BEGINNING at a point on the Southeast side of Fourth Street at the distance of 17.43 feet Northeast from a point in the corner formed by the intersection of the Northeasterly side of Colwyn Avenue and the Southeasterly side of Fourth Street; thence South 70 degrees, 49 minutes, East through a party wall between these premises and premises adjoining on the Southwest 100 feet to a point in the Northwesterly side of Apple Street; thence by Apple Street North 100 degrees, 11 minutes, East 19 feet to a point; thence 79 degrees, 49 minutes, West 100 feet to the Southeasterly side of Fourth Street; thence by said Fourth Street South 10 degrees, 11 minutes, West 19 feet to a point and the place of beginning.

LOCATION OF PROPERTY: 417 S. 4th Street, Colwyn, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Cherry Manning.

Hand Money \$3,000.00

Robert P. Daday, Esquire  
David D. Dugan, Esquire, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 004490 11. 2021**

**MORTGAGE FORECLOSURE**

Property in the Borough of Folcroft, County of Delaware, Commonwealth of PA on the Southeasterly side of Taylor Drive.

Front: IRR Depth: IRR

BEING Premises: 1062 Taylor Drive, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Gregory E. Thomas and Maryal R. Thomas.

Hand Money \$18,508.14

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 008360A 12. 2013**

**MORTGAGE FORECLOSURE**

428 Glen Mills Road  
Thornton, PA 19373

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Allison Jones a/k/a Allison E. Jones, individually and known heir of Elizabeth H. Jones; Hillary A. Jones, known heir of Elizabeth H. Jones; Mark C. Jones, known heir of Elizabeth H. Jones; unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Elizabeth H. Jones; Willard H. Jones, known Heir of Elizabeth H. Jones.

Hand Money \$33,714.09 (10% of Judgment)

RAS Citron, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 000394 13. 2020**

**MORTGAGE FORECLOSURE**

Property in the Borough of Yeadon, County of Delaware, Commonwealth of Pennsylvania.

BEING Folio No. 48-00-03533-00

BEING Premises: 1028 Yeadon Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: George Clarke Gardiner and Mary Gardiner.

Hand Money \$9,080.82

McCabe, Weisberg & Conway, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 008458A 14. 2018**

**MORTGAGE FORECLOSURE**

Property in Morton Borough, County of Delaware, Commonwealth of PA on the Easterly side of Morton Avenue.

Front: Irr Depth: Irr

BEING Premises: 509 North Morton Avenue, Morton, PA 19070.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Megan E. King and Randal S. King.

Hand Money \$13,405.73

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 061424 15. 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, State of Pennsylvania and more fully described as follows, to wit:

BEGINNING at a point on the Northwest side of Garrett Road at the distance of 295 feet measured Southwest along the said side of Garrett Road from a point of tangent of radius round corner leading into Irvington Road.

CONTAINING in front or breadth on the said side of Garrett Road the distance of 70 feet and extending of that width in length or depth Northwest the distance of 141.50 feet to a point on the Southerly line of the Philadelphia and Garrettford Street Railway Company's 30 feet wide right of way line, the Southwest line of the hereinabove described premises passing through the bed of a certain 9 feet wide driveway laid out partly over these premises and the party over premises adjoining to the Southwest.

LOCATION OF PROPERTY: 2819 Garrett Road, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joseph S. Grandoit and Monique Mondesir.

Hand Money \$3,000.00

Robert P. Daday, Esquire  
David D. Dugan, Esquire, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 003136A 17. 2018**

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware, Commonwealth of PA on the Northerly side of Fourth Street.

Front: IRR Depth: IRR

BEING Premises: 2012 West 4th Street,  
Chester PA 19013.

IMPROVEMENTS CONSIST OF: a  
single family residential dwelling.

SOLD AS THE PROPERTY OF: The  
Unknown Heirs of Lorraine T. Fitzgerald,  
deceased, Harold Fitzgerald, Jr., solely in  
his capacity as Heir of Lorraine T. Fitzger-  
ald, deceased, Harold J. Fitzgerald, Sr.,  
solely in his capacity as Heir of Lorraine  
T. Fitzgerald, deceased and Monica N.  
Fitzgerald, solely in her capacity of Heir of  
Lorraine T. Fitzgerald, deceased.

Hand Money \$3,140.00

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 001345C 18. 2014**

**MORTGAGE FORECLOSURE**

Property in the Township of Springfield,  
County of Delaware and State of Pennsyl-  
vania.

BEING Premises: 409 Larchwood Road,  
Springfield, PA 19064.

Lot Size: .2410 AC

IMPROVEMENTS CONSIST OF: Res-  
idential Dwelling.

SOLD AS THE PROPERTY OF: Joseph  
F. Conneen III and Janet D. Conneen.

Hand Money \$31,331.98

Friedman Vartolo, LLP, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 006429C 19. 2016**

**MORTGAGE FORECLOSURE**

Judgment amount: \$229,399.38

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

Front: 67' Depth: 120'

BEING Premises: 733 Lindale Avenue,  
Drexel Hill, PA 19026.

Folio Number: 16-10-00994-00

IMPROVEMENTS CONSIST OF: Res-  
idential Property.

SOLD AS THE PROPERTY OF: Kim-  
berley Morris a/k/a Kimberley A. Morris.

Hand Money \$22,939.94

Samantha Gable, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 007738 20. 2021**

**MORTGAGE FORECLOSURE**

Property in the Borough of Norwood,  
County of Delaware, Commonwealth of  
PA on the Southeasterly side of West Love  
Lane.

Front: IRR Depth: IRR

BEING Premises: 205 Love Lane aka  
205 West Love Lane, Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: a  
single family residential dwelling.

SOLD AS THE PROPERTY OF: Kath-  
leen P. Batterson.

Hand Money \$15,487.91

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**



**No. 000879 21. 2020**

**MORTGAGE FORECLOSURE**

Judgment amount: \$118,160.56

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

Front: Irregular Depth: Irregular

BEING Premises: 402 Colwyn Avenue, Darby, PA 19023.

Folio Number: 12-00-00076-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Nakeya Blackmon and Darlene Blackmon.

Hand Money \$11,816.06

Samantha Gable, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 004035B 22. 2017**

**MORTGAGE FORECLOSURE**

Judgment amount: \$228,910.62

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

Front: Irregular Depth: Irregular

BEING Premises: 522 Tasker Avenue, Norwood, PA 19074.

Folio Number: 31-00-01464-00.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Eugene v. Cianci a/k/a Eugene Cianci and Bernice McNamara a/k/a Bernice Cianci.

Hand Money \$23,365.19

Samantha Gable, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 000429A 23. 2018**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Bethel, County of Delaware and Commonwealth of Pennsylvania described according to an overall final Subdivision Plan for Northbrook made by Brandywine Valley Engineers, Aston, PA dated November 3, 1999 last revised August 1, 2000 in Plan Volume 21 page 274 as follows:

BEGINNING at a point on the North-easterly side of Tall Trees Court (60 feet wide) a corner of Lot No. 115 on said Plan; thence extending from beginning point and along said Tall Trees Court the four following courses and distances (1) on the arc of a circle curving to the right having a radius of 120.00 feet the arc distance of 71.05 feet to a point of compound curve (2) on the arc of a circle curving to the left having a radius of 35.00 feet the arc distance of 47.44 feet to a point of reverse curve (3) on the arc of a circle curving to the left having a radius of 200.00 feet the arc distance of 31.20 feet and (4) North 55 degrees 44 minutes 03 seconds East 44.60 feet to a point a corner of Lot No. 113 on said plan; thence extending along said lot South 34 degrees 15 minutes 587 seconds East 62.56 to a point a corner of Lot No. 115 on said plan; thence extending along said Lot South 43 degrees 04 minutes 56 seconds West 121.95 feet to the first mentioned point and place of beginning.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Adina M. Dees.

Hand Money \$39,078.90

Powers Kirn, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 000143 24. 2022**

**MORTGAGE FORECLOSURE**

17 Isabel Avenue  
Glenolden, PA 19036

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Patricia Papiernik.

Hand Money (10% of Judgment) \$12,813.40

RAS Citron, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 009998 25. 2018**

**MORTGAGE FORECLOSURE**

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

SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania, being Lot No. 240 on a survey and plan made of Park Lane Section of Westbrook Park Plan No. 6, made for Warner West Corporation, by Damon & Foster, C.E. of Sharon Hill, Pennsylvania, on December 29th, 1949 which plan is recorded in the Office of the Recording of Deeds in and for Delaware County, at Media, on January 10, 1950 in Plan Case No. 8 page 3, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Fairhaven Road (50 feet wide) which point is measured South eighty-two degrees fifty three minutes East one hundred twenty eight and twenty eight one hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of twenty five feet the arc distance of forty six and eighty two one hundredths feet from a point on the Easterly side of Westbrook Drive (50 feet wide).

CONTAINING in front or breadth on said Fairhaven Road sixteen feet and extending of the width in length or depth Southwestwardly between parallel lines at right angles to the said Fairhaven Road and crossing the bed of a certain twelve feet wide driveway which extends Northwestwardly into Westbrook Drive and Southeastwardly communicating with a certain other twelve feet wide driveway which extends Northeastwardly into Fairhaven Road and Southwestwardly into Westbrook Drive one hundred twenty feet the Northwesterly and Southwestwardly lines thereof partly passing through the party walls between this premises and the premises adjoining on the Northwest and Southeast respectively.

BEING No. 5240 Fairhaven Road.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Catherine T. Pugh.

Hand Money \$13,929.18

Powers Kirn, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 005419 27. 2020**

**MORTGAGE FORECLOSURE**

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

Front: 20 Depth: 140.7

BEING Premises: 1124 Kerlin Street,  
Chester, PA 19013.

Parcel No. 49-07-01405-00.

IMPROVEMENTS CONSIST OF: Res-  
idential Real Estate.

SOLD AS THE PROPERTY OF: Deon F.  
Spencer and the United States of america.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 002147 28. 2020**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 48000000200

Property: 1101 Angora Avenue, Lans-  
downe, aka Yeadon, PA 19050.

BEING the same premises which Henry  
A. Gibbs, Sr., by Deed dated August 19,  
1993 and recorded August 27, 1993 in and  
for Delaware County, Pennsylvania in Deed  
Book Volume 1138, page 2000, granted and  
conveyed unto Henry A. Gibbs, Sr. and  
Pearlie M. Brown-Gibbs, his wife.

IMPROVEMENTS CONSIST OF:  
House.

SOLD AS THE PROPERTY OF: Henry  
A. Gibbs, Sr. and Pearlie M. Brown-Gibbs,  
his wife.

Hand Money \$6,312.21

Katherine M. Wolf, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 009324A 29. 2018**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 38-04-01972-00

Property: 2138 6th Avenue, Morton, PA  
19070.

BEING the same premises which Wil-  
liam H. Keller and Linda J. Keller, by  
Deed dated August 5, 1995 and recorded  
May 3, 1996 in and for Delaware County,  
Pennsylvania in Deed Book Volume 1467,  
page 2021, granted and conveyed unto  
Robert W. Powers and Jennifer C. Powers,  
husband and wife.

IMPROVEMENTS CONSIST OF:  
house.

SOLD AS THE PROPERTY OF: Robert  
W. Powers and Jennifer C. Powers, husband  
and wife.

Hand Money \$36,213.76

Katherine M. Wolf, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 003863D 30. 2015**

**MORTGAGE FORECLOSURE**

Property in the Borough of Clifton  
Heights, County of Delaware, Common-  
wealth of PA on the Northwesterly side of  
Harrison Avenue.

Front: Irr Depth: Irr

BEING Premises: 5 Harrison Avenue,  
Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a  
single family residential dwelling.

SOLD AS THE PROPERTY OF: Jean McKeon, solely in her capacity as Heir of Elizabeth Cox, Joseph Trafficante and amy Trafficante, individually and in her capacity as Heir of Elizabeth Cox.

Hand Money \$17,216.55

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 004545 31. 2021**

**MORTGAGE FORECLOSURE**

Judgment amount: \$81,075.91

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

Front: Irregular Depth: Irregular

BEING Premises: 7220 Clinton Road, Upper Darby, PA 19082.

Parcel: 16-04-00461-00

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Joel J. PiPietro.

Hand Money \$8,107.59

Jacqueline F. McNally, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 005015A 32. 2018**

**MORTGAGE FORECLOSURE**

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

Front: Irregular Depth: Irregular

BEING Premises: 115 Jackson Avenue, Darby, PA 19023.

Parcel No. 11-00-01062-00.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Salome R. Hall a/k/a S.R. Hall.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 007689A 33. 2016**

**MORTGAGE FORECLOSURE**

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

Dimensions: 1 1/2 Sty Hse Add Gar/Gar.

BEING Premises: 438 Conestoga Road, Wayne, PA 19087.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Francis J. Cassidy, Jr. aka Francis Cassidy, Jr.

Hand Money \$67,372.51

Pincus Law Group, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 006704B 34. 2017**

**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 No. 08-00-01184-00.

Property: 125 White Avenue, Marcus Hook, PA 19061.

BEING the same premises which Jennifer Martusky, by Deed dated August 29, 2003 and recorded September 8, 2003 in and for Delaware County, Pennsylvania in Deed Book Volume 2924, page 155, granted and conveyed unto Angelian Pilkington.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Angelina Pilkington.

Hand Money \$9,120.34

Katherine M. Wolf, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 061601 35. 2018**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Morton Borough, Delaware County, Pennsylvania, described according to a survey and plan made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, on February 13, 1952, and last revised September 15, 1954, as follows:

BEGINNING at a point on the Southeast side of Althea Lane (50 feet wide), which point is measured on the arc of a circle curving to the left having a radius of 150 feet, the arc distance of 85 feet from a point, which point is measured South 52 degrees, 31 minutes West, 81.50 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 25 feet, the arc distance of 39.27 feet from a point on the Southwest side of Providence Road (46.50 feet wide); thence extending South 68 degrees, 5 minutes East, 127.16 feet to a point; thence extending South 9 degrees, 11 minutes East, 10.75 feet to a point; thence extending South 72 degrees,

36 minutes West, 127.76 feet to a point on the Northeast side of Althea Lane; thence extending along the Northeast side of Althea Lane along the arc of a circle curving to the right having a radius of 150 feet, the arc distance of 98.04 feet to the first mentioned point and place of beginning.

LOCATION OF PROPERTY: 129 Althea Lane, Morton, Pennsylvania 19070.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Elsie May Campanella and United States of america.

Hand Money \$3,000.00

Robert P. Daday, Esquire  
David D. Dugan, Esquire, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 009950A 36. 2018**

**MORTGAGE FORECLOSURE**

Judgment amount: \$310,019.74

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

Front: Irregular Depth: Irregular

BEING Premises: 115 Blackthorn Road, Wallingford, PA 19086.

Folio Number: 34-00-00276-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Matthew D. Bernard and Sharon B. Bernard.

Hand Money \$31,001.97

Samantha Gable, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 001785 37. 2013**

**MORTGAGE FORECLOSURE**

1005 Rhoades Avenue  
Secane, PA 19018

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: George E. Geyer, Jr., Deceased.

Hand Money \$29,006.43

RAS Citron, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 008788 38. 2021**

**MORTGAGE FORECLOSURE**

Judgment amount: \$115,987.01

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

Front: Irregular Depth: Irregular

BEING Premises: 2302 Bond Avenue, Drexel Hill, PA 19026.

Parcel: 16-08-00350-00

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Lynne Anthony, LLC; Gerard A. Durham; and Nadine L. Durham.

Hand Money \$11,598.70

Samantha Gable, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 001958 39. 2020**

**MORTGAGE FORECLOSURE**

Property in the Borough of Brookhaven, County of Delaware, Commonwealth of PA on the said street.

Front: IRR Depth: IRR

BEING Premises: 5200 Hilltop Drive Unit GG23, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Valerie A. Czynszczon.

Hand Money \$9,804.65

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 000511 40. 2018**

**MORTGAGE FORECLOSURE**

1022 7th Avenue  
Ridley (Folsom), PA 19033

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Edward M. Gillespie, in his capacity as Executor and Heir of the Estate of Carlotta Marie Gillespie a/k/a Carlotta M. Gillespie.

Hand Money (10% of Judgment) \$18,993.39

RAS Citron, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**



**No. 060860 41. 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, State of Pennsylvania, being No. 7103 Hazel Avenue, Upper Darby, Pennsylvania on a certain plan of lots called Bywood Manor, subdivided by Harry Linn, Civil Engineer from a survey by A.F. Damon, Jr. and bounded and described according thereto as follows:

BEGINNING at a point in the center line of Hazel Avenue 45 feet wide at the distance of 75 feet North 26 degrees West along said center line from its intersection with the center line of Fairfield Avenue 50 feet wide.

CONTAINING in front or breadth along the said center line of Hazel Avenue North 26 degrees West 50 feet and extending of that width in length or depth between parallel lines North 64 degrees East 107.5 feet.

LOCATION OF PROPERTY: 7103 Hazel Avenue, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John Cooper and United States of america.

Hand Money \$3,000.00

Robert P. Daday, Esquire  
David D. Dugan, Esquire, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 003780A 42. 2019**

**MORTGAGE FORECLOSURE**

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

Front: 40 Depth: 120

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

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Melissa A. Culver and Daniel Oxendine, Jr.

Hand Money \$9,515.67

Brock & Scott, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 000526 44. 2020**

**MORTGAGE FORECLOSURE**

111 Felton Ave.,  
Collingdale, PA 19023.

Property in the Borough of Collingdale,

County of Delaware and State of Pennsylvania.

IMPROVEMENTS CONSIST OF: HSE 26 x 100.

SOLD AS THE PROPERTY OF: Lena Perillo a/k/a Lena R. Perillo.

Hand Money \$5,809.25

Duane Morris LLP, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 000103 45. 2020**

**MORTGAGE FORECLOSURE**

238 Wynnewood Avenue,  
Lansdowne, PA 19050.

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

IMPROVEMENTS CONSIST OF: Residential Dwelling; 2 Sty Hse Gar 18 x 96.

SOLD AS THE PROPERTY OF: Linda Austin Maddox.

Hand Money \$16,610.03

Duane Morris, LLP, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 007502 46. 2018**

**MORTGAGE FORECLOSURE**

1611 Edgmont Avenue  
Chester, PA 19013

Property in the City of Chester, County of Delaware and State of Pennsylvania.

2 Sty Hse & Gar; 23.54 x 112.73

IMPROVEMENTS CONSIST OF: Taxable Residential.

SOLD AS THE PROPERTY OF: Perla Accvedo a/k/a Perla Acevedo and Shalenee Nunez a/k/a Shalenee Nunez Acevedo, in her capacity as heir of Ariel Nunez a/k/a Ariel Nunez Ruiz, deceased.

Hand Money \$10,470.02

Duane Morris LLP, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 002564 47. 2020**

**MORTGAGE FORECLOSURE**

404 9th Street  
Brookhaven, PA 19015

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Richard Hinkel a/k/a Richard W. Hinkel.

Hand Money (10% of Judgment) \$8,398.99

RAS Citron, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 010049A 48. 2018**

**MORTGAGE FORECLOSURE**

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

Front: 19.35 Depth: 120.62

BEING Premises: 107 Normandy Road, Upper Darby, PA 19082.

Parcel No. 16-04-01432-00.

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: Joseph P. Kelly and Lisa Y. Kelly.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

May 27; June 3, 10