

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**AMELIA ABBONIZIO, dec'd.**

Late of the Borough of Glenolden,
Delaware County, PA.
Extr.: John Anthony Cavaliere c/o
Stephen D. Molineux, Esquire, 227
MacDade Blvd., Collingdale, PA 19023.
STEPHEN D. MOLINEUX, ATTY.
227 MacDade Blvd.
Collingdale, PA 19023

NICHOLAS J. ANDREACCHIO a/k/a**NICHOLAS ANDREACCHIO****and NICHOLAS JOHN
ANDREACCHIO, dec'd.**

Late of the Borough of Aldan,
Delaware County, PA.
Extr.: Frank Lewis, 1524 Lexington
Ave., Davenport, FL 33837.

BERNADINE E. ANDREOZZI, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Carl V. Andreozzi c/o Kyle A.
Burch, Esquire, 22 State Road, Media,
PA 19063-1442.
KYLE A. BURCH, ATTY.
22 State Road
Media, PA 19063-1442

**JANET B. CASTRO a/k/a JANET
CASTRO and JANET BELLE
CASTRO, dec'd.**

Late of the Township of Concord,
Delaware County, PA.
Extr.: John Anthony Castro, Jr. a/k/a
John Castro c/o Thomas E. Wyler,
Esquire, 22 East Third Street, Media,
PA 19063.
THOMAS E. WYLER, ATTY.
Falzone & Wyler LLC
22 East Third Street
Media, PA 19063

**ANNA QUACIARI D'AMBROSIO a/k/a
ANNA PUZZANGARA, dec'd.**

Late of the Township of Ridley,
Delaware County, PA.
Admx.: Ira Binder, Esquire, 277 Cullen
Rd., Oxford, PA 19363.
IRA BINDER, ATTY.
227 Cullen Rd.
Oxford, PA 19363

JAMES F. DiFILIPPO, dec'd.

Late of the Township of Aston,
Delaware County, PA.
Extr.: Judith E. DiFilippo, 2910
Highwoods Dr., Aston, PA 19014.
DENNIS C. VONDRON, JR., ATTY.
Lamb McErlane, PC
24 E. Market St.
P.O. Box 565
West Chester, PA 19381-0565

JOHN PATRICK DONOVAN a/k/a**JOHN P. DONOVAN, dec'd.**

Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: John P. Donovan c/o Nicholas M.
Orloff, Esquire, 1 W. Third St., Media,
PA 19063.
NICHOLAS M. ORLOFF, ATTY.
Orloff Law
1 W. Third St.
Media, PA 19063

MARGARET J. DORAN a/k/a**MARGARET JEAN DORAN, dec'd.**

Late of the Borough of Prospect Park,
Delaware County, PA.
Extr.: Kelly Doran c/o Lindsey Conan,
Esquire, 755 North Monroe St., Media,
PA 19063.
LINDSEY CONAN, ATTY.
755 North Monroe St.
Media, PA 19063

MARYANN DOTTS, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extr.: Eileen Mooney c/o Kristine F.
Hughey, Esquire, 22 W. Second St.,
Media, PA 19063.
KRISTINE F. HUGHEY, ATTY.
22 W. Second St.
Media, PA 19063

CHARLES DUSSELL, dec'd.

Late of the Township of Tinicum,
Delaware County, PA.
Extr.: Diane Shannon, 402 Marsden
Avenue, Essington, PA 19029.

JAMES LONDOS EBERLE, dec'd.

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

Extx.: Karen A. Pedano c/o Robert
Speare, Esquire, 22 W. Second Street,
Media, PA 19063.
ROBERT SPEARE, ATTY.
22 W. Second Street
Media, PA 19063

MUHAMMED EL-FATIR, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
100 W. Sixth St.
Suite 204
Media, PA 19063

DONALD J. FINNERTY, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Joseph M. Finnerty c/o Thomas
E. Wyler, Esquire, 22 East Third
Street, Media, PA 19063.
THOMAS E. WYLER, ATTY.
Falzone & Wyler LLC
22 East Third Street
Media, PA 19063

BARBARA R. FOSTER, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extx.: LuAnn Foster, 1930 W. San
Marcos Blvd., SPC 281, San Marcos,
CA 92078.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

**JOHN LESLIE GADE a/k/a JOHN L.
GADE**, dec'd.
Late of the Borough of Morton,
Delaware County, PA.
Admr.: James Michael Gade, 219 Wells
Ln., Springfield, PA 19064.

ALBERT GIBSON, dec'd.
Late of the Borough of Darby,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
100 W. Sixth St.
Suite 204
Media, PA 19063

EILEEN J. GILLIN, dec'd.
Late of the Borough of Folcroft,
Delaware County, PA.
Admr.: Thomas D. Gillin, 4107 Upham
Street, Apt. A, Wheat Ridge, CO 80033.
JACQUELYN S. GOFFNEY, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

**MAFALDA L. GODOY a/k/a
MAFALDA LUCIA GODOY**, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extx.: Susana Beatriz Godoy-Moletteri
c/o Robert E. O'Connor, Esquire, 341
West State Street, Media, PA 19063.
ROBERT E. O'CONNOR, ATTY.
341 West State Street
Media, PA 19063

**THEODORE O. HAAS a/k/a
THEODORE OTTO HAAS**, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extx.: Edwina R. Haas c/o Catherine T.
Duffy, Esquire, 300 W. State St., Ste.
300, Media, PA 19063.
CATHERINE T. DUFFY, ATTY.
300 W. State St.
Ste. 300
Media, PA 19063

JOAN L. HOWARTH, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extx.: Janet Howarth Tini, 3726
Ridgewood Ln., Brookhaven, PA 19015.

PATRICK J. HUHN, JR., dec'd.
Late of the Borough of Ridley Park,
Delaware County, PA.
Admx.: Rosemarie Huhn c/o William
T. Neill, III, Esquire, P.O. Box 219,
Woodlyn, PA 19094.
WILLIAM T. NEILL, III, ATTY.
P.O. Box 219
Woodlyn, PA 19094

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

JOAN DORNAN KATZ, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extrs.: David Katz and Susan K.
Yingling c/o Guy F. Matthews, Esquire,
300 W. State St., Ste. 300, Media, PA
19063.
GUY F. MATTHEWS, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, PC
300 W. State St.
Ste. 300
Media, PA 19063

ROBERT J. KOZAK a/k/a ROBERT JAMES KOZAK, dec'd.

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

Admrs.: Kelsea C. Fairchild and Robert
Kozak c/o Joseph J. McIntosh, Esquire,
23 West Second Street, Media, PA
19063.

JOSEPH J. MCINTOSH, ATTY.
23 West Second Street
Media, PA 19063

GUANG HAN LIN, dec'd.

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

Extx.: Hai Ying Zheng, 515 Elm Ave.,
Upper Darby, PA 19082.

JANUSZ M. LYSKO a/k/a JANUSZ MACIEJ LYSKO, dec'd.

Late of the Borough of Ridley Park,
Delaware County, PA.

Admx.: Renata T. Ogorek-Pabisz,
Esquire, 116 E. Court St., Doylestown,
PA 18901.

RENATA T. PABISZ, ATTY.
High Swartz LLP
116 E. Court St.
Doylestown, PA 18901

BRENT C. MAGEE, dec'd.

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

Admrs.: Ella Rose Magee and Ryan
Christopher Magee.

ROWAN KEENAN, ATTY.
Keenan, Ciccitto & Associates, LLP
376 E. Main Street
Collegeville, PA 19426

CATHERINE PATRICIA MALICK a/k/a PAT MALICK, dec'd.

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

Extx.: John J. Malick, 5061 Brittany
Lane, Bryn Mawr, PA 19010.

NANCY LOUISE McCLINTOCK a/k/a NANCY L. McCLINTOCK-MOORE, dec'd.

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

Extx.: James McClintock.
CARRIE WOODY, ATTY.

110 West Front Street
Media, PA 19063

DIANE NEWS, dec'd.

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

Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.

FRANK W. DALY, ATTY.

100 W. Sixth St.

Suite 204

Media, PA 19063

ELAINE OGLESBY a/k/a ELAINE H. OGLESBY, dec'd.

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

Extx.: Clarisa Yata Rodrigues Coelho
c/o Joseph W. Bullen, III, Esquire, P.O.
Box 217, Lansdowne, PA 19050-0217.

JOSEPH W. BULLEN, III, ATTY.

Hennessy Bullen Walker
P.O. Box 217

Lansdowne, PA 19050-0217

PHYLLIS J. O'NEILL a/k/a PHYLLIS O'NEILL, dec'd.

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

Co-Extxs.: Patricia Gorman and
Barbara O'Neill c/o Supriya Philips,
Esquire, 930 Harvest Drive, Suite 360,
Blue Bell, PA 19422.

SUPRIYA PHILIPS, ATTY.

The Pile Law Firm

930 Harvest Drive

Suite 360

Blue Bell, PA 19422

DANIEL G. PATRILLA, dec'd.

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

Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.

FRANK W. DALY, ATTY.

100 W. Sixth St.

Suite 204

Media, PA 19063

JUDITH DEBORAH REVITCH

PORTER a/k/a JUDITH R.

PORTER and JUDITH D. PORTER,
dec'd.

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

Extx.: Gerald Joseph Porter (Named in
Will as Gerald J. Porter) c/o David B.

Pudlin, Esquire, One Logan Square,
27th Fl., Philadelphia, PA 19103-6933.

DAVID B. PUDLIN, ATTY.

Hangley Aronchick Segal Pudlin
& Schiller

One Logan Square

27th Fl.

Philadelphia, PA 19103-6933

JAMES RYAN a/k/a JAMES FRANCIS RYAN, dec'd.

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

Extx.: Helen Ryan, 316 Lincoln
Avenue, Lansdowne, PA 19050.

**ANTOINETTE SARACENI a/k/a
ANTOINETTE SHORT-SARACENI
and ANTOINETTE R. SHORT,**
dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extrs.: Vincent E. Short, Jr. and Mary
Elizabeth Short, 3109 Marilyn Ave.,
Eagleville, PA 19403.

CRAIG STEVEN SCHLOTT, dec'd.

Late of the Township of Bethel,
Delaware County, PA.
Extr.: Shannon T. Somma, 116 Twin
Creek Lane, Kennett Square, PA
19348.

JOHN A. STECKEL, dec'd.

Late of the Township of Chadds Ford,
Delaware County, PA.
Extr.: Kurt John Steckel 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

ALVIN CABOT TRUSTY, dec'd.

Late of the Township of Chester,
Delaware County, PA.
Extr.: Brian Trusty c/o Rowan Keenan,
Esquire, 376 East Main St., P.O. Box
26460, Collegeville, PA 19426.
ROWAN KEENAN, ATTY.
376 East Main St.
P.O. Box 26460
Collegeville, PA 19426

PHYLLIS ELAINE TYLER, dec'd.

Late of the Borough of Yeadon,
Delaware County, PA.
Extr.: Robert James Tyler, Jr., 109
East Providence Road, Yeadon, PA
19050.

DENNIS M. WARD a/k/a DENNIS

MICHAEL WARD, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Mariann B. Ward, 4400 Pilgrim
Ln., Boothwyn, PA 19061.
LINDA McGRIER, ATTY.
2211 Chichester Ave.
Ste. 201
Upper Chichester, PA 19061

SECOND PUBLICATION

EDWARD ANTHONY BLYTHE a/k/a

EDWARD A. BLYTHE, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Eric William Blythe, 149 Upland
Road, Havertown, PA 19083.

DANIEL LIPPARD, ATTY.
229 N. Olive Street
P.O. Box 1788
Media, PA 19063

WILLIAM THOMAS BROGAN, JR.,
dec'd.

Late of the Borough of Norwood,
Delaware County, PA.
Extr.: Stephen T. Brogan c/o Stephen
D. Molineux, Esquire, 227 MacDade
Blvd., Collingdale, PA 19023.
STEPHEN D. MOLINEUX, ATTY.
227 MacDade Blvd.
Collingdale, PA 19023

**LESLIE PATRICIA CAHILL a/k/a
LESLIE CAHILL a/k/a LESLIE P.
CAHILL and LESLIE PATRICIA
SLATE,** dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Admr.: Matthew Paul Cahill, 130
Eaton Dr., Wayne, PA 19087.
HEATHER L. TURNER, ATTY.
Law Offices of Heather L. Turner
137 N. Narberth Ave.
Narberth, PA 19072

**FLORENCE J. COLLIER a/k/a
FLORENCE JOHNSTON
COLLIER,** dec'd.

Late of the Township of Nether
Providence, Delaware County, PA.
Co-Executrices: Eileen Espanol and
Sierra Espanol c/o Robert E. O'Connor,
Esquire, 341 West State Street, Media,
PA 19063.
ROBERT E. O'CONNOR, ATTY.
341 West State Street
Media, PA 19063

DENISE DELUCA, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admx.: Dorothy Zinsky 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

MAUREEN L. DIEHL, dec'd.

Late of the Township of Marple,
Delaware County, PA.
Admr.: William A. Diehl, Jr. c/o Robert
E. O'Connor, Esquire, 341 West State
Street, Media, PA 19063.
ROBERT E. O'CONNOR, ATTY.
341 West State Street
Media, PA 19063

LOUIS DiMARINO, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Nicholas J. DiMarino c/o April L.
Charleston, Esquire, 60 W. Boot Rd.,
Ste. 201, West Chester, PA 19380.
APRIL L. CHARLESTON, ATTY.
The Charleston Firm
60 W. Boot Rd.
Ste. 201
West Chester, PA 19380

SPLENDORA DiMARINO a/k/a**SPLENDORA MARY DiMARINO,**
dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Nicholas J. DiMarino c/o April L.
Charleston, Esquire, 60 W. Boot Rd.,
Ste. 201, West Chester, PA 19380.
APRIL L. CHARLESTON, ATTY.
The Charleston Firm
60 W. Boot Rd.
Ste. 201
West Chester, PA 19380

GERTRUDE J. DIMM a/k/a**GERTRUDE JONES DIMM, dec'd.**

Late of the Township of Springfield,
Delaware County, PA.
Extrs.: William Calvin Dimm, 3636
Wagner Ln., Chester Springs, PA
19425 and George Lewis Dimm, 4932
Old Capitol Trail, Wilmington, DE
19808.

CHARI M. ALSON, ATTY.

Anderson Elder Law
206 State Rd.

Media, PA 19063

PAULA FERRAZZANO, dec'd.

Late of the Township of Aston,
Delaware County, PA.
Extr.: Jason Lai, 1630 Erb Drive,
Aston, PA 19014.

KAREN D. FOOSE a/k/a KAREN**DIANE FOOSE, dec'd.**

Late of the Township of Aston,
Delaware County, PA.
Extx.: Amy Manuel, 622 A Convent
Rd., Aston, PA 19014.

ANGELA M. FREEMAN, dec'd.

Late of the Township of Chester,
Borough of Upland, Delaware County,
PA.

Extx.: JoeWana Monique Freeman
c/o Rodlena Sales, Esquire, P.O. Box
57072, Philadelphia, PA 19111.

RODLENA SALES, ATTY.

P.O. Box 57072

Philadelphia, PA 19111

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

Late of the Township of Haverford,
Delaware County, PA.
Extr.: William Joseph Gormley, Jr.
(Named in Will as William Gormley,
Jr.) c/o Marc L. Davidson, Esquire,
Radnor Station Two, 290 King of
Prussia Rd., Ste. 110, Radnor, PA
19087.

MARC L. DAVIDSON, ATTY.

Davison & Egner
Radnor Station Two
290 King of Prussia Rd.
Ste. 110

Radnor, PA 19087

PATRICIA HAFER, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: Raymond Hofmann, 244
Baltimore Pike, Unit 207, Glen Mills,
PA 19342.

ROBERT JOHN HEIST, SR. a/k/a**ROBERT J. HEIST, SR., dec'd.**

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

Extr.: Robert John Heist, Jr. (Named
in Will as Robert J. Heist, Jr.), P.O.

Box 122, Lone Pine, CA 93545.

REBECCA H. DINUCCI, ATTY.

Anderson Elder Law
206 State Rd.

Media, PA 19063

DONNA K. HOELL, dec'd.

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

Extx.: Susan Kurtz c/o Christina B.
Roberts, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.

CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.

Brookhaven, PA 19015

MARY SALVATORI HORENBURGER,
dec'd.

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

Admr.: Edward W. Horenburger c/o
Nicholas M. Orloff, Esquire, 1 W. Third
St., Media, PA 19063.

NICHOLAS M. ORLOFF, ATTY.

Orloff Law

1 W. Third St.

Media, PA 19063

ERIKA C. HOVLAND a/k/a ERIKA**CHRISTINE HOVLAND and****ERIKA HOVLAND BAHIJ, dec'd.**

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

Extx.: Linda Thomas, 1412 South
Beulah Street, Philadelphia, PA 19147.

**JOANNE M. HUGGARD a/k/a
JOANNE HUGGARD**, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Joseph P. Carroll c/o David
Bartholf, Esquire, 323 W. Front Street,
Media, PA 19063.
DAVID BARTHOLF, ATTY.
323 W. Front Street
Media, PA 19063

JEFFREY MIKI ISHIBASHI, dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Admr.: Sean Andrew Murphy, 340
N. Lansdowne Ave., Lansdowne, PA
19050.
SEAN MURPHY, ATTY.
340 N. Lansdowne Ave.
Lansdowne, PA 19050

GRACE H. KOUMJIAN, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Tina Calderaro c/o Dana M.
Breslin, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

**GILBERT MOSES MASON a/k/a
GILBERT M. MASON**, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extxs.: Gabrielle Mason, 47 Mohican
Park Ave., Dobbs Ferry, NY 10522 and
Darielle Mason, 284 S. Roberts Rd.,
Bryn Mawr, PA 19010.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

**KATHLEEN MICHAELIDES a/k/a
KATHY MICHAELIDES**, dec'd.
Late of the Borough of Marcus Hook,
Delaware County, PA.
Extx.: Michele Stine, 9603 Birchwood
Ct. E., Frederick, MD 21701.

**STELLA FRANCES PLUSH a/k/a
STELLA F. PLUSH**, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Theodore G. Plush c/o Robert M.
DiOrio, Esquire, 21 West Front Street,
Media, PA 19063.
ROBERT M. DIORIO, ATTY.
DiOrio & Sereni, LLP
21 West Front Street
Media, PA 19063

JANET L. REAVER, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: Christine Dunham, 34 Thomas
Jefferson Blvd., Neward, DE 19702.

DORA E. RICE a/k/a LIZ RICE, dec'd.
Late of the City of Chester, Delaware
County, PA.
Admr.: Michael J. Rice, 53 Saratoga
Dr., New Castle, DE 19720.

**BETH ANNE SACKS a/k/a BETH
SACKS**, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Admx.: Kimberly Cope, 8004
Pyracantha Court, Springfield, VA
22153.

JOSEPH E. SAMBUCCO, dec'd.
Late of the Borough of Aldan,
Delaware County, PA.
Admx.: Phyllis Sambuco, 320 Walnut
Avenue, Aldan, PA 19018.

THIRD AND FINAL PUBLICATION

**ANNA FLORENCE BENOIT a/k/a
ANNA BENOIT**, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extx.: Lenore Benoit.
DENNIS WOODY, ATTY.
Woody Law Offices
110 West Front Street
Media, PA 19063

ANDREW CAMPO, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Admr.: Anthony Campo, 500 Bracklin
St., Haugen, WI 54841.

FLORENCE MARIE CERIO, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extx.: Lisa Cerio-Pence 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

JOANN R. CLARK, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: JoAnn M. Lomas (Named in Will
as JoAnn Lomas), 1000 Putnam Blvd.,
Unit #307, Wallingford, PA 19086.

MICHAEL M. DeSIMONE, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.

Admx.: Regina Q. DeSimone, 7011
Hazel Ave., Upper Darby, PA 19082.
FAYE RIVA COHEN, ATTY.
Law Office of Faye Riva Cohen
2047 Locust St.
Philadelphia, PA 19103

LEMUEL DAVIS DONOHO a/k/a

LEMUEL D. DONOHO, dec'd.
Late of Clay County, MO and the
Borough of Aldan, Delaware County,
PA.

Extr.: Sharon Kay Brenneman c/o
Catherine T. Duffy, Esquire, 300 W.
State St., Ste. 300, Media, PA 19063.
CATHERINE T. DUFFY, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

**DAVID A. FRANKLIN a/k/a DAVID A.
FRANKLIN, SR.**, dec'd.

Late of the Township of Upper
Providence, Delaware County, PA.
Extr.: Liboria A. Franklin, 54 Toft
Woods Way, Media, PA 19063.
ELIZABETH ZWAAN MILNE, ATTY.
Elizabeth Milne, LLC
P.O. Box 161
Berwyn, PA 19312

JOHN M. FUCHS, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extr.: David E. Fuchs c/o Melvin
Newcomer, Esquire, 2221 Dutch Gold
Drive, Dutch Gold Business Center,
Lancaster, PA 17601.
MELVIN NEWCOMER, ATTY.
2221 Dutch Gold Drive
Dutch Gold Business Center
Lancaster, PA 17601

**ANTOINETTE MARIE GALLAGHER
a/k/a ANTOINETTE M.**

**GALLAGHER and TONI
GALLAGHER**, dec'd.
Late of the Township of Upper
Providence, Delaware County, PA.
Admr.: Michael Anthony Gallagher,
1014 Woodtone Dr., West Chester, PA
19382.

**WALTER HORN a/k/a WALTER L.
HORN**, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Susanne Horn, 521 Wilde Ave.,
Drexel Hill, PA 19026.

CATHERINE E. JANSSEN, dec'd,
Late of the Borough of Media,
Delaware County, PA.

Extr.: Patricia L. Mecca and Lynne
Barrie Janssen-Brown c/o Gary P.
Lewis, Esquire, 372 N. Lewis Road,
P.O. Box 575, Royersford, PA 19468.
GARY P. LEWIS, ATTY.
Lewis & McIntosh, LLC
372 N. Lewis Road
P.O. Box 575
Royersford, PA 19468

BETTY JOHNSTON, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extr.: Margaret A. Brightman, P.O.
Box 414, Traftsville, VT 05073.
GARTH G. HOYT, ATTY.
McNees Wallace & Nurick, LLC
170 N. Radnor Chester Rd.
Ste. 350
Radnor, PA 19087

JANE ELIZABETH LEGGIERI a/k/a

JANE E. LEGGIERI, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Robin Jane Gilligan (Named in
Will as Robin J. Gilligan), 436 Forrest
Ave., Drexel Hill, PA 19026.
JENNIFER HRUSLINSKI, ATTY.
Rothkoff Law Group
425 Route 70 West
Cherry Hill, NJ 08002

**CAROL ANN MULDOON a/k/a
CAROL MULDOON and CAROL A.
MULDOON**, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Michael Thomas DiEgidio
(Named in Will as Michael DiEgidio),
55 Summer Hill Dr., Gilbertsville, PA
19525.
STEPHEN V. BOTTIGLIERI, ATTY.
Toscani, Stathes & Zoeller, LLC
899 Cassatt Rd.
Ste. 320
Berwyn, PA 19312

JUNE C. PIPINO, dec'd.

Late of the Borough of Swarthmore,
Delaware County, PA.
Extr.: James A. Roberts c/o R. Douglas
Good, Esquire, 132 W. Main Street,
New Holland, PA 17557.
R. DOUGLAS GOOD, ATTY.
132 W. Main Street
New Holland, PA 17557

LEROY H. REARDON a/k/a LEROY REARDON and ROY REARDON, dec'd.

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

Extr.: Dawn Giampaolo, 220 Spring
Valley Way, Aston, PA 19014.

NANCY A. REID, dec'd.

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

Extr.: Andrea Lee Reid (Named in
Will as Andrea L. Reid c/o Joseph A.
Bellinghieri, Esquire, 17 W. Miner St.,
West Chester, PA 19382.

JOSEPH A. BELLINGHERI, ATTY.

MacElree Harvey, Ltd.

17 W. Miner St.

West Chester, PA 19382

BARBARA M. SEYMOUR, dec'd.

Late of the Borough of Media,

Delaware County, PA.

Extr.: William J. Morehouse (Named
in Will as W.J. Morehouse), 145 Anton
Rd., Wynnewood, PA 19096.

CHARI M. ALSON, ATTY.

Anderson Elder Law

206 State Rd.

Media, PA 19063

WILLIAM WYATT SMITH, JR. a/k/a

WILLIAM W. SMITH, JR. and

WILLIAM SMITH, dec'd.

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

Extr.: Nancy McDermott c/o Phillip
Simon, Esquire, 391 Wilmington Pike,
Suite 3, #424, Glen Mills, PA 19342.

PHILLIP SIMON, ATTY.

391 Wilmington Pike

Suite 3

#424

Glen Mills, PA 19342

EDWARD STAUFFER a/k/a ED

STAUFFER, dec'd.

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

Admr.: Stephen Stauffer c/o Dawn
Getty Sutphin, Esquire, 852 Eleventh
Ave., Prospect Park, PA 19076.

DAWN GETTY SUTPHIN, ATTY.

852 Eleventh Ave.

Prospect Park, PA 19076

ANN M. STEDEFORD a/k/a ANN

MARIE STEDFORD, dec'd.

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

Extr.: Gary Stephen Stedeford
(Named in Will as Gary S. Stedeford)

c/o William E. Ruane, Esquire, 72
Shawnee Rd., Ardmore, PA 19003.

WILLIAM E. RUANE, ATTY.

72 Shawnee Rd.

Ardmore, PA 19003

RICHARD E. SWEENEY a/k/a

RICHARD EDWARD SWEENEY

and RICHARD SWEENEY, dec'd.

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

Extr.: Lisa Anne Sweeney 491 E.
Springfield Road, Springfield, PA

19064.

CATHERINE H. THOMAS a/k/a

CATHERINE THOMAS, dec'd.

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

Extr.: Sarah T. Scott c/o Stanton
Miller, Esquire, 201 N. Jackson St.,
Media, PA 19063.

STANTON MILLER, ATTY.

201 N. Jackson St.

Media, PA 19063

STEPHEN G. TIRNEY, dec'd.

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

Extr.: Patricia Marie Tirney c/o Dana
M. Breslin, Esquire, 3305 Edgmont
Ave., Brookhaven, PA 19015.

DANA M. BRESLIN, ATTY.

3305 Edgmont Ave.

Brookhaven, PA 19015

NANCY E. VAMOSI a/k/a NANCY

ELIZABETH VAMOSI, dec'd.

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

Extr.: Adam W. Vamosi (Named in
Will as Adam William Vamosi) and
Natalie Lynn Vamosi c/o Dawn Getty
Sutphin, Esquire, 852 Eleventh Ave.,
Prospect Park, PA 19076.

DAWN GETTY SUTPHIN, ATTY.

852 Eleventh Ave.

Prospect Park, PA 19076

DAVID R. WATTS a/k/a DAVID

ROBERTS WATTS, dec'd.

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

Admx.: Tara L. Watts, 1345 W. 7th
Street, Chester, PA 19013.

JOHN EDWARD WOZNIAK a/k/a

JOHN WOZNIAK a/k/a JOHN E.

WOZNIAK and JOHN JACOB

EDWARD WOZNIAK, dec'd.

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

Extx.: Randi Elizabeth Hartley
(Named in Will as Randi E. Hartley)
c/o Michael K. Molinaro, Esquire, 2327
West Chester Pike, Ste. 200, Broomall,
PA 19008.
MICHAEL K. MOLINARO, ATTY.
2327 West Chester Pike
Ste. 200
Broomall, PA 19008

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-011128

NOTICE IS HEREBY GIVEN THAT on
December 20, 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 **Sandra Ann Scull Dunlap** to
Sandra Scull Dunlap.

The Court has fixed Friday, August 1,
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.

July 25; Aug. 1

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. 2024007489

NOTICE IS HEREBY GIVEN THAT
on July 8, 2025, the Petition of Aura
Iheukwumere, minor, by and through
their 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 of **Aura Iheukwumere**
to **Aura Bio**.

The Court has fixed October 7, 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.

July 25; Aug. 1

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2025-002978

NOTICE IS HEREBY GIVEN THAT on
April 1, 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 **Lillyth Renae Maholik** to **Lillyth
Renae Harper**.

The Court has fixed Tuesday, September
23, 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.

SEAN ARDES, Solicitor
10 Freedom Way
Upper Chichester, PA 19061

July 18, 25

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. 2025-002024

NOTICE IS HEREBY GIVEN THAT
on March 25, 2025, the Petition of Omari
Josiah Winns Perry, minor, by and through
his parent and natural guardian, Tamika
Winns, for a Change of Name was filed in
the above named Court, praying for a de-
cree to change the name of **Omari Josiah
Winns Perry** to **Omari Josiah Winns**.

The Court has fixed Friday, August 1, 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.

July 18, 25

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-0-0897

NOTICE IS HEREBY GIVEN THAT on December 13, 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 **Alexa Rose Staiber** to **Alexa Rose Luciano**.

The Court has fixed Tuesday, October 7, 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.

July 25; Aug. 1

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.

Pro 1 Flooring, Inc.

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

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:

Wawa Mountain Foundation

The Articles of Incorporation have been (are to be) filed on Wednesday, July 9, 2025.

July 25

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Board of Directors of **Trinity Holdco Inc.**, a Pennsylvania corporation, with a registered address at 125 Carnoustie Way, Media, Pennsylvania 19063-1858, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Corporation Law of 1988, as amended.

FOX ROTHSCHILD LLP, Solicitors
747 Constitution Dr.
Suite 100
P.O. Box 673
Exton, PA 19341-0673

July 25

SERVICE BY PUBLICATION

SHERIFF'S SALE OF REAL ESTATE
AT THE COUNTY COUNCIL ROOM,
COURTHOUSE, MEDIA, PA
No. CV-2021-009871
Mortgage Foreclosure

Friday, September 19, 2025 at
11:00 am prevailing local time

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. Hand money:

Amount of Judgment: \$141,430.76; date entered: March 14, 2025; Premises to be sold: 1 Radnor Drive Unit E-4, Newtown Square, PA 19073; (See full legal description attached)

Improvements consist of: Sold as property of: ANY AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ANY AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANGELA DIPOLO, DECEASED; MARIE CECCHINE KNOWN HEIR OF ANGELA DIPOLO, DECEASED; ROBERT DIPOLO KNOWN HEIR OF ANGELA DIPOLO, DECEASED; THERESA MOLITOR KNOWN HEIR OF ANGELA DIPOLO, DECEASED,

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

You should take this paper to your lawyer at once. Go to or telephone the office below to find out where you can get free legal advice.

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

The legal rights you may have are:

1. You may file a petition with the Court of Common Pleas of Delaware County to open the Judgment against you. You may also file a petition with the same court if you are aware of a legal defect in the obligation or the procedure used against you. Both petitions must be filed with the Office of Judicial Support, Courthouse, Media, Pennsylvania. You must obtain a return date that can be at the Court Administrators Office, Media, Pennsylvania. The petition and the return date must be promptly served on the creditor or the attorney for the creditor before the return date.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of Delaware County to set aside the sale for a grossly inadequate price. This petition must be filed with the office of Judicial Support, Court House, Media, Pennsylvania and you must obtain a return date that can be obtained at the Court Administrator's Office, Media, Pennsylvania. The Petition and notice of return date must be promptly served on the Creditor or the attorney for the Creditor before the return date.

A copy of the Writ of Execution is attached hereto.

ROBERT FLACCO, ESQUIRE (325024)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

July 25; Aug. 1

SERVICE BY PUBLICATION

NOTICE OF CIVIL ACTION
CV-2021-008555

Fox Hill Farm Community Association,
Plaintiff

v.

Diane Bessinger, in her capacity as heir
of Christine B. Tagtstrom a/k/a Christine
Bessinger et al., Defendants

To: Unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Jane B. Jordan, deceased heir of Christine B. Tagtstrom a/k/a Christine Bessinger, 131 Foxmask Turn, Glen Mills, PA 19342; 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, 131 Foxmask Turn, Glen Mills, PA 19342

You are hereby notified that Plaintiff, Fox Hill Farm Community Association, has filed a Civil Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Delaware County, PA docketed to No. CV-2021-008555.

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 your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

THE LAW OFFICES OF JAMIE
W. GONCHAROFF
15 W. Gay Street
West Chester, PA 19380

July 25; Aug. 1

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-000729

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, Plaintiff

v.

PAUL REITANO, INDIVIDUALLY, AND IN HIS CAPACITY AS HEIR OF SUSAN REITANO; 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 SUSAN REITANO Defendant(s), 130 S. LYNN BLVD., UPPER DARBY, PA 19082

You are hereby notified that Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of DELAWARE County, PA docketed to No. CV-2024-000729, seeking to foreclose the mortgage secured on your property located, 130 S. LYNN BLVD., UPPER DARBY, PA 19082.

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
(856) 225-6906

July 25; Aug. 1

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2025-004854

**NOTICE OF FILING OF MOTION OR
PETITION UNDER LOCAL RULES OF
CIVIL PROCEDURE**

IN RE: Kathleen Talone, Plaintiff

Nature of Matter Filed: Petition Pursuant
to Rule 206.1

CHANGE OF NAME

**FILING PARTY IS RESPONSIBLE
FOR SERVICE OF THE RULE
RETURNABLE DATE OR HEARING
DATE UPON ALL PARTIES**

A motion or petition was filed in the
above-captioned matter on May 29, 2025,
which:

Requires all parties, to appear at a
hearing on Tuesday, July 29, 2025, at 9:00
A.M. in a Courtroom/Hearing Room to be
Announced, Delaware County Courthouse,
Media, Pennsylvania. At this hearing, you
must be prepared to present all testimony
and/or argument, and must ensure that
your witnesses will be present.

July 18, 25

SERVICE BY PUBLICATION

NOTICE IS HEREBY GIVEN THAT a
Petition for Termination of Parental Rights
and for Adoption has been filed in Delaware
County Orphan's Court, No. 0087 of 2024,
seeking the termination of the parental
rights of Lawrence E. Weigand, parent of
Laura Fidorowicz. A hearing with respect
to said petitions is scheduled for August
19, 2025 at 9:30 A.M. in the Delaware
County Courthouse, 201 West Front Street,
Media, PA before the Honorable William
C. Mackrides.

July 11, 18, 25

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

**August 16, 2025
11:00 A.M. Prevailing Time**

BOROUGH

Aldan 1, 36, 52
Brookhaven 18
Clifton Heights 29, 51, 57
Darby 23, 44
Eddystone 17
Folcroft 32, 33
Glenolden 24, 53
Milbourne 9
Norwood 7
Prospect Park 49
Ridley Park 16
Sharon Hill 14
Upland 8
Yeadon 6, 13, 55

CITY

Chester 4, 10

TOWNSHIP

Concord 39
Darby 28
Haverford 12, 31, 34
Radnor 56
Ridley 27, 30
Springfield 15, 22, 26, 41, 54
Tinicum 40
Upper Darby 2, 3, 19, 20, 25,
38, 42, 47, 48
Upper Providence 45

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. 003796 1. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 237 Priscilla Lane, Aldan, PA 19018-3014.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Cheryl B. Thompson and Barbara V. Greenwood.

Hand Money \$9,381.81

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010088 2. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$205,741.37

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

Front: Irregular Depth: Irregular

BEING Premises: 2450 Mansfield Avenue, Drexel Hill, PA 19026.

Folio Number: 16090110800

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Diane Huggins-McFadden, known Heir of David McFadden, deceased and Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under David McFadden, deceased.

Hand Money \$20,574.14

LOGS Legal Group, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006048 3. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 7239 Brent Road, Upper Darby, PA 19082.

Parcel Nos. 16-04-0037200

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Jacquelyn Timmons.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006509 4. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$103,436.81

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

Front: Irregular Depth: Irregular

BEING Premises: 603 Tilghman Street, Chester, PA 19013.

Folio Number: 49080135500

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Marvin Davis.

Hand Money \$10,343.68

LOGS Legal Group, LLP
Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004969A 6. 2022

MORTGAGE FORECLOSURE

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

BEING Premises: 622 Yeadon Avenue, Yeadon, PA 19050.

Parcel Nos. 48-00-03416-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Altheia D. Lloyd and Dean T Lloyd.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003751 7. 2024

MORTGAGE FORECLOSURE

545 E. Winona Avenue
Norwood, PA 19074

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

IMPROVEMENTS CONSIST OF: res-
idential dwelling.

SOLD AS THE PROPERTY OF: Edward
Agent; Jean M. McLaughlin.

Hand Money \$19,112.56

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002123 8. 2023

MORTGAGE FORECLOSURE

1204 Mulberry Street
Brookhaven, PA 19015

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

IMPROVEMENTS CONSIST OF: res-
idential dwelling.

SOLD AS THE PROPERTY OF: David
Howett, in his capacity as Heir of Alfred
Charles Howett.

Hand Money \$3,300.01

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001470 9. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$64,827.39

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

Front: Irregular Depth: Irregular

BEING Premises: 43 Erna Court, Upper
Darby, PA 19082.

Folio Number: 28000003400

IMPROVEMENTS CONSIST OF: Res-
idential Property.

SOLD AS THE PROPERTY OF: Soma-
rajan P. Kunjukunju a/k/a Somarajan P. K
a/k/a Plavilayil K. Somarajan.

Hand Money \$6,482.74

LOGS Legal Group, LLP
Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009219 10. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$126,635.36

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

Front: Irregular Depth: Irregular

BEING Premises: 606 Norris Street,
Chester, PA 19013.

Folio Number: 49080111500

IMPROVEMENTS CONSIST OF: Res-
idential Property.

SOLD AS THE PROPERTY OF: Denise
D. Grant.

Hand Money \$12,663.54

LOGS Legal Group, LLP
Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000374 12. 2025

MORTGAGE FORECLOSURE

2 Hastings Avenue
Havertown, PA 19083

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Gregory Breen and Deborah Breen a/k/a Deborah Warren.

Hand Money \$21,713.60

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009145 13. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 820 Fern St., Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jason C. Rivers.

Hand Money \$21,699.59

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007959 14. 2024

MORTGAGE FORECLOSURE

Property situated in the Sharon Hill Borough, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on September 16, 2002, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 2528, at page 639, as Instrument No. 2002097820.

Folio No. 41-00-00442-00

BEING known as 244 Cherry Street, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Dwayne R. Green, as Administrator of the Estate of Roylyn Green aka Roy Green.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008537 15. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, SITUATE in Springfield Township, County of Delaware and Commonwealth of Pennsylvania, described according to a survey and plan made by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania on November 19, 1952, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hawarden Road (sixty feet wide) which point is measured South seventy-nine degrees eighteen minutes ten seconds East two hundred seventy-one feet from a point, which point is measured on the arc of a circle curving to the left having a radius of twenty-five feet the arc distance of thirty-nine and twenty-seven one hundredths feet from a point on the Southeasterly side of Colonial Park Drive (fifty feet wide);

CONTAINING in front or breadth on said Hawarden Road sixty-five feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to said Hawarden Road one hundred thirty-one feet the Southeasterly line thereof partly passing through the bed of a certain eight feet wide driveway, which extends Southwestwardly into Hawarden Road,

BEING Lot No. 8, House No. 637 Hawarden Road.

HAVING thereon erected a dwelling house known and numbered as: 637 Hawarden Road, Springfield, PA 19064.

PARCEL No. 42-00-02441-00

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Jason Rodden.

Hand Money \$22,742.17 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003168 16. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 650 Clymer Lane, Ridely Park, PA 19078.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Davis Road Holdings, LLC.

Hand Money \$147,799.95

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004398 17. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 1217 Lawrence Avenue, Eddystone, PA 19022.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Charles R. Wise, Jr.

Hand Money \$1,515.08

Robert Flacco, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 011055 18. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Brookhaven, County of Delaware, Commonwealth of PA on the beginning at a point on the Southeasterly side of Brookhaven Road.

Front: IRR Depth: IRR

BEING Premises: 427 West Brookhaven Road, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Dean T. Damico.

Hand Money \$22,331.88

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000156 19. 2025

MORTGAGE FORECLOSURE

Judgment Amount: \$118,034.44

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

Front: Irregular Depth: Irregular

BEING Premises: 743 Westwood Lane, Upper Darby, PA 19018.

Folio Number: 16-02-02207-00

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Jerome Rizzo.

Hand Money \$11,803.44

LOGS Legal Group, LLP
Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002438 20. 2024

MORTGAGE FORECLOSURE

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

BEING Folio No. 16-11-01497-00.

BEING Premises: 4107 Rosemont Avenue, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Donel J. McNeill, Administrator of the Estate of Delores V. McNeill.

Hand Money \$15,805.57

McCabe, Weisberg & Conway, LLC,
Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010373 22. 2024

MORTGAGE FORECLOSURE

Property situated in the Township of Springfield, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on September 26, 2918, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 6229, at page 209, as instrument No. 2018047585.

Folio No. 42-00-07805-00

BEING known as 17 Windsor Circle, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Arthur Coccoli and Tara Coccoli.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009170 23. 2024

MORTGAGE FORECLOSURE

23 Mermont Circle
Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James R. Price.

Hand Money \$5,581.69

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008886 24. 2024

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 21000029700

PROPERTY: 15 East Boon Avenue, Glenolden, PA 19036.

BEING the same premises which The Estate of Sophie Umstetter aka Sophie K. Umstetter, by William J. Umstetter, Executor, by Deed dated July 8, 2019 and recorded July 22, 2019 in and for Delaware County, Pennsylvania in Deed Book Volume 6359, page 92, granted and conveyed unto Charles Michael Scalies and Grace Denise Meyers.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Charles Michael Scalies and Grace Denise Meyers.

Hand Money \$13,462.27

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010221 25. 2024

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the beginning at a point in the middle of Lincoln Avenue.

Front: 74 Depth: 145

BEING Premises: 328 Lincoln Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Fatima Harris and James Lewis.

Hand Money \$34,074.19

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010942 26. 2024

MORTGAGE FORECLOSURE

Property in Springfield Township, County of Delaware and State of Pennsylvania.

Front: Depth:

BEING Premises: 476 Lynbrooke Road, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael J. Barbieri.

Hand Money \$47,928.72

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008183 27. 2024

MORTGAGE FORECLOSURE

Property situated in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on August 3, 2005, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 3558, at page 578, as instrument No. 2005072833.

Folio No. 38-02-01918-00

BEING known as 127 Tyler Avenue, Woodlyn, PA 19064.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Robert A. Heine, Jr. and Linda Heine.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007925 28. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$206,989.82

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

Front: Irregular Depth: Irregular

BEING Premises: 1221 Linden Avenue, Sharon Hill, PA 19079.

Folio Number: 15000199711

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Kim Lee Lancaster, Administratrix of the Estate of Richard Moore, deceased.

Hand Money \$20,698.98

LOGS Legal Group, LLP
Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007115 29. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 52 W. Berkley Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William E. Thompson.

Hand Money \$11,002.94

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006473 30. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 239 Haller Road,
Ridley Park, PA 19078.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Ter-
rance S. O'Brien and Roberta O'Brien.

Hand Money \$14,308.22

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001255 31. 2025

MORTGAGE FORECLOSURE

312 Crescent Hill Drive
Havertown, PA 19083

Property in the Township of Haverford,
County of Delaware and State of Penn-
sylvania.

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: David
Knorr.

Hand Money \$23,790.12

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010405 32. 2024

MORTGAGE FORECLOSURE

2100 Valley View Dr.
Folcroft, PA 19032

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

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Jack
Dillard.

Hand Money \$20,475.96

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003180 33. 2024

MORTGAGE FORECLOSURE

Property situated in the Borough of
Folcroft, County of Delaware and Common-
wealth of Pennsylvania, being more fully
described in Deed recorded on June 1, 1998,
in the Office of the Delaware County Re-
corder of Deed in Deed Book Volume 1723,
at page 728, as Instrument No. 1998036779.

Folio No. 2000010100

BEING known as 819 Grant Road, Fol-
croft, PA 19032.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael
J. Mullen, Deceased.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010183 34. 2024

MONEY JUDGMENT

ALL THAT CERTAIN Unit ("Unit") designated as unit Number G-33, being a Unit in Haverford Hill Condominium, a Condominium in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania, which Unit is designated in the Declaration of Condominium dated 10/13/82 and recorded in the Office of the Recorder of Deeds in and for Delaware County (the "Recorder's Office"), on 10/20/82 in Deed Book 42 page 812, as amended and described in the Plats and Plans of Haverford Hill Condominium dated 7/1/82 and recorded on 10/20/82 in Condominium Plan Drawer 3.

BEING Unit Number G-33, Haverford Hill, Condominium, Parcel ID#: 22-09-01139-14

TOGETHER with all right, title and interest, in and to the Common Elements as defined by the Uniform Condominium Act of Pennsylvania as more fully set forth in the aforementioned Declaration of Condominium and Plats and Plans.

FURTHER TOGETHER with the rights set forth in a certain Declaration of Easement dated April 23, 1973 and recorded April 26, 1973 in Deed Book 2448, page 762.

BEING the same premises which Christina M. Rosci, by Deed dated 12/10/2019 and recorded 12/16/2019 in Delaware County at Instrument No. 2019072955, conveyed unto Melinda C. Jacobs, in fee.

IMPROVEMENTS CONSIST OF: residential condominium unit.

SOLD AS THE PROPERTY OF: Melinda Jacobs.

Hand Money \$5,000.00

Elliot H. Berton, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003459 36. 2023

MORTGAGE FORECLOSURE

Property in the Borough of Aldan, County of Delaware, Commonwealth of PA on the beginning at a poin in the middle of Springfield Avenue.

Front: 36 x 156 Depth: 147 x 15

BEING Premises: 338 Springfield Road, Aldan, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: William Rowe.

Hand Money \$20,311.62

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002839 37. 2024

MORTGAGE FORECLOSURE

92 S Governor Printz Blvd

Essington, PA 19029

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Edward J. Creely, in his capacity as Heir of Billie May Passarella.

Hand Money \$11,001.75

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009492 38. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 1013 Cobbs Street, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: Taxable residential dwelling; 2 sty hse.

SOLD AS THE PROPERTY OF: Margaret S. Vink.

Hand Money \$5,473.80

Duane Morris LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009407 39. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 13000097011

PROPERTY: 91 Willits Way, Glen Mills, PA 19342.

BEING the same premises which John J. Rupertus and Carlene B. Rupertus, husband and wife, by Deed dated October 10, 1997 and recorded November 20, 1997 in and for Delaware County, Pennsylvania in Deed Book Volume 1652, page 1892, granted and conveyed unto John J. Wisdo and Colleen Wisdo, husband and wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: John J. Wisdo and Colleen Wisdo, husband and wife.

Hand Money \$13,645.84

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008108 40. 2024

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 45000223800

PROPERTY: 114 Wyandotte Street, Essington, PA 19029.

BEING the same premises which Jeffrey Wulkan, by Deed dated July 12, 2018 and recorded August 24, 2018 in and for Delaware County, Pennsylvania in Deed Book Volume 6213, page 1374, granted and conveyed unto Yizhou Jiang.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Yizhou Jiang.

Hand Money \$12,114.39

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002009 41. 2025

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 42000819500

PROPERTY: 30 Yale Square, Morton, PA 19070.

BEING the same premises which Christopher J. Reitz and Jennifer L. Reitz f/k/a Jennifer M. Leister, husband andwife, by Deed dated June 25, 2014 and recorded July 7, 2014 in and for Delaware County, Pennsylvania in Deed Book Volume 5516, page 55, granted and conveyed unto Colleen Davis.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Colleen Davis.

Hand Money \$24,016.12

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 062908 42. 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: 268 Avon Road, Upper Darby, Pennsylvania 19082.

Folio Number: 16-04-00172-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kevin J. Raducha.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000350 44. 2024

MORTGAGE FORECLOSURE

906 Cedar Avenue
Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kevin Rex.

Hand Money \$21,337.09

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008059B 45. 2012

MORTGAGE FORECLOSURE

Property in the Upper Providence Township, County of Delaware, Commonwealth of PA.

Front: IRR Depth: IRR

BEING Premises: 391 East Rosetree Road, Media, PA 19063.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jona Harvey.

Hand Money \$99,514.85

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000044 47. 2025

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the beginning at a point on the East-erly side of a turning circle in Cobbs Street.

Front: 52.02 Depth: 100.34

BEING Premises: 949 Cobbs Street, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lance Shaw.

Hand Money \$12,832.28

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001347 48. 2025

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improve-ments thereon erected, SITUATE in the Township of Upper Darby, County of Dela-ware and Commonwealth of Pennsylvania, described according to a survey and plan made by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania on 10/22/1954 and revised 11/23/1954, as follows, to wit:

BEGINNING at a point on the South-westerly side of Ashland Avenue (60 feet wide) which point is measured North 24 degrees 58 minutes West, 44.59 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 36.87 feet from a point on the Northwesterly side of Wynn-brook Road (50 feet wide); thence extending South 65 degrees 2 minutes West, 104.07 feet to a point; thence extending North 81 degrees 37 minutes 50 seconds West, 57.13 feet to a point; thence extending North 41 degrees 44 minutes East, 65.22 feet to a point; thence extending North 65 degrees 2 minutes East, 85.72 feet to a point on the Southwesterly side of Ashland Avenue; thence extending along the Southwesterly side of Ashland Avenue South 24 degrees 58 minutes East, 60 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 96.

BEING Premises: 604 Ashland Avenue, Secane, PA 19018.

IMPROVEMENTS CONSIST OF: resi-dential property.

SOLD AS THE PROPERTY OF: Antho-ny C. Sulpizio, Jr. a/k/a Anthony Sulpizio and Mackenzie Sulpizio.

Hand Money \$14,928.78

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002454A 49. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, SITUATE in the Borough of Prospect Park, Delaware County, Penn-sylvania, described according to a plan made by Damon and Foster, Civil Engineers on March 8, 1930, as follows:

BEGINNING on the North side line of 16th Avenue, 110 feet East from corner of East side line of Pennsylvania Avenue, which said first point is also 388 feet East from title line in bed of Adams Avenue; thence extending North 23 degrees 41 minutes West, 130 feet to a point; extending thence North 66 degrees 19 minutes East, 28 feet to a point; extending thence South 23 degrees 41 minutes East, 130 feet to the North side of 16th Avenue; extending thence South 66 degrees 19 minutes West, 28 feet to BEGINNING.

BEING Premises: 701 16th Avenue, Prospect Park, PA 19076.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sandra Lynne Zehnder.

Hand Money \$9,915.19

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003983 51. 2024

MORTGAGE FORECLOSURE

31 West Madison Avenue
Clifton Heights, PA 19018

Property in the Borough of Clifton Heights, 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 Gloria Noce a/k/a Gloria M. Noce a/k/a Gloria Maria Noce.

Hand Money \$7,711.86

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008919 52. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Borough of Aldan, Delaware County, Pennsylvania, described as follows:

BEGINNING at a point in the middle of Clifton Avenue (40 feet wide) at the distance of 90 feet Northwestwardly from a certain 50 foot wide street now called Magnolia Avenue; thence by land now or late of Andrew Lester and wife et al, South 64 degrees 30 minutes West, 200.26 feet; thence by land now or late of Simon B. Cunrod, North 25 degrees 19 minutes West, 45.52 feet; thence by land now or late of Lawrence W. Zolles and in line of the party wall North 65 degrees 15 minutes East, 219.19 feet to the middle of said Clifton Avenue; and thence by the same South 25 degrees 30 minutes East, 43 feet to the place of BEGINNING.

BEING Premises: 60 South Clifton Avenue, Aldan, PA 19018.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Gwendolyn Dailey.

Hand Money \$16,901.88

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000132 53. 2024

MONEY JUDGMENT

ALL THAT CERTAIN Unit located in the property known, named and identified as Contemporary Villages Condominium, located in Borough of Glenolden, County of Delaware and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C. S. 3101, et seq., by the recording of a Declaration in the Office of the Recorder of Deeds in and for the County of Delaware, Pennsylvania recorded on 8/1/1984 in Volume 176, page 619, and any amendments thereto, as the same may change from time to time, being and designated as Unit No. U-5, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING 100 E. Glenolden Avenue, Unit U5, Glenolden, PA 19036 and Parcel No. 21-00-02017-41.

BEING the same premises which George Cathers by indenture dated 09/18/2024 and recorded in the Office of the Recorder of Deeds in and for Delaware County, Pennsylvania, Book 05548, page 0142 granted and conveyed unto Gregory Affonsa and Julia T. Melon, in fee.

IMPROVEMENTS CONSIST OF: residential condominium.

SOLD AS THE PROPERTY OF: Gregory Affonsa and Julia T. Melon.

Hand Money \$6,000.00

Elliot H. Berton, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001165 54. 2025

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground situate in Springfield Township, County of Delaware, Commonwealth of Pennsylvania.

Map Number: 42-15-249:000

BEING Premises: 530-536 W. Woodland Avenue, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: funeral home.

SOLD AS THE PROPERTY OF: J.F. Lombardo Properties, LLC.

Sheriff to collect: \$1,430,853.41 (plus accrued interest, attorney's fees and costs)

Hand Money \$143,085.34

Hourigan, Kluger & Quinn, P.C.,

James T. Shoemaker, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002384 55. 2020

MORTGAGE FORECLOSURE

Judgment Amount: \$178,957.54

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

Front: Irregular Depth: Irregular

BEING Premises: 427 Holly Road, Lansdowne, PA 19050.

Folio Number: 48-00-01906-00

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Tariq Brown and Cherise Brown.

Hand Money \$17,895.75

LOGS Legal Group, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004530A 56. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, and described according to a Subdivision Map made for J.S. Mozino known as "Westwyn Section No. 1" said Map made by Alva L. Rogers, Civil Engineers and Surveyors, dated May 31, 1963 and last revised June 17, 1965, as follows, to wit:

BEGINNING at a point on the center line of Oakford Road (60 feet wide) said point being at the distance of 150.00 feet measured on a bearing of North 66 degrees 31 minutes East along the center line and its extension of Oakford Road from its point of intersection with the center line of Arbordale Road (60 feet wide) thence extending from said point of beginning partly along Lots Nos. 26 and 25, North 23 degrees 29 minutes West crossing the Northwesterly side of Oakford Road 150.00 feet to a point, a corner of Lot No. 19; thence extending along Lot No. 19 North 66 degrees 31 minutes East crossing the Southwesterly side of Oakford Road the three following courses and distances (1) South 23 degrees 29 minutes East 40.00 feet to a point of curve in the same (2) Southeastwardly and Southwestwardly on the arc of a circle curving to the right having a radius of 110 feet the arc distance of 172.79 feet (the chord of said arc being South 21 degrees 31 minutes West 155.56 feet (erroneously shown as 177.99 on prior deed) to a point of tangent in the same and (3) South 66 degrees 31 minutes West 40.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 18 as shown on the above mentioned Plan.

Folio No. 36-06-03876-24

BEING on the same premises which Cynthia B. Peru, Successor Trustee of the Barbara D. Peru Family Trust by Deed dated 09/17/2015 and recorded 10/14/2015 in Delaware County in Record Book 5716 page 2177 conveyed unto Providence One Development, LLC, in fee.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael and Nicole McCormick.

Hand Money \$43,984.77

Kristen Wetzel Ladd, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001165A 57. 2025

MORTGAGE FORECLOSURE

The land referred to herein below is situated in the Borough of Clifton Heights, County of Delaware, Commonwealth of Pennsylvania and is described as follows:

Map/Parcel/Plate: 10-00-00259-00

BEING Premises: 33-39 W. Baltimore Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: funeral home.

SOLD AS THE PROPERTY OF: J.F. Lombardo Properties, LLC.

Sheriff to collect: \$1,430,853.41 (plus accrued interest, attorney's fees and costs)

Hand Money \$143,085.34

Hourigan, Kluger & Quinn,
P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

July 25; Aug. 1, 8