

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**ELIZABETH LAWS BIGGER a/k/a**

ELIZABETH L. BIGGER, dec'd.

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

Extx.: Jane A. Cottrell c/o William J. Luttrell, III, Esquire, 11 S. Olive Street, 2nd Floor, P.O. Box 1081, Media, PA 19063-8081.

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2nd Floor

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Media, PA 19063-8081

CHRISTINA CASERTA a/k/a

CHRISTINA CASERTA-KEMP, dec'd.

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

Extx.: Desiree Forlini, 409 Harvard Ave., Broomall, PA 19008.

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Kristen Matthews Law

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Exton, PA 19341

ANGELINA CELLINI a/k/a ANGIE

CELLINI and ANGELINA G.

CELLINI, dec'd.

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

Extx.: Francis Cellini Betson, 11405 River Beauty Loop, Prospect, KY 40059.

CHARLOTTE A. CONNER, dec'd.

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

Extx.: Linda Beth Johnson, 244

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ELIZABETH T. STEFANIDE, ATTY.

339 W. Baltimore Avenue

Media, PA 19063

ELEANOR M. CONROY a/k/a

ELEANOR M. RAFFERTY, dec'd.

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

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CHRISTOPHER BROWN, ATTY.

1240 West Chester Pike

West Chester, PA 19382

CAROL SUE DODDS a/k/a SUE

DODDS, dec'd.

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

Extx.: Larry Dodds, 302 Lynne Place, Chester Springs, PA 19425.

KEVIN J. DOUGHERTY, dec'd.

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

Admx.: Michelle Biala Dougherty c/o Nathan Egner, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087.

NATHAN EGNER, ATTY.

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Radnor Station Two

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Radnor, PA 19087

WALTER R. HAY a/k/a WALTER

ROBERT HAY, dec'd.

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

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DEIRDRE AGNEW, ATTY.

1450 East Boot Road

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West Chester, PA 19380

ROBERT HOFMANN a/k/a BOB

HOFMANN, dec'd.

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

Admx.: Annmarie Hofmann, 244 Baltimore Pk., Unit 207, Glen Mills, PA 19342.

ROBERT T. HOYT, JR., dec'd.

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

Extx.: Katherine Hoyt McNabb, 250 Woodland Rd., Wayne, PA 19087.

GARTH G. HOYT, ATTY.

McNees Wallace & Nurick, LLC

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Ste. 350

Radnor, PA 19087

JAMES JOSEPH KANE, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
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GEVODA C. KERSEY, dec'd.

Late of the Township of Springfield,
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**ROSE MARIE KRESGE a/k/a ROSE
MARIE C. KRESGE, dec'd.**

Late of the Township of Newtown,
Delaware County, PA.
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PAUL F.X. McGANN, dec'd.

Late of the Township of Upper Darby,
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West Chester, PA 19381-0565

LILLIAN L. RAFFO, dec'd.

Late of the Township of Concord,
Delaware County, PA.
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**LEONARD VERDELL ROBINSON
a/k/a LEONARD V. ROBINSON and
LEONARD VERDEL ROBINSON,
dec'd.**

Late of the Borough of Clifton Heights,
Delaware County, PA.
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Ferry Pike, Apt. 2113, Nashville, TN
37214.

**GENEVIEVE F. STEFANKIEWICZ
a/k/a JEAN F. STEFANKIEWICZ,
dec'd.**

Late of the Borough of Folcroft,
Delaware County, PA.
Extr.: Richard Stefankiewicz, 400
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CLARE P. VIVAIL, dec'd.

Late of the Borough of Folcroft,
Delaware County, PA.
Extr.: Karen A. Warrington, 1089
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BARBARA M. WAKELEY, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Co-Extrs.: Robert C. Wakeley, Jr. and
Christopher M. Wakeley.
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MICHAEL STEVEN YEZUITA, dec'd.

Late of the Borough of Glenolden,
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SECOND PUBLICATION**ANTHONY J. BAGONIS, dec'd.**

Late of the Borough of Brookhaven,
Delaware County, PA.
Atr.: Anthony J. Bagonis, Jr., 6702
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JOANNA C. BOZNANGO, dec'd.

Late of the Township of Bethel,
Delaware County, PA.
Extr.: Dennis Michael Boznango
(Named in Will as Dennis M.
Boznango) c/o Jonathan E. Becker,
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BERNARD J. BRENNAN, dec'd.

Late of the Borough of Ridley Park,
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**HARRY L. CALLANDS a/k/a HARRY
CALLANDS, dec'd.**

Late of the Township of Radnor,
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**TERESA MARIE COLGAN a/k/a
TERESA M. COLGAN and TERESA
COLGAN, dec'd.**

Late of the Township of Upper Darby,
Delaware County, PA.
Extrs.: Monica C. Conner (Named in
Will as Monica Conner) and Richard
Scott Conner (Named in Will as
Richard Conner), 465 Lee Place, Exton,
PA 19341.
MARYANNE HUHA FINIGAN, ATTY.
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**TIMOTHY SCOTT COWEN a/k/a TIM
COWEN, dec'd.**

Late of the Township of Nether
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**SAMUEL DILLUCIANO, JR. a/k/a
SAM DILLUCIANO, dec'd.**

Late of the Township of Tinicum,
Delaware County, PA.
Extr.: Amanda Deighan, 37 S. Main
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**MARC JONATHAN FELDMAN a/k/a
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Late of the Township of Concord,
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DORIS E. FICCA, dec'd.

Late of the Borough of Chester
Heights, Delaware County, PA.

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JEANMARIE FOX, dec'd.
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Late of the Township of Springfield,
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ALVA J. GAULT, dec'd.

Late of the Township of Yeadon,
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ELIZABETH ANNE GILLIGAN, dec'd.

Late of the Township of Marple,
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GEORGE E. HEINLY, JR., dec'd.

Late of the Township of Upper
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ROBERT K. HESSE, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
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Will as Steven R. Hesse) c/o Jonathan
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HARRY BAXTER HEYWOOD, dec'd.

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ROBERT KIRKPATRICK, dec'd.

Late of the Township of Chadds Ford,
Delaware County, PA.
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EDWARD KONSKI, dec'd.

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DOROTHY S. LLOYD, dec'd.

Late of the Borough of Collingdale,
Delaware County, PA.
Extr.: Mark Walter Lloyd c/o Louis
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Ave., Havertown, PA 19083.
LOUIS F. BALLEZZI, ATTY.
14 N. Lexington Ave.
Havertown, PA 19083

MARY ELLEN McCULLOUGH, dec'd.

Late of the Borough of Brookhaven,
Delaware County, PA.
Extr.: Bruce E. Wright, Jr.
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22 E. Grant St.
New Castle, PA 16101-2279

KATHLEEN McPHILLIPS, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Admr.: Anthony McPhillips, 1100
Edgewood Road, Havertown, PA
19083.

KIM MOORE, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Admx.: Caroline Moore c/o Mark S.
Pinnie, Esquire, 844 E. Street Road,
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MARK S. PINNIE, ATTY.
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P.O. Box 5
Westtown, PA 19395

JOHN C. MUNCH, dec'd.

Late of the Borough of Brookhaven,
Delaware County, PA.
Extx.: Cynthia A. Sickler c/o Michael
J. Mattson, Esquire, 21 W. Third St.,
Media, PA 19063.
MICHAEL J. MATTSON, ATTY.
Musi, Mattson, Daubenberger &
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Media, PA 19063

MARIA VERONICA O'NEILL, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
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DEBORA A. O'NEILL, ATTY.
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**AUDREY BLAINE SHAFFER a/k/a
AUDREY SHAFFER MENEFEE,
dec'd.**

Late of Township of Haverford,
Delaware County, PA.
Extx.: Audry Blaine Cameron, 833
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MARGARET SOLOMAN, dec'd.

Late of Township of Darby, Delaware
County, PA.
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DEBORAH L. SPILLE, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extr.: William Patrick Murphy, 102
Leshia Drive, Morrisville, PA 19067.

ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
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JULIA V. SZYMANSKI, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extrs.: Stefan Joseph Szymanski
(Named in Will as Stefan J.
Szymanski), 525 Seven Oaks Dr.,
Clifton Heights, PA 19018 and Joyce
Hammell, 2209 Pershing Ave., Morton,
PA 19070.

CHARI M. ALSON, ATTY.

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206 State Rd.
Media, PA 19063

NANCY TEMPLE a/k/a NANCY F.

TEMPLE, dec'd.

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

Extr.: Ronald Temple (Named in Will
as Ronald J. Temple) c/o Daniel R.
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RICHARD J. TEMPLE, dec'd.

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

Extr.: Ronald Temple (Named in Will
as Ronald J. Temple) c/o Daniel R.
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HAROLD N. THOMPSON a/k/a

**HAROLD THOMPSON and HAL
THOMPSON, dec'd.**

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

Admx.: Sharon T. Edelman, 109
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RICHARD L. TYNDALL, JR., dec'd.

Late of the Township of Concord,
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**SPIROS VASILATOS a/k/a SPIRO
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Late of the Township of Haverford,
Delaware County, PA.

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EDWIN A. VELTEN, dec'd.

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

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BRIDGET WIBLE, ATTY.

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DONNA D. WEISCHEDEL, dec'd.

Late of the Township of Middletown,
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THIRD AND FINAL PUBLICATION

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Delaware County, PA.

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JACKLYN BRAT BRUNT a/k/a

JACKLYN B. BRUNT, dec'd.

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

Extr.: Kenneth S. Brunt, 421 Howland
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McNees Wallace & Nurick, LLC
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Lancaster, PA 17601

**DENISE M. COYLE a/k/a DENISE
COYLE, dec'd.**

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

Admr.: Michael C. Stinson, 21
Windermere Dr., Blue Bell, PA 19422.

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CORNELIUS J. CURRAN, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
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**AUDREY LOUISE DANGIO a/k/a
AUDREY LOUISE D'ANGIO and
AUDREY LOUISE DeROSE**, dec'd.
Late of the Township of Bethel,
Delaware County, PA.
Admr.: Michael James Dangio c/o
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STEPHEN M. SPECHT, ATTY.
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2332 S. Broad St.
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**THOMAS McCLAY GIBSON a/k/a
TOM GIBSON**, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extrs.: Karen Dickinson and Jeffrey
Gibson, 7 Pelham Court, West
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PI-CHEN HUANG, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Admx.: Kathy Huang, 383 Foulke Ln.,
Springfield, PA 19064.

**ANN LOUISE HUGHLETT a/k/a ANN
L. HUGHLETT**, dec'd.
Late of the Township of Havertown,
Delaware County, PA.
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CHRISTOPHER P. COVAL, ATTY.
Five Neshaminy Interplex
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Trevoise, PA 19053

GEORGE H. HUNT, JR., dec'd.
Late of the City of Chester, Delaware
County, PA.
Admr.: Greg Lewis Hunt c/o David W.
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DAVID W. CROSSON, ATTY.
Crosson & Richetti LLC
609 W. Hamilton St.
Suite 301
Allentown, PA 18101

**CHARLOTTE JACQUELINE
IBBETSON a/k/a CHARLOTTE
J. IBBETSON and CHARLOTTE
IBBETSON**, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: John Edward Ibbetson, Jr.
(Named in Will as "My Son John Jr.")
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

ROSALINDA L. KETTINGER, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extx.: Theresa McManamin, 116
Carrie Ln., Phoenixville, PA 19460.

**PANAGIOTA KOSTOMITE a/k/a
PEGGY P. KOSTOMITE a/k/a
PANAGIOTA P. KOSTOMITE and
PEGGY KOSTOMITE**, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admxs.: Panagiota K. Happas and
Maria Papadimitriou c/o Nikolaos I.
Tsouros, Esquire, Valley Forge Square
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Prussia, PA 19406.
NIKOLAOS I. TSOUROS, ATTY.
Law Offices of Wendy F. Blecinski
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PATRICK J. LAVELLE, dec'd.
Late of the Township of Chester,
Delaware County, PA.
Admx.: Catherine J. Lavelle c/o Harris
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HARRIS J. RESNICK, ATTY.
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Media, PA 19063

**HILDEGARD ERIKA LECHNER a/k/a
HILDEGARD E. LECHNER**, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extx.: Brigitte Hildegard Flynn
(Named in Will as Brigitte H. Flynn)
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PAULINE T. LIKOS, dec'd.
Late of the Township of Marple,
Delaware County, PA.

Extx.: Katherine L. Dagessian, 4
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19063.

**DANIEL F. MANNA a/k/a DANIEL
MANNA**, dec'd.

Late of the Borough of Upland,
Delaware County, PA.
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**SHARON L. MARANTINO a/k/a
SHARON LEE MARANTINO**, dec'd.

Late of the Township of Aston,
Delaware County, PA.
Extx.: Courtney Ann McNamee
(Named in Will as Courtney A.
Eisenacher) c/o Anna-Marie Murphy,
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Law Office of Anna-Marie Murphy
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Media, PA 19063

**JAMES LEO MULLEN a/k/a JAMES
L. MULLEN and JAME L.
MULLEN, JR.**, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extxs.: Karyn Ann Mullen and Diane
Patrice Corrigan c/o Daniella A. Horn,
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MARY S. NOTARFRANCESCO, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
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TERESA R. NYHUS, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extx.: Kathleen W. Wallen, 304 Bay
Breeze Boulevard, Cape May Court
House, NJ 08210.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

**GRACE ANNE PILAND a/k/a GRACE
A. PILAND and ANNE PILAND**,
dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extx.: Kenneth Lockhart Piland, Jr.
c/o Ryan M. Bornstein, Esquire, 800
Lancaster Ave., Ste. T-2, Berwyn, PA
19312.
RYAN M. BORNSTEIN, ATTY.
Harvey Ballard & Bornstein, LLC
800 Lancaster Ave.
Ste. T-2
Berwyn, PA 19312

CECELIA C. SKALISH a/k/a

CECELIA CLAIRE SKALISH, dec'd.
Late of the Borough of Glenolden,
Delaware County, PA.
Admr.: David M. Skalish c/o Frank M.
Fiore, Esquire, 12 Veterans Square, 1st
Fl., Media, PA 19063.
FRANK M. FIORE, ATTY.
12 Veterans Square
1st Fl.
Media, PA 19063

SHIRLEY ANN SMITH, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Admx. c.t.a.: Cheryl A. Smith c/o John
Jay Wills, Esquire, 4124 Chichester
Ave., Boothwyn, PA 19061.
JOHN JAY WILLS, ATTY.
4124 Chichester Ave.
Boothwyn, PA 19061

**KATHLEEN S. THOMPSON a/k/a
KATHLEEN SUE THOMPSON**,
dec'd.

Late of the Borough of Morton,
Delaware County, PA.
Admx.: Kimberly S. Thompson c/o
Barry W. VanRensler, Esquire, 10 S.
Plum St., Media, PA 19063-8760.
BARRY W. VANRENSLER, ATTY.
Plum Street Lawyers
10 S. Plum St.
Media, PA 19063-8760

BARBARA A. CARRAFA TIMER,
dec'd.

Late of the Borough of Brookhaven,
Delaware County, PA.
Extx.: Carol J. Morton, 502 Cambridge
Road, Brookhaven, PA 19015.

THOMAS TROST, dec'd.

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

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

JONA ELVA WALLACE, dec'd.
Late of the Township of Broomall,
Delaware County, PA.
Extx.: Sandra Lee Maffei c/o Kirk
Karagelian, Esquire, P.O. Box 1440,
Media, PA 19063.
KIRK KARAGELIAN, ATTY.
Carroll & Karagelian LLP
P.O. Box 1440
Media, PA 19063

FRED LOUIS WETHERBY, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
100 W. Sixth St.
Suite 204
Media, PA 19063

AUDIT

ORPHANS' COURT

**Estates listed for Audit on
JULY 16, 2025
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.

TORRENS - First and Final Account Stated by S&T Bank, Trustee. For the Robert Torrens Self-Funded Special Needs Trust Established Under Agreement Dated June 27, 2018 For Robert Torrens.

TORRENS - First Account For the Estate of Robert Anthony Torrens, An Incapacitated Person Stated by Nancy H. Torrens, Plenary Guardian.

CONBOY - First and Final Account of Andrew P. Conboy and James B. Conboy, Co-Executors For Estate of Carolyn B. Conboy.

KOCHER - First and Final Account of Kim Karen Kocher, Administratrix For the Estate of Frank P. Kocher, Deceased.

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

July 4, 11

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-001388

NOTICE IS HEREBY GIVEN THAT on February 14, 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 **Judith Kiesel Bolotsky** to **Judith Justine Kiesel**.

The Court has fixed July 15th, 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 4, 11

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-003098

NOTICE IS HEREBY GIVEN THAT on April 4, 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 **Denise Ann Axsmith Midgett** to **Denise Ann Axsmith**.

The Court has fixed Wednesday, September 3, 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 4, 11

FOREIGN CORPORATION CERTIFICATE OF AUTHORITY

The **Allen Hilles Fund**, a Nonprofit Corporation organized under the laws of the state of Delaware, has applied for registration in Pennsylvania under the provisions of Chapter 4 of the Associations Code. The address of its principal office under the laws of the jurisdiction of formation is 108 W. 13th St., Wilmington, DE 19801 and the address of its proposed registered office in this Commonwealth is 150 N. Radnor Chester Rd., Ste. A 110, Radnor, PA 19087.

SUSANNE WHERRY, Solicitor
Cheshire Law Group
Clarkson-Watson House
5275 Germantown Ave.
First Floor
Philadelphia, PA 19144

July 4

CERTIFICATE OF AUTHORITY

Quail Roost Foundation, a Nonprofit Corporation organized under the laws of the state of New Mexico, has applied for registration in Pennsylvania under the provisions of Chapter 4 of the Associations Code. The address of its principal office under the laws of the jurisdiction of formation is 1050 Pajarito Lane, Taos, NM 87571 and the address of its proposed registered office in this Commonwealth is 150 N. Radnor Chester Rd., Ste. A 110, Radnor, PA 19087.

SUSANNE WHERRY, Solicitor
Cheshire Law Group
Clarkson-Watson House
5275 Germantown Ave.
First Floor
Philadelphia, PA 19144

July 4

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY
CIVIL DIVISION
NO: CV-2023-003123

ACTION IN MORTGAGE
FORECLOSURE

U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF
CABANA SERIES V TRUST, Plaintiff
vs.

BRUCE KITTS, REAL OWNER
AND HEIR OF ELEANOR F. KITTS,
DECEASED ET AL., Defendant(s)

NOTICE

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

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

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

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

July 4, 11

SERVICE BY PUBLICATION

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

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

BANK OF AMERICA, N.A., Plaintiff
v.

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

**COMPLAINT IN MORTGAGE
FORECLOSURE**

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

**COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, BANK OF AMERICA, N.A, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of DELAWARE County, PA docketed to No. CV-2018-002966, seeking to foreclose the mortgage secured on your property located, 131 FOXMASK TURN, GLEN MILLS (CONCORD), PA 19342.

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.

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

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

July 4, 11

SERVICE BY PUBLICATION

IN THE OFFICE OF THE REGISTER
OF WILLS OF DELAWARE COUNTY,
PENNSYLVANIA
FILE NO. 2325-1539

IN RE: ESTATE OF BARBARA
GREENWOOD, DECEASED

RE: AMENDED PETITION FOR GRANT
OF LETTERS OF ADMINISTRATION

RULE

AND NOW, the 24 day of June, 2025, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a Rule to Show Cause is issued and directed upon Ralph G. Thompson and Karen Cross to show cause why this Petition should not be granted.

Respondents) shall submit a written response on or before the 6th day of August 2025, via one or more of the following options: (1) U.S. mail at ATTN: Register of Wills, 201 W. Front Street, Media, PA 19063; (2) In-Person or drop-box at the Office of the Register of Wills, First Floor, Government Center Building, Media, PA, 19063; and/or (3) fax at (610) 891-4812.

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

BY THE REGISTER OF WILLS

/s/ Vincent A. Rongione

VINCENT A. RONGIONE, ESQUIRE
REGISTER OF WILLS AND
CLERK OF ORPHANS' COURT

July 4, 11

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY
CIVIL DIVISION
NO: CV-2021-009871

ACTION IN MORTGAGE
FORECLOSURE

U.S. BANK TRUST, NATIONAL
ASSOCIATION, AS TRUSTEE OF
THE BUNGALOW SERIES IV TRUST,
Plaintiff

vs.

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;
et al., Defendant(s)

NOTICE

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

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

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Delaware County Lawyer Referral Service
Delaware County Bar Association
335 W. Front Street
Media, PA 19063
(610) 566-6625
www.delcobar.org

June 27; July 4

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO: CV-2024-001624

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

WILMINGTON SAVINGS FUND SOCIETY, FSB, Plaintiff

v.

DAVID CORTESE, IN HIS CAPACITY AS
HEIR OF VICTOR N. CORTESE; 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 VICTOR N. CORTESE
Defendant(s), 324 W. WAYNE AVE., WAYNE, PA 19087

You are hereby notified that Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, 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-2024-001624, seeking to foreclose the mortgage secured on your property located, 324 W. WAYNE AVE., WAYNE, PA 19087.

NOTICE

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

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

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

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

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

June 27; July 4



FREE NOTARY SERVICE FOR DCBA MEMBERS

Another benefit of membership.
If you have any questions, please call
(610) 566-6625.

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

**July 18, 2025
11:00 A.M. Prevailing Time**

BOROUGH
Colwyn 5
Glenolden 26
Sharon Hill 1, 6

CITY
Chester 34

TOWNSHIP
Aston 17, 18, 25
Concord 10, 22
Darby 19, 31
Haverford 2, 15, 28
Marple 13, 32, 35
Middletown 21
Newtown 11, 30
Springfield 3
Upper Chichester 7, 14
Upper Darby 4, 8, 9, 12, 20, 23, 24, 27, 29

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. 008503A 1. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$138,599.23

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

Front: Irregular Depth: Irregular

BEING Premises: 71 Burnside Avenue, Sharon Hill, PA 19079.

Folio Number: 41000025100

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kia T. Dixon, Administratrix of the Estate of Shawn D. Jones, deceased.

Hand Money \$14,111.61

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000750 2. 2025

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Haverford, County of Delaware and State of Pennsylvania and more fully described as follows:

BEING the same premises which Preferred Trust Company, LLC, Custodian FBO Glover K. Campbell, Jr., Accounty 424300012, by Deed dated 06/05/2018 and recorded 07/11/2018 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 6194 page 718, granted and conveyed unto Gregory D. Turlington Jr. and Rashanna M. Edwards.

Tax ID No. 22090019200

BEING known as 1516 Burmont Road, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Gregory David Turlington, Jr., a/k/a Gregory D. Turlington, Jr. and Rashanna M. Edwards.

Hand Money \$3,000.00

Sarah A. Elia, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000278 3. 2025

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 206 Indian Rock Drive, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tonya Leyshion.

Hand Money \$16,285.46

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005766A 4. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being Lot No. 607 on Plan No. 5 of Westbrook Park made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated December 28, 1948, which plan is recorded in the Office for the Recorder of Deeds in and for the County of Delaware, aforesaid, at Media, in Plan Case No. 7, page 16 as follows:

BEGINNING at a point on the Northwesterly side of Whitehall Drive (50 feet wide) at the distance of 351.01 feet measured North 70 degrees East along said side of Whitehall Drive from a point of curve in the name which point is at the distance of 41.30 feet measured on the arc of a circle curving to the left having a radius of 25 feet from a point of reverse curve on the North-easterly side of Oak Avenue (50 feet wide); thence extending from said beginning point North 14 degrees West passing through the party wall between theses premises and the premises adjoining to the Southwest and crossing a certain 12 feet wide driveway, which extends Northwestwardly into Whitehall Drive and Southwestwardly into another 12 feet wide driveway which extends Northeastwardly into Gramercy Drive and Southeastwardly into Whitehall Drive 163.98 feet to a point; thence extending North 79 degrees 20 minutes East 16.02 feet to a point; thence extending South 14 degrees East recrossing the aforesaid 12 feet wide driveway and passing partly through the party wall between these premises and the premises adjoining to the Northeast 163.05 feet to a point on the Northwesterly side of Whitehall Drive aforesaid; thence extending along the same South 70 degrees West 16 feet to the first mentioned point and place of beginning.

HAVING thereon erected a dwelling house known and numbered as: 5160 Whitehall Drive, Clifton Heights, PA 19018.

PARCEL No. 16-13-03813-00

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Danielle Arizzi.

Hand Money \$10,047.62 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000668 5. 2025

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Borough of Colwyn, County of Delaware and State of Pennsylvania and described and known as Lot No. 47 on a certain Plan of Lots of Richard H. Thatcher, which is only recorded in Media, PA in Deed Book 348 page 624 &c., and bounded and described as follows:

SITUATE on the Northerly side of Ellis Avenue and containing in front thereon 21.09 feet and extending Northwardly in length or depth on the Eastwardly side of thereon, North 22 degrees 59 minutes 15 seconds East 110 feet to a point; thence Westwardly 21.36 feet to a point; thence Southwardly 19.40 feet to the Northeast corner of Lot No. 51; thence South 22 degrees 59 minutes 15 seconds West, 90.60 feet to Ellis Avenue, bounded on the South by Ellis Avenue, on the East by Lot No. 48, on the North by Lot No. 82, and on the West by Lots No. 51, 52, 53 and 55 and others.

HAVING thereon erected a dwelling house known and numbered as: 437 Ellis Avenue, Colwyn, PA 19023.

PARCEL NO. 12-00-00125-00

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Letha Thornton.

Hand Money \$8,293.74 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003533 6. 2018

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 41-00-00161-00

Property: 750 Bonsall Avenue, Sharon Hill, PA 19079.

BEING the same premises which Donald F. Druckenmiller and Rhonda L. Druckenmiller, by Deed dated August 31, 2004 and recorded September 10, 2004 in and for Delaware County, Pennsylvania in Deed Book Volume 3289, page 1193, granted and conveyed unto Kim Suos and Sophan Ngeth.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Kim Suos and Sophan Ngeth.

Hand Money \$16,381.77

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000852 7. 2025

MORTGAGE FORECLOSURE

Judgment Amount: \$367,079.59

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

Front: Irregular Depth: Irregular

BEING Premises: 102 Louise Drive, Boothwyn, PA 19061.

Folio Number: 09000063209

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ezra V Zapanta and Vebrey A. Zapanta a/k/a Vebrey A. Zapanta.

Hand Money \$36,707.96

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010490A 8. 2012

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 16080213700

PROPERTY: 8525 Monroe Avenue, Upper Darby, PA 19082.

BEING the same premises which Helen Amadio, executrix of the Estate of Benjamin J. Amadio, Marian Larosa, Agnes L. Mostardi, George F. Amadio, by Deed dated September 14, 2001 and recorded October 9, 2001 in and for Delaware County, Pennsylvania in Deed Book Volume 2273, page 633, granted and conveyed unto Euston Mitchell.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Euston Mitchell.

Hand Money \$25,533.67

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000401 9. 2025

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 16090013500

PROPERTY: 342 Congress Avenue, Lansdowne, PA 19050.

BEING the same premises which Jonathan S. Culp and Chalon Blackman, n/k/a Chalon Culp, by Deed dated February 29, 2019 and recorded April 3, 2019 in and for Delaware County, Pennsylvania in Deed Book Volume 5302, page 1905, granted and conveyed unto Malikah Hardy.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Malikah Hardy.

Hand Money \$16,158.38

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006193 10. 2024

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 No. 13000013572

Property: 33 Big Woods Drive, Glen Mills, PA 19342.

BEING the same premises which NVR, Inc., a Virginia Corporation, by Deed dated November 16, 1999 and recorded November 18, 1999 in and for Delaware County, Pennsylvania in Deed Book Volume 1952, page 1264, granted and conveyed unto James D. Taylor and Judith A. Taylor.

IMPROVEMENTS CONSIST OF:
house.

SOLD AS THE PROPERTY OF: James D. Taylor and Judith A. Taylor.

Hand Money \$29,949.13

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009871A 11. 2021

MORTGAGE FORECLOSURE

Property in the Township of Newtown, County of Delaware, Commonwealth of Pennsylvania.

BEING Premises: 1 Radnor Drive, Unit E-4, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Angela Dipolo.

Hand Money \$14,143.07

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001967 12. 2024

MORTGAGE FORECLOSURE

327 Wayne Avenue
Lansdowne, PA 19050

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Elsie Smith.

Hand Money \$11,154.00

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000606 13. 2025

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 25000478700

PROPERTY: 2624 Summit Avenue, Broomall, PA 19008.

BEING the same premises which Mary R. Gettz, widow, by Deed dated November 23, 1973 and recorded November 26, 1973 in and for Delaware County, Pennsylvania in Deed Book Volume 2488, page 866, granted and conveyed unto Susan J. Brown and Rodman E. Brown, Jr., her husband.

IMPROVEMENTS CONSIST OF:
house.

SOLD AS THE PROPERTY OF: Susan J. Brown and Rodman E. Brown, Jr., her husband.

Hand Money \$13,429.84

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006963 14. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 2212 Pleasantview Ave., Upper Chichester, PA 19061.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Bradley John Powers a/k/a Bradley Powers, Executor of the Estate of Jacqueline Powers a/k/a Jacqueline R. Flowers, deceased; Rebecca Powers.

Hand Money \$12,878.80

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003364E 15. 2016

MORTGAGE FORECLOSURE

Property in the Township of Haverford, County of Delaware, Commonwealth of PA on the Southeasterly side of Walnut Hill Lane.

Front: 50 Depth: 112

BEING Premises: 317 Walnut Hill Lane, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Joanne Galligan.

Hand Money \$32,699.36

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000053 17. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 29 Blackthorne Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Daniel J. Trainor and Joann Trainor.

Hand Money \$16,356.85

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010163 18. 2024

MORTGAGE FORECLOSURE

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

Location of Property: 52 Seward Lane, Aston, PA 19014.

Seized and taken in execution as the property of: the Estate of Susan Epright.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: The
Estate of Susan Epright.

Real Debt: \$26,172.15

Hand Money \$2,617.22

M. Jacqueline Larkin, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009131 19. 2024

MORTGAGE FORECLOSURE

1535 Roosevelt Drive
Sharon Hill, PA 19079

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

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Abigail
A. Jones a/k/a Abigail Jones.

Hand Money \$19,093.88

Matthew G. Brushwood, Esquire,
Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002118 20. 2023

MORTGAGE FORECLOSURE

3227 Berkley Avenue
Drexel Hill, PA 19026

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

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Spring
A. Naylor a/k/a Spring Ann Naylor, individ-
ually and in her capacity as Executrix and
Heir of the Estate of Margaret E. Naylor
a/k/a Margaret Ellen Naylor.

Hand Money \$17,564.40

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010127 21. 2024

MORTGAGE FORECLOSURE

Property in the Township of Middletown,
County of Delaware, Commonwealth of PA
on the beginning at iron spike in the middle
line of Forge Road.

Front: IRR Depth: IRR

BEING Premises: 54 Forge Road, Glen
Mills, PA 19342.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Jennifer
A. Roman and Keith R. Roman.

Hand Money \$37,721.39

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008726 23. 2024

MORTGAGE FORECLOSURE

Property in the Township of Upper Dar-
by, County of Delaware, Commonwealth
of PA on the beginning at a point on the
Southwest side of Margate Road.

Front: 16 Depth: 80

BEING Premises: 266 Margate Road,
Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Chris-
tian Jerome Gosha.

Hand Money \$14,776.66

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001785 24. 2024

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 State of Pennsylvania,

BEING the same premises which Kar-
nail S. Gyani and Monica Gyani, on July
23, 2003, recorded on August 12, 2003, in
the Office of the Recorder of Deeds in and
for the County of Delaware in Instrument
Number 203102347 granted and conveyed
unto Lily Prodhon.

BEING Premises: 224 Sherbrook Blvd.,
Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: Resi-
dential Property.

SOLD AS THE PROPERTY OF: Lily
Prodhon.

Hand Money \$3,640.22

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007018 25. 2024

MORTGAGE FORECLOSURE

Property situated in the Township of
Aston, County of Delaware and Common-
wealth of Pennsylvania, being more fully
described in Deed recorded on April 28,
1997, in the Office of the Delaware County
Recorder of Deed in Deed Book Volume
1580, at page 2065, as Instrument No.
1997022884.

Folio No. 02-00-01348-49

BEING known as 111 Knollwood Court,
Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Thomas
P. Savage and Nancy E. Savage.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003465 26. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of
ground with the buildings and improve-
ments thereon erected, SITUATE in the
Borough of Glenolden, County of Delaware
and State of Pennsylvania,

BEING the same premises which Patmos
Property Group, LLC, on December 16,
2022, recorded on December 22, 2022, in
the Office of the Recorder of Deeds in and
for the County of Delaware in Instrument
Number 2022063900 granted and conveyed
unto Davis Road Holdings, LLC.

BEING Premises: 30 North Ridgeway
Ave., Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: Resi-
dential 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. 007171 27. 2024

MORTGAGE FORECLOSURE

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

BEING the same premises which Arlen Ngoe Pham, on May 15, 2021, recorded on July 12, 2021, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2021052803 granted and conveyed unto Deidra Spain.

BEING Premises: 54 Sunshine Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Deidra Spain.

Hand Money \$15,211.80

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001241 28. 2025

MORTGAGE FORECLOSURE

Property in the Township of Haverford, County of Delaware, Commonwealth of PA on the Northeasterly side of Colonial Road.

Front: 50 Depth: 184

BEING Premises: 50 Colonial Drive, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Barbara Biggins Kelly.

Hand Money \$24,357.13

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006713 29. 2022

MORTGAGE FORECLOSURE

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

Dimensions: 19.80 x 103.92 x IRR

BEING Premises: 243 Blanchard Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property - 2 sty hse gar.

SOLD AS THE PROPERTY OF: Kirwin Haynes.

Hand Money \$21,412.29

Kiera McFadden-Roan, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004313 30. 2024

MORTGAGE FORECLOSURE

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

BEING the same premises which Farid A. Naib and Rebecca L. Malcolm-Naib, by Deed dated 05/07/2021 and recorded 07/17/2021 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 6716, page 4099, in Instrument No. 2021095237, granted and conveyed unto Joseph L. Fox and Christina O. Fox, as tenants by the entirety.

Tax ID No. 30000246205

BEING known as 38 Harrison Drive, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Joseph L. Fox and Christina O. Fox.

Hand Money \$3,000.00

Sarah A. Elia, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002480 31. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$54,183.80 entered on 3/17/2025, plus interest through the date of sheriff's sale, plus costs.

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

BEING Premises: 1036 Pine Street, Darby Borough, Delaware County, PA (Folio 14-00-02541-00).

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: David O. Adenaike.

Hand Money \$5,418.38

William J. Levant, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009226 32. 2024

MORTGAGE FORECLOSURE

41 Dorset Drive

Broomall, PA 19008

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kimberly Brennan, Administrator of the Estate of Ruth C. Sciubba, deceased.

Hand Money \$39,157.27

Matthew G. Brushwood, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005859 34. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 1113 Upland Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Upland Street Investments LLC.

Hand Money \$82,238.06

LaRocca Hornik Greenberg Kittredge Carlin & McPartland LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002087 35. 2024

MORTGAGE FORECLOSURE

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

BEING the same premises which Grace E. Garfield on August 30, 2010, recorded on september 14, 2010 in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2010052899 granted and conveyed unto Michael P. Grassi.

BEING Premises: 314 Yale Ave., Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Michael P. Grassi.

Hand Money \$28,935.43

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

June 27'; July 4, 11

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