

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

- ELLEN C. BASNER, dec'd.**
Late of the Township of Concord,
Delaware County, PA.
Extr.: Sandra L. Valle, P.O. Box 7200,
Newark, DE 19714-7200.
- SCOTT PATRICK BELVEAL a/k/a
SCOTT P. BELVEAL, dec'd.**
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Carolyn F. Belveal c/o Ryan
M. Bornstein, Esquire, 800 Lancaster
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RYAN M. BORNSTEIN, ATTY.
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Berwyn, PA 19312
- DALE D. BORRIELLO, dec'd.**
Late of the Borough of Glenolden,
Delaware County, PA.
Admr.: Frank Borriello, 8 Meadbury
Rd., Wallingford, PA 19086.
KENNETH C. RUSSELL, ATTY.
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- MARYA J. BOVE a/k/a MARYA BOVE,
dec'd.**
Late of the Borough of Glenolden,
Delaware County, PA.
Admr.: Robert Stump, 123 W. Eagle
Rd., Havertown, PA 19083.
ANN M. O'KEEFE, ATTY.
10 Blakely Rd.
Haverford, PA 19041
- ELEANOR A. BURKE a/k/a
ELEANOR BURKE, dec'd.**
Late of the Township of Middletown,
Delaware County, PA.

Extr.: Richard Wendell Burke, Jr. a/k/a
Richard W. Burke, Jr. c/o Nancy W.
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NANCY W. PINE, ATTY.
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**MARY CARNER a/k/a MARY
SIMMONS, dec'd.**
Late of the Township of Chadds Ford,
Delaware County, PA.
Extrs.: Mark Carner and Kathleen
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Mills, PA 19342.

STEPHEN M. CLARK, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Robert James Clark c/o Joseph
T. Mattson, Esquire, 1 N. Ormond
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JOSEPH T. MATTSON, ATTY.
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ELENA D'ACHILLE, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
The D'Achille Family Trust.
Trustee: William G. D'Achille c/o
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GEORGE WILLIE DAUGHTRY, dec'd.
Late of the Township of Ridley,
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GARLAND M. DENTY, dec'd.
Late of the Township of Marple,
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DANIEL PATRICK DEVINE, JR. a/k/a DANIEL P. DEVINE, JR., dec'd.

Late of the Township of Haverford, Delaware County, PA.
Extr.: James E. Devine, 388 2nd Avenue, Phoenixville, PA 19460.

ANTHONY J. GAMBACORTA, dec'd.

Late of the Township of Concord, Delaware County, PA.
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BEATRICE LOUISE GARRITY a/k/a

BEATRICE L. GARRITY, dec'd.
Late of the Township of Marple, Delaware County, PA.
Extr.: Paul Stephen Garrity, 16906 W. 85th Lane, Arvada, CO 80007.

MARY E. GAUDIOSO, dec'd.

Late of the Borough of Sharon Hill, Delaware County, PA.
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WILLIAM GLEN GINGLES a/k/a

WILLIAM G. GINGLES, dec'd.
Late of the Township of Edgmont, Delaware County, PA.
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RICHARD PAUL GOODWIN, dec'd.
Late of the Township of Springfield, Delaware County, PA.
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MARY JO HAGAN, dec'd.

Late of the Township of Concord, Delaware County, PA.
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ROBERTA HARTMAN a/k/a

ROBERTA GEORGIA HARTMAN, dec'd.
Late of the Township of Chester, Delaware County, PA.
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Late of the Borough of Lansdowne, Delaware County, PA.
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JANE DENNEY POLLINS JOHNSON

a/k/a JANE POLLINS JOHNSON and JANE P. JOHNSON, dec'd.
Late of the Township of Edgmont, Delaware County, PA.
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STEVEN D. KATZIN a/k/a STEVEN DENNIS KATZIN, dec'd.

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

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QUEEN J. KEENE a/k/a QUEEN

JUANITA KEENE, dec'd.
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DENNIS PAUL KENNEDY, dec'd.

Late of the Township of Tinicum,
Delaware County, PA.
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WILLIAM JAMES LOTT a/k/a

**WILLIAM J. LOTT and WILLIAM
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Delaware County, PA.
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JOAN E. MONTGOMERY a/k/a JOAN

**ELIZABETH MONTGOMERY and
JOAN MONTGOMERY**, dec'd.
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CAROL MOODY a/k/a CAROL F.

MOODY, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Trustee: Kimberly M. Horgan, 6
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EILEEN MURDOCK, dec'd.
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ROBERT J. O'NEILL, JR. a/k/a

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Late of the Borough of Aldan,
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ANN G. SEARS a/k/a ANN GEARON

SEARS and ANN SEARS, dec'd.
Late of the Township of Radnor,
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Edward Sears a/k/a Michael E. Sears,
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JOSEPH W. SPICER, dec'd.

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GERALD STRID, dec'd.**

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PATRICK D. TILLIO, JR., dec'd.

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**BARBARA A. WELSH a/k/a BARBARA
BOUCHARD and BARBARA
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Late of the Borough of Lansdowne,
Delaware County, PA.
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ALBERT B. WOODWARD, dec'd.

Late of the Township of Edgmont,
Delaware County, PA.
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Late of the Borough of Media,
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**RONALD G. ZAWADSKY, SR. a/k/a
RONALD G. ZAWADSKY, dec'd.**

Late of the Township of Middletown,
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SECOND PUBLICATION**IRENE VIOLA BERMEL a/k/a IRENE
BERMEL, dec'd.**

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JOSEPH T. MATTSON, ATTY.
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CAROLYN R. BRADLEY, dec'd.

Late of the Borough of Brookhaven,
Delaware County, PA.
Extr.: William Bradley, 2113 Heather
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**RAYMOND WALTER BRATSCHI
a/k/a RAYMOND W. BRATSCHI,
dec'd.**

Late of the Township of Radnor,
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Extrs.: John G. Bratschi and Alice
Mary Barnhart c/o David M. Brown,
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GLORIA A. BRENNAN, dec'd.

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Delaware County, PA.
Extr.: Sandra J. DiMento.
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Media, PA 19063

**HELENE JOHANNA COLON-
RAPHAEL a/k/a HELEN C.
RAPHAEL a/k/a HELENE J.
RAPHAEL and HELENE COLON,
dec'd.**

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

- Extr.: Chrisanne Marie Petrone, 21 Harding Drive, New Rochelle, NY 10801.
- ELLEN M. CONLAN, dec'd.**
Late of the Township of Newtown, Delaware County, PA.
Extrs.: Walter A. Conlan, III and William M. Conlan c/o Andrew H. Dohan, Esquire, 460 E. King Rd., Malvern, PA 19355-3049.
ANDREW H. DOHAN, ATTY.
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- PHILIP H. DELUCA, dec'd.**
Late of the Township of Aston, Delaware County, PA.
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GERARD J. JACKSON, ATTY.
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- RODGER DONAPHON a/k/a
RODGER WAYNE DONAPHON
and RODGER W. DONAPHON,
dec'd.**
Late of the Township of Middletown, Delaware County, PA.
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VICKI L. KUSHTO, ATTY.
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- IDA ROSE D'ORAZIO a/k/a IDA
D'ORAZIO and EDIE D'ORAZIO,
dec'd.**
Late of the Township of Marple, Delaware County, PA.
Extr.: Rosann O'Lone, 205 Highpoint Lane, Broomall, PA 19008.
- FRANCIS ALOYSIUS FAGAN, JR.,
dec'd.**
Late of the Township of Concord, Delaware County, PA.
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- GINA ELIZABETH FALGIATORE
a/k/a GINA E. FALGIATORE, dec'd.**
Late of the Township of Nether Providence, Delaware County, PA.
Extr.: Jeannine Tod, 1130 Riverview Ln., Conshohocken, PA 19428.
- JEAN B. FENTON, dec'd.**
Late of the Township of Edgmont, Delaware County, PA.
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- DOROTHY L. FISHER a/k/a
DOROTHY FISHER, dec'd.**
Late of the Township of Upper Darby, Delaware County, PA.
Extr.: Irvin R. Fisher (Named in Will as Irvin Fisher) c/o J. Adam Matlawski, Esquire, 1223 N. Providence Rd., Media, PA 19063.
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- CLAIRE FOX a/k/a CLAIRE S. FOX,
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- YVONNE GRAYER, dec'd.**
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- ANDREW C. KEATING, dec'd.**
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- ROSEANN L. KENNEDY, dec'd.**
Late of Delaware County, PA.

- Co-Extrs.: James Joseph Kennedy
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- WILLIAM C. KOHLER**, dec'd.
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- JOSEPH LICHMAN, SR. a/k/a**
JOSEPH J. LICHMAN, dec'd.
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- THOMAS GRAEME LUTZ a/k/a**
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- JOSEPHINE T. McINTIRE**, dec'd.
Late of the Township of Haverford,
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- JOHN A. NOVELLI**, dec'd.
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- ELEANOR ANNA ONORATO a/k/a**
ELEANOR A. ONORATO, dec'd.
Late of the Township of Newtown,
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- PATRICIA M. OVERDEER**, dec'd.
Late of the Township of Concord,
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Late of the Borough of Media,
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- JEAN M. PANCO**, dec'd.
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- LAURA P. PATTERSON a/k/a LAURA**
PHILO PATTERSON, dec'd.
Late of the Township of Haverford,
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- PHYLLIS C. RAAB a/k/a PHYLLIS M.**
RAAB and PHYLLIS RAAB, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extx.: Katherine R. Vieyra, P.O. Box
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DEBORAH A. RYAN, dec'd.

Late of the Borough of Prospect Park,
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**MICHAEL J. RYAN a/k/a MICHAEL
RYAN and MICHAEL JOSEPH
RYAN, dec'd.**

Late of the Township of Marple,
Delaware County, PA.
Extxs.: Kathleen A. Price, 801 Park
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Late of the Township of Nether
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dec'd.**

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PHYLLIS A. WAYCHUNAS a/k/a**PHYLLIS WAYCHUNAS, dec'd.**

Late of the Township of Aston,
Delaware County, PA.
Extr.: Christopher M. Waychunas, 146
Penns Manor Drive, Kennett Square,
PA 19348.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

KATHLEEN YAMAS a/k/a**KATHLEEN MICHELE YAMAS,
dec'd.**

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Lorraine Taylor Gardner c/o D.
Selaine Keaton, Esquire, 21 W. Front
Street, P.O. Box 1970, Media, PA
19063.
D. SELAINE KEATON, ATTY.
21 W. Front Street
P.O. Box 1970
Media, PA 19063

THIRD AND FINAL PUBLICATION**DOLORES C. BRATZ, dec'd.**

Late of the Township of Springfield,
Delaware County, PA.
Extr.: Keith L. Bratz, 641 Dutton
Circle, Springfield, PA 19064.

**GEORGE LUTHER BRINER, JR.,
dec'd.**

Late of the Borough of Yeadon,
Delaware County, PA.
Extr.: George Luther Briner, III, 808
Rundale Ave., Yeadon, PA 19050.

VINCENT G. CEDRONE a/k/a**VINCENT GREGORY CEDRONE,
dec'd.**

Late of the Township of Chadds Ford,
Delaware County, PA.
Extr.: Vincent N. Cedrone, II c/o
Vincent Carosella, Jr., Esquire, 822
South Matlack Street, Suite 101, West
Chester, PA 19382.
VINCENT CAROSELLA, JR., ATTY.
Carosella & Associates, P.C.
882 South Matlack Street
Suite 101
West Chester, PA 19382

ANTHONY CISTONE a/k/a**ANTHONIO CISTONE, dec'd.**

Late of the Township of Concord,
Delaware County, PA.
Extx.: Cathy Cistone Lile (Named in
Will as Cathy Lile) c/o Carolina R.
Heinle, Esquire, 724 Yorklyn Rd., Ste.
100, Hockessin, DE 19707.

CAROLINA R. HEINLE, ATTY.
MacElree Harvey, Ltd.
724 Yorklyn Rd.
Ste. 100
Hockessin, DE 19707

BRIAN A. CONKLIN, dec'd.
Late of the Borough of Parkside,
Delaware County, PA.
Admx.: Erica A. Conklin, 121 W. Elbon
Rd., Parkside, PA 19015.
KENNETH C. RUSSELL, ATTY.
Russell Law, P.C.
3500 Reading Way
Huntingdon Valley, PA 19006

VINCENT K. DONNELLY, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Extr.: Edward John Donnelly, Jr.
(Named in Will as Edward J. Donnelly,
Jr.) c/o Robert H. Bembry, III, Esquire,
P.O. Box 27372, Philadelphia, PA
19118.
ROBERT H. BEMBRY, III, ATTY.
Law Offices of Robert H. Bembry, III
P.O. Box 27372
Philadelphia, PA 19118

**MARY R. DONOHUE a/k/a MARY
ROSE DONOHUE**, dec'd.
Late of the Borough of Swarthmore,
Delaware County, PA.
Extr.: Christopher Zearfoss c/o Nina
B. Stryker, Esquire, Centre Square
West, 1500 Market St., Ste. 3400,
Philadelphia, PA 19102.
NINA B. STRYKER, ATTY.
Obermayer Rebmann Maxwell &
Hippel LLP
Centre Square West
1500 Market St.
Ste. 3400
Philadelphia, PA 19102

TERESA H. DYER, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Co-Extrs.: James Edward Gallagher
and Teresa P. Noga c/o John McCreesh,
Esquire, 7053 Terminal Square, Upper
Darby, PA 19082.
JOHN McCREESH, ATTY.
7053 Terminal Square
Upper Darby, PA 19082

ROSEMARY T. GALEONE, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extx.: Anne C. Galeone-Storz c/o
Valerie Williams, Esquire, 101 E.
Darby Road, Havertown, PA 19083.
VALERIE WILLIAMS, ATTY.
101 E. Darby Road
Havertown, PA 19083

**DAVID GILL a/k/a DAVID FRANCIS
GILL and DAVID F. GILL**, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Mark Alan Strollo (Named in
Will as Mark A. Strollo) c/o Terrance
A. Kline, Esquire, 200 E. State St., Ste.
306, P.O. Box A, Media, PA 19063.
TERRANCE A. KLINE, ATTY.
Law Office of Terrance A. Kline
200 E. State St.
Ste. 306
P.O. Box A
Media, PA 19063

**JILL ELLEN GOLDBERG a/k/a
JILL E. GOLDBERG and JILL
GOLDBERG**, dec'd.
Late of the Borough of Swarthmore,
Delaware County, PA.
Admx.: Shelli B. Goldberg-Albert c/o
Carrie A.S. Kennedy, Esquire, 171 W.
Lancaster Ave., Paoli, PA 19301.
CARRIE A.S. KENNEDY, ATTY.
Connor, Weber & Oberlies
171 W. Lancaster Ave.
Paoli, PA 19301

DAVID G. IVES a/k/a DAVE IVES,
dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Robert J. Stanton, 307 West
Rose Valley Rd., Wallingford, PA
19086.

**DEBORAH A. KOKOSZKA a/k/a
DEBORAH KOKOSZKA**, dec'd.
Late of the Borough of Marcus Hook,
Delaware County, PA.
Admr.: Anthony Joseph Kokoszka, Jr.
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

**JOAN MARIE LEUNIS a/k/a JOAN M.
LEUNIS**, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: John Thomas Gill (Named in
Will as John T. Gill), 105 Brookthorpe
Terrace, Broomall, PA 19008.
MARITA M. HUTCHINSON, ATTY.
1250 Fieldstone Dr.
West Chester, PA 19382

SUSAN MASCARO, dec'd.
Late of the City of Chester, Delaware
County, PA.

Admr.: Frank W. Daly, Esquire, 110 W. Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
110 W. Sixth St.
Suite 204
Media, PA 19063

EDWARD T. McDONOUGH, JR., dec'd.

Late of the Borough of Prospect Park, Delaware County, PA.
Admx.: Maureen K. Denison 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

DIANE P. MYERS, dec'd.

Late of the Township of Haverford, Delaware County, PA.
Admr.: Joseph Patrick Myers c/o Richard C. Parker, Esquire, 175 Strafford Ave., Ste. 230, Wayne, PA 19087.

RICHARD C. PARKER, ATTY.
Miles & Parker, LLP
175 Strafford Ave.
Ste. 230
Wayne, PA 19087

JOHN PESSAGNO, dec'd.

Late of the Township of Concord, Delaware County, PA.
Extx.: Anne Myers, P.O. Box 303, Horntown, VA 23395.

JOHN J. RIDGE, JR., dec'd.

Late of the Township of Middletown, Delaware County, PA.
Extx.: Gregg Anthony Ridge (Named in Will as Gregg Ridge) c/o Terrance A. Kline, Esquire, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063.

TERRANCE A. KLINE, ATTY.
Law Office of Terrance A. Kline
200 E. State St.
Ste. 306
P.O. Box A
Media, PA 19063

REBECCA J. ROBINSON, dec'd.

Late of the City of Chester, Delaware County, PA.
Admr.: Leslie H. Taylor, Sr. c/o Kelly C. Hayes, Esquire, 30 Cassatt Ave., Berwyn, PA 19312.
KELLY C. HAYES, ATTY.
McAndrews, Mehalick, Connolly, Hulse & Ryan, P.C.
30 Cassatt Ave.
Berwyn, PA 19312

THOMAS J. ROMA a/k/a THOMAS JEROME ROMA, dec'd.

Late of the Township of Nether Providence, Delaware County, PA.
Extx.: Judith Ann Mack c/o John Hamilton, Esquire, 152 Park Avenue, First Floor, Swarthmore, PA 19081-1751.

JOHN HAMILTON, ATTY.
152 Park Avenue
First Floor
Swarthmore, PA 19081-1751

MICHAEL R. SARF a/k/a MICHAEL ROBERT SARF, JR., dec'd.

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

JOHN R. SCHILLING, III, dec'd.

Late of the Township of Tinicum, Delaware County, PA.
Extx.: Mary Anna Short a/k/a Mary A. Short c/o Gregory J. Spadea, Esquire, 1300 MacDade Blvd., Ste. 1, Folsom, PA 19033.

GREGORY J. SPADEA, ATTY.
Law Offices of Spadea & Associates, LLC
1300 MacDade Blvd.
Ste. 1
Folsom, PA 19033

DARRYL MICHAEL SMAW, dec'd.

Late of the Borough of Ridley Park, Delaware County, PA.
Extx.: Matthew J. Verbinnen 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

FRANK TADDEO, dec'd.

Late of the Township of Radnor, Delaware County, PA.
Extx.: Donna Ingersoll c/o Cynthia Love Dengler, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422.
CYNTHIA LOVE DENGLER, ATTY.
Murphy & Dengler
484 Norristown Rd.
Ste. 124
Blue Bell, PA 19422

GRANT W. WARD, dec'd.

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

Extr.: Kevin G. Ward, 180 Masalin Rd.,
Lincolnton, ME 04849.
LINDA McGRIER, ATTY.
2211 Chichester Ave.
Ste. 201
Upper Chichester, PA 19061

SYLVIA H. ZUTZ, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Co-Extxs.: Donna J. Zutz-Tomme and
Diane A. Zutz-Cummings c/o William
H. Lunger, Esquire, Little Falls Centre
Two, 2751 Centerville Road, Suite 401,
Wilmington, DE 19808.
WILLIAM H. LUNGER, ATTY.
McCormac D'Emilio Smith Uebler LLC
Little Falls Centre Two
2751 Centerville Road
Suite 401
Wilmington, DE 19808

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. 2023-007045

NOTICE IS HEREBY GIVEN THAT on
August 16, 2023, a Petition for a Change of
Name was filed in the above named Court,
praying for a decree to change the name(s)
of **Victoria Anderson** to **Victoria Cadiz**.

The Court has fixed March 12, 2024, at
10:00 a.m. in Courtroom "TBA", Delaware
County Courthouse, Media, PA as the time
and place for the hearing of said Petition,
when and where all persons interested may
appear and show cause, if any they have,
why the prayer of the said Petition should
not be granted.

Feb. 9, 16

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2023-004746

NOTICE IS HEREBY GIVEN THAT
the Petition of **LEIGH BORDEN** was filed
in the above-named Court, praying for a
Decree to change her name to **LEIGHA
LENORE**.

The Court has fixed February 27, 2024
(postponed from January 19, 2024) 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.

LINDA F. BERMAN, Solicitor
Atty. for Petitioner
630 Freedom Business Dr.
3rd Fl.
King of Prussia, PA 19406
(610) 205-2950

Feb. 2, 9

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2023-008815

NOTICE IS HEREBY GIVEN THAT on
October 18, 2023, a Petition for a Change of
Name was filed in the above named Court,
praying for a decree to change the name(s)
of **Michael Kenya Branch** to **M. Kenya
Branch**.

The Court has fixed Friday, April 19,
2024, at 10:00 a.m. in Courtroom TBA,
Delaware County Courthouse, Media,
Pennsylvania, as the time and place for the
hearing of said Petition, when and where
all persons interested may appear and show
cause, if any they have, why the prayer of
said Petition should not be granted.

Feb. 9, 16

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2023-009969

NOTICE IS HEREBY GIVEN THAT on
November 21, 2023, a Petition for a Change
of Name was filed in the above named
Court, praying for a decree to change the
name(s) of **Greg Andrew Carter** to **Greg
Andrew Sodjh**.

The Court has fixed Friday, April 19, 2024, at 10:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Feb. 9, 16

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2023-010609

NOTICE IS HEREBY GIVEN THAT on December 14, 2023, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **JESSALYN LEE THOMPSON COOL** to **JESSALYN LEE COOL**.

The Court has fixed Friday, March 15, 2024, at 10:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

ROBERT ENGLERT, Solicitor
105 Rutgers Ave.
#249
Swarthmore, PA 19081

Feb. 2, 9

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW

NOTICE IS HEREBY GIVEN THAT on October 18, 2023, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Simran Preet Kamal** to **Simran Preet Singh**.

The Court has fixed Friday, March 15, 2024, at 10:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

JANELL S. FOSTER, Solicitor
600 North Jackson Street
Suite 6
Media, PA 19063

Feb. 2, 9

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2023-009750

NOTICE IS HEREBY GIVEN THAT on November 15, 2023, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Kari Powell** to **Kyra Powell**.

The Court has fixed Friday, April 19, 2024, at 10:00 a.m. in Courtroom "TBA", Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

ENRIQUE A. LATOISON, Solicitor
8 S. Plum St.
Media, PA 19063

Feb. 9, 16

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2023-010346

NOTICE IS HEREBY GIVEN THAT the Petition of **DINA NELSON TURPIN f/k/a DAVID NELSON TURPIN**, in the above-named Court, praying for a Decree to change petitioner's name to **DAVID NELSON CULPEPPER TURPIN**. The Court has fixed March 15, 2024 at 10:00 a.m., Courtroom/hearing Rm. TBA, Delaware County Courthouse, Media, PA, as the time and place for the hearing of said Petition, when and where all persons interested may

appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

RUSSELL J. RESSLER and
ANDREW J. BARRON, Solicitors
Stradley Ronon Stevens & Young, LLP
2005 Market St.
#2600
Philadelphia, PA 19103
(215) 564-8519

Feb. 9, 16

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.

TABRODINAP, INC.

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

McCREESH, McCREESH, McCREESH,
& CANNON, Solicitors
7053 Terminal Square
Upper Darby, PA 19082

Feb. 9

**CHARTER APPLICATION
NONPROFIT**

NOTICE IS HEREBY GIVEN THAT an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Non-Profit Corporation which was organized under the provisions of the Pennsylvania Non-Profit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is:

The Afghan Peaks Charity

Feb. 9

The name of the corporation is:

**Northbank Richmond Community
Association, Inc.**

The Articles of Incorporation have been (are to be) filed on: January 19, 2024.

Feb. 9

SERVICE BY PUBLICATION

Daniel A. Czaplicki, Esq. (Blue Bell, PA) and most recently Czaplicki & Gregor, P.C. in Newtown Square, PA, has retired from the practice of law. The Law Office of Douglas E. Gregor, LLC may be in possession of your file which will be destroyed by shredding unless contacted within 60 days from the publication of this notice. You may contact Mr. Gregor at (610) 325-6265 or dgregor@gregoratty.com.

Feb. 9

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. CV-2022-005410

SANTANDER BANK, N.A., Plaintiff
v.

JOHN HAYES, KNOWN HEIR OF
ESTERLEE HAYES, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE, OR INTEREST FROM
OR UNDER ESTERLEE HAYES,
DECEASED; UNKNOWN HEIRS
OF HAROLD F. HAYES, JR. AND
ESTERLEE HAYES RECOVERABLE
LIVING TRUST AGREEMENT DATED
MAY 30, 2001, Defendant(s)

NOTICE

NOTICE TO: UNKNOWN HEIRS, SUC-
CESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIM-
ING RIGHT, TITLE, OR
INTEREST FROM OR UN-
DER ESTERLEE HAYES,
DECEASED; UNKNOWN
HEIRS OF HAROLD F.
HAYES, JR. AND ESTER-
LEE HAYES RECOVERABLE
LIVING TRUST AGREE-
MENT DATED MAY 30,
2001

You are hereby notified on that on July 27, 2022, Plaintiff, SANTANDER BANK, N.A. filed a Complaint against you in the Court of Common Pleas of DELAWARE County, Pennsylvania, Docket No. CV-2022-005410, wherein Plaintiff seeks to enforce its rights under its loan documents.

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

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

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

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

Feb. 9

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. CV-2023-003529

WELLS FARGO BANK, N.A., Plaintiff
v.

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

NOTICE

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

You are hereby notified on that on April 27, 2023, Plaintiff, WELLS FARGO BANK, N.A. filed a Complaint against you in the Court of Common Pleas of DELAWARE County, Pennsylvania, Docket No. CV-2023-003529, wherein Plaintiff seeks to enforce its rights under its loan documents.

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

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

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

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

Feb. 9

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2023-000421

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

PHH MORTGAGE CORPORATION, Plaintiff

v.

TAMIKO BARBER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CHARLES M. BARBER, JR. a/k/a CHARLES MILTON BARBER, JR. a/k/a CHARLES BARBER 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 CHARLES M. BARBER, JR. a/k/a CHARLES MILTON BARBER, JR. a/k/a CHARLES BARBER, DEFENDANTS, 817 W. 11TH STREET, CHESTER, PA 19013

You are hereby notified that Plaintiff, PHH MORTGAGE CORPORATION, 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-2023-000421, seeking to foreclose the mortgage secured on your property located, 817 W. 11TH STREET, CHESTER, PA 19013.

NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH

BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

JONATHAN M. ETKOWICZ, ESQUIRE
ID No. 208786
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

Feb. 9

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA CIVIL DIVISION NO. CV-2022-008759

NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER, Plaintiff

v.

IRENE M. OLIVER, Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

NOTICE TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Irene M. Oliver, deceased

Being Premises: 403 Winfield Ave., Upper Darby, PA 19082.

Being in UPPER DARBY TOWNSHIP, County of DELAWARE, Commonwealth of Pennsylvania, 16-05-01488-00.

Improvements consist of residential property.

Sold as the property of Irene M Oliver.

Your house (real estate) at 403 Winfield Ave., Upper Darby, PA 19082 is scheduled to be sold at the Sheriff's Sale on April 19, 2024 at 11:00 A.M., at the PA—DELAWARE, DELAWARE COUNTY COURT-HOUSE, 201 W. FRONT ST., MEDIA, PA 19063, to enforce the Court Judgment of \$136,548.56 obtained by, NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER (the mortgagee), against the above premises.

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

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.

DANIEL J. O'BRIEN, ESQUIRE
White and Williams LLP
Attorneys for Plaintiff, Christine Rios
1650 Market Street
Suite 1800
Philadelphia, PA 19103
Phone: (215) 864-7168

Feb. 9, 16

Feb. 9, 16

SERVICE BY PUBLICATION

PHILADELPHIA COUNTY,
COURT OF COMMON PLEAS
DECEMBER TERM, 2022
NO. 0237

JURY TRIAL DEMANDED

CHRISTINE RIOS, 1115 Cantrell Street,
Philadelphia, PA 19148, Plaintiffs

v.

ABEBE TSEHAY, 1524 Forrester
Avenue, Sharon Hill, PA 19079,
Defendant

**SERVICE BY SPECIAL ORDER OF
COURT—PUBLICATION**

This is a personal injury case arising out of a motor vehicle accident which occurred on June 18, 2021 near the intersection of 65th Street and Kingsessing Avenue, Philadelphia, Pennsylvania.

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.

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2023-006393

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

SPECIALIZED LOAN SERVICING LLC,
Plaintiff

v.

LINDA HENRY, IN HER CAPACITY AS HEIR OF STEVEN COOPER; ELLEN COOPER, IN HER CAPACITY AS HEIR OF STEVEN COOPER; CAROL COOPER, IN HER CAPACITY AS HEIR OF STEVEN COOPER; DONALD COOPER, IN HIS CAPACITY AS HEIR OF STEVEN COOPER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER STEVEN COOPER, Defendants

**COMPLAINT IN MORTGAGE
FORECLOSURE**

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER STEVEN COOPER, DEFENDANT(S), 733 E. 24TH ST., CHESTER, PA 19013

You are hereby notified that Plaintiff, SPECIALIZED LOAN SERVICING LLC, 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-2023-006393, seeking to foreclose the mortgage secured on your property located, 733 E. 24TH ST., CHESTER, PA 19013.

NOTICE

YOU HAVE BEEN SUED IN COURT.

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

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

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

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

JONATHAN M. ETKOWICZ, ESQUIRE
ID No. 208786
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

Feb. 9

SERVICE BY PUBLICATION

**IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. 2024-000370**

**EMINENT DOMAIN PROCEEDING
IN REM**

**IN RE: CONDEMNATION BY THE
COUNTY OF DELAWARE OF RIGHT
OF WAY AND A TEMPORARY
CONSTRUCTION EASEMENT
AGAINST UNKNOWN OWNERS
OF THREE (3) PARCELS LOCATED
IN ASTON TOWNSHIP FOR THE
CONSTRUCTION OF AN EXTENSION
OF THE CHESTER CREEK TRAIL**

**NOTICE OF CONDEMNATION
AND DEPOSIT OF ESTIMATED
JUST COMPENSATION**

NOTICE IS HEREBY GIVEN THAT the County of Delaware, whose address is 201 W. Front Street, Media, PA 19063, pursuant to the provisions of the County Code, 16 P.S. §2401-A, as amended, has filed on January 9, 2024 a Declaration of Taking at the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder of Deeds Office of Delaware County at the places indicated on the said schedule. The name(s) of the owner(s) of the property interests condemned are also shown on the aforesaid Schedule. The County of Delaware, on behalf of itself has approved the within condemnation by Ordinance No. 2023-8 adopted on October 4, 2023, and by signing on May 12, 2023 a plan entitled "Drawings Authorizing Acquisition of Right of Way for Chester Creek Trail Phase II Development," a copy of which plan was recorded with the County Recorder of Deeds Office as Document No. 2023031793 in Book 6929, Page 2535.

The purpose of the condemnation is to acquire property and a temporary construction easement for a multiuse recreational trail.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on

the Declaration of Taking heretofore filed. The County of Delaware is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of three (3) of the condemnees listed below are unknown or for other reasons they cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa. C.S. §305(b)).

Parcel No. 6, 3510 square feet of Right of Way, Name and Address Unknown; Parcel No. 10, 1088 square feet of Right of Way and 4312 square feet of Temporary Construction Easement, Name and Address Unknown; Parcel No. 15, 1335 square feet of Right of Way, Name and Address Unknown.

The power or right of the County of Delaware to appropriate the property condemned, the procedure followed by the County of Delaware or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the County of Delaware pursuant to Section 522 of the Eminent Domain Code (26 Pa. C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the County to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform counsel for the County of Delaware noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the County of Delaware without escheat.

ROBERT W. SCOTT, ESQUIRE
Attorney ID No. 59329
Law Offices of Robert W. Scott, P.C.
Counsel for Condemnor County of Delaware
205 North Monroe Street
P.O. Box 468
Media, PA 19063

Feb. 9

SERVICE BY PUBLICATION

IN THE OFFICE OF THE
REGISTER OF WILLS OF
DELAWARE COUNTY,
PENNSYLVANIA
FILE NO. 2323-3915

IN RE: ESTATE OF MICHAEL
ZAMPITELLA, DECEASED

RE: PETITION FOR THE GRANT OF
LETTERS OF ADMINISTRATION
AND FOR A CITATION TO SHOW
CAUSE WHY ADAM GILBERG, ESQ.
SHOULD NOT BE APPOINTED AS
ADMINISTRATOR OF THE ESTATE OF
MICHAEL ZAMPITELLA, DECEASED

AND NOW, this 3rd day of January, 2024, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a New Rule to Show Cause has been issued and directed upon Kathryn Rich, Michele D. Zampitella and Sal J. Zampitella to show cause why this Petition should not be granted. Since service was not properly effectuated for Sal J. Zampitella, Service of Process by Publication has been authorized pursuant to Rule 430(b) of the Pennsylvania Rules of Civil Procedure.

Respondent(s) shall submit a written response on or before the 14th day of February, 2024, 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 23 1 Pa. R.C.P. 206.7.

BY THE FIRST DEPUTY
REGISTER OF WILLS

/s/ Julie Everett

Julie Everett, First Deputy
Register of Wills and Clerk of
Orphans' Court Division

Feb. 2, 9

JUDGMENT NOTICES

JUDGMENTS, VERDICTS, LIENS,
WAIVER OF LIENS AND OTHER MAT-
TERS ENTERED IN THE JUDGMENT
INDEX IN THE OFFICE OF JUDICIAL
SUPPORT AT MEDIA, PENNA.

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

The Judgment Index in the Judicial Sup-
port office at Media discloses that the fol-
lowing judgments, verdicts, liens, waiver of
liens and other matters have been entered
on the dates indicated.

**Accuracy of the entries
is not guaranteed**

- Gillyard, Jeffrey A, Upper Darby Township,
5/3/2023, \$176.18
- Gillyard, Jeffrey A, Upper Darby Twp,
5/3/2023, \$128.10
- Gillyard, Jeffrey A, Upper Darby Twp,
5/3/2023, \$128.10
- Gillyard, Jeffrey A, Township of Upper
Darby, 5/3/2023, \$208.73
- Gillyard, Jeffrey A, Township of Upper
Darby, 5/3/2023, \$208.73
- Gillyard, Jeffrey A, Township of Upper
Darby, 5/3/2023, \$183.43
- Gilroy, Daniel J., Commonwealth of Penn-
sylvania—for the Benefit of the County
of Delaware, 5/31/2023, \$4,482.25
- Ginter, Virginia M, Cashel Court Condo-
minium Owners' Association, 5/8/2023,
\$11,401.45
- Giorgini, Dorothy, Township of Aston,
5/4/2023, \$824.50
- Giorgini, Frank, Township of Aston,
5/8/2023, \$516.50
- Giorgio, Anthony, Sun West Mortgage
Company Inc., 5/30/2023, \$152,795.84

- Gleason, Elaine H, Upper Darby Township,
5/5/2023, \$128.10
- Gleason, Elaine H, Upper Darby Township,
5/5/2023, \$176.18
- Gleason, Elaine H, Upper Darby Township,
5/5/2023, \$128.10
- Gleason, Elaine H, Upper Darby Twp,
5/5/2023, \$128.10
- Gleason, Elaine H, Upper Darby Twp,
5/5/2023, \$128.10
- Gleason, Elaine H, Upper Darby Township,
5/5/2023, \$158.60
- Glenn, Marcus, Upper Darby Township,
5/22/2023, \$1,016.14
- Gliem, Paul, Freedom Mortgage Corpora-
tion, 5/19/2023, \$233,488.05
- Glover, Shiela, Borough of Darby, 5/24/2023,
\$850.38
- Gogna, Amit, Borough of Darby, 5/24/2023,
\$1,390.11
- Goldhahn, Eric L., Upper Darby Township,
5/19/2023, \$1,016.14
- Gramo, Melissa, Midland Funding LLC,
5/5/2023, \$1,220.51
- Grant, Desmond, Borough of Darby,
5/25/2023, \$583.36
- Grasso, Joseph R, Commonwealth of PA
Dept of Revenue, 5/5/2023, \$246.32
- Gray, Janele, Midland Credit Management,
Inc, 5/1/2023, \$1,597.27
- Greaves, Devon, Borough of Darby,
5/30/2023, \$939.88
- Greer, Earl, Borough of Darby, 5/25/2023,
\$1,621.19
- Greer, Earle S, Commonwealth of Penn-
sylvania Dept. of Revenue, 5/18/2023,
\$8,358.26
- Griffin, Crystal, Upper Darby Township,
5/26/2023, \$2,191.03
- GTC Ceramic Tile LLC George Celona Mbr,
Internal Revenue Service, 5/22/2023,
\$1,075.29
- Guillaume, Yvenais, Commonwealth
of Pennsylvania—for the Benefit of
the County of Delaware, 5/31/2023,
\$1,859.25
- Guy, Leroy, Delcora, 5/11/2023, \$132.66
- Haile, Makda Yibio, Upper Darby Town-
ship, 5/23/2023, \$1,016.14
- Hall, Karen, Cmwlth of PA Department of
Revenue, 5/23/2023, \$230,175.55
- Hammond, Jeneen, Upper Darby Township,
5/16/2023, \$1,015.74

- Hammond, Kareemah A, Cmwlt of PA Department of Revenue, 5/23/2023, \$3,583.20
- Hammonds, Sean, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$929.25
- Haque, Taufiq, Township of Aston, 5/4/2023, \$516.50
- Harrell, Yancy S, Cmwlt of PA Dept of Revenue, 5/18/2023, \$4,625.16
- Harrigan, Mark, Portfolio Recovery Associates, LLC, 5/11/2023, \$5,181.92
- Hartsfield, Lisa, Aldan Borough, 5/31/2023, \$1,363.78
- Hartzell, Carol, Young, Nancy, 5/10/2023, \$284,570.77
- Hasson, Michael, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,619.39
- Hatton, Gemarr, Midland Credit Management, Inc, 5/2/2023, \$1,659.49
- Hayes, John Christopher, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$3,016.75
- Hayward, Hassan, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,191.75
- Henry, David, Commonwealth of PA Dept of Revenue, 5/5/2023, \$4,562.49
- Henry, Edwell T, Township of Darby, 5/2/2023, \$311.73
- Henry, Edwell T., Township of Darby, 5/2/2023, \$756.30
- Henry, Edwell T., Township of Darby, 5/2/2023, \$676.00
- Henry, Tyesha N, Cmwlt of PA Department of Revenue, 5/5/2023, \$6,898.51
- Herbert, John D., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$3,186.75
- Hess, Elizabeth, Township of Aston, 5/8/2023, \$516.50
- Hewton, Kyra, Discover Bank, 5/24/2023, \$3,051.41
- Hill, Wendy A., Borough of Sharon Hill, 5/9/2023, \$840.95
- Hines, Robert A., Borough of Darby, 5/31/2023, \$646.34
- Hirsh, Shannon, U.S. Bank Trust National Association, Not in Its Individual Capacity But Solely as Owner Trustee For RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association c/o Selene Finance LP, 5/4/2023, \$221,179.03
- Hockaday, India, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$4,256.76
- Hockaday, India, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$4,256.76
- Hogg, Lorraine, Troy Capital, LLC, 5/10/2023, \$6,865.11
- Holmes, Michelle I, Upper Darby Township, 5/22/2023, \$1,016.14
- Holmes, Tyreek, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,527.25
- Homes Beyond Luxury, LLC, Borough of Darby, 5/25/2023, \$886.91
- Hoover, Deborah, NBC Management Services, Inc, 5/1/2023, \$8,762.63
- Hopkins, Elaine M, Borough of Darby, 5/11/2023, \$3,034.08
- Horne, Tyson J, Internal Revenue Service, 5/5/2023, \$96,839.85
- Howat, Christopher, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,737.25
- Howell, Eric, Franklin Mint Federal Credit Union, 5/8/2023, \$4,991.31
- Howell, Lester E., Jr., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$627.75
- Hubert, Patricia, Citibank, N.A, 5/9/2023, \$2,330.02
- Hughes, Danielle, Goldman Sachs Bank USA, 5/17/2023, \$11,862.39
- Hughes, Mario L, Midland Credit Management, Inc, 5/5/2023, \$1,091.96
- Hundley, Michael, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,282.25
- Hunt, Patrick, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,262.25
- Hurley, Edna, Borough of Darby, 5/26/2023, \$903.27
- Hurley, Michael, Borough of Darby, 5/25/2023, \$828.97
- Hutson, Jamal K, Midland Credit Management, Inc, 5/2/2023, \$10,123.39
- Icarus Enterprises, LLC, Borough of Sharon Hill, 5/9/2023, \$538.50
- Idrissa, Abdou, Borough of Darby, 5/24/2023, \$672.79
- Ilera Healthcare LLC, Cmwlt of PA Department of Revenue, 5/5/2023, \$134,105.12

- Ilera Healthcare LLC, Commonwealth of PA Dept of Revenue, 5/5/2023, \$80,797.31
- Isaacs, Nicholas Mark, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$3,135.25
- Isaacs, Nicholas Mark, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$363.75
- Ivaneko, Liliya, Drexel University, 5/22/2023, \$21,742.94
- Ivanenko, Liliya, Wells Fargo Bank, N.A., 5/11/2023, \$12,735.15
- Jabateh, Vakesi, Aqua Pennsylvania, Inc., 5/11/2023, \$4,399.86
- Jabateh, Voffee, Borough of Darby, 5/31/2023, \$1,131.25
- Jackson, Marquita, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,645.25
- Jackson, Marquita S., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$3,268.25
- Jacobs, Jeff, Discover Bank, 5/8/2023, \$5,612.51
- James Squadrito Montessori School, Internal Revenue, 5/22/2023, \$10,480.12
- Jazaj, Eugest, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/12/2023, \$1,747.75
- Jean Tax Financial Services, Kerr, Dumitria, 5/23/2023, \$8,326.75
- Jeffrey, Sheena, Borough of Darby, 5/31/2023, \$1,146.36
- Jenkins, Terrence, Borough of Darby, 5/25/2023, \$1,018.81
- Jennings, Kaitlyn, NBC Management Services, Inc, 5/1/2023, \$6,110.70
- Jennings, Kelly A., Capital One NA, 5/25/2023, \$2,754.11
- Johnson, Bra'nijah Nashai, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,280.25
- Johnson, Bra'nijah Nashai, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,402.25
- Johnson, Carol, Upper Darby Township, 5/23/2023, \$1,016.14
- Johnson, Denise G, Borough of Lansdowne, 5/17/2023, \$647.25
- Johnson, Gary Elwin, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,090.75
- Johnson, Kolea, Borough of Darby, 5/31/2023, \$1,039.30
- Johnson, Layquan K., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,192.25
- Johnson, Nahjira, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,276.25
- Johnson, Nahjira Ikea, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,327.25
- Johnson, Paulette Camille, Borough of Sharon Hill, 5/8/2023, \$908.52
- Jones, Carol, Cmwlth of PA Department of Revenue, 5/15/2023, \$3,630.70
- Jones, Joe H., Borough of Darby, 5/24/2023, \$363.61
- Jones, Latrese T., Borough of Darby, 5/25/2023, \$1,237.05
- Jones, Maxine, Borough of Darby, 5/31/2023, \$929.73
- Jones, Natasha Rose, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$32,501.41
- Jones, Nicole, Township of Aston, 5/8/2023, \$516.50
- Jones, Rodney Lee, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,418.51
- Jones, Roy, Axalta Coating Systems, LLC, 5/8/2023, \$33,877.78
- Jones, Wendell T., Upper Darby Township, 5/23/2023, \$1,016.14
- Jones-Hundley, Michele A., Borough of Sharon Hill, 5/10/2023, \$538.50
- Jordan, Aisha M., Borough of Darby, 5/24/2023, \$1,438.57
- Jordan, Will T, Cavalry SPV I, LLC, 5/2/2023, \$13,899.74
- Joseph, Charmaine M., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$3,068.25
- Joseph, Evienne, Township of Upper Darby, 5/5/2023, \$208.73
- Joseph, Evienne, Township of Upper Darby, 5/5/2023, \$208.73
- Junco, Anyelo, Borough of Sharon Hill, 5/8/2023, \$538.50

- Kamara, Brimah S, Upper Darby Township, 5/31/2023, \$2,141.01
- Kargbo, Joseph, Discover Bank, 5/15/2023, \$3,076.83
- KB Portable Air LLC, Department of Labor & Industry to the Use of the Unemployment Compensation Fund, 5/1/2023, \$1,876.92
- Keane, Patricia A, Cavalry SPV I, LLC, as Assignee of Citibank, N.A., 5/2/2023, \$1,582.64
- Keates, Jaime, Drexel University, 5/11/2023, \$7,681.45
- Keates, Robert, Township of Upper Darby, 5/5/2023, \$208.73
- Keates, Robert, Township of Upper Darby, 5/5/2023, \$176.90
- Keates, Robert &, Township of Upper Darby, 5/5/2023, \$208.73
- Keevish, Robert Joseph, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,151.75
- Keita, Mahamadou, Borough of Darby, 5/26/2023, \$539.28
- Kelly, Gerald, the Township of Springfield, 5/12/2023, \$308.00
- Kelly, Laura G, Cmwlt of PA Department of Revenue, 5/5/2023, \$3,631.25
- Kemp Jr., Marquis D, Cmwlt of PA Department of Revenue, 5/23/2023, \$5,746.40
- Kennedy, Edward P, Internal Revenue Service, 5/11/2023, \$11,631.45
- Kenneh, Kasim V., Borough of Darby, 5/25/2023, \$1,172.15
- Keris, Christina Marie, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/24/2023, \$6,038.00
- Kernag, Jeffrey, Midland Credit Management, Inc, 5/5/2023, \$1,219.89
- Kerr, Raymond T, Darby Boro, 5/10/2023, \$478.67
- Key-Ramson, Brianna Nico, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,277.25
- Keys, Michelle, Internal Revenue Service, 5/17/2023, \$47,935.05
- Khoury Konvenience Store, LLC, JF Petroleum Group, 5/3/2023, \$4,186.58
- King, Aundre, Discover Bank, 5/25/2023, \$4,042.44
- King, Janice, Darby Borough, 5/10/2023, \$652.99
- King, Janice, Borough of Darby, 5/10/2023, \$581.53
- King, Janice, Borough of Darby, 5/10/2023, \$463.00
- King, Joyce M, Bank of America, N.A., 5/1/2023, \$111,480.91
- Kirkwood, Barbara, Crown Asset Management LLC, 5/23/2023, \$5,036.48
- Knight, Anne J, Darby Borough, 5/10/2023, \$822.19
- Knight, Simone, LVNV Funding LLC, 5/3/2023, \$24,056.79
- Knippenberg, Jessica J., Upper Darby Township, 5/23/2023, \$1,016.14
- Kody, Megan E, Citadel Federal Credit Union, 5/5/2023, \$16,310.80
- Koresko, John J, Internal Revenue Service, 5/3/2023, \$326,429.77
- Kovolski, Kathleen C, Internal Revenue Service, 5/30/2023, \$43,447.17
- Kovolski, William B, Internal Revenue Service, 5/30/2023, \$43,447.17
- Kreines, Catherine Suzanne, Southwest Delaware County Municipal Authority, 5/17/2023, \$733.06
- Krider, Joseph &, Township of Upper Darby, 5/5/2023, \$417.45
- Kromah, Hassan, Borough of Darby, 5/30/2023, \$880.60
- Krown, Stephen Andrew, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,512.25
- Kyle, Jessica N, Cmwlt of PA Department of Revenue, 5/30/2023, \$14,214.97
- L. Satchell, Sandra L., Upper Darby Township, 5/18/2023, \$1,016.14
- Labella, Anthony R., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,904.25
- Lane, Kevin T, Internal Revenue Service, 5/2/2023, \$9,194.89
- Larson, Pamela R., TD Bank, N.A., 5/18/2023, \$164,507.96
- Lawson, Victor, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,272.75
- Lawson, Victor, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,272.75

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

**February 16, 2024
11:00 A.M. Prevailing Time**

BOROUGH

- Brookhaven 9
- Clifton Heights 11, 14, 34, 43
- Collingdale 5
- Folcroft 15, 35
- Lansdowne 30
- Norwood 7, 28
- Ridley Park 4, 10, 20, 26
- Upland 41
- Yeadon 32

CITY

- Chester 3, 18, 19, 29

TOWNSHIP

- Aston 13, 33, 42
- Concord 36
- Haverford 8, 16
- Middletown 6
- Newtown 37
- Radnor 39, 40
- Ridley 12, 23
- Springfield 2
- Upper Darby 1, 17, 21, 24, 25, 27, 31, 38

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. 004146 1. 2019

MORTGAGE FORECLOSURE

ALL THOSE CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, SITUATE in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, designated and known as lots numbered 171 and 172 on a certain plan of lots called "Highland Park", surveyed for Wood, Harmon Real Estate Trustees by Joseph W. Hunter, Civil Engineer, Jenkintown, PA, dated May 19,1904, which is duly recorded in the Office for the Recording of Deeds & c., in and for the County of Delaware, PA, in Deed Book L. No. 7 page 620, and described as follows, to wit:

BEGINNING at a point on the South-easterly side of Madison Avenue (fifty feet wide) at the distance of forty-eight and forty-five one-hundredths feet North-eastwardly from the Northeasterly side of Beverly Boulevard (formerly Forest Avenue); thence extending Northeastwardly along the Southeasterly side of Madison Avenue, fifty feet and extending of that width in length or depth Southeastwardly (erroneously described in prior Deeds as Southwestwardly between parallel lines at right angles to said Madison avenue one hundred thirty feet.

CONTAINING in front along the North-erly side of Seventh Street measured West-wardly 40 feet and extending of that width in length or depth Northwardly along lines at righty angles to Seventh Street, 122 feet 2 and 13/16ths inches to a 15 feet wide alley leading Eastwardly into Pennell Street, the Westerly line of said Lot passing through the middle of a party wall separating mes- sage on premises herein described from another contiguous message on premises an adjoining on the West.

BEING the same premises which Olivia S. Hammett, Executrix of the Will of Henry Smolens, by Indenture bearing date the 23rd day of August A.D. 1971, and recorded in the Office of the Recorder of Deeds & c., in and for the County of Delaware aforesaid, in Deed Book 2409 page 910, granted and conveyed unto Henry Smolens in fee.

BEING the same premises which Robert Clark, widower, by deed, dated July 22, 1999 and recorded August 2, 1999 in the Delaware County Recorder of Deeds, Book 1910 and page 787 as Instrument No. 1999061093, granted and conveyed unto Robert Clark. Upon the death of Robert Clark, title to the premises vested in: Donald Clark, known heir of Robert Clark a/k/a Robert T. Clark, III, deceased; Michael Clark, known heir of Robert Clark a/k/a Robert T. Clark, III, deceased; Kimberly Whoriskey, known heir of Robert Clark a/k/a Robert T. Clark, III, deceased; James Clark, known heir of Robert Clark a/k/a Robert T. Clark, III, deceased; unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Robert Clark a/k/a Robert T. Clark, III, deceased.

PARCEL 16-07-000629-00

KNOWN as: 325 South Madison Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Donald Clark, known heir of Robert Clark a/k/a Robert T. Clark, III, deceased; Michael Clark, known heir of Robert Clark a/k/a Robert T. Clark, III, deceased; Kimberly Whoriskey, known heir of Robert Clark a/k/a Robert T. Clark, III, deceased; James Clark, known heir of Robert Clark a/k/a Robert T. Clark, III, deceased; unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Robert Clark a/k/a Robert T. Clark, III, deceased.

Hand Money \$3,000.00

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008925 2. 2014

MORTGAGE FORECLOSURE

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

Situate in the Township of Springfield, County of Delaware and State of Pennsylvania bounded and described according to a plan of Beatty Hills made for S. Franklin Pancoast, under date of 11/19/1952 and last revised 12/31/1953 as follows, to wit:

BEGINNING at a point on the North-easterly side of Barry Drive (55 feet wide) at the Southeasterly end of a 25 foot radius which connects the said side of Barry Drive with the Southeasterly side of Collins Drive (55 feet wide); thence from said point of beginning and extending Southeastwardly along the said side of Barry Drive on the arc of a circle curving to the left having a radius of 1035.88 feet the arc distance of 108.02 feet to a point; thence leaving same and extending North 37 degrees 3 minutes East 124.91 feet to a point; thence extending North 52 degrees 57 minutes West 123.35 feet to the Southwest side of Collins Drive; thence extending along the same South 37 degrees 3 minutes West 16.82 feet to a point of curve; thence continuing along the said side of Collins Drive on the arc of a circle curving to the right having a radius of 427.5 feet the arc distance of 72.36 feet to a point of reverse circle; thence extending on the arc of a circle curving to the left having a radius of 25 feet (said curve line connecting the said side of Collins Drive the Northeast side of Barry Drive) the arc distance of 40.57 feet to the mentioned point and place of beginning.

BEING the same premises which Jerome Mauze and Harriet Mauze by deed, dated April 5, 2007 and recorded April 16, 2007, in Delaware County, Book 4076 and page 74, at Instrument No. 2007033051, granted and conveyed unto William R. ORangers and Safri J. Ridolfi, as joint tenants with the right of survivorship, in fee.

PARCEL 42-00-01297-00

BEING Lot No. 19 on the aforesaid plan, House No. 499 Collins Drive.

KNOWN AS: 499 Collins Drive, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: William R. Orangers and Sarfi J. Ridolfi.

Hand Money \$11,684.88

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000823 3. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the City of Chester, County of Delaware and Commonwealth of Pennsylvania, more fully described as follow, to wit:

BEGINNING at a point on the North-erly side of Seventh Street, at the distance of 20 feet measured Westerly from the Northwesterly corner of Seventh Street and Pennell Street.

CONTAINING in front along the North-erly side of Seventh Street measured West-wardly 40 feet and extending of that width in length or depth Northwardly along lines at righty angles to Seventh Street, 122 feet 2 and 13/16ths inches to a 15 feet wide alley leading Eastwardly into Pennell Street, the Westerly line of said Lot passing through the middle of a party wall separating mes- sage on premises herein described from another contiguous message on premises an adjoining on the West.

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

BEING the same premises which Thom- as L. Bing et al, by Deed, dated May 24, 1994 and recorded June 6, 1994 in the Delaware County Recorder of Deeds, Book 1263 and page 981, as Instrument No. 1994050061, granted and conveyed to Juanita P. Carter and upon the death of Juanita P. Carter, title to the premises vested in: the Estate of Juanita P. Carter.

Parcel 49-08-00363-00

KNOWN as: 1206 West 7th Street (West Seventh Street), Chester, PA 19013.

IMPROVEMENTS CONSIST OF: Resi- dential dwelling.

SOLD AS THE PROPERTY OF: The Estate of Juanita P. Carter.

Hand Money \$3,730.93

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001259 4. 2023

MORTGAGE FORECLOSURE

Property in Ridley Park Borough, Coun- ty of Delaware and State of Pennsylvania.

Front: Depth:

BEING Premises: 319 Sloan Street, Crum Lynne, PA 19022.

IMPROVEMENTS CONSIST OF: Resi- dential Property.

SOLD AS THE PROPERTY OF: Law- rence F. McFadden.

Hand Money \$16,345.92

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005869 5. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the two story brick dwelling erected thereon. Situate on the South- westerly side of Cherry Street at the dis- tance of 53.57 feet Southeasterly from the Southeasterly side of Pusey Avenue in the Borough of Collingdale, County of Delaware and Commonwealth of Pennsylvania.

CONTAINING in front or breadth on the said Cherry Street 25 feet and extending of that width in length or depth South-westwardly between parallel lines at right angles to said Cherry Street 115 feet.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Sharon
L. Shank.

Hand Money \$9,558.39

Law Office of Gregory Javardian, LLC,
Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007233 6. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate in the Township of Middletown, County of Delaware and Commonwealth of Pennsylvania and bounded and described according to a revised portion of Plan of Middletown Heights, as follows, to wit:

BEGINNING at a point on the Southerly side of Oak Street (40 feet wide), a corner of revised Lot No. 158-A on said Plan of Middletown Heights, and at the distance of 78.24 feet measured Westwardly along the Southerly side of Oak Street from the Southwesterly corner of same and Fairview Avenue; thence by line of revised Lot No. 158-A, South 11 degrees 22 minutes East, 128.3 feet to a point in line of Lot No. 159 on said Plan; thence by line of said Lot No. 159, South 78 degrees 38 minutes West, 75 feet to a point; thence North 11 degrees 22 minutes West, 150.57 feet to a point on the Southerly side of Oak Street, and thence by the Southerly side of said Oak Street, South 84 degrees 50 minutes East, 78.23 feet to the first mentioned point and place of BEGINNING.

BEING known and designated as lot No. 157-A on said Plan as revised.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Charles
A.J. Halpin, III, Esquire, Personal Rep-
resentative of the Estate of Donald R.
McBride, deceased.

Hand Money \$13,829.63

Law Office of Gregory Javardian, LLC,
Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007265 7. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$141,461.46

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

Front: Irregular Depth: Irregular

BEING Premises: 530 Mohawk Avenue,
Norwood, PA 19074.

Folio Number: 31-00--00988-00

IMPROVEMENTS CONSIST OF: Res-
idential Property.

SOLD AS THE PROPERTY OF: Kevin
Michael Terry a/k/a K. Michael Terry.

Hand Money \$14,146.15

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000153 8. 2019

MORTGAGE FORECLOSURE

Judgment Amount: \$367,836.32

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

Front: Irregular Depth: Irregular

BEING Premises: 1252 Fairview Avenue, Havertown, PA 19083.

Folio Number: 22-09-00842-00

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Robby J. Wiemer.

Hand Money \$36,783.63

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000185 9. 2022

MORTGAGE FORECLOSURE

Judgment Amount: \$168,810.46

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

Front: Irregular Depth: Irregular

BEING Premises: 6307 Hilltop Drive, No. 43 assessed as 6307 Hilltop Drive, Brookhaven, Pennsylvania 19015.

Folio Number: 05-00-00626-77

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Edward Rich, III and Karen Rich a/k/a Karen Craig.

Hand Money \$16,881.05

Christopher A. DeNardo, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006873 10. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$215,769.63

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

Front: Irregular Depth: Irregular

BEING Premises: 546 East Hinckley Avenue, Ridley Park, PA 19078.

Folio Number: 37000100100

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Michael Ferriola and Amanda Kelly.

Hand Money \$21,576.96

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003863 11. 2015

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$17,216.55

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007986 12. 2022

MORTGAGE FORECLOSURE

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

PARCEL/FOLIO No. 38-06-00854-07

BEING more commonly known as: 425 North Lane, Ridley Park, PA 19078.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Raychell L. Love and Matthew W. Love.

Hand Money \$3,000.00

Richard M. Squire & Associates, LLC Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007321 13. 2023

MORTGAGE FORECLOSURE

Property in the Township of Aston, County of Delaware, Commonwealth of PA on the beginning at a point in the middle of the public road leading from Crozierville.

Front: IRR Depth: IRR

BEING Premises: 647 Convent Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Julian Poeta and Skyler Ross.

Hand Money \$29,208.40

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006405 14. 2022

MORTGAGE FORECLOSURE

Property in the Borough of Clifton Heights, County of Delaware, Commonwealth of PA on the beginning at a point on the Southeasterly side of Broadway Avenue.

Front: IRR Depth: IRR

BEING Premises: 326 East Broadway Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Unknown Heirs of Joseph B. Beasten.

Hand Money \$9,947.65

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009766 15. 2022

MORTGAGE FORECLOSURE

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

BEING the same premises which Alice Bell, unmarried, on June 12, 1991, recorded on July 1, 1991, in the Office of the Recorder of Deeds in and for the County of Delaware in Book 0860, page 1191 granted and conveyed unto Alice Bell, unmarried and David A. Bell, son of Alice Bell. Alice Bell departed this life on or about May 17, 2020.

BEING Premises: 431 Crotzer Ave., Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: David A. Bell, as owner and as heir to the Estate of Alice Bell, deceased, John Barone as heir to the Estate of Alice Bell, deceased and the unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Alice Bell, deceased.

Hand Money \$7,551.80

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001758 16. 2014

MORTGAGE FORECLOSURE

Property in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on January 7, 2003, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 2638, at page 909.

Folio No. 22-09-00363-18.

BEING known as 21 Colonial Road, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: single family residential dwelling.

SOLD AS THE PROPERTY OF: Patrick G. Gillespie and Michelle L. Gillespie, husband and wife.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004613 17. 2019

MORTGAGE FORECLOSURE

905 Springfield Road
Aldan, PA 19018

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Sheila Bright.

Hand Money \$21,202.76

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008591 18. 2022

MORTGAGE FORECLOSURE

2 East 17th Street
Chester, PA 19013

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Henry J. Skipwith a/k/a Henry John Skipwith.

Hand Money \$18,711.18

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006297 19. 2022

MORTGAGE FORECLOSURE

316 Townsend Street
Chester, PA 19013

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Valaida Andrea Henry a/k/a Valaida A. Henry.

Hand Money \$7,716.14

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006833 20. 2022

MORTGAGE FORECLOSURE

422 Bartlett Avenue
Ridley Park, PA 19078

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Dawn R. Vitale.

Hand Money \$13,768.78

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007723 21. 2022

MORTGAGE FORECLOSURE

3816 Marshall Road
Drexel Hill, PA 19026

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Sharon Nutley; Edward Nutley.

Hand Money \$9,420.58

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001869 23. 2022

MORTGAGE FORECLOSURE

541 Darby Road
Ridley Park, PA 19078

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Jaclyn M. Kirshner f/k/a Jaclyn M. Fritze.

Hand Money \$21,522.42

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007374 24. 2023

MORTGAGE FORECLOSURE

139 Lexington 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: Jeffrey A Pegram.

Hand Money \$16,479.14

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003350 25. 2023

MORTGAGE FORECLOSURE

1 Whalens Court
Drexel Hill, PA 19026

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Shirlene R. Cotton a/k/a Shirlene Cotton.

Hand Money \$20,703.42

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005935 26. 2023

MORTGAGE FORECLOSURE

Property in Ridley Park Borough, County of Delaware and State of Pennsylvania.

Front: 95 Depth: 42

BEING Premises: 924 Village Road, Folsom, a/k/a Ridley Township, PA 19033.

PARCEL No. 38-03-02870-00

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Judith M. Boettger.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001472 27. 2023

MORTGAGE FORECLOSURE

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

Front: 3 sty House Depth: 3,350 sq ft

BEING Premises: 50 Blanchard Road, Drexel Hill, PA 19026.

PARCEL No. 16-13-00708-00

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Amber L. Aldridge f/k/a Amber L. Collins.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005572 28. 2019

MORTGAGE FORECLOSURE

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

Front: 133 Depth: 168

BEING Premises: 145 Ridgeway Avenue, Norwood, PA 19074.

PARCEL No. 31000117400

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: Jesse Wyatt and Joan Wyatt and Patrick Martin, as Trustee of the Ridgeway Ave Trust, Trust Number 145.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002280 29. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 49070043900

Property: 816 West 6th Street, Chester, PA 19013.

BEING the same premises which Elmore Spear and Sarah Spear, husband and wife, by Deed dated October 19, 1995 and recorded October 30, 1995 in and for Delaware County, Pennsylvania in Deed Book Volume 1412, page 2089, granted and conveyed unto Corinne M. Anderson.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Corinne M. Anderson.

Hand Money \$2,807.52

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001725 30. 2020

MORTGAGE FORECLOSURE

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

BEING Folio No. 23000006200

BEING Premises: 231 West Albemarle Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Rudolph Nash Jr. and Tanya L. Nash.

Hand Money \$16,140.50

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000508 31. 2023

MORTGAGE FORECLOSURE

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

BEING Folio No. 16-06-00626-00

BEING Premises: 7505 Lennox Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Sandra L. Satchell.

Hand Money \$10,721.65

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009454 32. 2021

MORTGAGE FORECLOSURE

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

BEING Folio No. 48-00-03274-00

BEING Premises: 429 S. Wycombe Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Barbara Johnson.

Hand Money \$32,178.40

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003584 33. 2018

MORTGAGE FORECLOSURE

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

BEING Folio No. 02-00-01503-00

BEING Premises: 106 Marianville Road, Aston, Pennsylvania 19014.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Carol Edonick, known surviving Heir of Albert Warren, David Edonick, known surviving Heir of Albert Warren, Don Edonick, known surviving Heir of Albert Warren, and unknown surviving Heirs of Albert Warren.

Hand Money \$23,075.66

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001998 34. 2022

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 10000196200

Property: 37-39 South Sycamore Avenue, Clifton Heights, PA 19018.

BEING the same premises which Esther Olive, by Deed dated April 4, 2008 and recorded April 14, 2008 in and for Delaware County, Pennsylvania in Deed Book Volume 04341, page 2113, granted and conveyed unto Lefort J. Petit and Lefort Petit, Sr.

IMPROVEMENTS CONSIST OF:
house.

SOLD AS THE PROPERTY OF: Lefort
J. Petit and Lefort Petit, Sr.

Hand Money \$13,960.41

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010176 35. 2018

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 20000069402

Property: 116 Folcroft Avenue, Folcroft,
PA 19032.

BEING the same premises which Na-
than Much, by Deed dated April 20, 2004
and recorded May 10, 2004 in and for Dela-
ware County, Pennsylvania in Deed Book
Volume 03168, page 2200, granted and
conveyed unto Brian L. Marshall.

IMPROVEMENTS CONSIST OF:
house.

SOLD AS THE PROPERTY OF: Brian
L. Marshall.

Hand Money \$17,356.24

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001980 36. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 13000051556

Property: 3 Maple Lane, Glen Mills, PA
19342.

BEING the same premises which Pulte
Home Corportation of the Delaware Val-
ley, by Deed dated January 24, 1997 and
recorded January 29, 1997 in and for
Delaware County, Pennsylvania in Deed
Book Volume 1554, page 1524, granted
and conveyed unto Michael C. Juliano and
Kathleen M. Juliano.

IMPROVEMENTS CONSIST OF:
house.

SOLD AS THE PROPERTY OF: Michael
C. Juliano and Kathleen M. Juliano

Hand Money \$15,425.36

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004275 37. 2023

MONEY JUDGMENT

ALL THAT CERTAIN unit located in the property known, named and identified as Hollybrook Condominium, located in the Township of Newtown, 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 in the Office of the Recorder of Deeds in and for the County of Delaware, Pennsylvania recorded on 10/04/1981 in Deed Book 2807, page 549, and any amendments thereto, as the same may change from time to time, being and designated as Unit No. A-43-1BR, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

FOLIO NO. 30-00-02807-26

IMPROVEMENTS CONSIST OF: Residential Condominium Unit.

SOLD AS THE PROPERTY OF: Shogher Amyan.

Hand Money \$3,000.00

Michelle J. Cunningham, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005766 38. 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 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 driveway and passing partly through the party wall between theses 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. 007689 39. 2016

MORTGAGE FORECLOSURE

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

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

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

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$67,372.51

Pincus Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002698 40. 2023

MONEY JUDGMENT

ALL THAT CERTAIN unit designated as Unit Number 2 being a Unit in Building Number F of "Roberts Hill" Condominium, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania as designated in Declaration of Condominium bearing date the 6th day of June A.D. 1974 and designated in Declaration of Condominium bearing date the 6th day of June A.D. 1974 and recorded in the Office of the Recording of Deeds in and for the County of Delaware at Media, Pennsylvania on the 18th day of June A.D. 1974 in Deed Book 2506 page 1021 and Code of Regulations bearing date the 6th day of June A.D. 1974 and recorded in Deed Book 2506 page 1047.

BEING Unit No. 2 in Building No. F "Robert Hill". par

TOGETHER with all right, title and interest to the undivided interest of, in to the Common Elements as defined by Section 102 of the Unit Property Act 1963 July 3, P.L. 196 and as set forth in the aforesaid Declaration of Condominium and Declaration Plan.

TAX ID/Parcel No. 36-05-03213-26.

BEING the same premises which Anne Cautreels and Werner Cautreels by Deed dated 04/05/2010 and recorded 04/22/2010 in Delaware County in Volume 4729 page 603 conveyed unto Kim Cautreels, in fee.

IMPROVEMENTS CONSIST OF: one family dwelling.

SOLD AS THE PROPERTY OF: Mary Beth Heilmann.

Judgment Amount: \$21,245.13

Hand Money \$5,212.45

Glenn M. Ross, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001689 41. 2022

MORTGAGE FORECLOSURE

Property in the Borough of Upland, County of Delaware, Commonwealth of PA on the beginning at a point on the Easterly side of Woodside Avenue.

Front: IRR Depth: IRR

BEING Premises: 1001 Woodside Avenue, Upland, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Colleen Germscheid, solely in her capacity as Heir of Agnes R. Meyers, deceased; James Germscheid, solely in his capacity as Heir of Agnes R. Meyers, deceased; Alice Meyers, solely in her capacity as Heir of Agnes R. Meyers, deceased; Cathleen Meyers, solely in her capacity as Heir of Agnes R. Meyers, deceased; Charles Meyers, solely in his capacity as Heir of Agnes R. Meyers, deceased; George Meyers, solely in his capacity as Heir of Agnes R. Meyers, deceased; John Meyers, solely in his capacity as Heir of Agnes R. Meyers, deceased; John Meyers, solely in his capacity as Heir of Agnes R. Meyers, deceased; Robert Meyers, solely in his capacity as Heir of Agnes R. Meyers, deceased; Robert Meyers, solely in his capacity as Heir of Agnes R. Meyers, deceased; The Unknown Heirs of Agnes R. Meyers, deceased; Jennifer Peragine, solely in her capacity as Heir of Agnes R. Meyers, deceased and Suzanne Yust, solely in her capacity as Heir of Agnes R. Meyers, deceased.

Hand Money \$8,014.77

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007709 42. 2022

MORTGAGE FORECLOSURE

2601 Market Street
Aston, PA 19014

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

Folio No. 09-00-01925-00

IMPROVEMENTS CONSIST OF: Commercial Building.

SOLD AS THE PROPERTY OF: B&M Associates, Inc.

Hand Money \$60,664.64

2617 Market Street
Aston, PA 19014

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

Folio No. 09-00-01926-00

IMPROVEMENTS CONSIST OF: Ground.

SOLD AS THE PROPERTY OF: B&M Associates, Inc.

Hand Money \$60,664.64

0 Market Street
Aston, PA 19014

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

Folio No. 09-00-01927-00

IMPROVEMENTS CONSIST OF: Ground.

SOLD AS THE PROPERTY OF: B&M Associates, Inc.

Hand Money \$60,664.64

Smith Kane Holman, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000744 43. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN property situated in the Borough of Clifton Heights in the County of Delaware and Commonwealth of Pennsylvania, BEING more fully described in a deed dated 8/26/1974 and recorded 8/28/1974, among the land records of the county and state set forth above, in deed Volume 2513 and age 521. Tax map or parcel ID No.: 10-00-01616-00.

FOLIO NO. 10-00-01616-00

BEING known as: 303S Penn Street, Clifton Heights, PA 19018.

BEING the same premises which Anthony O. Coia and Kathleen J. Coia, his wife, by indenture dated August 26, 1974 and recorded August 28, 1974 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 2513 page 521, granted and conveyed unto Russell A. Goetz and Geraldine M. Goetz, his wife.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Estate of Geraldine M. Goetz, deceased, etal Russell Goetz known Heir of Geraldine M. Goetz, deceased mortgagor, unknown heirs, devisees and personal representatives of James Goetz and his her their or any of their successors in right title and interest; Stephen Goetz, known heir of Geraldine M. Goetz, deceased mortgagor; Geraldine Bodnar, known heir of Geraldine M. Goetz, deceased mortgagor; Barbara Hance known

heir of Geraldine M. Goetz, deceased mortgagor; Mary Gentile known heir of Geraldine M. Goetz, deceased mortgagor; Denise Riddle known heir of Geraldine M. Goetz, deceased mortgagor; unknown heirs, successor assigns and all persons, firms of associations claiming right title or interest from or under Estate of Geraldine M. Goetz, Christopher Goetz known heir of James Goetz, deceased known heir of Geraldine M. Goetz, deceased mortgagor; Joseph Goetz, known heir of James Goetz, deceased known Heir of Geraldine M. Goetz, deceased mortgagor Antonino Prestipino Administrator of the Estate of Joseph J. Goetz, Sr. known heir of Geraldine M. Goetz, deceased.

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

JERRY L. SANDERS, JR., Sheriff

Jan. 26; Feb. 2, 9

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