

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 settlers 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

DIANE J. BASE a/k/a DIANE BASE,
dec'd.

Late of the Borough of Sharon Hill,
Delaware County, PA.
Admx.: Carol Marie Smith c/o Nancy
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BARBARA M. BEALE, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extx.: Donna DiGiovanni c/o L. Ted
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MARVIN CALDWELL, dec'd.

Late of the Borough of Yeadon,
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**EDWARD J. CAMPUZANO, SR. a/k/a
EDWARD JOSEPH CAMPUZANO,
SR.,** dec'd.

Late of the Township of Upper Darby,
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Extr.: Joseph Campuzano, Jr. c/o
Denise E. Murray, Esquire, 320 W.
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DENISE E. MURRAY, ATTY.
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**WILLIAM A. COYLE a/k/a WILLIAM
A. COYLE, M.D.,** dec'd.

Late of the Borough of Media,
Delaware County, PA.
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CHARLES E. MCKEE, ATTY.
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REGINA M. CURRAN, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extr.: Michael J. Curran, 11 Tudor
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RALPHAL S. CURRY, JR., dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
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**THOMAS JOSEPH DAVIS a/k/a
THOMAS DAVIS,** dec'd.

Late of the Borough of Eddystone,
Delaware County, PA.
Co-Admns.: Erica Lynn Estep and
Emily L. Estep c/o Thomas E. Wyler,
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PA 19063.
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**NICHOLAS ANTHONY DiMARCO,
JR.,** dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Admx.: Caitlin Cecilia DiMarco c/o D.
Selaine Keaton, Esquire, 21 W. Front
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19063.
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GRISEL VERDEJO ESCALERA, dec'd.

Late of the Borough of Yeadon,
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SEAN MURPHY, ATTY.
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Lansdowne, PA 19050

MARY LOU GILLESPIE, dec'd.
Late of the Township of Darby,
Delaware County, PA.
Extx.: Margaret Lyons, 3726 Mayfield
Lane, Chadds Ford, PA 19317.

AARON MICHAEL GULIAN, dec'd.
Late of the Township of Bethel,
Delaware County, PA.
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**HAZEL C. HACKETT a/k/a
HAZEL HACKETT and HAZEL
CHARLOTTE HACKETT, dec'd.**
Late of the Township of Thornbury,
Delaware County, PA.
Extx.: Carrie Woody.
CARRIE WOODY, ATTY.
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ELEANOR JAROSH, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extxs.: Samara Jarosh, Fay Jarosh
Ellis and Rebecca Jarosh c/o Stephen
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JANE W. JOHNSTON, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extx.: J.L. Johnston (Named in
Will as J. Lindsay Johnston) c/o
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**CLAUDETTE NARDA JOYNER a/k/a
CLAUDETTE JOYNER, dec'd.**
Late of the Borough of Darby,
Delaware County, PA.

Extx.: Wanda Walker c/o Stephen
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**ELIZABETH S. KOLOWRAT a/k/a
ELIZABETH ANN KOLOWRAT and
ELIZABETH KOLOWRAT, dec'd.**
Late of the Township of Haverford,
Delaware County, PA.
Extx.: Alyssa Margareta Kolowrat c/o
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**STEPHEN A. KOSIAK a/k/a
STEPHEN KOSIAK and STEPHEN
ANDREW KOSIAK, dec'd.**
Late of the Township of Haverford,
Delaware County, PA.
Extx.: Caroline M. Witthohn c/o Joseph
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**EDNA MAE MALMSTROM a/k/a
EDNA M. MALMSTROM and EDNA
MALMSTROM, dec'd.**
Late of the Township of Concord,
Delaware County, PA.
Extx.: Betty Lee Moore, 822 Daisy
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**JOAN A. McDEVITT a/k/a JOAN
McDEVITT, dec'd.**
Late of the Township of Radnor,
Delaware County, PA.
Extx.: Sara Caroline Behrendt (Named
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Lancaster Ave., Ste. T-2, Berwyn, PA
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**EDWARD O'BRIEN a/k/a EDWARD J.
O'BRIEN, JR., dec'd.**
Late of the Township of Ridley,
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JEFFREY PROUSE, dec'd.
Late of the Township of Newtown, Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W. Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
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KARIN L. RAUNIGK, dec'd.
Late of the Township of Chadds Ford, Delaware County, PA.
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GERARD P. SPRINGER a/k/a GERARD SPRINGER, dec'd.
Late of the Borough of Aldan, Delaware County, PA.
Admr.: John Joseph Springer, 1 Mary Anne Dr., Brookhaven, PA 19015.
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MARY G. WARDEN, dec'd.
Late of the Township of Edgmont, Delaware County, PA.
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CATHERINE WRAY, dec'd.
Late of the Borough of Trainer, Delaware County, PA.
Extr.: John W. Wray, 3212 Jourdan Court, Abington, MD 21009.

JIANDONG ZHU, dec'd.
Late of the Township of Bethel, Delaware County, PA.
Admr.: Fengxiang You, 1076 Ryans Run, Garnet Valley, PA 19060.

SECOND PUBLICATION

RUTA ABRANTS, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Co-Extxs.: Vilnis Kriss Ore and Renate Gravers c/o James Schildt, Esquire, 1007 W. Broad Street, Quakertown, PA 18951.
JAMES SCHILDT, ATTY.
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JOYCE R. BARBER a/k/a JOYCE BARBER and JOYCE BARBER-SAXON, dec'd.
Late of the Township of Marple, Delaware County, PA.
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STEPHEN M. SPECHT, ATTY.
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EMILY J. BILLIG a/k/a EMILY B. BILLIG, dec'd.
Late of the Borough of Norwood, Delaware County, PA.
Extx.: Christine Ann Ahlborn c/o Kyle A. Burch, Esquire, 22 State Road, Media, PA 19063-1442.
KYLE A BURCH, ATTY.
22 State Road
Media, PA 19063-1442

WILLIAM H. BUNCH a/k/a WILLIAM HARVEY BUNCH, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extx.: Alexis H. Bogan, P.O. Box 551, Wilmington, DE 19899.

KEVIN CERBO, dec'd.
Late of the Township of Ridley, Delaware County, PA.
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WILLIAM A. CHAPMAN, dec'd.
Late of the Borough of Aldan, Delaware County, PA.
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JAMES J. COGGINS, SR. a/k/a

JOSEPH J. COGGINS, dec'd.
Late of the Township of Bethel,
Delaware County, PA.
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NAOMI M. COLLINS, dec'd.

Late of the Borough of Sharon Hill,
Delaware County, PA.
Extr.: Gregory C. McNeill, 4665
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19803.

JOANNE M. DICKEY, dec'd.

Late of the Borough of Folcroft,
Delaware County, PA.
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JOHN LOUIS DiLELLO, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extr.: Louis Philip DiLello, 103
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19148.

DONALD FAMOUS a/k/a DONALD P. FAMOUS, dec'd.

Late of the Borough of Lansdowne,
Delaware County, PA.
Extrs.: Patricia Giannini Binder
(Named in Will as Patricia A. Giannini
Binder) and John Joseph Bott, III
(Named in Will as John J. Bott) c/o
Nathan Egner, Esquire, Radnor
Station Two, 290 King of Prussia Rd.,
Ste. 110, Radnor, PA 19087.
NATHAN EGNER, ATTY.

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Radnor Station Two
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Radnor, PA 19087

MARY FARRELL a/k/a MARY P. FARRELL, dec'd.

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

Extr.: Daniel J. Farrell c/o Timothy
J. Gorbey, Esquire, 110 West Front
Street, Media, PA 19063.
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NANCY FLEMMING, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extr.: Kristin Swanick, 1024 Foss
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JOAN MAE FRIST, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extr.: Raymond E. Abel 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

ADELE E. HALL, dec'd.

Late of the Township of Thornbury,
Delaware County, PA.
Extr.: Kathleen Gahres, 28 Yarnall
Lane, Glen Mills, PA 19342.

MARIE DOLORES HAYES, dec'd.

Late of the City of Chester, Delaware
County, PA.
Admx.: Colleen Marie Ellis c/o Kelly
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Berwyn, PA 19312.
KELLY C. HAYES, ATTY.
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WILLIAM JAMES HETTCHEN a/k/a

WILLIAM J. HETTCHEN and
WILLIAM HETTCHEN, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Admr.: James Bleistein c/o John B.
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Wayne, PA 19087.
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YVONNE JEWELL, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Juan Jewell, 16095 Cleveland
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DOROTHY ELLIS HAYES JOHNSON
a/k/a DOROTHY E.H. JOHNSON,
dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extx.: Gwendolyn James Johnson
(Named in Will as Gwendolyn
J. Johnson), 2531 Belmont Ave.,
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CAROL R. LIVINGOOD, ATTY.
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MANFRED JOSEPH KONECKI, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extx.: Kristina Obajdin Konecki c/o
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BARBARA A. KVECH, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
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MICHAEL LEE, dec'd.
Late of the Township of Darby,
Delaware County, PA.
Extr.: Maxwell Lee, 1118 Tribbett
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CHARLES F. LOGAN, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
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SOLOMON MAYER, dec'd.
Late of the Township of Concord,
Delaware County, PA.
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BEVERLY G. McNULTY, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
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JUNE M. MICOZZIE, dec'd.
Late of the Township of Upper Darby,
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IGNATIUS L. MURRAY, JR., dec'd.
Late of the Borough of Darby,
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VIRGINIA M. OCHS a/k/a VIRGINIA
OCHS, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Karen Marie Aigeldinger a/k/a
Karen M. Aigeldinger, 64 Ferguson
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MARGARET M. PATOTA a/k/a
MARGARET M. COSTELLO, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extx.: Claire Martorana, 448
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SAMUEL A. PICKARD, JR., dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Samuel A. Pickard, III c/o James
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ANNE M. RIGNEY, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Nora Rigney, 1952 N.
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90068.

MARIE D. RODGERS, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Thomas M. Rodgers, 30
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WILLIAM F. RYAN, SR., dec'd.
Late of the Township of Tincicum,
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WILSON TAM, dec'd.
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JOHN J. WALLS a/k/a JOHN WALLS,
dec'd.
Late of the Township of Middletown,
Delaware County, PA.
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THIRD AND FINAL PUBLICATION

ELLEN C. BASNER, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Sandra L. Valle, P.O. Box 7200,
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SCOTT PATRICK BELVEAL a/k/a
SCOTT P. BELVEAL, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
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DALE D. BORRIELLO, dec'd.
Late of the Borough of Glenolden,
Delaware County, PA.
Admr.: Frank Borriello, 8 Meadbury
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MARYA J. BOVE a/k/a MARYA BOVE,
dec'd.
Late of the Borough of Glenolden,
Delaware County, PA.
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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.
Pine, Esquire, 104 S. Church St., West
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NANCY W. PINE, ATTY.
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104 S. Church St.
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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.
Donohue, McKee & Mattson, Ltd.
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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
Vincent Carosella, Jr., Esquire, 882
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VINCENT CAROSELLA, JR., ATTY.
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GEORGE WILLIE DAUGHTRY, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
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and George A. Daughtry, 1234 Upper
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21113.

GARLAND M. DENTY, dec'd.
Late of the Township of Marple,
Delaware County, PA.
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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
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ANTHONY J. GAMBACORTA, dec'd.
Late of the Township of Concord,
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Extr.: Theresa Marie Gambacorta c/o
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KAREN M. STOCKMAL, ATTY.
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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.
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MARY E. GAUDIOSO, dec'd.
Late of the Borough of Sharon Hill,
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**WILLIAM GLEN GINGLES a/k/a
WILLIAM G. GINGLES, dec'd.**
Late of the Township of Edgmont,
Delaware County, PA.
Extr.: Eric E. Stanke c/o Kara A.
Klaiber, Esquire, 80 W. Lancaster Ave.,
4th Fl., Devon, PA 19333-1331.
KARA A. KLAIBER, ATTY.
McCausland Keen + Buckman
80 W. Lancaster Ave.
4th Fl.
Devon, PA 19333-1331

**RICHARD P. GOODWIN, SR. a/k/a
RICHARD PAUL GOODWIN, dec'd.**
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Michele P. Holden (Named in
Will as Michele Patrice Holden) c/o
Joseph E. Lastowka, Jr., Esquire and
Jonathan E. Becker, Esquire, 300 W.
State St., Ste. 300, Media, PA 19063.
JOSEPH E. LASTOWKA, JR., ATTY.
JONATHAN E. BECKER, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

MARY JO HAGAN, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
100 W. Sixth St.
Suite 204
Media, PA 19063

**ROBERTA HARTMAN a/k/a
ROBERTA GEORGIA HARTMAN,
dec'd.**
Late of the Township of Chester,
Delaware County, PA.
Admrs.: Kenneth R. Schuster and Joel
Steinman, 104 S. 6th Street, P.O. Box
215, Perkasio, PA 18944-0215.
JOEL STEINMAN, ATTY.
Grim, Biehn & Thatcher
104 S. 6th Street
P.O. Box 215
Perkasio, PA 18944-0215

ANN HILL, dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Admr.: David Hill, 48 Rose Ln.,
Lansdowne, PA 19050.
KENNETH C. RUSSELL, ATTY.
Russell Law, P.C.
3500 Reading Way
Huntingdon Valley, PA 19006

MARGARET HORTA, dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Admx.: Christina Worley, 4930
Larchwood Ave., Philadelphia, PA
19143.
ANN M. O'KEEFE, ATTY.
10 Blakely Rd.
Haverford, PA 19041

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.
Extr.: David H. Johnson, 535
Gradyville Rd., V-171, Newtown
Square, PA 19073.

STEVEN D. KATZIN a/k/a STEVEN
DENNIS KATZIN, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Admr.: Glenn M. Stieffenhofer c/o
Lynda M. Kelley, Esquire, Rosenbloom
Law Group LLC, 120 Gibraltar Road,
Suite 111, Horsham, PA 19044.
LYNDA M. KELLEY, ATTY.
Rosenbloom Law Group LLC
120 Gibraltar Road
Suite 111
Horsham, PA 19044

QUEEN J. KEENE a/k/a QUEEN
JUANITA KEENE, dec'd.
Late the Township of Bethel, Delaware
County, PA.
Admx.: Deborah Faith Turnbull c/o
Christopher M. Murphy, Esquire, 3305
Edgmont Avenue, Brookhaven, PA
19015.
CHRISTOPHER M. MURPHY, ATTY.
Breslin Murphy & Roberts, P.C.
3305 Edgmont Avenue
Brookhaven, PA 19015

DENNIS PAUL KENNEDY, dec'd.
Late of the Township of Tinticum,
Delaware County, PA.
Admr.: Dennis Paul Kennedy, Jr., 421
North Governor Printz Blvd., Apt. B,
Essington, PA 19029.

WILLIAM JAMES LOTT a/k/a
WILLIAM J. LOTT and WILLIAM
LOTT, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: C. Michael Lott c/o John R.
Walker, Esquire, P.O. Box 217,
Lansdowne, PA 19050-0217.

JOHN R. WALKER, ATTY.
Hennessy Bullen Walker
P.O. Box 217
Lansdowne, PA 19050-0217

JOAN E. MONTGOMERY a/k/a JOAN
ELIZABETH MONTGOMERY and
JOAN MONTGOMERY, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Michelle M. Podlesnik c/o
Stephen Carroll, Esquire, P.O. Box
1440, Media, PA 19063.
STEPHEN CARROLL, ATTY.
Carroll & Karagelian LLP
P.O. Box 1440
Media, PA 19063

CAROL MOODY a/k/a CAROL F.
MOODY, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Trustee: Kimberly M. Horgan, 6
Persimmon Run, Newark, DE 19713.
PETER S. GORDON, ATTY.
1925 Lovering Avenue
Wilmington, DE 19806

EILEEN ANN MURDOCK a/k/a
EILEEN MURDOCK, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Jesse D. Smith c/o Robert Maro,
Esquire, 11 S. Trooper Road, Suite A,
Norrristown, PA 19403.
ROBERT MARO, ATTY.
11 S. Trooper Road
Suite A
Norrristown, PA 19403

ROBERT J. O'NEILL, JR. a/k/a
BOBBY O'NEILL, dec'd.
Late of the Borough of Aldan,
Delaware County, PA.
Admx.: Teresa O'Neill, 1591 Millspring
Dr., Apt. 305, Fort Mill, SC 29715.

PETER J. PINO, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Elise Badolato (Named in Will
as Elise Ribikauskas) c/o David B.
Pudlin, Esquire, One Logan Square,
27th Fl., Philadelphia, PA 19103-6933.
DAVID B. PUDLIN, ATTY.
Hangley Aronchick Segal Pudlin &
Schiller
One Logan Square
27th Fl.
Philadelphia, PA 19103-6933

ANN G. SEARS a/k/a ANN GEARON
SEARS and ANN SEARS, dec'd.
Late of the Township of Radnor,
Delaware County, PA.

Extrs.: Stephanie Sears Frick a/k/a Stephanie A. Frick, 500 Conestoga Rd., Villanova, PA 19085 and Michael Edward Sears a/k/a Michael E. Sears, 277 Birch Dr., Lafayette Hill, PA 19444.

CAROL R. LIVINGOOD, ATTY. Timoney Knox, LLP 130 W. Lancaster Ave. P.O. Box 191 Wayne, PA 19087-0191

JOSEPH W. SPICER, dec'd. Late of the Township of Thornbury, Delaware County, PA. Admx.: Margaret M. Spicer, 107 Roberts Rd., Brookhaven, PA 19015. ELIZABETH ZWAAN MILNE, ATTY. Elizabeth Z. Milne, LLC P.O. Box 161 Berwyn, PA 19312

GERALD DAVID STRID a/k/a GERALD STRID, dec'd. Late of the Township of Radnor, Delaware County, PA. Extx.: Kristin Flick Strid c/o Kim D. Fetrow, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428. KIM D. FETROW, ATTY. Heckscher, Teillon, Terrill & Sager, P.C. 1001 Conshohocken State Rd. Ste. 1-300 West Conshohocken, PA 19428

DAVID S. TATUM, dec'd. Late of the Township of Ridley, Delaware County, PA. Admr.: Jeffrey M. Tatum c/o Jeffrey R. Abbott, Esquire, 103 Chesley Dr., Ste. 103, Media, PA 19063. JEFFREY R. ABBOTT, ATTY. Abbott & Overholt PC 103 Chesley Dr. Ste. 103 Media, PA 19063

PATRICK D. TILLIO, JR., dec'd. Late of the Township of Haverford, Delaware County, PA. Admr.: Frank Kane, 111 Wilson Ave., Havertown, PA 19083.

BARBARA A. WELSH a/k/a BARBARA BOUCHARD and BARBARA PFAFF, dec'd. Late of the Borough of Lansdowne, Delaware County, PA. Admr.: Robert Bouchard, 331 Park Ave., Harleysville, PA 19438.

ALBERT B. WOODWARD, dec'd. Late of the Township of Edgmont, Delaware County, PA. Extr.: Mario Rossetti c/o Thomas Broadt, Esquire, 116 W. Baltimore Avenue, Media, PA 19063. THOMAS BROADT, ATTY. 116 W. Baltimore Avenue Media, PA 19063

JEAN A. ZAMMER, dec'd. Late of the Borough of Media, Delaware County, PA. Extx.: Joanne H. Matteucci c/o Guy F. Matthews, Esquire, 300 W. State St., Ste. 300, Media, PA 19063. GUY F. MATTHEWS, ATTY. Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, PC 300 W. State St. Ste. 300 Media, PA 19063

RONALD G. ZAWADSKY, SR. a/k/a RONALD G. ZAWADSKY, dec'd. Late of the Township of Middletown, Delaware County, PA. Extx.: Janet Zawadsky, 1560 N. Ridley Creek Road, Media, PA 19063. STACEY WILLITS McCONNELL, ATTY. Lamb McErlane, PC 24 E. Market St. P.O. Box 565 West Chester, PA 19381-0565

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA NO. CV-2023-009000

NOTICE IS HEREBY GIVEN THAT on October 25, 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 **SIDDIQUE ABUBAKAR to MOHAMMAD ABU BAKAR SIDDIQUE.**

The Court has fixed Friday, April 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.

Feb. 16, 23

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 Tuesday, March 26, 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. 16, 23

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2023-009840

NOTICE IS HEREBY GIVEN THAT on November 17, 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 **Wendy A. Anthony** to **Wendy A. Much**.

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.

Feb. 16, 23

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2023-009531

NOTICE IS HEREBY GIVEN THAT on November 9, 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 **Olivia Victoria Perry** to **Kitty Victoria Whitaker**.

The Court has fixed March 15, 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. 16, 23

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.

Rozo Premium Cleaners, Inc.

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

Feb. 23

**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:

Recovery Diaries

The Articles of Incorporation have been (are to be) filed on: January 25, 2024.

Feb. 23

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
DELAWARE COUNTY,
CIVIL ACTION—LAW
TERM NO. CV-2022-000856

**ACTION OF MORTGAGE
FORECLOSURE**

Bank of New York Mellon Trust
Company, N.A. as Trustee for Mortgage
Assets Management Series I Trust,
Plaintiff

vs.

TAMMY BROWN, Solely in Her Capacity
as Heir of Marie F. Cahill, Deceased and
the Unknown Heirs of Marie F. Cahill,
Deceased Mortgagor and Real Owner,
Defendant

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

TO: TAMMY BROWN, Solely in Her
Capacity as Heir of Marie F. Cahill,
Deceased and the Unknown
Heirs of Marie F. Cahill, Deceased,
MORTGAGOR AND REAL OWN-
ER, DEFENDANT, whose last
known address is 15399 Yellow
Bluff Road, Jacksonville, FL 32226

THIS FIRM IS A DEBT COLLECTOR
AND WE ARE ATTEMPTING TO COL-
LECT A DEBT OWED TO OUR CLIENT.
ANY INFORMATION OBTAINED FROM
YOU WILL BE USED FOR THE PURPOSE
OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff
Bank of New York Mellon Trust Com-
pany, N.A. as Trustee for Mortgage Assets
Management Series I Trust, has filed a
Mortgage Foreclosure Complaint endorsed
with a notice to defend against you in
the Court of Common Pleas of Delaware
County, Pennsylvania, docketed to No.
CV-2022-000856 wherein Plaintiff seeks to
foreclose on the mortgage secured on your
property located, 742 Goodale Drive, Aston,
PA 19014 whereupon your property will be
sold by the Sheriff of Delaware.

NOTICE

You have been sued in court. If you wish
to defend against the claims set forth in
the following pages, you must take action
within twenty (20) days after the Complaint
and notice are served, by entering a writ-
ten appearance personally or by attorney
and filing in writing with the court your
defenses or objections to the claims set forth
against you. You are warned that if you fail
to do so the case may proceed without you
and a judgment may be entered against
you by the Court without further notice for
any money claim in the Complaint of 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 OR CANNOT AF-
FORD ONE, GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW. THIS OF-
FICE CAN PROVIDE YOU WITH INFOR-
MATION 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 PER-
SONS AT A REDUCED FEE OR NO FEE.**

DELAWARE COUNTY
BAR ASSOCIATION
335 W. Front Street
Media, PA 19063
(610) 566-6625
www.delcobar.org

MICHAEL T. MCKEEVER, ESQUIRE
KML Law Group, P.C.
Attorneys for Plaintiff
BNY Independence Center
701 Market Street
Suite 5000
Philadelphia, PA 19106-1532
(215) 627-1322

Feb. 23

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

Accuracy of the entries is not guaranteed

- Miller, Cassandra, Upper Darby Township, 5/24/2023, \$1,016.14
- Miller, Phyllis, Borough of Darby, 5/25/2023, \$535.50
- Miller, Stephen C., Internal Revenue Service, 5/30/2023, \$42,642.32
- Miller, Timbreen R., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,774.51
- Miller, William D, Internal Revenue Service, 5/3/2023, \$126,695.49
- Miniconzi, Darren D., Miniconzi, Marci Macrone, 5/23/2023, \$25,000.00
- Mitchell, Audra, Upper Darby Township, 5/24/2023, \$1,016.14
- Monroe, Tracy, Midland Credit Management, Inc, 5/3/2023, \$1,054.89
- Moore, Lawrence, Darby Borough, 5/11/2023, \$1,230.46
- Moore, Marlo, Citibank N A, 5/25/2023, \$2,910.51
- Moore, Parrish J, Valley Forge Military Academy and College, 5/4/2023, \$8,243.20
- Moore, Patrice, Sun East Federal Credit Union, 5/16/2023, \$452.11
- Moore, Patrice, Sun East Federal Credit Union, 5/16/2023, \$1,309.85
- Moore, Patricia Ann, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,271.75
- Morales, Alex, Sorensen, Max, 5/2/2023, \$10,455.09
- Morinelli, Richard C., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$3,449.73
- Morris, Maurice, Upper Darby Township, 5/16/2023, \$925.09
- Morris, Maurice, Upper Darby Township, 5/16/2023, \$1,500.55
- Morrison, Diane M, Barclays Bank Delaware, 5/3/2023, \$5,150.73
- Mosley, Tanika, Borough of Darby, 5/24/2023, \$1,075.83
- Motley, Sharett, Midland Credit Management, Inc, 5/3/2023, \$1,429.43
- Mouawad, Samir, Township of Ridley, 5/10/2023, \$928.50
- Mouawad, Samir, Township of Ridley, 5/10/2023, \$938.50
- Mues, Sean Thomas, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$4,871.75
- Mues, Sean Thomas, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$4,871.75
- Mulero, Maria, Mariner Finance, LLC, 5/11/2023, \$3,862.26
- Murphy, Melissa, Midland Credit Management, Inc, 5/2/2023, \$1,094.56
- Murphy-Butler, Artis Jananie, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,997.25
- Murray, Jamie L., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,711.25
- Murray, John J, Cavalry SPV I, LLC, 5/2/2023, \$3,913.86
- Myers Williams, Constance A, Upper Darby Township, 5/19/2023, \$1,016.14
- Myers, James Lynn, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$4,234.75
- Nayak, Sunitaben, Upper Darby Township, 5/17/2023, \$1,161.60
- Nayak, Sunitaben, Upper Darby Township, 5/16/2023, \$2,399.39
- Nellimoottil, Hima K, Capital One, N.A., 5/22/2023, \$12,506.84
- Nelson, Ashley E, TD Bank USA NA, 5/25/2023, \$2,793.24
- Newrez, LLC d/b/a, Borough of Sharon Hill, 5/10/2023, \$669.77
- Newsome, Dwayne, Borough of Darby, 5/25/2023, \$1,535.54
- Nichols, Troy, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,166.75

Niklauski, Dennis G, Springfield Township, 5/12/2023, \$630.19	Palmero, Jason, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$3,444.25
Niklauski, Dennis G, Springfield Township, 5/12/2023, \$220.00	Panebianco, Joseph, Troy Capital LLC, 5/11/2023, \$7,218.12
Nobile, Miriam, Township of Ridley, 5/10/2023, \$603.50	Parson, Leroy B, Internal Revenue Service, 5/2/2023, \$17,553.85
Norbeck, David C, Cavalry SPV I, LLC, 5/26/2023, \$5,793.16	Patriarch, Patricia M, Midland Credit Management, Inc, 5/2/2023, \$1,195.05
North Sixth Developers LLC, Commonwealth of PA Dept of Revenue, 5/5/2023, \$8,765.79	Patricia, Utley, Upper Darby Twp, 5/5/2023, \$128.10
Noumbissi, Raphiatou, Township of Upper Darby, 5/5/2023, \$208.73	Paynter, Tracy A., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/8/2023, \$607.07
Nowell, Jeffrey, Bank of America, N.A., 5/17/2023, \$4,284.41	Peace, Robin, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,703.25
Nutley, Edward, Upper Darby Township, 5/24/2023, \$1,016.14	Peace, Robin, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,703.25
O'Connell, Philip S., Borough of Darby, 5/26/2023, \$1,322.69	Pelzer, Ciara, Upper Darby Township, 5/16/2023, \$1,015.73
Oguntola, Edward, Borough of Darby, 5/31/2023, \$1,069.53	Pendley, Adrian A., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,071.13
Old Foggies Rentals LLC, Borough of Darby, 5/10/2023, \$724.69	Penn Hope Housing, Borough of Darby, 5/30/2023, \$3,604.84
Old Foggies Rentals, LLC, Borough of Darby, 5/10/2023, \$655.73	Perryman, William, Citibank N A, 5/26/2023, \$3,501.05
Olorunf, Georgiana, Cavalry SPV I, LLC, 5/31/2023, \$4,563.44	Pflaumer, Ronald F, Freedom Mortgage Corporation, 5/26/2023, \$180,712.21
Oneil, Xavier, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,267.25	Piazza Napoli Pizza LLC, CmwltH of PA Department of Revenue, 5/15/2023, \$6,940.53
Opalinski, Andrew, Township of Aston, 5/8/2023, \$516.50	Pierce, Christina A, Bankunited N.A., 5/5/2023, \$207,128.47
Orosco, Sandra Villa, Upper Darby Township, 5/24/2023, \$993.51	Pineda, Christian J., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$572.25
Ortega, Janita, Troy Capital LLC, 5/11/2023, \$12,833.14	Plank, Heather, Midland Credit Management, Inc, 5/2/2023, \$658.63
Ortiz, David, Aqua Pennsylvania, Inc., 5/11/2023, \$1,243.53	Popelak, Justin Douglas, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,609.96
Ortlip, Donna, Hilltop Condominium Association, 5/12/2023, \$7,189.40	Powell Jr, Gregory, LVNV Funding LLC, 5/22/2023, \$3,171.17
Ortoleva, James L, Midland Credit Management, Inc., 5/18/2023, \$1,593.76	Powell, Robert, Ford Motor Credit Company LLC, 5/9/2023, \$18,189.79
Osbert, Bryan, Borough of Darby, 5/31/2023, \$917.13	Pratt, Lucille M., Borough of Darby, 5/25/2023, \$962.48
Ott, Theodore C, Southwest Delaware County Munc Auth, 5/17/2023, \$1,398.53	Pratt, Zachary, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$475.07
Pace, Susan Peterson, Borough of Darby, 5/25/2023, \$1,923.47	
Paine, Thomas G, Internal Revenue Service, 5/2/2023, \$7,172.68	
Palmer, William, Upper Darby Township, 5/16/2023, \$969.17	

Price, Mary Ellen, Upper Darby Township, 5/16/2023, \$993.51	Replogle, Anna, Township of Aston, 5/8/2023, \$516.50
Puppio, Andrea C, the Township of Springfield, 5/3/2023, \$308.00	Rhea, Patrick, Borough of Darby, 5/24/2023, \$1,602.24
Purdy, Matthew, Upper Darby Township, 5/17/2023, \$2,032.87	Rhoades, Dione, Upper Darby Township, 5/24/2023, \$1,016.14
Pusey, Steven, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,937.25	Rhoads, Tiffany L., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,025.25
Quaicoe, Frances, Internal Revenue Service, 5/22/2023, \$25,072.12	Rice, Sonya L., Stormwater Authority of the City of Chester, 5/16/2023, \$511.04
Quality Angels Home Care Agency LLC, Department of Labor and Industry to the Use of the Unemployment Compensation Fund, 5/10/2023, \$3,420.75	Richards, Hale, Upper Darby Township, 5/24/2023, \$993.51
Quantum Builders, LLC, Borough of Darby, 5/24/2023, \$516.01	Richardson, Javon, Sorensen, Max, 5/2/2023, \$2,850.00
Quartuccio, John Michael, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$556.75	Richardson, Joel, Borough of Sharon Hill, 5/8/2023, \$970.17
Quartuccio, John Michael, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$556.75	Richardson, Shannon, Borough of Darby, 5/24/2023, \$929.73
Quinn, Susan, Delcora, 5/11/2023, \$100.09	Riddell, Eugene, III, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,751.25
Rambert, Harold, American Express National Bank, 5/5/2023, \$6,531.78	Rios, Jasmine A, TD Bank USA NA as Successor in Interest to Target National Bank, 5/25/2023, \$718.57
Rana, Sohel, Upper Darby Township, 5/17/2023, \$1,241.53	Rivas, Elizabeth, Borough of Darby, 5/31/2023, \$803.78
Ranalli, John P, Upper Darby Township, 5/3/2023, \$128.10	Rivera, Miguel, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,820.00
Ranalli, John P, Upper Darby Twp, 5/3/2023, \$128.10	Roberson, Rhyshae, Borough of Sharon Hill, 5/10/2023, \$587.41
Ranalli, John P, Upper Darby Twp, 5/3/2023, \$128.10	Roberts, Phillip d/b/a/ P+R HVAC, Phoenix Real Estate Investment LLC, 5/15/2023, \$9,955.42
Ranalli, John P, Upper Darby Twp, 5/3/2023, \$128.10	Robinson, Christopher, LVNV Funding LLC, 5/3/2023, \$1,370.68
Ranalli, John P, Upper Darby Township, 5/3/2023, \$128.10	Robinson, John, Borough of Darby, 5/25/2023, \$535.50
Ranalli, John P, Township of Upper Darby, 5/4/2023, \$176.90	Robinson, Kay, Upper Darby Township, 5/18/2023, \$1,016.14
Ranalli, John P, Township of Upper Darby, 5/5/2023, \$208.73	Robinson, Tommie, Borough of Darby, 5/25/2023, \$1,701.80
Ratledge, Jason Lewis Gene, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$344.75	Robinson, Tyree, CKS Prime Investments, LLC, 5/18/2023, \$1,478.19
Rattigan, Melissa A, Crown Asset Management, LLC, 5/22/2023, \$1,854.89	Rodriguez, Rennie, Internal Revenue Service, 5/3/2023, \$315,578.00
Ray, Tina, Borough of Darby, 5/30/2023, \$1,690.47	Romanelli, Louisa M, TD Bank USA NA as Successor in Interest to Target National Bank, 5/19/2023, \$3,487.70
Reid Mcewan, Shanice D., Borough of Darby, 5/26/2023, \$928.46	Romero, Osman, Borough of Darby, 5/10/2023, \$554.27
Reilly, Debra Ann, Rancocas Anesthesiology, P.A., 5/23/2023, \$2,969.48	

- Ronan Green, Colleen M, Cmwlt of PA Department of Revenue, 5/23/2023, \$3,563.51
- Roosevelt Korboi, J., Capital One, N.A., 5/26/2023, \$3,821.31
- Rosenberger, Andrew, Upper Darby Township, 5/25/2023, \$1,002.41
- Rossi, Natalie, Upper Darby Township, 5/18/2023, \$993.51
- Rothwell, Darryl, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,522.75
- Roundtree, Melissa, Archer Whitaker Realty, Margaret Flynn, 5/16/2023, \$6,106.00
- Rubbo, Donald Michael, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,257.25
- Russo, Matthew J, Internal Revenue Service, 5/3/2023, \$197,272.04
- Sage, Christopher P., Internal Revenue Service c/o the United States Attorney General, the United States of America, Dept. of Treasury, 5/22/2023, \$9,530.38
- Sainsbury, Harrison, Commonwealth of PA Dept of Revenue, 5/5/2023, \$2,840.12
- Salah, Esam, American Heritage Federal Credit Union, 5/22/2023, \$1,882,655.17
- Saleem, Raees, Borough of Darby, 5/25/2023, \$1,461.24
- Salley, Michelle J, Upper Darby Township, 5/17/2023, \$1,003.42
- Samuels, Albert, Cmwlt of PA Department of Revenue, 5/30/2023, \$3,593.14
- Sands, Michael Angelo, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$653.25
- Sang Management Group, Inc., Borough of Darby, 5/25/2023, \$859.20
- Santoro, Carrie F., Upper Darby Township, 5/18/2023, \$1,016.02
- Savar, David L, Internal Revenue Service, 5/3/2023, \$64,862.13
- SB Conrad Inc., VSC Fire & Security, Inc., 5/2/2023, \$18,318.21
- Scharr, William C, Probation Dept of Delaware County, 5/10/2023, \$2,640.50
- Scharr, William C, Probation Dept of Delaware County, 5/10/2023, \$1,654.50
- Scharr, William Christophe, Probation Dept of Delaware County, 5/10/2023, \$2,549.50
- Schmidt, Robert L, LVNV Funding LLC, 5/22/2023, \$8,660.64
- Sciarrino, John, Borough of Sharon Hill, 5/10/2023, \$538.50
- Scott, James, Midland Credit Management, Inc, 5/5/2023, \$3,661.03
- Scott, William D., Upper Darby Township, 5/16/2023, \$1,720.90
- Scurria, Nicholas Peter, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,042.13
- Secret Sauce LLC, Commonwealth of PA Dept of Revenue, 5/17/2023, \$10,318.69
- Selby, Velesia, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,052.25
- Selfridge, Laura A., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,592.25
- Sengbe, Anthony, Borough of Darby, 5/30/2023, \$745.84
- Sengbe, Anthony, Borough of Darby, 5/30/2023, \$1,327.73
- Shaeffer, Mona, Crown Asset Management, LLC, 5/22/2023, \$2,281.56
- Sharon Hill Borough, Department of Labor and Industry to the Use of the Unemployment Compensation Fund, 5/4/2023, \$31,733.49
- Shaw, Gregory, Upper Darby Township, 5/26/2023, \$1,410.61
- Sheehan, Bill, Williams, George, 5/24/2023, \$5,568.35
- Shellhammer, Donald W., Upper Darby Township, 5/18/2023, \$1,016.14
- Shelton, Aaron, Midland Credit Management, Inc, 5/2/2023, \$2,413.12
- Sheppard-Rhoomes, Lorna, Midland Credit Management, Inc, 5/2/2023, \$3,440.73
- Shire International, Borough of Darby, 5/26/2023, \$1,324.55
- Shirey, Mary Lou, Upper Darby Township, 5/16/2023, \$1,332.09
- Shuib, Donna, Borough of Darby, 5/30/2023, \$706.79
- Sikirulai, Hassan Abidemi, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$236.25
- Simmons, Ahmir, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,585.94
- Simmons, Baron A., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$702.25
- Simmons, Darryle, Borough of Darby, 5/25/2023, \$886.91

- Simpkins, Tony, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,472.25
- Simpkins, Tony, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,472.25
- Simpson, Anthony Libiono, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$3,606.96
- Singletary, Velmon, Borough of Darby, 5/25/2023, \$1,583.40
- Slaughter, Ulysses Grant, Cmwlt of PA Department of Revenue, 5/23/2023, \$3,570.66
- Sleyon, Veronica, Upper Darby Township, 5/18/2023, \$815.87
- Smith, Anthony M, Cmwlt of PA Department of Revenue, 5/30/2023, \$3,602.98
- Smith, Devon G., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$3,192.75
- Smith, Joseph, LVNV Funding, LLC, 5/25/2023, \$1,505.45
- Smith, Lakisha, Midland Credit Management, Inc, 5/2/2023, \$1,563.84
- Smith, Latoya, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$521.70
- Smith, Monique M., Borough of Marcus Hook, 5/11/2023, \$40.00
- Smith, Sherkina, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,592.25
- Smith, Sherra, Upper Darby Township, 5/19/2023, \$1,016.14
- Smith, Tiffani J., Upper Darby Township, 5/18/2023, \$1,016.10
- Smith, Tiffany Latifah, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,817.25
- Smitheman a/k/a Timothy P Smitheman, Timothy, PNC Bank, National Association, 5/17/2023, \$64,384.41
- Smoak, Darrell L., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,909.45
- Snyder, Zachary Donald, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$927.25
- Sonzogni, Maryann, Discover Bank, 5/3/2023, \$7,550.71
- Soogrim Gordon, Misty M, Stormwater Authority of the City of Chester, 5/16/2023, \$945.17
- Sosa, Daniel, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,137.75
- Sosa, Daniel, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,137.75
- Spain, Taneisha, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,627.75
- Spells, Renee, Borough of Yeadon, 5/1/2023, \$1,545.13
- Steerman, Lynn M, Radnor Township, 5/2/2023, \$60.02
- Steger, Paul, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,617.75
- Sterling, Authur, Borough of Darby, 5/10/2023, \$649.21
- Sterling, Authur, Sr., Borough of Darby, 5/10/2023, \$828.84
- Stevens, Jacquae, Borough of Sharon Hill, 5/8/2023, \$705.81
- Stewart, Lisa, Borough of Darby, 5/31/2023, \$624.93
- Straley, Kristie M., Target National Bank, 5/4/2023, \$5,093.60
- Stringfield, Derrick Lee, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$9,485.15
- Strong, Harold, Borough of Sharon Hill, 5/9/2023, \$749.57
- Suber, Cornell, Borough of Darby, 5/30/2023, \$1,079.60
- Sullivan, David, Township of Aston, 5/4/2023, \$516.50
- Sullivan, Stephanie J, Discover Bank, 5/8/2023, \$6,346.76
- Swetman, Michael Q., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,389.25
- T E A Group, LLC, Borough of Darby, 5/30/2023, \$2,766.08
- Tate, Derrick, Delcora, 5/11/2023, \$1,118.23
- Tawiah, Derrick, LVNV Funding LLC, 5/22/2023, \$1,465.41
- Taylor, Ronda, Borough of Darby, 5/30/2023, \$959.96
- Taylor-Gary, Shymir, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$3,301.75
- Taylor-Gary, Shymir Ryshaun, Commonwealth of Pennsylvania—for the Benefit

of the County of Delaware, 5/31/2023, \$2,710.25	the County of Delaware, 5/31/2023, \$1,065.39
Tercero, Oscar, Citibank NA, 5/22/2023, \$3,323.90	Thornbury Woods, Pattison, Kyle, 5/5/2023, \$2,697.49
The 28th N. Front Street Trust, Borough of Darby, 5/25/2023, \$2,056.32	Tobler, Lawrence, Borough of Darby, 5/24/2023, \$1,907.70
The Nail Bar Inc, Commonwealth of Pennsylvania Department of Revenue, 5/5/2023, \$2,889.48	Todd, Lanae Y., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$500.25
Therriault, Tyler J, Cmwltth of PA Department of Revenue, 5/15/2023, \$3,644.35	Tools 2 Market LLC Attn: Jerome Elio, Commonwealth of PA Dept of Revenue, 5/18/2023, \$1,639.50
Thiel, Jamie, Hann Financial Service Corporation, 5/10/2023, \$3,697.76	Touey, Robert A, Wilmington Savings Fund Society, 5/17/2023, \$194,934.51
Thomas R. Allen Tax & Accounting LLC, Department of Labor and Industry to the Use of the Unemployment Compensation Fund, 5/16/2023, \$2,845.84	Tran, Danh T., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$5,419.25
Thomas, Angela, Williams, Samuel, 5/24/2023, \$4,753.82	Tribuiani, Susan A, Township of Upper Darby, 5/3/2023, \$626.18
Thomas, Carl R, Commonwealth of PA Dept of Revenue, 5/18/2023, \$2,527.86	Trojecki, Bernadette, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$795.25
Thomas, Danita Juanita, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,940.25	Truvison, LLC, Borough of Darby, 5/30/2023, \$523.57
Thomas, Danita Juanita, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,940.25	Tucker, Wayne, Probation Dept of Delaware County, 5/26/2023, \$200.00
Thomas, Deadrian, Upper Darby Township, 5/19/2023, \$993.51	Tucker, Wayne, Probation Dept of Delaware County, 5/25/2023, \$776.50
Thomas, Derrick, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,800.95	Turner, George, Borough of Darby, 5/25/2023, \$1,592.23
Thomas, Kendal K, Cavalry SPV I, LLC, as Assignee of Citibank, N.A, 5/2/2023, \$2,392.25	Turner, Tatiyanna A., Capital One, N.A., 5/9/2023, \$2,328.73
Thomas, Knowledge Lee, III, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$3,991.25	Twenty Six Schappert Terrace LLC, Upper Darby Township, 5/16/2023, \$941.60
Thomas, Thelma J, Wells Fargo Bank NA, 5/23/2023, \$56,210.45	Twilley, Susan, Borough of Darby, 5/24/2023, \$1,342.85
Thompson, Brian J., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,447.75	Uhler, Jessica, Pennymac Loan Services, LLC, 5/8/2023, \$239,312.52
Thompson, Brian J., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,447.75	Ulrich, Danny J, Jr., Internal Revenue Service, 5/15/2023, \$119,460.62
Thompson, David W, Internal Revenue Service, 5/11/2023, \$124,090.27	Underwood, Kristina M., Upper Darby Township, 5/16/2023, \$1,015.73
Thompson, Phillip A., Commonwealth of Pennsylvania—for the Benefit of	United States of America c/o United States Attorney for Eastern District of PA, Wells Fargo Bank, National Association, 5/31/2023, \$43,233.96
	Upper Providence Police Department, Snow, Michael J, 5/25/2023, \$300.00
	Urena, Belgica T., Internal Revenue Service, 5/22/2023, \$27,919.09
	Utley, Patricia, Upper Darby Twp, 5/5/2023, \$128.10
	Utsey, Lorraine, Upper Darby Township, 5/16/2023, \$993.51

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

**March 15, 2024
11:00 A.M. Prevailing Time**

BOROUGH
Brookhaven 16
Darby 17
East Lansdowne 8
Folcroft 7
Sharon Hill 24

CITY
Chester 5, 26

TOWNSHIP
Darby 1
Haverford 18
Newtown 22
Radnor 14
Ridley 23
Tinticum 3
Upper Darby 2, 4, 6, 9, 10, 13,
15, 19, 20, 25

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. 009274 1. 2022

MORTGAGE FORECLOSURE

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

Dimensions: 2 sty hse gar

BEING Premises: 104 Westbridge Road, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: David Rogers and Carolina Montes De Oca.

Hand Money \$3,491.31

Pincus Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009770 2. 2022

MONEY JUDGMENT

3150 Township Line Road, Unit 2
Drexel Hill, Pennsylvania 19026

JUDGMENT AMOUNT: \$12,829.94

ALL THAT CERTAIN unit designated as Unit No. 2 being a Unit in "Township Line Condominium", SITUATE in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of "Township Line Condominium," dated January 11, 1989 recorded in the Office for the Recording of Deeds in and for the County of Delaware at Media, Pennsylvania, Volume 638, page 781, and Plates and Plans for "Township Line Condominium," dated January 11, 1989 and recorded in Plan Volume No. 16, page 95.

TOGETHER with all right, title and interest, being 17.8% undivided ownership interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

UNDER AND SUBJECT to all agreements, conditions, easements and restrictions of record and to the provisions, easements and covenants contained in the Declaration of Condominium Plats and Plans aforesaid.

BEING the same premises which Jeffrey M. Davis by Deed dated 2/7/2002 and recorded 2/15/2002 in Delaware County in Volume 2368 page 660 conveyed unto Panfilo Paul Sabatini and Danielle J. Grenier, husband and wife in fee.

Parcel No. 16-08-02704-02

IMPROVEMENTS CONSIST OF: a single unit within "Township Line Condominium".

SOLD AS THE PROPERTY OF: Danielle J. Grenier and Panfilo Paul Sabatini.

Hand Money \$3,000.00

Maselli, Mills & Fornal, P.C.
David Fornal, Esquire, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007466 3. 2023

MORTGAGE FORECLOSURE

423 Iroquois Street
Essington, PA 19029

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Caroline C. Kloehs.

Hand Money \$8,839.41

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005349 4. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Plan of Drexel Park Gardens, No. 5, made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, on February 14, 1942 and last revised September 7, 1943, as follows, to wit:

BEGINNING at a point on the Southeastwardly side of Windsor Avenue (forty feet wide) at the distance of seventy-nine feet and sixty-one one-hundredths of a foot measured Southwestwardly along the said side of Windsor Avenue from a point of curve, which point of curve is measured on a radius round corner whose radius of fifteen feet the arc distance of twenty-three feet and ten one-hundredths of a foot from a point of tangent on the Southwesterly side of Lansdowne Avenue (seventy feet wide);

CONTAINING in front or breadth South sixty-six degrees fifty-six minutes forty-one seconds West along the said side of Windsor Avenue, sixteen feet and extending of that width in length or depth South twenty-three degrees three minutes nineteen seconds East between parallel lines at right angles to said Windsor Avenue and partly passing through party walls separating these premises from premises adjoining to the Northeast and Southwest and crossing a twelve feet wide driveway which extends Northeastwardly into Lansdowne Avenue and Southwestwardly and Northwestwardly into a fifteen feet wide driveway which extends Northeastwardly into Argyle Road one hundred and forty-four feet and eighteen one-hundreds of a foot.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway as shown on the aforesaid plan, laid out across the rear of these and adjoining premises, as and for a driveway, passageway and watercourse at all times hereafter forever, in common with the owners tenants and occupiers of the lots of ground bounding thereon and entitled to the use thereof. Subject, however, to the proportionate part of the expense for keeping said driveway in good order, condition and repair at all times hereafter forever.

The improvements thereon being known as 2210 Windsor Avenue, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Christine M. Hinkle and Cihan Calkap.

Hand Money \$12,319.79

Friedman Vartolo, LLP
Dana Marks, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003748 5. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 925 W 9th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Walter Miles, Jr.

Hand Money \$7,571.57

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008918 6. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 269 Fairfield Ave, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Otanie Green.

Hand Money \$11,729.72

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004079 7. 2023

MORTGAGE FORECLOSURE

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

BEING Folio No. 20000014300

BEING Premises: 732 Bennington Road, Folcroft, Pennsylvania 19032.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Melissa Salach, known surviving Heir of Leonard M. Anderson, Jr. a/k/a Leonard M. Anderson and unknown surviving Heirs of Leonard M. Anderson, Jr. a/k/a Leonard M. Anderson.

Hand Money \$2,599.24

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001216 8. 2023

MORTGAGE FORECLOSURE

Property in the Borough of East Lansdowne, County of Delaware and State of Pennsylvania, commonly known as 116 Wildwood Avenue, East Lansdowne Borough, PA 19050.

IMPROVEMENTS CONSIST OF: residential 2 story house.

SOLD AS THE PROPERTY OF: Goldies Enterprises, LLC.

Hand Money \$3,000.00

Janet L. Gold, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003996 9. 2023

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the Northeasterly side of Lombardy Road.

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Hashina R. Jenkins aka Hashina Jenkins.

Hand Money \$21,701.27

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002927 10. 2023

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the Easterly side of Stoneybrook Lane.

Front: IRR Depth: IRR

BEING Premises: 2432 Stoneybrook Lane, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: James Clark.

Hand Money \$10,530.32

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008240 13. 2023

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the Northwesterly side of Ellendale Road.

Front: IRR Depth: IRR

BEING Premises: 4023 Ellendale Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Albert Thistle aka Thistle, Albert T and Judith Thistle aka Thistle, Judith A.

Hand Money \$9,469.73

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000269 14. 2023

MORTGAGE FORECLOSURE

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

Dimensions: 1 1/2 Sty Hse 33.76 x 81.09 x 135.85

BEING Premises: 14 Devonwood Road, Wayne, PA 19087.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Charles R. DeNicola, III and Michelle L. DeNicola.

Hand Money \$18,077.78

Pincus Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003072 15. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground hereditaments and appurtenance, Situate in the Township of Upper Darby, County of Delaware and State of Pennsylvania and described according to a Subdivision Plan of Portion of "Shadeland Park Homes" and Plan made by G.D. Houtman and Son, Civil Engineers, dated 4/3/1959 and last revised 1/29/1960 as follows, to wit:

BEGINNING at a point on the North-easterly side of Abbey Terrace (50 feet wide) said point being measured by the 3 following courses and distances from a point of curve of the Northeasterly side of Dennison Avenue (50 feet wide) (1) leaving Dennison Avenue on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 20.09 feet to a point of reverse curve on the Northeasterly side of Abbey Terrace (2) Northwestwardly measured along the said side of Abbey Terrace of the arc of a circle curving to the left having a radius of 340 feet the arc distance of 162.75 feet to a point of compound curve in the same and (3) Northwestwardly measured still along the said side of Abbey Terrace on the arc of a circle curving to the left having a radius of 741.81 feet the arc distance of 25.75 feet to the point of beginning; thence extending from said point of beginning Northwestwardly measured along the said side of Abbey Terrace on the arc of a circle curving to the left having a radius of 741.18 feet the arc distance of 25.75 feet to the point of beginning; thence extending from said point of beginning Northwestwardly measured along the said side of Abbey Terrace on the arc of a circle curving to the left having a radius of 741.18 feet the arc distance of 25.76 feet to a point in the bed of a certain storm sewer; thence extending North 64 degrees 3 minutes 25 seconds East on a radial line partly through the bed of a storm sewer 85.47 feet to a point; thence extending South 7 degrees 58 minutes East 30.33 feet to a point; thence extending South 66 degrees 3 minutes 10 seconds West on a radial line 86.60 feet to the first mentioned point and place of beginning.

BEING No. 33 and being House No. 115 Abbey Terrace.

BEING the same premises which Alissa McCann by Indenture dated 3/28/2003 and recorded in the Recorder of Deeds, in and for the County of Delaware, aforesaid, in Volume 02727 and page 1059, granted and conveyed unto Pius Juwle in fee.

Folio No. 16-13-00039-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Pius Juwle.

Hand Money \$3,470.00

Shnyder Law Firm LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009689A 16. 2022

MORTGAGE FORECLOSURE

Property in the Borough of Brookhaven, County of Delaware, Commonwealth of PA on the East side of Trimble Boulevard.

Front: IRR Depth: IRR

BEING Premises: 153 Trimble Boulevard, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Amy R. Denight.

Hand Money \$18,128.23

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008200 17. 2023

MORTGAGE FORECLOSURE

215 N 9th Street
Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Derrick J. Armstrong; Lizzie Y. Armstrong.

Hand Money \$16,649.66

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006862 18. 2022

MONEY JUDGMENT

ALL THAT CERTAIN unit known and designated as Unit Number I-54, being a unit in Haverford Hill Condominium, a condominium, in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania, which unit is designated in the Declaration of Condominium dated 10-13-1982 and recorded in the Office of the Recorder of Deeds in and for Delaware County (the "Recorder's Office") on 10-20-1982 in Deed Book 42, page 812, and described in the Plats and Plans of Haverford Hill Condominium Association dated 7-1-1982 and recorded 10-20-1982 in Condominium Plan Drawer 3.

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

BEING unit Number I-54, Haverford Hill Condominium.

FOLIO No. 22-09-01139-77, known as 400 Glendale Road, Unit I-54.

BEING the same premises which Anna N. Pakhtigian, also known as Anna Masciantonio, by Deed dated 11/24/09 and recorded in Delaware County on 12/7/09 at Instrument No. 2009081531, conveyed to Denise Ricchini, in fee.

Folio No. 16-13-00039-00

IMPROVEMENTS CONSIST OF: residential condominium unit.

SOLD AS THE PROPERTY OF: Denise Ricchini.

Hand Money \$3,000.00

Elliot H. Berton, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003444 19. 2019

MORTGAGE FORECLOSURE

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

BEING Folio No. 16-09-00137-00

BEING Premises: 346 Congress Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Hortense C. Tippett.

Hand Money \$25,766.82

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001460 20. 2023

MORTGAGE FORECLOSURE

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

Front: 18 Depth: 125

BEING Premises: 2346 Highland Ave, Drexel Hill, PA 19026-1510.

Parcel Nos 16090072000

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Edward Schehl a/k/a Edward F. Schehl, Jr. and Tracey Schehl a/k/a Tracey L. Schehl.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001420A 22. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Newtown, County of Delaware and State of Pennsylvania, BEING the same premises which Esther Palisca on December 15, 2008, recorded on December 22, 2008, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2008085711 granted and conveyed unto Ann Marie Romanowsky.

BEING Premises: 42 Surrey Drive, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ann Marie Romanowsky.

Hand Money \$24,955.04

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007873 23. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania and described according to a Plan of Portion of Derwood Park for Floyd Mousley by Damon and Foster, Civil Engineers, under date of July 2, 1951 and last revised December 15, 1952 and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Crum Creek Drive (50 feet wide) at the distance of 235 feet measured North 43 degrees 8 seconds 45 minutes West along the said side of Crum Creek Drive from a point a corner formed by its intersection (if extended) with the Northwesterly side of Dorrett Street (50 feet wide) (if extended).

CONTAINING in front or breadth measured North 43 degrees 8 minutes 45 seconds West along the said side of Crum Creek Drive 27 feet and extending of that width in length or depth South 46 degrees 51 minutes 15 seconds West between parallel lines at right angles to Crum Creek Drive 100 feet the Southeast line thereof passing through the center of a party wall dividing the dwelling erected on those premises from the dwelling erected on the Southeast.

BEING Lot No. 58 on said Plan.

UNDER AND SUBJECT to certain agreements of record.

TOGETHER with the free and common use, right, liberty and privilege of a certain 14 feet wide driveway which is equally laid out and open over these premises and the premises adjoining to the Northwest side of driveway extending for a depth of 20 feet Southwest from the Southwesterly side of Crum Creek Drive and to be used as and for a driveway, passageway and watercourse at all times, hereafter, forever, in common with the owners, tenants and occupiers of these premises and the premises adjoining to the Northwest; SUBJECT, however, to the proportionate part of the expense of maintaining and keeping the same in good order and repair.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Roberta L. Reece.

Hand Money \$7,674.00

Law Office of Gregory Javardian, LLC Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008503 24. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$125,048.68

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

Front: 22.8 feet Depth: 70 feet

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

Folio Number: 41000025100

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Shawn D. Jones.

Hand Money \$12,504.87

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005403 25. 2017

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Upper Darby, County of Delaware and State of PA and described according to a Plan thereof made for John H. McClatchy, by Damon and Foster, Civil Engineers, Sharon Hill, PA, dated 10/18/1949 as follows:

BEGINNING at a point on the Northwesterly side of Church Lane (40 feet wide) which point is measured the five following courses and distances along the said side of Church Lane from its intersection with the Southeasterly side of Marshall Road (50 feet wide); (1) extending from said point of intersection South 16 degrees 29 minutes 45 seconds West 247.77 feet to a point of curve (2) on a lien curving to the right having a radius of 277.25 feet the arc distance of 59.47 feet to a point of tangent (3) South 28 degrees 47 minutes 5 seconds West 102.88 feet to a point of curve (4) on a line curving to the right having a radius of 269.05 feet the arc distance of 106.56 feet to a point of tangent (5) South 51 degrees 28 minutes 38 seconds West, 84.70 feet to a point and place of beginning; extending thence from said beginning point South 51 degrees 28 minutes 38 seconds West along the said Northwesterly side of Church Lane and 5.45 feet to a point of curve in the same; thence extending still along said side of Church Lane on a line curving to the right having a radius of 380.08 feet the arc distance of 10.69 feet to a point; thence extending North 30 degrees 54 minutes 49 seconds West passing through the party wall between these premises and the premises adjoining to the Southwest 112.88 feet to a point; thence extending South 59 degrees 5 minutes 11 seconds West, 4.82 feet to a point; thence extending North 26 degrees 7 minutes 30 seconds West 51.983 feet to a point; thence extending North 69 degrees 28 minutes 45 seconds East, 16.76 feet to a point; thence extending South 30 degrees 54 minutes 49 seconds East, passing through the party wall between these premises and the premises adjoining to the Northeast 159.62 feet to the first mentioned point and place of beginning.

BEING lot No. 65 House No. 6647 Church Lane.

Property Parcel Number 16-01-00315-00

BEING the same premises which Wajdi Zeineddine by Deed dated 3/10/2011 and recorded 5/9/2012 in Delaware County in Volume 5111 page 2171 conveyed unto Philly Diner Realty co., LP, in fee.

IMPROVEMENTS CONSIST OF: two story residential dwelling.

SOLD AS THE PROPERTY OF: Philly Diner Realty, Co. L.P.

Hand Money \$3,000.00

Jay E. Kivitz, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002962 26. 2021

MORTGAGE FORECLOSURE

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

Dimensions: 2 sty hse 27 x 52

BEING Premises: 1102 Brown Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Helene D. Hollis a/k/a Helene D. Wesley.

Hand Money \$5,928.00

Pincus Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

Feb. 23; Mar. 1, 8