

**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****IRENE ALKINS, dec'd.**

Late of the Township of Ridley,  
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**FRANCIS J. BECHLER, III a/k/a**

**FRANCIS J. BECHLER, dec'd.**  
Late of the Township of Darby,  
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**JOHN J. BOHAN a/k/a JOHN J.  
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and JOHN JAMES BOHAN, JR.,  
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Late of the Township of Haverford,  
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**PATRICIA A. BORKOWSKI a/k/a**

**PATRICIA ANN BORKOWSKI,  
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Late of the Township of Nether  
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**MARY JANE CONSADENE, dec'd.**

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**IDY CLAIRE FISCHLER, dec'd.**

Late of the Borough of Media,  
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Late of the City of Chester, Delaware  
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**MARCUS WALTER HASELTINE, JR.,  
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**JACQUELINE B. HATHAWAY a/k/a  
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dec'd.**

Late of the Township of Concord,  
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**KENNETH IRVIN HORTON a/k/a**

**KENNETH I. HORTON, dec'd.**  
Late of the Township of Concord,  
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**MARJORIE O. LEIGHTON, dec'd.**

Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: William J. Leighton, Jr. (Named  
in Will as William J. Leighton, III), 30  
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**FLORENCE J. LESKO, dec'd.**

Late of the Township of Ridley,  
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**STEPHEN MAJCHER a/k/a**

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**MARION G. McCORRISTON  
a/k/a MARION GALLAGHER  
McCORRISTON, dec'd.**

Late of the Township of Springfield,  
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**IAN PAUL McLEAN a/k/a IAN  
McLEAN a/k/a IAN P. McLEAN and  
IAN LAWRENCE PAUL WALLACE  
McLEAN, dec'd.**

Late of the Township of Chadds Ford,  
Delaware County, PA.  
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Will as Robert McLean) c/o John C.  
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**SUSAN A. MILLER, dec'd.**

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**MARGARET PANTALONE, dec'd.**

Late of the Township of Middletown,  
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Late of the Township of Springfield,  
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**SCHWACKE, dec'd.**  
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Late of the Township of Upper Darby,  
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**SECOND PUBLICATION****JOSEPH A. ARCHIBALD a/k/a****JOSEPH ARCHIBALD, dec'd.**

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Late of the Township of Marple,  
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Late of the Township of Darby,  
Delaware County, PA.  
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**CHARLES M. HANGSTERFER**  
a/k/a **CHARLES MYLAN**  
**HANGSTERFER and CHARLES**  
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Late of the Township of Newtown,  
Delaware County, PA.  
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**KRISTINA MARIA HENZEL a/k/a**  
**KRISTINA M. HENZEL and**  
**KRISTINA HENZEL**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Admx.: Sara Alyssa Turner, 63  
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**PATRICK M. HUGHES**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Admr.: William D. Hughes, 1512  
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**RON JOHNSON**, dec'd.  
Late of the City of Chester, Delaware  
County, PA.  
Admr.: Gary Johnson, Sr., 2710 Kane  
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**MARJORIE VERONICA NOLAN**  
a/k/a **MARJORIE NOLAN and**  
**MARJORIE V. NOLAN**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
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**MARY T. RETZBACH**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
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**LOLA JOAN SCOTT a/k/a LOLA J.**  
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Late of the Township of Edgmont,  
Delaware County, PA.  
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Will as William K. Scott) c/o Michael  
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**DELORES MARIE TAYLOR a/k/a**  
**DELORES M. TAYLOR**, dec'd.  
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**JOHN LLOYD WATERS a/k/a JOHN**  
**L. WATERS a/k/a JOHN LLOYD**  
**HAMPTON WATERS and JOHN**  
**WATERS**, dec'd.  
Late of the Borough of Prospect Park,  
Delaware County, PA.  
Extrs.: Sean Michael Waters a/k/a  
Sean Waters and Sherri A. Lewis  
a/k/a Sherri Lewis, 1512 Yagle Ave.,  
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**DOLORES T. ZELLER**, dec'd.  
Late of the Township of Haverford,  
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**THIRD AND FINAL PUBLICATION**  
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**STEPHEN L. BRODSKY**, dec'd.  
Late of the Township of Haverford,  
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**ALFRED J. CARLSON, JR.**, dec'd.  
Late of the Township of Springfield,  
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**FERDINANDO A. CARRUOLO**, dec'd.

Late of the Township of Upper  
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**STEPHEN F. CLINTON a/k/a**

**STEPHEN F. CLINTON, SR.**, dec'd.  
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**JOSEPH M. COLEMAN**, dec'd.

Late of the Township of Haverford,  
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Late of the Township of Concord,  
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**MADelyn J. GARTLAND**, dec'd.

Late of the Township of Haverford,  
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**WINSTON EMERSON GUTHRIE**

**a/k/a WINSTON E. GUTHRIE**, dec'd.

Late of the Borough of Marcus Hook,  
Delaware County, PA.

Extr.: Carolyn G. Sherman, 2551 Buck  
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**LORRAINE A. HICKEY**, dec'd.

Late of the Township of Radnor,  
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**JANE SOLDOVERI HINCKLEY a/k/a**

**JANE S. HINCKLEY**, dec'd.

Late of the Township of Radnor,  
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**GAIL HUREWITZ, dec'd.**  
Late of the Township of Haverford,  
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**CHERITA E. JOHNSON a/k/a  
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dec'd.  
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**LEATRICE KUSHNERICK a/k/a  
LEATRICE B. KUSHNERICK  
a/k/a LETTY KUSHNERICK and  
LEATRICE LU KUSHNERICK,**  
dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
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Jonathan E. Becker, Esquire, 300 W.  
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**MARIE MARZIOTTI a/k/a MARIE G.  
MARZIOTTI, dec'd.**  
Late of the Township of Bethel,  
Delaware County, PA.  
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Late of the Township of Upper Darby,  
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**DOROTHY E. PAGLIARO, dec'd.**  
Late of the Township of Marple,  
Delaware County, PA.  
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Late of the Borough of Norwood,  
Delaware County, PA.  
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**ROBERT LARRY REPLOGLE, dec'd.**  
Late of the Township of Bethel,  
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**JOSEPH EDWARD RHOADS, JR.  
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Suite 409, Pottstown, PA 19464.  
JESSICA GRATER, ATTY.  
400 Creekside Drive  
Suite 409  
Pottstown, PA 19464

**MARIE SCAMBIA a/k/a MARIE R. SCAMBIA a/k/a MARIA R. BONANNO and MARIA R. SCAMBIA, dec'd.**

Late of the Borough of Brookhaven, Delaware County, PA.  
Co-Extxs.: Donna Marie Goldy and Debra Ann Scambia c/o Matthew C. Stone, Esquire, 4126 Edgmont Avenue, Brookhaven, PA 19015.  
**MATTHEW C. STONE, ATTY.**  
The Law Offices of Stone & Stone, LLC  
4126 Edgmont Avenue  
Brookhaven, PA 19015

**BARTON B. SMITH, dec'd.**

Late of the Borough of Ridley Park, Delaware County, PA.  
Admr.: Neil W. Smith c/o Marc L. Davidson, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087.  
**MARC L. DAVIDSON, ATTY.**  
Davidson & Egner  
Radnor Station Two  
290 King of Prussia Rd.  
Ste. 110  
Radnor, PA 19087

**WILLIAM M. TOBIAS, dec'd.**

Late of the Township of Edgmont, Delaware County, PA.  
Extx.: Gail G. Tobias.  
**KRISTINE F. HUGHEY, ATTY.**  
Speare and Hughey  
22 W. Second St.  
Media, PA 19063

**MARY E. TURNBULL, dec'd.**

Late of the Township of Marple, Delaware County, PA.  
Extx.: Kathy Turnbull, 2024 Rose Lane, Broomall, PA 19008.

**JANICE TURNIER, dec'd.**

Late of the Township of Ridley, Delaware County, PA.  
Extr.: Richard Turnier c/o Christina B. Roberts, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.  
**CHRISTINA B. ROBERTS, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**MARY ANN E. VALYO a/k/a MARY ANN VALYO, dec'd.**

Late of the Township of Edgmont, Delaware County, PA.  
Extx.: Patricia Ann Skahan (Named in Will as Patricia Skahan), 1642 Eldridge Dr., West Chester, PA 19380.

**GARTH G. HOYT, ATTY.**  
McNees Wallace & Nurck, LLC  
426 W. Lancaster Ave.  
Ste. 110  
Devon, PA 19333

**CECILIA WATSON, dec'd.**

Late of the Township of Concord, Delaware County, PA.  
Co-Extxs.: J. Brian Watson and Janine W. Crawford 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

**AUDIT**

**ORPHANS' COURT**

**Estates listed for Audit on  
JANUARY 17, 2024  
10:30 A.M. Prevailing Time**

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

**DUFFY** - First and Final Account of Monica Messner, Trustee for The Madeline Duffy Special Needs Trust.

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

Jan. 5, 12

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2023-006937

NOTICE IS HEREBY GIVEN THAT on December 27, 2023, the Petition of Eric Tejai Browne, Jr., a minor, by and through his parent and natural guardian, Nana Nemelar, for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Eric Tejai Browne, Jr. to Eric Tejai Logan, Jr.**

The Court has fixed Tuesday, January 16, 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.

Jan. 5, 12

**CHANGE OF NAME**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2023-006444

NOTICE IS HEREBY GIVEN THAT on August 1, 2023, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Davine Good to Davine Avery.**

The Court has fixed February 6, 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.

Dec. 29; Jan. 5

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-23-001859

NOTICE IS HEREBY GIVEN THAT on March 3, 2023, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Rosario Palmieri, III and Sophia Lois Palmieri to Rosario Cocco-Palmieri, III and Sophia Lois Cocco-Palmieri.**

The Court has fixed April 9, 2024, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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

Jan. 5, 12

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-23-001968

NOTICE IS HEREBY GIVEN THAT on March 3, 2023, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Vincent James Palmieri to Vincent James Cocco-Palmieri.**

The Court has fixed April 9, 2024, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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

Jan. 5, 12



**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
 DELAWARE COUNTY,  
 PENNSYLVANIA  
 CIVIL ACTION—LAW  
 NO. 2023-008958

NOTICE IS HEREBY GIVEN THAT on October 24, 2023, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Joanne Rodriguez to Joanne Adams**.

The Court has fixed January 16, 2024, at 3:30 p.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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

Jan. 5, 12

**CHANGE OF NAME**

COURT OF COMMON PLEAS  
 DELAWARE COUNTY,  
 PENNSYLVANIA  
 CIVIL ACTION—LAW  
 NO. 2023005041

NOTICE IS HEREBY GIVEN THAT the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Mama camara sylla to MAMA CAMARA**.

The Court has fixed January 16, 2024, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Dec. 29; Jan. 5

**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.

**Susan Robb RN Corp**

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

Jan. 5

**CHARTER APPLICATION  
 NON-PROFIT**

NOTICE IS HEREBY GIVEN THAT, on December 18, 2023, Articles of Incorporation were filed with the Dept. of State for **Elwyn Health and Human Services Foundation**, a nonprofit corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of PA, exclusively for charitable purposes.

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

Jan. 5

NOTICE IS HEREBY GIVEN THAT, on 12/11/23, Articles of Incorporation were filed with the Dept. of State for **The Manuel and Kellie Stamatakis Family Foundation**, a nonprofit corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of PA, exclusively for charitable purposes.

HANEY & HECHT, Solicitors  
 795 E. Lancaster Ave.  
 Ste. 280  
 Villanova, PA 19085

Jan. 5

## CHARTER APPLICATION PROFESSIONAL

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

### Law Offices of Harry J. Karapalides, PC

a corporation organized under the Professional Corporation Law of 1988.

HARRY J. KARAPALIDES, Solicitor  
42 Copley Road  
Upper Darby, PA 19082

Jan. 5

## SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
TERM NO. CV-2023-008497

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates, Plaintiff

v.

SHARON O. COUNCIL-HARRIS,  
INGRID GUDNITZ, Solely in Her Capacity as Heir of ORA M. GUDNITZ, Deceased, KATRINA GUDNITZ, Solely in Her Capacity as Heir of ORA M. GUDNITZ, Deceased, The Unknown Heirs of ORA M. GUDNITZ, Deceased, MARIA GUNDITZ, Solely in Her Capacity as Heir of ORA M. GUDNITZ, Deceased, RICHARD GUNDITZ, Solely in His Capacity as Heir of ORA M. GUDNITZ, Deceased & COURTNEY SCONIERS a/k/a COURTNEY GUDNITZ, Solely in Her Capacity as Heir of ORA M. GUDNITZ, Deceased  
Mortgagor and Real Owner, Defendants

TO: Sharon O. Council-Harris, Ingrid Gudnitz, Solely in Her Capacity as Heir of Ora M. Gudnitz, Deceased; Katrina Gudnitz, Solely in Her Capacity as Heir of Ora M. Gudnitz, Deceased, The Unknown Heirs of Ora M. Gudnitz, Deceased; Maria Gunditz, Solely in Her Capacity as Heir of Ora M. Gudnitz, Deceased; Richard Gunditz, Solely in His Capacity as Heir of Ora M. Gudnitz, Deceased; and Courtney Sconiers a/k/a Courtney Gudnitz, Solely in Her Capacity as Heir of Ora M. Gudnitz, Deceased; Mortgagor And Real Owner, Defendant whose last known address is 635 Yeadon Avenue Yeadon, PA 19050

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT 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 Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates, 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-2023-008497 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 635 Yeadon Avenue Yeadon, PA 19050 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 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 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 AFFORD ONE, 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  
 (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

Jan. 5

**JUDGMENT NOTICES**

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

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

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

**Accuracy of the entries is not guaranteed**

Cahill, Lori, Midland Credit Management, Inc, 5/2/2023, \$1,559.47  
 Cain, Deborah A, Internal Revenue Service, 5/3/2023, \$77,329.79  
 Cam & Sa Consulting Inc, Borough of Darby, 5/10/2023, \$1,150.44

Cam & Sa Consulting, Inc, Borough of Darby, 5/10/2023, \$1,197.51  
 Campbell, Cassandra, Midland Credit Management, Inc, 5/3/2023, \$1,385.86  
 Cappuccitti, Christopher, Chucks Auto, 5/23/2023, \$6,000.00  
 Carmichael, Bryan A, Citibank NA, 5/2/2023, \$1,276.99  
 Carols Auto Tags 4 U Inc A Corporation, Internal Revenue Service, 5/30/2023, \$259.36  
 Carr Funeral Home Ltd, Internal Revenue Service, 5/12/2023, \$7,683.62  
 Carrion-Pabon, Felix Noel, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,656.75  
 Carrion-Pabon, Felix Noel, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,656.75  
 Carroll, Raymond I, Midland Credit Management, Inc, 5/5/2023, \$1,459.30  
 Carter Sr, A., Internal Revenue Service, 5/22/2023, \$2,147.16  
 Carter, Ricardo Manuel, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,077.75  
 Carter, Ricardo Manuel, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,077.75  
 Celona, George T, Jpmorgan Chase Bank, NA, 5/31/2023, \$7,348.41  
 Cericola, Susan, Troy Capital, LLC, 5/10/2023, \$4,979.03  
 Chamberlin, Suzanne, the Township of Haverford, 5/9/2023, \$269.50  
 Chambers, Breon Lamar, Probation Dept of Delaware County, 5/18/2023, \$823.00  
 Chambers, Nadine A., Borough of Darby, 5/26/2023, \$1,093.06  
 Chambers, Shaheim, Franklin Mint Federal Credit Union, 5/17/2023, \$8,356.91  
 Chandler, Kyri I., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,702.31  
 Chapman, Margo, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,512.25  
 Chapman, Margo Lynne, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,000.00

- Cheatham, Tamika S, Upper Darby Township, 5/19/2023, \$1,016.14
- Cheek, Katrina, Upper Darby Township, 5/16/2023, \$1,015.73
- Chung, Kwang Bok, Borough of Darby, 5/30/2023, \$1,281.12
- Cisco, Dominic S, Unifund CCR, LLC, 5/17/2023, \$2,798.10
- Clark, Damon, Security Credit Services, 5/23/2023, \$3,065.93
- Clark, Omarr D., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,285.68
- Classic Coachwork Inc., Internal Revenue Service, 5/22/2023, \$34,882.17
- Cleaver Property Managemnt Co, Darby Borough, 5/11/2023, \$530.61
- Clinton, Catherine, the Township of Haverford, 5/15/2023, \$249.70
- Clinton, Catherine, Township of Haverford, 5/15/2023, \$132.62
- Clinton, Francis J, Township of Haverford, 5/15/2023, \$269.50
- Clinton, Francis J, Township of Haverford, 5/15/2023, \$130.80
- Clinton, Francis J, Township of Haverford, 5/15/2023, \$216.70
- Clinton, Francis J, Haverford Township, 5/15/2023, \$414.26
- Clinton, Francis J., Township of Haverford, 5/15/2023, \$216.70
- Clinton, Francis J., Township of Haverford, 5/15/2023, \$123.56
- Clore, Jaranda, LVNV Funding LLC, 5/22/2023, \$1,913.85
- Coghan, James, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,492.25
- Cole, Ernest George, Borough of Sharon Hill, 5/9/2023, \$693.59
- Coleman, Anthony, Autovest, LLC, 5/25/2023, \$6,940.48
- Collins, Georgette Gabrielle, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,557.25
- Connor, Anthony L, Upper Darby Township, 5/22/2023, \$1,016.14
- Conway, Joseph, Cmwth of PA Department of Revenue, 5/18/2023, \$3,988.02
- Cook, Christopher, Borough of Darby, 5/30/2023, \$1,015.38
- Correnti, Paul M, Freedom Mortgage Corporation, 5/23/2023, \$138,295.85
- Cotton, Shirlene R, Upper Darby Township, 5/23/2023, \$1,016.14
- Cox, Charles L., Borough of Darby, 5/30/2023, \$1,376.85
- Cox, Cyril, Wilkie, Herbert, 5/4/2023, \$3,825.00
- Cravins, Tarah R., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,517.25
- Crazy Dogs Grill Inc., Cmwth of PA Department of Revenue, 5/15/2023, \$7,102.52
- Crime-Hughes, Arismendy Oresta, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,741.75
- Crime-Hughes, Arismendy Oresta, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,741.75
- Cuff, Betty Ann, Borough of Darby, 5/10/2023, \$1,558.70
- Cuff, Bryant, Borough of Darby, 5/25/2023, \$1,083.39
- Cummings, Anne J., Internal Revenue Service, 5/16/2023, \$36,829.68
- Cynthia Kyelberg, In Her Capacity As Heir of Ernest Foreman a/k/a Ernest J. Foreman, Nationstar Mortgage LLC D/B/A Champion Mortgage Company, 5/2/2023, \$252,962.03
- Cyrus, Jacob Glen Major, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$5,476.25
- D Agostino, David A, Cavalry Spv I, LLC, 5/2/2023, \$5,464.27
- Dacey, Christopher, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$691.25
- Dalton, William T, Commonwealth of Pennsylvania Department of Revenue, 5/18/2023, \$5,902.04
- Daly, Filomena, Citibank N A, 5/25/2023, \$3,717.66
- Dantonio, Elaine, Bethel Township, 5/3/2023, \$198.00
- Dantonio, Susan, Upper Darby Township, 5/16/2023, \$1,006.97
- Darden, Norvasha, Ambassador Terrace Apartments, 5/3/2023, \$4,144.63
- Darkor, Alex D, Midland Credit Management, Inc, 5/2/2023, \$1,465.10
- Daversa, Ralph, Cmwth of PA Department of Revenue, 5/15/2023, \$3,939.28

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

**January 19, 2024  
11:00 A.M. Prevailing Time**

**BOROUGH**

- Aldan 8
- Brookhaven 7
- Clifton Heights 9
- Folcroft 27, 32
- Glenolden 1, 6
- Lansdowne 45
- Norwood 20
- Sharon Hill 29, 37
- Trainer 26
- Yeadon 18, 24

**TOWNSHIP**

- Haverford 34
- Radnor 14, 23
- Ridley 10, 12, 15, 21, 30
- Tinicum 16
- Upper Chichester 13, 44
- Upper Darby 2, 3, 4, 5, 11, 17, 22,  
31, 33, 35, 36, 38, 40

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. 009395 1. 2022**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$30,643.46

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

Front: Irregular Depth: Irregular

BEING Premises: 100 East Glenolden Avenue Unit T-11, Glenolden, PA 19036.

Folio Number: 21-00-02017-11

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Philip J. Calvo, Jr.

Hand Money \$3,064.35

Christopher A. DeNardo, Attorney

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

**No. 004069 2. 2023**

**MORTGAGE FORECLOSURE**

1013 Cobbs Street  
Drexel Hill, PA 19026

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

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

SOLD AS THE PROPERTY OF: Margaret S. Vink.

Hand Money \$5,736.73

Duane Morris LLP, Attorneys

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

No. 006015 3. 2022

**MORTGAGE FORECLOSURE**

Judgment Amount: \$177,665.76

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

BEING Premises: 212 North Lynn Boulevard, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Patrick J. Bredin.

Hand Money \$17,766.57

Fein, Such, Kahn & Shepard, P.C., Attorneys

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

No. 005404 4. 2023

**MORTGAGE FORECLOSURE**

Property in Township of Upper Darby, County of Delaware, Commonwealth of PA on the beginning at a point in the Easterly side of the center line of Harvin Road.

Front: IRR Depth: IRR

BEING Premises: 9 Harvin Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Catherine Spicer and Patricia Spicer aka Patricia M. Spicer.

Hand Money \$13,920.88

KML Law Group, P.C., Attorneys

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

No. 009973 5. 2022

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 4008 Marshall Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: John Picconi, solely in his capacity as Heir of Olga A. Picconi, a/k/a Olga S. Picconi, deceased and the unknown Heirs of Olga A. Picconi a/k/a Olga S. Picconi, deceased.

Hand Money \$6,801.20

KML Law Group, P.C., Attorneys

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

No. 006213 6. 2022

**MORTGAGE FORECLOSURE**

Property in Borough of Glenolden, County of Delaware, Commonwealth of PA on the Northeasterly side of Cooke Avenue.

Front: IRR Depth: IRR

BEING Premises: 117 East Cooke Avenue, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: George Fedin, solely in his capacity as Heir of Walter Fedin, deceased; Michael Fedin, solely in his capacity as Heir of Walter Fedin, deceased; The unknown Heirs of Walter Fedin, deceased and Irene Marie Watson aka Mary Watsons, solely in her capacity as Heir of Walter Fedin, deceased.

Hand Money \$12,974.34

KML Law Group, P.C., Attorneys

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

**No. 001399 7. 2023**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Valerie A. Czynszczon.

Hand Money \$10,899.97

KML Law Group, P.C., Attorneys

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

**No. 006368 8. 2023**

**MORTGAGE FORECLOSURE**

Property in the Borough of Aldan, County of Delaware, Commonwealth of PA on the Northwesterly side of Magnolia Avenue.

Front: IRR Depth: IRR

BEING Premises: 323 West Magnolia Avenue, Aldan, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Elizabeth Ingham and Kiel Ingham.

Hand Money \$17,758.67

KML Law Group, P.C., Attorneys

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

**No. 003779 9. 2023**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 93 Houston Road, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Paulina A. Tamaklo.

Hand Money \$5,176.22

Brock & Scott, PLLC, Attorneys

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

**No. 006473 10. 2023**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$14,302.94

Brock & Scott, PLLC, Attorneys

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

**No. 006184 11. 2023**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improve-  
ments thereon erected and described ac-  
cording to a Plan and Survey thereof made  
by Damon and Foster, Civil Engineers of  
Upper Darby, PA on 12/6/1926, as follows,  
situate in the Township of Upper Darby,  
County of Delaware and Commonwealth  
of Pennsylvania.

BEGINNING at a point on the South-  
easterly side of Elm Avenue at the distance  
of 220 feet Southwestwardly from the  
Southwesterly side of Miller Avenue; thence  
extending South 70 degrees 12 minutes 46  
seconds East (being on a line at right angles  
with the said Elm Avenue), 78.05 feet to a  
point; thence extending South 65 degrees  
47 minutes 39 seconds West, 108.49 feet to  
a point on the Southeasterly side of said  
Elm Avenue, being at a bend on said Elm  
Avenue; and thence extending North 19  
degrees 47 minutes 14 seconds East along  
the Southeasterly side of said Elm Avenue,  
75.35 feet to the first mentioned point and  
place of BEGINNING.

IMPROVEMENTS CONSIST OF: resi-  
dential property.

SOLD AS THE PROPERTY OF: Charles  
A.J. Halphin, Esquire, personal repre-  
sentative of the Estate of Thomas Moore,  
deceased, III.

Hand Money \$13,123.02

Law Office of Gregory Javardian, LLC,  
Attorneys

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

**No. 006326 12. 2022**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of  
ground Situate in the Township of Ridley,  
County of Delaware and State of Pennsyl-  
vania. Being Lots Nos. 88 and 89 on a Plan  
of South Wyndom laid out and surveyed by  
C.W. Hughes, Engineer.

BEING the same premises which Flor-  
ence M. Wehrwein, widow, on February 19,  
1976 and recorded February 20, 1976 in the  
Office of the Recorder of Deeds in and for  
the County of Delaware in Book 2561, page  
1187 granted and conveyed unto Thomas W.  
King, singleman.

BEING Premises: 322 Lawnton Terrace  
Holmes, PA 19043.

IMPROVEMENTS CONSIST OF: resi-  
dential property.

SOLD AS THE PROPERTY OF: Thomas  
McNamee, as heir to the Estate of Thomas  
W. King, deceased; Michael McNamee,  
as heir to the Estate of Thomas W. King,  
deceased; Christopher King, as heir to the  
Estate of Thomas W. King, deceased, and  
the unknown heirs, successors, assigns and  
all persons, firms or associations claiming  
right, title or interest from or under Thomas  
W. King, deceased.

Hand Money \$15,479.04

Hill Wallack LLP, Attorneys

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

**No. 000048 13. 2023**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or tract of land,  
hereditaments and appurtenances, Situate  
in Upper Chichester Township, County of  
Delaware and State of Pennsylvania.



BEING the same premises which Booker T. Strange and Daisy Strange on January 19, 1999, recorded on January 27, 19999 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 1827, page 1155, granted and conveyed to Booker T. Strange. Booker T Strange departed this life on or about May 21, 2020.

BEING Premises: 225 Buffington Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: The Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Booker T. Strange, deceased.

Hand Money \$28,854.10

Hill Wallack LLP, Attorneys

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

**No. 000052 14. 2023**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or tract of land, hereditaments and appurtenances, Situate in Radnor Township, County of Delaware and State of Pennsylvania.

BEING the same premises which John L. Farrell and Marguerite S. Farrell on September 21, 1973, recorded on June 7, 1974 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 2505, page 1090 granted and conveyed to Coy G. Butler and Barbara O. Butler. Coy G. Butler departed this life on or about August 23, 2017. Barbara O. Butler departed this life on or about April 25, 2020.

BEING Premises: 11 Barley Cone Lane, Bryn Mawr, PA 19010.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: The Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Barbara O. Butler, deceased.

Hand Money \$53,768.02

Hill Wallack LLP, Attorneys

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

**No. 009779 15. 2022**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or tract of land, hereditaments and appurtenances, Situate in Ridley Township, County of Delaware and State of Pennsylvania.

BEING the same premises which Mario Romano on June 30, 2003, recorded on June 30, 2002 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 02872, page 1619 granted and conveyed to Mario Romano and Anne Marie Romano. Mario Romano departed this life on or about September 18, 2017. Anne Marie Romano departed this life on or about June 4, 2020.

BEING Premises: 233 Morris Avenue, Woodlyn, PA 19094.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Anthony Romano, as Heir to the Estate of Anne Marie Romano, deceased and the Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Anne Marie Romano, deceased.

Hand Money \$28,053.15

Hill Wallack LLP, Attorneys

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

**No. 002619 16. 2022**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$111,044.03

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

Front: 25 ft Depth: 125 ft

BEING Premises: 333 Massasoit Street, Essington, PA 19029.

Folio Number: 45000089500

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Brian M. White and Linda D. White.

Hand Money \$11,104.40

Christopher A. DeNardo, Attorney

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

**No. 000435 17. 2022**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$101,891.32

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

Front: Irregular Depth: Irregular

BEING Premises: 3837-39 Garrett Road, Drexel Hill, PA 19026.

Parcel: 16-11-01069-00

IMPROVEMENTS CONSIST OF: Residential property and vacant lot.

SOLD AS THE PROPERTY OF: John J. Rayer, Jr. and Thomas Piselli.

Hand Money \$10,189.13

Jacqueline F. McNally, Esquire, Attorney

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

**No. 008835 18. 2022**

**MORTGAGE FORECLOSURE**

Property in Borough of Yeadon, County of Delaware, Commonwealth of PA on the Southwest side of Duncan Avenue.

Front: IRR Depth: IRR

BEING Premises: 1042 Duncan Avenue, Yeadon a/k/a Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Helena A. Davis.

Hand Money \$8,814.15

KML Law Group, P.C., Attorneys

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

**No. 002034 20. 2023**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 31-00-01787-00

BEING Premises: 424 East Winona Avenue, Norwood, Pennsylvania 19074.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Richard Tyler Dormer.

Hand Money \$19,988.80

McCabe, Weisberg & Conway, LLC, Attorneys

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

**No. 002415 21. 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 State of Pennsylvania.

BEING the same premises which Dwayne Logie, plenary guardian of the Estate of Helen Chorney, widow, on September 30, 2009, recorded on October 5, 2009, in the Office of the Recorder of Deeds in and for the County of Delaware in Book 04637, page 2064 granted and conveyed unto Michael E. Razzi.

BEING Premises: 220 Kossuth Avenue, Folsom, PA 19033.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael E. Razzi.

Hand Money \$18,584.01

Hill Wallack LLP, Attorneys

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

**No. 006640 22. 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 State of Pennsylvania.

BEING the same premises which Jose Pierre and John M. Abramson, on November 9, 2020, recorded on February 8, 2021, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2021008964 granted and conveyed unto Christian Tranquillin, Jr.

BEING Premises: 4040 Dayton Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christian Tranquillin, Jr.

Hand Money \$17,958.74

Hill Wallack LLP, Attorneys

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

**No. 005537 23. 2023**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$329,137.33

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

Front: Irregular Depth: Irregular

BEING Premises: 96 Conestoga Road, Wayne, PA 19087.

Folio Number: 36060333600

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Patrick V. Gibbons, Jr.

Hand Money \$32,913.73

Christopher A. DeNardo, Attorney

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

**No. 12525 24. 2013**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$248,705.60

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

Front: Irregular Depth: Irregular

BEING Premises: 1224 Whitby Avenue, Yeadon, PA 19050.

Folio Number: 48-00-03264-00

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Garwee Tutu; Esther T. Brown, in capacity as Heir of Sammy Addy, deceased; Sammy Addy, Jr. in capacity as Heir of Sammy Addy, deceased; and Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Sammy Addy, deceased.

Hand Money \$28,470.56

Samantha Gable, Esquire, Attorney

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

**No. 001708 26. 2023**

**MORTGAGE FORECLOSURE**

914 Anderson Avenue  
a/k/a 914 Anderson Street  
Trainer, PA 19061

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: William Bethard and Susan Bethard.

Hand Money \$16,356.09

RAS Citron, PLLC, Attorneys

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

**No. 000255 27. 2023**

**MORTGAGE FORECLOSURE**

835 Grant Road  
Folcroft, PA 19032

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Philip G. Romanelli a/k/a Philip George Romanelli, deceased.

Hand Money \$9,278.94

RAS Citron, PLLC, Attorneys

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

**No. 008246 29. 2022**

**MORTGAGE FORECLOSURE**

342 Greenwood Road  
Sharon Hill, PA 19079

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Naazim Richardson, deceased.

Hand Money \$14,593.07

RAS Citron, PLLC, Attorneys

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

**No. 002907 30. 2023**

**MORTGAGE FORECLOSURE**

338 Sycamore Avenue  
Folsom, PA 19033

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Adam Hawkins; Karen Hawkins.

Hand Money \$19,912.63

RAS Citron, PLLC, Attorneys

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

**No. 09631 31. 2022**

**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 survey and plan thereof called Bywood Heights made by Darnon and Foster, Civil Engineers, and subdivided by Harry Loin, Civil Engineer, as follows, to wit:

BEGINNING at a point on the Southeast side of Summit Avenue (45 feet wide) at the distance of 455 feet Southwestwardly from the Southwesterly side of Highland Avenue (45 feet wide),

CONTAINING in front or breadth along said Summit Avenue 35 feet and extending of that width in length or depth between parallel lines at right angles to the said Summit Avenue Southwestwardly 86.75 feet. The Southwesterly line thereof passing through a partition wall dividing these from the premises to the Southwest.

BEING No. 121 Summit Avenue on said Plan.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being described according to a Plan of Bywood Heights dated 4/21/1922 as follows, to wit:

BEGINNING at a point on the Southeast side of Summit Avenue (as laid on said Plan) at the distance of 432.5 feet Southwestwardly from the Southwesterly side of Highland Avenue (as laid out on said plan).

CONTAINING in front or breadth on the said Summit Avenue 22.5 feet and extending of that width in length or depth Southeastward between parallel lines at right angles to the said Summit Avenue 86.75 feet, more or less.

BEING known and designated as Parcel No. 16-05-01375-00 in Deed Registry Office of Delaware County, Pennsylvania, more commonly known as 121 Summit Avenue.

ADDRESS: 121 Summit Ave., Highland Park, PA 19082

Tax Map or Parcel ID No.: 16-05-01375-00.

TITLE to said premises is vested in Joanne Dampman and Michael Dampman, husband wife, by Deed from Michael Dampman and Joanne Gianfranceso, now known as Joanne Dampman, husband and wife, dated 04/30/2002, and recorded on 05/08/2002, in the Delaware County Recorder of Deeds Office in Book 02431, page 1480.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Joanne Dampman and Michael Dampman.

Hand Money \$7,940.81

Parker McCay P.A., Attorneys

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

**No. 003567 32. 2023**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in the Borough of Folcroft, County of Delaware and Commonwealth of Pennsylvania, and described according to a conveyance plan of John H McClatchy, made by Damon and Foster Civil Engineers, Sharon Hill, Pennsylvania, dated February 11, 1953, as follows, to wit:

BEGINNING at a point on the Westerly side of Taylor Drive (60 feet wide) which point is measured the three following courses and distances along the said side of Taylor Drive from a point of curve on the Southeasterly side of Calcon Hook Road (60 feet wide); (1) extending from point of curve on a line curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of compound curve on the said side of Taylor Drive; (2) on a line curving to the right having a radius 242.18 feet the arc distance of 161.99 feet to a point of tangent on the said side of Taylor Drive; (3) South 11 degrees 56 minutes West 482.54 feet to the point and place of beginning; thence extending from said beginning point along the said side of Taylor Drive, South 11 degrees 56 minutes West 16 feet to a point; thence extending North 78 degrees 04 minutes West, passing partly through a party wall laid out between these premises and the premises adjoining to the Southwest and crossing the bed of a certain 13 feet wide driveway which extends Northeastwardly and communicates at its Northeasternmost end with a certain 15 feet wide driveway which extends Northeastwardly into Taylor Drive, 120 feet to a point; thence extending North 11 degrees 56 minutes East 16 feet to a point; thence extending South 78 degrees 04 minutes East recrossing the bed of the first above mentioned driveway,

and passing partly through a party wall laid out between these premises and the premises adjoining to the Northeast 120 feet to the first mentioned point and place of beginning.

BEING Lot No, 22, House No. 780 Taylor Drive, as shown on said plan.

UNDER AND SUBJECT to certain restrictions as now appear of record.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveways, as and for driveways, passageways and watercourses at all times hereafter, forever, in common with the owners, tenants and occupiers of the lots of ground bound thereat and entitled to the use thereof, or to any other owners, tenants and occupiers of the lots of ground to which the use thereof may be given by the grantor herein, its successors and assigns.

SUBJECT, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair at all times, hereafter, forever.

MORE commonly known as 780 Taylor Drive, Folcroft, PA 19032.

TAX PARCEL: 20-00-01418-00

TITLE to said premises is vested in Francine K. Bombaro and Kenneth C. Feters, Jr., as joint tenants with the right of survivorship, by Deed from Stephen J. Ciliberti and Sheila F. Ciliberti, dated 06/30/1997, and recorded on 07/09/1997, in the Delaware County Recorder of Deeds Office in Book 1605, page 0997. Francine K. Bombaro departed this life on November 5, 2021.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Francine K. Bombaro, deceased & Kenneth C. Feters, Jr.

Hand Money \$3,010.35

Parker McCay P.A., Attorneys

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

No. 006507 33. 2023

MORTGAGE FORECLOSURE

313 Richfield Road  
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: GSA Capital Investment LLC and Gyas Uddin.

Hand Money \$9,000.00

Orlans PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000446 34. 2016

MORTGAGE FORECLOSURE

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

BEING Folio No. 22-09-00792-00

BEING Premises: 33 Fairlamb Avenue, Havertown, Pennsylvania 19083.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Gloria Taddei.

Hand Money \$33,614.56

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010490 35. 2012

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 16080213700

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

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

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Euston Mitchell.

Hand Money \$20,920.39

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003502 36. 2019

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 324 Blanchard Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William D. Scott, Jr. and Gail P. Scott.

Hand Money \$21,251.48

Brock & Scott, PLLC, Attorneys

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

**No. 002446 37. 2023**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 221 Sharon Avenue, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ahkai Biddle.

Hand Money \$16,039.84

Brock & Scott, PLLC, Attorneys

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

**No. 062007 38. 2019**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 25 S. Madison Avenue, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: Michael Holland and Ann Marie Jackson.

Hand Money \$3,000.00

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

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

**No. 061533 40. 2019**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 5132 Pontiac Road, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: Patrick Fuchion.

Hand Money \$3,000.00

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

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

**No. 006977 44. 2023**

**MORTGAGE FORECLOSURE**

1015 Galbreath Avenue  
Upper Chichester, PA 19061

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

IMPROVEMENTS CONSIST OF: residential dwelling.



SOLD AS THE PROPERTY OF: James A. Gartside; Linda Gartside.

Hand Money \$8,552.04

RAS Citron, PLLC, Attorneys

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

**No. 000368 45. 2023**

**MORTGAGE FORECLOSURE**

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

Front/Depth

BEING Premises: 277 Ardmore Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Suzanne L. Snyder.

Hand Money \$3,000.00

Eckert Seamans Cherin and Mellott, Attorneys

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

Dec. 29; Jan. 5, 12

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