

**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****FRANCIS R. BELL, dec'd.**

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Late of the Township of Aston,  
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Late of the Borough of Glenolden,  
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Late of the Township of Newtown,  
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Late of the Township of Springfield,  
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**LOUISE URBANO**, dec'd.

Late of the Township of Marple,  
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**SECOND PUBLICATION**

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**BENNETT and MARY DIANE  
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**ROBERT J. BUGEY**, dec'd.

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**LILLIAN H. CHIMEKAS a/k/a**

**LILLIAN CAVUNIS**, dec'd.  
Late of the Borough of Media,  
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**MARY MARGARET COOLEY**, dec'd.

Late of the Township of Chadds Ford,  
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**HELEN A. FEENEY, dec'd.**

Late of the Township of Ridley,  
Borough of Swarthmore, Delaware  
County, PA.  
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**ROBERT J. GETZ a/k/a BOB GETZ,  
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ADAM V. LEVINSON and ADAM  
LEVINSON, dec'd.**

Late of the Borough of Swarthmore,  
Delaware County, PA.  
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**MARGARETT MANOCCHIO, dec'd.**

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Late of the Borough of Media,  
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**SHIRLEY M. McFARLAND a/k/a  
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**CHARLES T. OAKLEY, SR., dec'd.**

Late of the Township of Ridley,  
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a/k/a AL HOUSEL SWEETING, II,  
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#### THIRD AND FINAL PUBLICATION

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**NICHOLAS J. ANDREACCHIO a/k/a  
NICHOLAS ANDREACCHIO  
and NICHOLAS JOHN  
ANDREACCHIO, dec'd.**  
Late of the Borough of Aldan,  
Delaware County, PA.  
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**BERNADINE E. ANDREOZZI, dec'd.**  
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**JANET B. CASTRO a/k/a JANET  
CASTRO and JANET BELLE  
CASTRO, dec'd.**  
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Delaware County, PA.  
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**ANNA QUACIARI D'AMBROSIO a/k/a**

**ANNA PUZZANGARA**, dec'd.  
Late of the Township of Ridley,  
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**JOHN PATRICK DONOVAN a/k/a**

**JOHN P. DONOVAN**, dec'd.  
Late of the Township of Upper  
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**MARGARET J. DORAN a/k/a**

**MARGARET JEAN DORAN**, dec'd.  
Late of the Borough of Prospect Park,  
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Late of the Township of Middletown,  
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**CHARLES DUSSELL**, dec'd.

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**JAMES LONDOS EBERLE**, dec'd.

Late of the Township of Haverford,  
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Late of the Township of Concord,  
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Late of the Borough of Morton,  
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JACQUELYN S. GOFFNEY, ATTY.  
339 W. Baltimore Avenue  
Media, PA 19063

**MAFALDA L. GODOY a/k/a**

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

**THEODORE O. HAAS a/k/a**

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

**JOAN L. HOWARTH, dec'd.**

Late of the Township of Ridley,  
Delaware County, PA.  
Extx.: Janet Howarth Tini, 3726  
Ridgewood Ln., Brookhaven, PA 19015.

**PATRICK J. HUHN, JR., dec'd.**

Late of the Borough of Ridley Park,  
Delaware County, PA.  
Admx.: Rosemarie Huhn c/o William  
T. Neill, III, Esquire, P.O. Box 219,  
Woodlyn, PA 19094.  
**WILLIAM T. NEILL, III, ATTY.**  
P.O. Box 219  
Woodlyn, PA 19094

**JOSEPH JOHNSON, dec'd.**

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

**JOAN DORNAN KATZ, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Extrs.: David Katz and Susan K.  
Yingling c/o Guy F. Matthews, Esquire,  
300 W. State St., Ste. 300, Media, PA  
19063.

**GUY F. MATTHEWS, ATTY.**  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, PC  
300 W. State St.  
Ste. 300  
Media, PA 19063

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

Late of the Borough of Brookhaven,  
Delaware County, PA.  
Admrs.: Kelsea C. Fairchild and Robert  
Kozak c/o Joseph J. McIntosh, Esquire,  
23 West Second Street, Media, PA  
19063.  
**JOSEPH J. MCINTOSH, ATTY.**  
23 West Second Street  
Media, PA 19063

**GUANG HAN LIN, dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extx.: Hai Ying Zheng, 515 Elm Ave.,  
Upper Darby, PA 19082.

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

Late of the Borough of Ridley Park,  
Delaware County, PA.  
Admx.: Renata T. Ogorek-Pabisz,  
Esquire, 116 E. Court St., Doylestown,  
PA 18901.  
**RENATA T. PABISZ, ATTY.**  
High Swartz LLP  
116 E. Court St.  
Doylestown, PA 18901

**BRENT C. MAGEE, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Admrs.: Ella Rose Magee and Ryan  
Christopher Magee.  
**ROWAN KEENAN, ATTY.**  
Keenan, Ciccitto & Associates, LLP  
376 E. Main Street  
Collegeville, PA 19426

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

Late of the Township of Upper  
Providence, Delaware County, PA.  
Extr.: John J. Malick, 5061 Brittany  
Lane, Bryn Mawr, PA 19010.

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

Late of the Township of Aston,  
Delaware County, PA.  
Extr.: James McClintock.  
**CARRIE WOODY, ATTY.**  
110 West Front Street  
Media, PA 19063

**DIANE NEWS, dec'd.**

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

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

Late of the Township of Darby, Delaware County, PA.  
Extx.: Clarisa Yata Rodrigues Coelho c/o Joseph W. Bullen, III, Esquire, P.O. Box 217, Lansdowne, PA 19050-0217.  
**JOSEPH W. BULLEN, III, ATTY.**  
Hennessy Bullen Walker  
P.O. Box 217  
Lansdowne, PA 19050-0217

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

Late of the Township of Upper Darby, Delaware County, PA.  
Co-Extxs.: Patricia Gorman and Barbara O'Neill c/o Supriya Philips, Esquire, 930 Harvest Drive, Suite 360, Blue Bell, PA 19422.  
**SUPRIYA PHILIPS, ATTY.**  
The Pile Law Firm  
930 Harvest Drive  
Suite 360  
Blue Bell, PA 19422

**DANIEL G. PATRILLA, dec'd.**

Late of the Township of Aston, Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, 100 W. Sixth St., Suite 204, Media, PA 19063.  
**FRANK W. DALY, ATTY.**  
100 W. Sixth St.  
Suite 204  
Media, PA 19063

**JUDITH DEBORAH REVITCH**

**PORTER a/k/a JUDITH R. PORTER and JUDITH D. PORTER, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
Extr.: Gerald Joseph Porter (Named in Will as Gerald J. Porter) c/o David B. Pudlin, Esquire, One Logan Square, 27<sup>th</sup> Fl., Philadelphia, PA 19103-6933.  
**DAVID B. PUDLIN, ATTY.**  
Hangley Aronchick Segal Pudlin & Schiller  
One Logan Square  
27<sup>th</sup> Fl.  
Philadelphia, PA 19103-6933

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

Late of the Township of Upper Darby, Delaware County, PA.  
Extx.: Helen Ryan, 316 Lincoln Avenue, Lansdowne, PA 19050.

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

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

**CRAIG STEVEN SCHLOTT, dec'd.**

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

**JOHN A. STECKEL, dec'd.**

Late of the Township of Chadds Ford, Delaware County, PA.  
Extr.: Kurt John Steckel c/o Robert W. Hershman, Jr., Esquire, 6 East Hinckley Avenue, 1<sup>st</sup> Floor, Ridley Park, PA 19078.  
**ROBERT W. HERSHMAN, JR., ATTY.**  
6 East Hinckley Avenue  
Ridley Park, PA 19078

**ALVIN CABOT TRUSTY, dec'd.**

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

**PHYLLIS ELAINE TYLER, dec'd.**

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

**DENNIS M. WARD a/k/a DENNIS MICHAEL WARD, dec'd.**

Late of the Township of Upper Chichester, Delaware County, PA.  
Extx.: Mariann B. Ward, 4400 Pilgrim Ln., Boothwyn, PA 19061.  
**LINDA MCGRIER, ATTY.**  
2211 Chichester Ave.  
Ste. 201  
Upper Chichester, PA 19061



**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-003215

NOTICE IS HEREBY GIVEN THAT on April 8, 2025, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Sherly Y. Altidor** to **Shirley Yves Altidor**.

The Court has fixed Tuesday, October 7, 2025, at 9:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Aug. 8, 15

**CHANGE OF NAME**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV-2025-003189

NOTICE IS HEREBY GIVEN that the Petition of **GEORGE LAZAR**, in the above-named Court, praying for a Decree to change his name to **GEORGE STEVEN LAZAR**. The Court has fixed October 7, 2025, at 9:00 a.m., Courtroom/Hearing Rm. TBA, Delaware County Courthouse, Media PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

MARK A. MASLEY, Solicitor  
Fox Rothschild LLP  
Attys. for Petitioner  
747 Constitution Dr.  
#100  
Exton, PA 19341

Aug. 8, 15

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-003214

NOTICE IS HEREBY GIVEN THAT on April 8, 2025, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Abigail Rose O’Brien** to **Aspasia O’Brien**.

The Court has fixed Tuesday, October 7, 2025, at 9:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Aug. 8, 15

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-002426

NOTICE IS HEREBY GIVEN THAT on July 10, 2025, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Riley Gianna Pagano** to **Rigby Gianna Pagano**.

The Court has fixed Tuesday, October 7, 2025, at 9:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Aug. 1, 8

**CHARTER APPLICATION  
NON-PROFIT**

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

The name of the corporation is:

**THE ABBY OUTDOOR  
INITIATIVE, INC.**

The Articles of Incorporation have been (are to be) filed on Wednesday, July 2, 2025.

VINCENT CAROSELLA, JR., Solicitor  
Carosella & Associates, P.C.  
882 S. Matlack Street  
Suite 101  
West Chester, PA 19382

Aug. 8

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT  
NO. 0035-2025

IN RE: ADOPTION OF  
JAMISON RHYS PIRIE

**DECREE**

AND NOW, this 22nd day of July, 2025, upon consideration of Emily Claire Pirie DeAngelis' Amended Motion for Order of Publication, it is hereby ORDERED, ADJUDGED and DECREED that the Amended Motion is GRANTED. Petitioner may achieve original process by serving Christopher Russell Stose:

BY THE COURT:  
/s/ William C. Mackrides  
WILLIAM C. MACKRIDES, J.

Aug. 8

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
NO. CV-2025-001017

**NOTICE TO DEFEND**

PLANET HOME LENDING, LLC, Plaintiff  
vs.

THOMAS CASSIDY IV, HEIR OF THOMAS CASSIDY, DECEASED; DANIELLE CASSIDY, HEIR OF THOMAS CASSIDY, DECEASED; STEPHANIE CASSIDY, HEIR OF THOMAS CASSIDY, DECEASED; TYLER CASSIDY, HEIR OF THOMAS CASSIDY, DECEASED; THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THOMAS CASSIDY DECEASED, Defendants

**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 this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

Lawyers Reference Service of the  
Delaware County Bar Association  
335 W. Front St.  
Media, PA 19063  
(610) 566-6625  
www.delcobar.org

## AVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta a sentar una comparencia escrita o en persona o con un abogado y entregara la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Se a visado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades o otros derechos importantes para usted.

LLERVE ESTA DEMANDA A UN ABOGADO IN MEDIATAMENTE SI NO TIENE ABOGADO O SI NO TIENE EL DINEROSUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLEVE POR TELEFONO A LA OFICINA CUY DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERICUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

Asociacion De Licenciador De  
Filadelfia Servicio De Referencia E  
Informacion Legal  
335 W. Front St.  
Media, PA 19063  
(610) 566-6625  
www.delcobar.org

MICHAEL J. SHAVER, ESQUIRE  
(Attorney I.D. 60554)  
JILL M. FEIN, ESQUIRE  
(Attorney ID.: 318491)  
KAITLIN D. SHIRE, ESQUIRE  
(Attorney ID.: 324226)  
HILL WALLACK LLP  
Attorneys for Plaintiff  
1000 Floral Vale Blvd  
Ste 300  
Yardley, PA 19067  
Tel. (215) 579-7700  
Fax (215) 579-9248

Aug. 8, 15

## SERVICE BY PUBLICATION

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2025-003314

CIVIL ACTION—COMPLAINT  
MOTOR VEHICLE ACCIDENT

MARTIN CARR

vs.

WAYNE WILLIAMS

## NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defense or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days from the date of publication of this Notice, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff(s). You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

STEVEN F. MARINO, Esquire  
301 Wharton Street  
Philadelphia, PA 19147

Aug. 8, 15

## SERVICE BY PUBLICATION

OFFICE OF THE REGISTER OF WILLS  
DELAWARE COUNTY,  
PENNSYLVANIA  
File No. 2325-2029

In Re: Estate of Patrick S. O'Neill a/k/a  
Patrick S. O'Neill, Sr., Dec'd.

Re: Petition For Citation to Show Cause  
Why Petitioner Should Not be appointed  
Administrator

**RULE**

AND NOW, this 23rd day of July, 2025, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a Rule to Show Cause is issued and directed upon Tatum T. O'Neill, Patrick S. O'Neill, Jr. and Erica Wombelsdorf by Service of Process by Publication pursuant to Rule 430(b) of the PA Rules of Civil Procedure since her exact address is unknown by Petitioner. Respondent(s) shall submit a written response on or before 9/3/25, via one or more of the following options: (1) U.S. mail at Attn.: Register of Wills, 201 W. Front St., Media, PA 19063; (2) In-Person or drop-box at the Office of the Register of Wills, 1st Fl., Gov't. Center Bldg., Media, PA, 19063; and/or (3) fax at 610.891.4812. No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted, and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7.

/s/ Vincent A. Rongione, Esq.  
Register of Wills &  
Clerk of Orphans' Court

JEFFREY M. COOPER, ESQUIRE  
Atty. for Petitioner  
111 E. Township Line Rd.  
Upper Darby, PA 19082  
(610) 449-2900

Aug. 8, 15

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NO. 0054 OF 2024

IN RE: STEPHEN  
GAETANO SMITH, JR.

**PRELIMINARY DECREE**

AND NOW, this 22nd day of July, 2025, upon consideration of the Petition for the Adoption of Stephen Gaetano Smith, Jr., it is ORDERED and DECREED that a hearing is scheduled for September 16, 2025 at 10:00 a.m. in Courtroom TBA, Court House, Delaware County, Media, PA.

BY THE COURT:

/s/ William C. Mackrides  
WILLIAM C. MACKRIDES J.

Aug. 8

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NO. 0054 OF 2024

IN RE: ADOPTION OF STEPHEN  
GAETANO SMITH, JR.

**PRELIMINARY DECREE**

AND NOW, this 22nd day of July 2025, upon consideration of the Petition for Involuntary Termination of Parental Rights of Stephen Gaetano Smith, Jr. it is ORDERED and DECREED that a hearing has been scheduled for September 16, 2025 at 10:00 a.m. in a Courtroom TBA, Court House, Delaware County, Media, PA. At least ten (10) days' notice shall be given to the consenting natural parent(s). The method of providing said notice shall conform to Pennsylvania Orphans Court Rules.

Affidavit of Service relative to all notices shall be filed at least 10 days before the hearing to allow the Court time to review.

BY THE COURT:

/s/ William C. Mackrides  
WILLIAM C. MACKRIDES J.

Aug. 8

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT  
NO. 0054-2024

IN RE: ADOPTION OF S.G.S.

**DECREE**

AND NOW, this 22nd day of July, 2025, upon consideration of Gregory Matthew DiSanto and Jenna Marie DiSanto's Amended Petition for Alternative Service, it is hereby ORDERED, ADJUDGED and DECREED that the Amended Petition is GRANTED. Petitioners may achieve original process by serving Stephen Guy Smith:

By publishing the information contained in the Hearing Notice with regard to the Petition for Involuntary Termination of Parental Rights and Petition for Adoption in the Delaware County Times and Delaware County Legal Journal, at least ten (10) days prior to the Hearing.

BY THE COURT:

/s/ William C. Mackrides  
WILLIAM C. MACKRIDES J.

Aug. 8

### **SERVICE BY PUBLICATION**

IN THE OFFICE OF THE REGISTER  
OF WILLS OF DELAWARE COUNTY,  
PENNSYLVANIA  
FILE NO: 2325-1251

IN RE: ESTATE OF CHARLES M.  
MULVANEY, DECEASED

RE: PETITION TO APPOINT JAMES  
MULVANEY, NEPHEW,  
AS ADMINISTRATOR

### **RULE**

AND NOW, this 29th day of July, 2025, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a New Rule to Show Cause is issued and directed upon James Mulvaney, David J. Mulvaney, and William Unruh to show cause why this Petition should not be granted. For the parties whose whereabouts are unknown, Service of Process by Publication has been authorized pursuant to Rule 430(b) of the Pennsylvania Rules of Civil Procedure.

Respondent(s) shall submit a written response on or before the 17th day of September, 2025, via one or more of the following options: (1) U.S. mail ATTN: Register of Wills, 201 W. Front Street, Media, PA 19063; (2) In-Person or drop-box at the Office of the Register of Wills, First Floor, Government Center Building, Media, PA 19063; and/or fax at (610) 891-4812.

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

BY THE REGISTER OF WILLS  
Vincent A. Rongione, Esquire  
Register of Wills and  
Clerk of Orphans' Court

Aug. 8, 15

### **SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL LAW  
DOCKET NO. 2024-11112

### **IN DIVORCE**

LINDA TRIMBLE, Plaintiff

v.

JOHN WALTER HENNON, Defendant

### **NOTICE TO DEFEND AND CLAIM RIGHTS**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a Decree of Divorce or Annulment may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of Judicial Support at the Court House, Media, Delaware County, Pennsylvania.

If you do not file a claim for alimony, marital property, counsel fees or expenses before the final Decree of Divorce or Annulment is entered, you may lose the right to claim any of them.

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

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

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

#### NOTICE

If you wish to deny any of the statements set forth in this Affidavit, you must file a Counter-Affidavit within twenty (20) days after this Affidavit have been served on you, or the statements will be admitted.

#### AFFIDAVIT UNDER SECTION 3301(d) OF THE DIVORCE CODE

1. The parties to this action separated on February 1, 2000

2. Check (a) or (b)

\_\_\_\_\_ (a) The date of separation was prior to December 5, 2016, and the parties have continued to live separate and apart for a period of at least two years.

  X   (b) The date of separation was on or after December 5, 2016, and the parties have continued to live separate and apart for a period of at least one year.

3. The marriage is irretrievably broken.

4. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted.

I verify that the statements in this document are true and correct to the best of my knowledge, information, and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. 4904, relating to unsworn falsification to authorities.

Date: \_\_\_\_\_

\_\_\_\_\_  
LINDA TRIMBLE, Plaintiff

\_\_\_\_\_  
COUNTER-AFFIDAVIT UNDER  
SECTION 3301 (D)  
OF THE DIVORCE CODE

1. Check either (a) or (b):

(a)    I do not oppose the entry of a divorce decree.

(b)    I oppose the entry of a divorce decree because:

Check (i), (ii), (iii) or all:

(i)    The parties to this action have not lived separate and apart for the required separation period: two years for parties that separated prior to December 5, 2016, and one year for parties that separated on or after December 5, 2016.

(ii)    The marriage is not irretrievably broken.

(iii)    There are economic claims pending.

2. Check (a), (b) or (c):

(a)    I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer's fees, costs and expenses, or other important rights if I do not claim them before a divorce is granted.

(b)    I wish to claim economic relief, which may include alimony, division of property, lawyer's fees, costs and expenses, or other important rights.

I UNDERSTAND THAT IN ADDITION TO CHECKING (2)(b), I MUST ALSO FILE ALL OF MY ECONOMIC CLAIMS IN WRITING AND SERVE THEM ON THE OTHER PARTY. IF I FAIL TO DO SO BEFORE THE DATE SET FORTH ON THE NOTICE OF INTENTION TO FILE THE PRAECIPE TO TRANSMIT RECORD, THE DIVORCE DECREE OR ORDER APPROVING GROUNDS FOR DIVORCE MAY BE ENTERED WITHOUT FURTHER NOTICE TO ME, AND I MAY BE UNABLE THEREAFTER TO FILE ANY ECONOMIC CLAIMS.

(c)    Economic claims have been raised and are not resolved.

I verify that the statements made in this counter-affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904, relating to unsworn falsification to authorities.



Date: \_\_\_\_\_

JOHN WALTER HENNON, Defendant

NOTICE: IF YOU DO NOT WISH TO OPPOSE THE ENTRY OF A DIVORCE DECREE OR ORDER APPROVING GROUNDS FOR DIVORCE AND YOU DO NOT WISH TO MAKE ANY CLAIM FOR ECONOMIC RELIEF, YOU SHOULD NOT FILE THIS COUNTERAFFIDAVIT.

STEPHEN R. CIARROCCHI, ESQUIRE  
Attorney I.D. No.: 328313  
Attorney for Plaintiff  
104 W. Front Street  
Media, PA 19063  
(610) 502-3300

Aug. 1, 8

#### **SERVICE BY PUBLICATION**

IN THE OFFICE OF THE REGISTER  
OF WILLS OF DELAWARE COUNTY,  
PENNSYLVANIA  
FILE NO. 2325-1870

IN RE: ESTATE OF TIMOTHY SCHOLL,  
DECEASED

RE: Petition for Citation to Show Cause  
Why Letters of Administration Should  
Not Be Granted to Shaun O'Toole, Esq.

#### **RULE**

AND NOW, this 18<sup>th</sup> day of July, 2025, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a Rule to Show Cause is issued and directed upon Fred Scholl and Gerry Scholl, Service of Process by Publication has been authorized pursuant to Rule 430(b) of the Pennsylvania Rules of Civil Procedure since his whereabouts are unknown by Petitioner.

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

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

BY THE REGISTER OF WILLS  
VINCENT A. RONGIONE, ESQUIRE  
Register of Wills and  
Clerk of Orphans' Court

Aug. 1, 8

#### **SERVICE BY PUBLICATION**

CIVIL ACTION  
COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2024-009411

LLACG Community Investment Fund,  
Plaintiff

v.

The Estate of Donald R. Mosby, Deceased;  
Any and All Unknown Heirs, Successors  
and Assigns, Representatives, Devisees and  
All Persons, Firms or Associations Claim-  
ing Right, Title or Interest from or Under  
the Estate of Donald R. Mosby, Deceased;  
Donald R. Mosby, Trustee of the Donald  
R. Mosby Revocable Living Trust u/d/t  
September 20, 2003, Defendants

TO: Estate of Donald R. Mosby, De-  
ceased, 112 Ridge Avenue, Darby,  
PA 19023

Any and All Unknown Heirs, Successors  
and Assigns, Representatives, Devisees and  
All Persons, Firms or Associations Claiming  
Right, Title or Interest from or Under the  
Estate of Donald R. Mosby, Deceased, 112  
Ridge Avenue, Darby, PA 19023.

Donald R. Mosby, Trustee of the Donald  
R. Mosby Revocable Living Trust u/d/t  
September 20, 2003, 112 Ridge Avenue,  
Darby, PA 19023.

#### **NOTICE OF SHERIFF'S SALE**

Your real estate at 112 Ridge Avenue,  
Darby, PA 19023 to be sold at the Delaware  
County Sheriff's sale on September 19, 2025  
at 11:00 A.M. to enforce the court judgment  
in the amount of \$231,704.14 obtained by  
LLACG Community Investment Fund.  
against you.

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

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

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

JACQUELINE F. McNALLY, ESQUIRE  
PADGETT LAW GROUP  
Attorneys for Plaintiff  
700 Darby Road  
Suite 100  
Havertown, PA 19083  
(850) 422-2520

Aug. 1, 8

#### **SERVICE BY PUBLICATION**

CIVIL ACTION  
COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2024-009199

LLACG Community Investment Fund,  
Plaintiff

v.  
Estate of Anna Mae Earl; Any and All  
Unknown Heirs, Successors and Assigns,  
Representatives, Devises and All Persons,  
Firms or Associations Claiming Right, Title  
or Interest from or under the Estate of Anna  
Mae Earl, Deceased, Defendant

To: Estate of Anna Mae Earl; Any and  
All Unknown Heirs, Successors  
and Assigns, Representatives,  
Devises and All Persons, Firms or  
Associations Claiming Right, Title  
or Interest from or under the Es-  
tate of Anna Mae Earl, Deceased

#### **NOTICE OF SHERIFF'S SALE**

Your real estate at 1407 Townsend  
Street, Chester, PA 19013 scheduled to be  
sold at the Delaware County Sheriff's sale  
on September 19, 2025 at 11:00 A.M. to  
enforce the court judgment in the amount of  
\$95,474.23 obtained by LLACG Community  
Investment Fund. against you.

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

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

Lawyers Reference Service  
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Telephone: (610) 566-6625  
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JACQUELINE F. McNALLY, ESQUIRE  
PADGETT LAW GROUP  
Attorneys for Plaintiff  
700 Darby Road  
Suite 100  
Havertown, PA 19083  
(850) 422-2520

Aug. 1, 8

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

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

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

**CITY**  
Chester 4, 10

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

Conditions: \$3,000.00 cash or certified check at time of sale (unless otherwise stated in advertisement), balance in ten days. Other conditions on day of sale.

To all parties in interest and claimants:

TAKE NOTICE that a Schedule of Distribution will be filed within thirty (30) days from the date of sale and distribution will be made in accordance with the Schedule of Distribution unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the Schedule of Distribution will be given.

**No. 003796 1. 2024**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$9,381.81

Brock & Scott, PLLC, Attorneys

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

**No. 010088 2. 2023**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$205,741.37

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

Front: Irregular Depth: Irregular

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

Folio Number: 16090110800

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$20,574.14

LOGS Legal Group, LLP, Attorneys

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

**No. 006048                      3.                      2023**

**MORTGAGE FORECLOSURE**

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

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

Parcel Nos. 16-04-0037200

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Jacquelyn Timmons.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 006509                      4.                      2023**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$103,436.81

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

Front: Irregular      Depth: Irregular

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

Folio Number: 49080135500

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Marvin Davis.

Hand Money \$10,343.68

LOGS Legal Group, LLP  
Samantha Gable, Esquire, Attorney

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

**No. 004969A                      6.                      2022**

**MORTGAGE FORECLOSURE**

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

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

Parcel Nos. 48-00-03416-00

IMPROVEMENTS CONSIST OF: residential.

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

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 003751                      7.                      2024**

**MORTGAGE FORECLOSURE**

545 E. Winona Avenue  
Norwood, PA 19074

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

IMPROVEMENTS CONSIST OF:    res-  
idential dwelling.

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

Hand Money \$19,112.56

RAS Citron, PLLC, Attorneys

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

**No. 002123            8.                    2023**

**MORTGAGE FORECLOSURE**

1204 Mulberry Street  
Brookhaven, PA 19015

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

IMPROVEMENTS CONSIST OF:    res-  
idential dwelling.

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

Hand Money \$3,300.01

RAS Citron, PLLC, Attorneys

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

**No. 001470            9.                    2023**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$64,827.39

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

Front: Irregular    Depth: Irregular

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

Folio Number: 28000003400

IMPROVEMENTS CONSIST OF:    Res-  
idential Property.

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

Hand Money \$6,482.74

LOGS Legal Group, LLP  
Samantha Gable, Esquire, Attorney

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

**No. 009219            10.                    2024**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$126,635.36

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

Front: Irregular    Depth: Irregular

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

Folio Number: 49080111500

IMPROVEMENTS CONSIST OF:    Res-  
idential Property.

SOLD AS THE PROPERTY OF: Denise  
D. Grant.

Hand Money \$12,663.54

LOGS Legal Group, LLP  
Samantha Gable, Esquire, Attorney

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

**No. 000374      12.      2025**

**MORTGAGE FORECLOSURE**

2 Hastings Avenue  
Havertown, PA 19083

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

IMPROVEMENTS CONSIST OF:    res-  
idential dwelling.

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

Hand Money \$21,713.60

RAS Citron, PLLC, Attorneys

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

**No. 009145      13.      2023**

**MORTGAGE FORECLOSURE**

Property in Borough of Yeadon, County  
of Delaware and Commonwealth of Penn-  
sylvania.

Front:      Depth:

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

IMPROVEMENTS CONSIST OF:    resi-  
dential property.

SOLD AS THE PROPERTY OF: Jason  
C. Rivers.

Hand Money \$21,699.59

Brock & Scott, PLLC, Attorneys

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

**No. 007959      14.      2024**

**MORTGAGE FORECLOSURE**

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

Folio No. 41-00-00442-00

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

IMPROVEMENTS CONSIST OF:    a  
single family residential dwelling.

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

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

**No. 008537      15.      2024**

**MORTGAGE FORECLOSURE**

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

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



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

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

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

PARCEL No. 42-00-02441-00

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Jason Rodden.

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

Leon P. Haller, Esquire, Attorney

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

**No. 003168      16.      2024**

**MORTGAGE FORECLOSURE**

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

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$147,799.95

Hill Wallack LLP, Attorneys

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

**No. 004398      17.      2024**

**MORTGAGE FORECLOSURE**

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

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$1,515.08

Robert Flacco, Attorney

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

**No. 011055      18.      2024**

**MORTGAGE FORECLOSURE**

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

Front: IRR      Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Dean T. Damico.

Hand Money \$22,331.88

KML Law Group, P.C., Attorneys

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

**No. 000156      19.      2025**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$118,034.44

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

Front: Irregular    Depth: Irregular

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

Folio Number: 16-02-02207-00

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Jerome Rizzo.

Hand Money \$11,803.44

LOGS Legal Group, LLP  
Samantha Gable, Esquire, Attorney

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

**No. 002438      20.      2024**

**MORTGAGE FORECLOSURE**

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

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

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

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Hand Money \$15,805.57

McCabe, Weisberg & Conway, LLC, Attorneys

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

**No. 010373      22.      2024**

**MORTGAGE FORECLOSURE**

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

Folio No. 42-00-07805-00

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

No. 009170 23. 2024

**MORTGAGE FORECLOSURE**

23 Mermont Circle  
Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James R. Price.

Hand Money \$5,581.69

RAS Citron, PLLC, Attorneys

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

No. 008886 24. 2024

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO: 21000029700

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

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

IMPROVEMENTS CONSIST OF: house.

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

Hand Money \$13,462.27

Katherine M. Wolf, Attorney

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

No. 010221 25. 2024

**MORTGAGE FORECLOSURE**

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

Front: 74 Depth: 145

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$34,074.19

KML Law Group, P.C., Attorneys

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

No. 010942 26. 2024

**MORTGAGE FORECLOSURE**

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

Front: Depth:

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael J. Barbieri.

Hand Money \$47,928.72

Brock & Scott, PLLC, Attorneys

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

**No. 008183      27.      2024**

**MORTGAGE FORECLOSURE**

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

Folio No. 38-02-01918-00

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

**No. 007925      28.      2024**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$206,989.82

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

Front: Irregular      Depth: Irregular

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

Folio Number: 15000199711

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$20,698.98

LOGS Legal Group, LLP  
Samantha Gable, Esquire, Attorney

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

**No. 007115      29.      2024**

**MORTGAGE FORECLOSURE**

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

Front:      Depth:

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William E. Thompson.

Hand Money \$11,002.94

Brock & Scott, PLLC, Attorneys

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

**No. 006473      30.      2023**

**MORTGAGE FORECLOSURE**

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

Front:      Depth:

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

IMPROVEMENTS CONSIST OF: resi-  
dential property.

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

Hand Money \$14,308.22

Brock & Scott, PLLC, Attorneys

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

**No. 001255      31.      2025**

**MORTGAGE FORECLOSURE**

312 Crescent Hill Drive  
Havertown, PA 19083

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

IMPROVEMENTS CONSIST OF: resi-  
dential dwelling.

SOLD AS THE PROPERTY OF: David  
Knorr.

Hand Money \$23,790.12

RAS Citron, PLLC, Attorneys

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

**No. 010405      32.      2024**

**MORTGAGE FORECLOSURE**

2100 Valley View Dr.  
Folcroft, PA 19032

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

IMPROVEMENTS CONSIST OF: resi-  
dential dwelling.

SOLD AS THE PROPERTY OF: Jack  
Dillard.

Hand Money \$20,475.96

RAS Citron, PLLC, Attorneys

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

**No. 003180      33.      2024**

**MORTGAGE FORECLOSURE**

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

Folio No. 2000010100

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

IMPROVEMENTS CONSIST OF: a  
single family residential dwelling.

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

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

**No. 010183      34.      2024**

**MONEY JUDGMENT**

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

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

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

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

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

IMPROVEMENTS CONSIST OF: residential condominium unit.

SOLD AS THE PROPERTY OF: Melinda Jacobs.

Hand Money \$5,000.00

Elliot H. Berton, Esquire, Attorney

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

**No. 003459      36.      2023**

**MORTGAGE FORECLOSURE**

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

Front: 36 x 156      Depth: 147 x 15

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: William Rowe.

Hand Money \$20,311.62

KML Law Group, P.C., Attorneys

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

**No. 002839      37.      2024**

**MORTGAGE FORECLOSURE**

92 S Governor Printz Blvd

Essington, PA 19029

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

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Hand Money \$11,001.75

RAS Citron, PLLC, Attorneys

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



No. 009492 38. 2024

MORTGAGE FORECLOSURE

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

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

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

SOLD AS THE PROPERTY OF: Margaret S. Vink.

Hand Money \$5,473.80

Duane Morris LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009407 39. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 13000097011

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

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

IMPROVEMENTS CONSIST OF: house.

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

Hand Money \$13,645.84

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008108 40. 2024

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 45000223800

PROPERTY: 114 Wyandotte Street, Essington, PA 19029.

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

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Yizhou Jiang.

Hand Money \$12,114.39

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002009 41. 2025

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO: 42000819500

PROPERTY: 30 Yale Square, Morton, PA 19070.

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

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Colleen Davis.

Hand Money \$24,016.12

Katherine M. Wolf, Attorney

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

No. 062908 42. 2019

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 268 Avon Road, Upper Darby, Pennsylvania 19082.

Folio Number: 16-04-00172-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kevin J. Raducha.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorney

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

No. 000350 44. 2024

**MORTGAGE FORECLOSURE**

906 Cedar Avenue  
Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kevin Rex.

Hand Money \$21,337.09

RAS Citron, PLLC, Attorneys

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

No. 008059B 45. 2012

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jona Harvey.

Hand Money \$99,514.85

KML Law Group, P.C., Attorneys

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

**No. 000044 47. 2025**

**MORTGAGE FORECLOSURE**

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

Front: 52.02 Depth: 100.34

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lance Shaw.

Hand Money \$12,832.28

KML Law Group, P.C., Attorneys

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

**No. 001347 48. 2025**

**MORTGAGE FORECLOSURE**

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

BEGINNING at a point on the South-westerly side of Ashland Avenue (60 feet wide) which point is measured North 24 degrees 58 minutes West, 44.59 feet from a point, which point is measured on the arc of a circle curving to the left, having a radius of 25 feet the arc distance of 36.87 feet from a point on the Northwesterly side of Wynn-brook Road (50 feet wide); thence extending South 65 degrees 2 minutes West, 104.07 feet to a point; thence extending North 81 degrees 37 minutes 50 seconds West, 57.13 feet to a point; thence extending North 41 degrees 44 minutes East, 65.22 feet to a point; thence extending North 65 degrees 2 minutes East, 85.72 feet to a point on the Southwesterly side of Ashland Avenue; thence extending along the Southwesterly side of Ashland Avenue South 24 degrees 58 minutes East, 60 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 96.

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

IMPROVEMENTS CONSIST OF: resi-dential property.

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

Hand Money \$14,928.78

Law Office of Gregory Javardian, LLC, Attorneys

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

**No. 002454A 49. 2023**

**MORTGAGE FORECLOSURE**

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

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

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sandra Lynne Zehnder.

Hand Money \$9,915.19

Law Office of Gregory Javardian, LLC, Attorneys

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

**No. 003983 51. 2024**

**MORTGAGE FORECLOSURE**

31 West Madison Avenue  
Clifton Heights, PA 19018

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Gloria Noce a/k/a Gloria M. Noce a/k/a Gloria Maria Noce.

Hand Money \$7,711.86

RAS Citron, PLLC, Attorneys

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

**No. 008919 52. 2024**

**MORTGAGE FORECLOSURE**

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

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

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Gwendolyn Dailey.

Hand Money \$16,901.88

Law Office of Gregory Javardian, LLC, Attorneys

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

No. 000132 53. 2024

MONEY JUDGMENT

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

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

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

IMPROVEMENTS CONSIST OF: residential condominium.

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

Hand Money \$6,000.00

Elliot H. Berton, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001165 54. 2025

MORTGAGE FORECLOSURE

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

Map Number: 42-15-249:000

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

IMPROVEMENTS CONSIST OF: funeral home.

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

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

Hand Money \$143,085.34

Hourigan, Kluger & Quinn, P.C.,

James T. Shoemaker, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002384 55. 2020

MORTGAGE FORECLOSURE

Judgment Amount: \$178,957.54

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

Front: Irregular Depth: Irregular

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

Folio Number: 48-00-01906-00

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$17,895.75

LOGS Legal Group, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004530A 56. 2022

**MORTGAGE FORECLOSURE**

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

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

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

Folio No. 36-06-03876-24

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael and Nicole McCormick.

Hand Money \$43,984.77

Kristen Wetzel Ladd, Attorney

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

No. 001165A 57. 2025

**MORTGAGE FORECLOSURE**

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

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

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

IMPROVEMENTS CONSIST OF: funeral home.

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

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

Hand Money \$143,085.34

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

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

July 25; Aug. 1, 8