

**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****DOREEN L. BARRY a/k/a DOREEN BARRY, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
Extr.: William Dorazio c/o James R. Abbott, Esquire, 103 Chesley Dr., Media, PA 19063.  
JAMES R. ABBOTT, ATTY.  
Abbott & Overholt PC  
103 Chesley Dr.  
Media, PA 19063

**DORIS A. BENDELL a/k/a DORIS ANN BENDELL, dec'd.**

Late of the Borough of Folcroft, Delaware County, PA.  
Extr.: Christine Linvill, 2005 Carter Road, Folcroft, PA 19032.

**ANDREW BROWN a/k/a ANDY BROWN, dec'd.**

Late of the Borough of Yeadon, Delaware County, PA.  
Extr.: Linda Brown Carter, 679 Cherrydale Drive, Lafayette Hill, PA 19444.

**LINDORA BROWN, dec'd.**

Late of the Borough of Yeadon, Delaware County, PA.  
Extr.: Linda Brown Carter, 679 Cherrydale Drive, Lafayette Hill, PA 19444.

**LUCILLE MARIE CELLUCCI, dec'd.**

Late of the Township of Chadds Ford, Delaware County, PA.  
Extr.: Christopher Cellucci, 2014 St. Andrews Dr., Berwyn, PA 19312.

DANIEL J. SIEGEL, ATTY.  
Law Offices of Daniel J. Siegel, LLC  
66 W. Eagle Rd.  
Ste. 1  
Havertown, PA 19083

**JAMES T. DIRESO, JR. a/k/a JAMES THOMAS DIRESO, JR., dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
Extr.: Sharon Marino (Named in Will as Sharon Ann Direso) c/o Matthew J. McConnell, Esquire, Two Bala Plaza, Ste. 300, Bala Cynwyd, PA 19004.  
MATTHEW J. McCONNELL, ATTY.  
Matt McConnell Law  
Two Bala Plaza  
Ste. 300  
Bala Cynwyd, PA 19004

**EDWARD A. DIXON a/k/a EDWARD ALBERT DIXON, dec'd.**

Late of the Township of Newtown, Delaware County, PA.  
Extr.: Maryann Dixon (Named in Will as Mary Ann Dixon) c/o Rebecca Rosenberger Smolen, Esquire, One Bala Plaza, Ste. 623, Bala Cynwyd, PA 19004.  
REBECCA ROSENBERGER  
SMOLEN, ATTY.  
Bala Law Group, LLC  
One Bala Plaza  
Ste. 623  
Bala Cynwyd, PA 19004

**MARC ERIPRET, dec'd.**

Late of 1303 E. Lancaster Avenue, Township of Radnor, Delaware County, PA.  
Personal Representative: Meagan Mary Eripret c/o Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7<sup>th</sup> Street, P.O. Box 4060, Allentown, PA 18105-4060.  
CATHERINE E. SEARS, ATTY.  
Gross McGinley, LLP  
33 South 7<sup>th</sup> Street  
P.O. Box 4060  
Allentown, PA 18105-4060

**JoANNE MARIE FALKOWSKI a/k/a JoANNE M. FAKLOWSKI, dec'd.**

Late of the Township of Ridley, Delaware County, PA.  
Admr.: Richard Falkowski, 429 Fernwood Avenue, Folsom, PA 19033.

**JOAN GILROY, dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
Admr.: Patrick Gilroy, 720 Outpost Circle, Wayne, PA 19087.

**WASYL KOMAR, dec'd.**

Late of the Township of Bethel, Delaware County, PA.  
Extxs.: Debra L. Prein and Kimberly M. Smitheman c/o William J. Luttrell, Esquire, 11 S. Olive Street, 2nd Floor, P.O. Box 1081, Media, PA 19063-8081.

WILLIAM J. LUTTRELL, ATTY.  
11 S. Olive Street  
2nd Floor  
P.O. Box 1081  
Media, PA 19063-8081

**MARIE LUCCHETTA**, dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Extrs.: Gary Thomas Lucchetta  
(Named in Will as Gary Lucchetta)  
and William J. Lucchetta (Named in  
Will as William Lucchetta) c/o Michael  
S. Bloom, Esquire, 712 W. MacDade  
Blvd., Milmont Park, PA 19033.  
**MICHAEL S. BLOOM**, ATTY.  
Pressman & Doyle, LLC  
712 W. MacDade Blvd.  
Milmont Park, PA 19033

**TIMOTHY S. MACALEER**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Lucy Manaleer c/o Matthew  
Konchel, Esquire, 13 Davenport Drive,  
Downingtown, PA 19335.  
**MATTHEW KONCHEL**, ATTY.  
13 Davenport Drive  
Downingtown, PA 19335

**ALBERTA L. McCABE a/k/a**  
**ALBERTA McCABE**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Henry Hauptfuhrer c/o Karen  
M. Stockmal, Esquire, 1235 Westlakes  
Dr., Ste. 320, Berwyn, PA 19312.  
**KAREN M. STOCKMAL**, ATTY.  
KMS Law Offices, LLC  
1235 Westlakes Dr.  
Ste. 320  
Berwyn, PA 19312

**BARBARA BROWN McCLENAHAN**  
**a/k/a BARBARA B. McCLENAHAN**  
**and BARBARA BROWN**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Ann Baird McClenahan, 19  
Garden St., Apt. 47, Cambridge, MA  
02138.  
**CHARI M. ALSON**, ATTY.  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**PATRICIA A. MULLEN a/k/a**  
**PATRICIA MULLEN**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Admx.: Lindsey J. Conan, Esquire, 755  
North Monroe St., Media, PA 19063.

**ANGELINA M. REDFERN**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Patricia Ann Friel c/o Stephen  
Carroll, Esquire, P.O. Box 1440, Media,  
PA 19063.  
**STEPHEN CARROLL**, ATTY.  
Carroll & Karagelian LLP  
P.O. Box 1440  
Media, PA 19063

**BETTE SCHREGEL**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Keri Golas c/o Carrie Woody,  
Esquire, 110 West Front Street, Media,  
PA 19063.  
**CARRIE WOODY**, ATTY.  
110 West Front Street  
Media, PA 19063

**LAURA SHELL**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Jacquelyn Mack, 98 Ashlea  
Gardens, New Holland, PA 17557.  
**ELIZABETH T. STEFANIDE**, ATTY.  
339 W. Baltimore Avenue  
Media, PA 19063

**ELEANOR BARBARA TICKNER**  
**a/k/a ELEANOR B. TICKNER**  
**a/k/a ELEANOR H. TICKNER and**  
**ELEANOR HAMMOND TICKNER**,  
dec'd.  
Late of the Township of Edgmont,  
Delaware County, PA.  
Extr.: Donna Marie Tickner Luglio  
and Elizabeth Ann Tickner, 1739  
Middletown Rd., Glen Mills, PA 19342.  
**STEPHEN J. OLSEN**, ATTY.  
Gawthrop Greenwood, PC  
17 E. Gay St.  
Ste. 100  
West Chester, PA 19380

**DIANE WEIDENBURNER a/k/a**  
**DIANE W. WORRELL**, dec'd.  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extr.: Jill Hanratty, 207 Morristown  
Rd., Linden, NJ 07036.  
**BRIDGET M. WEIDENBURNER**, ATTY.  
McVan & Weidenburner  
162 S. Easton Rd.  
Glenside, PA 19038

**EMY WHITEMAN**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Robert C. Keller, Esquire, 101 E.  
Darby Road, Havertown, PA 19083.

**SECOND PUBLICATION****MARGIE BACKOS, dec'd.**

Late of the Borough of Folcroft,  
Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, P.O.,  
Box 199, Media, PA 19063.  
FRANK W. DALY, ATTY.  
P.O., Box 199  
Media, PA 19063

**JOHN D. BYERS a/k/a JOHN BYERS,  
dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Daleen Loyd c/o Mary Kaye  
Anthony, Esquire, 3305 Edgmont Ave.,  
Brookhaven, PA 19015.  
MARY KAYE ANTHONY, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**CHARLES JOSEPH CAPRI, dec'd.**

Late of the Township of Springfield,  
Delaware County, PA.  
Admx.: Lea Marie Capri c/o  
Michaelangelo Deppolito, Esquire, 712  
Kimberton Road, Chester Springs, PA  
19425.  
MICHAELANGELO DEPPOLITO,  
ATTY.  
712 Kimberton Road  
Chester Springs, PA 19425

**EDWARD F. CAPRIOTTI, dec'd.**

Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extr.: Joseph Capriotti c/o Christina B.  
Roberts, Esquire, 3305 Edgmont Ave.,  
Brookhaven, PA 19015.  
CHRISTINA B. ROBERTS, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**MARY JANE CATON a/k/a MARY J.  
CATON, dec'd.**

Late of the Borough of Prospect Park,  
Delaware County, PA.  
Extr.: Bonnie Jean Maffei 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

**DOROTHY CHIRICO a/k/a DOROTHY  
J. CHIRICO and DOROTHY JOAN  
CHIRICO, dec'd.**

Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Daniel P. Chirico c/o Heather  
Royer, Esquire, 301 Market Street,  
Lemoyne, PA 17043.

HEATHER ROYER, ATTY.  
301 Market Street  
Lemoyne, PA 17043

**PATRICIA COCCO, dec'd.**

Late of the Township of Newtown,  
Delaware County, PA.  
Admr.: Marc Lewis Davidson, 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

**THOMAS H. DEWEY, dec'd.**

Late of the Township of Chester,  
Delaware County, PA.  
Extr.: Jordan T. Dewey c/o Vincent  
Carosella, Jr., Esquire, 822 S. Matlack  
Street, Suite 101, West Chester, PA  
19382.  
VINCENT CAROSELLA, JR., ATTY.  
822 S. Matlack Street  
Suite 101  
West Chester, PA 19382

**CHRISTOPHER DiDONATO, dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, P.O.,  
Box 199, Media, PA 19063.  
FRANK W. DALY, ATTY.  
P.O., Box 199  
Media, PA 19063

**ALGORE DiTULLIO, III, dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Admx.: Cirlene Mathias DiTullio c/o  
Steven Miller, Esquire, 718 Poplar St.,  
Suite I, Lebanon, PA 17042.  
STEVEN MILLER, ATTY.  
718 Poplar St.  
Suite I  
Lebanon, PA 17042

**MARY S. DOURDOUFIS, dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Peter Dourdoufis, 27 Patriots  
Road, Stratham, NH 03885.  
ELIZABETH T. STEFANIDE, ATTY.  
339 W. Baltimore Avenue  
Media, PA 19063

**LINDA A. ESSLINGER, dec'd.**

Late the Township of Radnor,  
Delaware County, PA.  
Admx.: Erika Smith, Esquire, 24  
Veterans Square, Media, PA 19063.

ERIKA L. SMITH, ATTY.  
Law Office of Erika L. Smith  
24 Veterans Square  
Media, PA 19063

**EVANS GARY, JR. a/k/a EVANS**

**GARY**, dec'd.  
Late of the Borough of Yeadon,  
Delaware County, PA.  
Extr.: Brandais Q. Gary (Named in  
Will as Brandais Gary), 123 Hampden  
Dr., Apt. J, Mountville, PA 17554.

ERIKA L. SMITH, ATTY.  
Law Office of Erika L. Smith  
24 Veterans Square  
Media, PA 19063

**BARRY M. GUTMAN**, dec'd.

Late of Radnor Township, Delaware  
County, PA.  
Extr.: Michael A. Gutman (Named  
in Will as Michael Gutman), 129  
Evergreen Court, Blue Bell, PA 19422.

ROCHELLE BOBMAN, ATTY.  
Bort Law  
P.O. Box 311  
Valley Forge, PA 19481

**HELEN M. HICKEY**, dec'd.

Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extr.: David John Hickey 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

**ALYSE P. HOSHABJIAN a/k/a ALYSE  
HOSHABJIAN**, dec'd.

Late of the Township of Wallingford,  
Delaware County, PA.  
Extr.: Peter A. Mardinly, Esquire, and  
Joann Zwally c/o 320 W. Front Street,  
Media, PA 19063.

PETER A. MARDINLY, ATTY.  
320 W. Front Street  
Media, PA 19063

**RUTH JOHNSON**, dec'd.

Late of the City of Chester, Delaware  
County, PA.  
Admr.: Frank W. Daly, Esquire, P.O.  
Box 199, Media, PA 19063.  
FRANK W. DALY, ATTY.  
P.O. Box 199  
Media, PA 19063

**VINCENT J. KELLY**, dec'd.

Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Theresa A. Kelly c/o Daniel F.  
Monahan, Esquire, 535 N. Church  
Street, Suite 170, West Chester, PA  
19380.

DANIEL F. MONAHAN, ATTY.  
Brandywine Estate and Elder Law  
535 N. Church Street  
Suite 170  
West Chester, PA 19380

**ROMAN J. LASOTA a/k/a ROMAN  
LASOTA**, dec'd.

Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Marie Lasota, 227 S. Warren  
Ave., Malvern, PA 19355.

**JAMES J. LYNAM a/k/a JAMES  
LYNAM**, dec'd.

Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: John C. Lynam c/o Joseph  
Agozzino, Esquire, 101 E. Darby Road,  
Havertown, PA 19083.  
JOSEPH AGOZZINO, ATTY.  
101 E. Darby Road  
Havertown, PA 19083

**DEBRAH ANN MONTAGUE a/k/a  
DEBRAH A. MONTAGUE**, dec'd.

Late of the Borough of Aldan,  
Delaware County, PA.  
Admr.: Richard Louis Montague c/o  
Frank M. Fiore, Esquire, 12 Veterans  
Square, 1<sup>st</sup> Fl., Media, PA 19063.  
FRANK M. FIORE, ATTY.  
12 Veterans Square  
1<sup>st</sup> Fl.  
Media, PA 19063

**KATHERINE M. MONTONE**, dec'd.

Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Wayne Edward Gerhard (Named  
in Will as Wayne Gerhard), 105  
Beechtree Dr., Boomall, PA 19008.  
DENNIS P. SHEEHAN, ATTY.  
30 W. Third St.  
2<sup>nd</sup> Fl.  
Media, PA 19063

**ANDREW W. MOREY**, dec'd.

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Milton S. Morey, Jr. 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

**DEBORAH R. POTTER a/k/a DEB POTTER and DEBBIE POTTER,**  
dec'd.

Late of the Township of Nether Providence, Delaware County, PA.  
Extr.: Thomas L. Rice, 1049 Lititz Bend Drive, Lititz, PA 17543.

**ANDREW VANCE RENSHAW,** dec'd.

Late of the Borough of Lansdowne, Delaware County, PA.  
Extr.: Mary Carolyn Donley 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

**STEPHEN M. RULLO,** dec'd.

Late of the Township of Newtown, Delaware County, PA.  
Extr.: Madeline Frances Rullo a/k/a Madeline F. Rullo c/o Daniella A. Horn, Esquire, 1 Roberts Ave., Glenside, PA 19038.

DANIELLA A. HORN, ATTY.

Klenk Law, LLC  
1 Roberts Ave.  
Glenside, PA 19038

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

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

Extr.: Robert C. Smalley, 402 Springfield Ave., Folsom, PA 19033.

DENNIS P. SHEEHAN, ATTY.

30 W. Third St.

2<sup>nd</sup> Fl.

Media, PA 19063

**MOON JA SUH,** dec'd.

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

Admr.: James Minsung Noh c/o John McCreesh, Esquire, 7053 Terminal Square, Upper Darby, PA 19082.

JOHN McCREESH, ATTY.

7053 Terminal Square  
Upper Darby, PA 19082

**PARTHENA TOURLITIS a/k/a**

**BERTHA TOURLITIS,** dec'd.

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

Extr.: Eleftherios T. Tourlitis (Named in Will as Eleftherios Tourlitis) c/o Frank M. Fiore, Esquire, 12 Veterans Square, 1<sup>st</sup> Fl., Media, PA 19063.

FRANK M. FIORE, ATTY.

12 Veterans Square

1<sup>st</sup> Fl.

Media, PA 19063

**DOROTHY J. TROY,** dec'd.

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

Extr.: Douglas E. Troy c/o Janet M. Colliton, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806.

JANET M. COLLITON, ATTY.

Colliton Elder Law Associates  
790 E. Market St.

Ste. 250

West Chester, PA 19382-4806

**HELEN UNGER a/k/a HELEN B.**

**UNGER,** dec'd.

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

Extr.: Lisa Korbel c/o Mary Kaye Anthony, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.

MARY KAYE ANTHONY, ATTY.

3305 Edgmont Ave.

Brookhaven, PA 19015

**JOSEPHINE B. VALENTINO,** dec'd.

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

Extr.: Louise R. Del Collo (Named in Will as Louise Valentino), 1452 Nicklaus Dr., Springfield, PA 19064 and Anthony P. Valentino, 125 N. Foxtail Ln., Glen Mills, PA 19342.

DENNIS P. SHEEHAN, ATTY.

30 W. Third St.

2<sup>nd</sup> Fl.

Media, PA 19063

**PAUL C. WILLIAMS,** dec'd.

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

Extr.: Michael L. Williams 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

**JOSEPH W. WITTNER,** dec'd.

Late of the Township of Nether Providence, Delaware County, PA.

Co-Extr.: Jennifer Deal and Michelle Stankunas c/o Frank W. Daly, Esquire, 100 W. 6<sup>th</sup> Street, Suite #204, Media, PA 19063.

FRANK W. DALY, ATTY.

P.O. Box 199

Media, PA 19063

**ABRAHAM WOLF, dec'd.**

Late of the Borough of Rose Valley,  
Delaware County, PA.  
Extrs.: Dorothy Wolf and Sidney  
Michael Stahl (Named in Will as  
Sidney Stahl) c/o Erin E. McQuiggan,  
Esquire, 30 S. 17<sup>th</sup> St., Philadelphia,  
PA 19103.  
ERIN E. McQUIGGAN, ATTY.  
Duane Morris LLP  
30 S. 17<sup>th</sup> St.  
Philadelphia, PA 19103

**THIRD AND FINAL PUBLICATION****JENNIE M. BROOKS, dec'd.**

Late of the City of Chester, Delaware  
County, PA.  
Admrs.: Edward M. Brooks and  
Anthony M. Brooks c/o Kristine F.  
Hughey, Esquire, 22 W. Second St.,  
Media, PA 19063.  
KRISTINE F. HUGHEY, ATTY.  
22 W. Second St.  
Media, PA 19063

**NANCY BRUSTLE, dec'd.**

Late of the Township of Nether  
Providence, Delaware County, PA.  
Admx.: Jennifer Hammond c/o Robert  
Speare, Esquire, 22 W. Second Street,  
Media, PA 19063.  
ROBERT SPEARE, ATTY.  
22 W. Second Street  
Media, PA 19063

**SHELBY DeBRUICKER, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Lauren Ellen DeBruicker  
c/o Andrew Gavrinn, Esquire, 306  
Clairemont Rd., Villanova, PA 19085.  
ANDREW GAVRIN, ATTY.  
Law Office of Andrew Gavrinn  
306 Clairemont Rd.  
Villanova, PA 19085

**BARBARA A. DeRICCO a/k/a**

**BARBARA ANN DeRICCO and  
BARBARA EPSTEIN, dec'd.**  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extr.: Robert DeRicco, 105 Stanley Ct.,  
Upper Chichester, PA 19014.

**MARIE T. DOOHAN, dec'd.**

Late of the City of Chester, Delaware  
County, PA.  
Admr.: Barry E. Doohan c/o Kathryn A.  
Meloni, Esquire, 117-119 N. Olive St.,  
Media, PA 19063.

KATHRYN A. MELONI, ATTY.  
Law Office of Kathryn A. Meloni, P.C.  
117-119 N. Olive St.  
Media, PA 19063

**PAMELA J. GODWIN, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Wallace Gill Godwin c/o Stephen  
Carroll, Esquire, P.O. Box 1440, Media,  
PA 19063.  
STEPHEN CARROLL, ATTY.  
Carroll & Karagelian LLP  
P.O. Box 1440  
Media, PA 19063

**RICHARD E. GOLDSBOROUGH a/k/a  
DICK GOLDSBOROUGH, dec'd.**

Late of the Borough of Norwood,  
Delaware County, PA.  
Extr.: Glenn R. Goldsborough, 137 W.  
Ridley Ave., Norwood, PA 19074.

**DAISY B. GREEN a/k/a DAISY  
GREEN, dec'd.**

Late of the City of Chester, Delaware  
County, PA.  
Extr.: Darryl L. Green c/o David S.  
Daniel, Esquire, 319 West Front  
Street, Media, PA 19063.  
DAVID S. DANIEL, ATTY.  
319 West Front Street  
Media, PA 19063

**FRANK R. KING, dec'd.**

Late of the Borough of Yeadon,  
Delaware County, PA.  
Extr.: Richard Lee, 104 Skelton Drive,  
New Castle, DE 19720.

**LINDA KLACZKIEWICZ, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Extx.: Debra Hupp, 2102 Braken  
Avenue, Wilmington, DE 19808.

**WALTER B. KOFFEL, JR., dec'd.**

Late of the Borough of Norwood,  
Delaware County, PA.  
Extx.: Evelyn June Webb c/o Stephen  
Carroll, Esquire, P.O. Box 1440, Media,  
PA 19063.  
STEPHEN CARROLL, ATTY.  
Carroll & Karagelian LLP  
P.O. Box 1440  
Media, PA 19063

**VINCENT BERNARD KOWNACKI  
a/k/a VINCENT B. KOWNACKI,  
dec'd.**

Late of the Township of Springfield,  
Delaware County, PA.  
Admx.: Mary C. Kownacki c/o David  
S. Daniel, Esquire, 319 West Front  
Street, Media, PA 19063.



DAVID S. DANIEL, ATTY.  
319 West Front Street  
Media, PA 19063

**JANICE R. LeTOURNEAU**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extx.: Michelle Ciano c/o Christina B.  
Roberts, Esquire, 3305 Edgmont Ave.,  
Brookhaven, PA 19015.  
**CHRISTINA B. ROBERTS**, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**EDWARD McKENNA**, dec'd.  
Late of the Township of Upper Darby,  
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

**CHARLES J. MELFE**, dec'd.  
Late of the Borough of Aldan,  
Delaware County, PA.  
Extrs.: Joseph C. Melfe and Debra  
L. Jewell c/o Marilyn Seide Mitchell,  
Esquire, 200 Eagle Rd., Ste. 106,  
Wayne, PA 19087.  
**MARILYN SEIDE MITCHELL**, ATTY.  
Herr, Potts & Potts, LLC  
200 Eagle Rd.  
Ste. 106  
Wayne, PA 19087

**NANCY J. MOFFITT**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: David Wilbur, 258 S. Roberts  
Rd., Bryn Mawr, PA 19010.

**MARIO PALUMBI**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extx.: Maria A. Palumbi c/o Stephen  
Carroll, Esquire, P.O. Box 1440, Media,  
PA 19063.  
**STEPHEN CARROLL**, ATTY.  
Carroll & Karagelian LLP  
P.O. Box 1440  
Media, PA 19063

**ANGELINA T. REALDINE**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Joseph Charles Realdine, 570 W.  
Rolling Rd., Springfield, PA 19064.

**ANDREA RIEDLMEIER**, dec'd.  
Late of the Township of Upper Darby,  
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

**WILMA RUBILLO**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admx.: Kathryn A. Huff c/o Daniel R.  
Coleman, Esquire, 300 W. State St.,  
Ste. 300, Media, PA 19063.  
**DANIEL R. COLEMAN**, ATTY.  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**GARY A. SIPPLE a/k/a GARY  
SIPPLE**, dec'd.  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Extx.: Kristin M. Price, 403 E.  
Springfield Rd., Springfield, PA 19064.  
**CHARI M. ALSON**, ATTY.  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**RUTH J. SMITH a/k/a RUTH J.  
EDDY**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Extr.: John E. Smith, 18880 Caminito  
Cantilena, Unit 53, San Diego, CA  
92128.

**RAYMOND TEMAL**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Admx.: Nikita Melissa Ramdass c/o  
David W. Crosson, Esquire, 609 W.  
Hamilton St., Suite 301, Allentown, PA  
18101.  
**DAVID W. CROSSON**, ATTY.  
Crosson & Richetti LLC  
609 W. Hamilton St.  
Suite 301  
Allentown, PA 18101

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV-2025-001992

NOTICE IS HEREBY GIVEN THAT on March 20, 2025, the Petition of L.R.C., minor, by and through their parent and natural guardian, Childline Kou Yanai, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **L.R.C.** to **Liam Solomon Yanai**.

The Court has fixed Tuesday, July 8, 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.

RICHARD L. COLDEN, JR., Solicitor  
Stapleton & Colden  
P.O. Box 350  
Drexel Hill, PA 19026

Apr. 25; May 1

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-000975

NOTICE IS HEREBY GIVEN THAT on January 31, 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 **Imelga Cipollone** to **Imelga Nangoi**.

The Court has fixed Tuesday, July 8, 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.

Apr. 18, 25

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV-2025-002463

NOTICE IS HEREBY GIVEN THAT on March 19, 2025, the Petition of Gordie Nicholas Gorton, minor, by and through his parent and natural guardian, Nicole Cerami, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Gordie Nicholas Gorton** to **Gordie Nicholas Cerami**.

The Court has fixed Tuesday, July 15, 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.

MICHAEL P. PIERCE, Solicitor  
17 Veterans Square  
3rd Floor  
Media, PA 19063

Apr. 18, 25

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-000262

NOTICE IS HEREBY GIVEN THAT on January 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 **Janet Ithen** to **Janet Stephanie Ithen**.

The Court has fixed Tuesday, July 8, 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.

ROBERT C. EWING, Solicitor  
P.O. Box 728  
Media, PA 19063

Apr. 25; May 1



**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-001193

NOTICE IS HEREBY GIVEN THAT on February 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 **Sarah Nicole Kineavy** to **Sarah Nicole Karamanides**.

The Court has fixed Tuesday, July 8, 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.

Apr. 18, 25

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-001431

NOTICE IS HEREBY GIVEN THAT on February 18, 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 **Laura Anne Lonergan** to **Laura Anne Santanna Lonergan**.

The Court has fixed Tuesday, July 15, 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.

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

Apr. 18, 25

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-001531

NOTICE IS HEREBY GIVEN THAT on February 21, 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 **Nicholas Edward McGlynn-Suarez** to **Nicholas Charles McGlynn**.

The Court has fixed Monday, June 2, 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.

DARRYL W. SHORTER, Solicitor

Apr. 18, 25

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-25-01367

NOTICE IS HEREBY GIVEN THAT on February 14, 2025, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Mary Patrice Polgar** to **Patrice E. Polgar**.

The Court has fixed Tuesday, July 8, 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.

Apr. 18, 25

## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-001195

NOTICE IS HEREBY GIVEN THAT on February 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 **Jason Petros Skerchock** to **Jason Petros Karamanides**.

The Court has fixed Tuesday, July 8, 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.

Apr. 18, 25

## CLASSIFIED AD

Available for rent, private office plus administrative space located near courthouse, 225-325 sq. ft. Parking available. Tidemark Realty LLC. (908) 752-0626.

Mar. 28—Apr. 25

## FICTITIOUS NAME

NOTICE IS HEREBY GIVEN THAT, pursuant to the provisions of Act of Assembly No. 296, effective March 16, 1983, as amended, of intention to file in the Office of the Department of State of the Commonwealth of Pennsylvania an application for conduct of business in Delaware County, Pennsylvania, under the assumed or fictitious name, style, or designation of:

### GF Private Office

with its principal place of business at 100 Summer Hill Lane, Radnor, PA 19087.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): GF Advisors LLC Michael Gerber, 100 Summer Hill Lane, Radnor, PA 19087.

The application has been/will be filed on or after Saturday, February 8, 2025.

LEE R. ALLMAN, Solicitor  
Allman, Kelly & Willner, LLC  
41 Paoli Plaza  
Suite G  
Paoli, PA 19301

Apr. 25

## LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN THAT on Friday, February 7, 2025, Certification of Organization was file in the Pennsylvania Department of State for **GF Advisors, LLC**, in accordance with the provisions of the Limited Liability Act. of 1994.

LEE R. ALLMAN, Solicitor  
Allman, Kelly & Willner, LLC  
41 Paoli Plaza  
Suite G  
Paoli, PA 19301

Apr. 25

## SERVICE BY PUBLICATION

COURT OF COMMON PLEAS  
DELAWARE COUNTY  
CIVIL DIVISION  
NO. CV-2023-009084

ACTION IN  
MORTGAGE FORECLOSURE

US BANK TRUST NATIONAL  
ASSOCIATION AS TRUSTEE FOR LB-  
RANCH SERIES V TRUST, Plaintiff  
vs.

NATRICIA S. GRANGER, KNOWN  
HEIR OF ALBERTA GRANGER,  
DECEASED; ET AL., Defendants

### NOTICE

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

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

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

Lawyer Referral Service  
335 West Front Street  
Media, PA 19063  
(610) 566-6625

Apr. 18, 25

#### **SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
NO. CV-2023-004691

UNITED WHOLESALE MORTGAGE,  
LLC, Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS,  
OR ASSOCIATION CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER HARRY SOROKA, DECEASED;  
ABBIE SOROKA CHOWANSKY,  
KNOWN HEIR OF HARRY SOROKA,  
Defendant(s)

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

NOTICE TO: Unknown Heirs, Successors,  
Assigns and All Persons,  
Firms, or Association Claim-  
ing Right, Title or Interest  
from or under Harry Soroka,  
deceased

Being Premises: 309 S. Oak Avenue,  
Clifton Heights, PA 19018.

Being in TOWNSHIP OF UPPER  
DARBY, County of DELAWARE, Com-  
monwealth of Pennsylvania, 16130256600.

Improvements consist of residential  
property.

Sold as the property of Harry J. Soroka.

Your house (real estate) at 309 S. Oak  
Avenue, Clifton Heights, PA 19018 is sched-  
uled to be sold at the Sheriff's Sale on May  
16, 2025 at 11:00 AM, at the, DELAWARE  
COUNTY COURT HOUSE, 201 W. FRONT  
ST., MEDIA, PA 19063, to enforce the  
Court Judgment of \$146,557.11 obtained  
by, UNITED WHOLESALE MORTGAGE,  
LLC (the mortgagee), against the above  
premises.

#### **LAWYERS' REFERENCE SERVICE**

335 West Front Street  
Media, Pa 19063  
Telephone: (610) 566-6625

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

Apr. 18, 25



#### **FREE NOTARY SERVICE FOR DCBA MEMBERS**

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

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

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

**BOROUGH**  
Brookhaven 9, 47, 51  
Parkside 48  
Yeadon 39, 42

**CITY**  
Chester 12

**TOWNSHIP**  
Aston 1  
Concord 41  
Nether Providence 45  
Newtown 1, 36  
Radnor 13, 24  
Ridley 6, 8, 25, 26, 30  
Upper Chichester 29  
Upper Darby 2, 3, 7, 15, 16,  
17, 19, 21, 23, 28, 31, 33, 35,  
37, 38, 40, 46, 49, 50, 56  
Upper Providence 5

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. 008132 1. 2023**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 648 Convent Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Key & Deeds Holding, LLC.

Hand Money \$30,806.29

LaRocca Hornik Greenberg Kittredge Carlin & McPartland, LLP, Attorneys

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

**No. 009872 2. 2024**

**MORTGAGE FORECLOSURE**

550 N. Sycamore Avenue  
a/k/a 550 Sycamore Avenue  
Clifton Heights, PA 19018

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: David J. Mann.

Hand Money \$6,697.28

RAS Citron, PLLC, Attorneys

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

**No. 004691      3.      2023**

**MORTGAGE FORECLOSURE**

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

Front:      Depth:

BEING Premises: 309 S. Oak Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Harry J. Soroka.

Hand Money \$14,615.69

Brock & Scott, PLLC, Attorneys

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

**No. 006770      5.      2024**

**MORTGAGE FORECLOSURE**

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

Front:      Depth:

BEING Premises: 48 Greenhill Road, Media, PA 19063.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Zhi Bo Ou and Chun Wa Li.

Hand Money \$8,490.17

Brock & Scott, PLLC, Attorneys

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

**No. 002193A      6.      2024**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware, Commonwealth of PA on the Southwesterly side of Maple Avenue.

Front: 37      Depth: 147

BEING Premises: 153 Maple Avenue, Holmes, PA 19043.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Rachel Ross.

Hand Money \$17,803.50

KML Law Group, P.C., Attorneys

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

**No. 010669      7.      2024**

**MORTGAGE FORECLOSURE**

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

BEING the same premises which Nattie McGraw, by Deed dated 8/16/2022 and recorded in the Office of the Recorder of Deeds of Delaware County on 8/22/2022 in Deed Book Volume 6854, page 0216, Instrument No. 2022045997, granted and conveyed unto Andrew W. Smith.

BEING known as 3444 Valley Green Drive, Drexel Hill, Pennsylvania 19026.

PARCEL No. 16120084700

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Andrew W. Smith.

Hand Money \$22,838.58

Powers Kirn, LLC, Attorneys

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

**No. 010389 8. 2024**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 38040064400.

Property: 2367 Chipmunk Lane, Secane, PA 19018.

BEING the same premises which Terence P. Walsh and Roslyn R. Walsh, his wife, by Deed dated November 19, 1984 and recorded December 4, 1984 in and for Delaware County, Pennsylvania in Deed Book Volume 202, page 808, granted and conveyed unto Ronald R. Elias and Ann E. Elias, his wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Ronald R. Elias and Ann E. Elias, his wife.

Hand Money \$4,629.93

Katherine M. Wolf, Attorney

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

**No. 010037 9. 2024**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 05000101600.

Property: 128 Ridge Boulevard, Brookhaven, PA 19015.

BEING the same premises which Vladimir Surant, by Deed dated March 29, 2007 and recorded April 2, 2007 in and for Delaware County, Pennsylvania in Deed Book Volume 040605, page 1506, granted and conveyed unto Vladimir Surant.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Vladimir Surant.

Hand Money \$13,279.08

Katherine M. Wolf, Attorney

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

**No. 009982 11. 2024**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 30000108755.

Property: 510 Guinevere Drive, Newtown Square, PA 19073.



BEING the same premises which Carolyn A. McIntyre, by Deed dated June 26, 2007 and recorded August 9, 2007 in and for Delaware County, Pennsylvania in Deed Book Volume 4174, page 2204, granted and conveyed unto Dewayne A. Hughes and Katerina G. Hughes.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Dewayne A. Hughes and Katerina G. Hughes.

Hand Money \$51,259.71

Katherine M. Wolf, Attorney

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

**No. 004619 12. 2024**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 841 East 14th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Charles D. Hamilton.

Hand Money \$4,981.89

Law Office of Gregory Javardian, LLC, Attorneys

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

**No. 009654 13. 2024**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration of Condominium referred to below as "Radnor House Condominium" a Condominium located in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A., Section 3101 et seq., by the recording at Media, Pennsylvania in the Office for the Recording of Deeds &c., in and for the County of Delaware, of a Declaration of Condominium dated 2/27/1986 and recorded 2/28/1986 in Volume 312 page 1336, together with the Declaration Plats and Plans attached thereto and made a part thereof (said Plats and Plans being also recorded in Plan Volume I 4 page 424), a First Amendment thereto dated 5/13/1986 and recorded 5/15/1986 in Volume 333 page 1489; a Second Amendment thereto dated 12/10/1986 and recorded 12/12/1986 in Volume 411 page 554; a Third Amendment thereto dated 9/25/1987 and recorded 9/29/1987 in Volume 513 page 262; a Fourth Amendment thereto recorded 12/14/1988 in Volume 631 page 1236; a Fifth Amendment thereto dated 1/23/1990 and recorded 1/24/1990 in Volume 734 page 84, being and designated in such Declaration as Unit No. 924, as more fully described in such Declaration, and Plats and Plans, together with a proportionate undivided interest in the Common Elements, as defined in such Declaration and any and all Amendments thereto, as the same may change from time to time.

BEING 1030 East Lancaster Avenue, Unit 924, Rosemont, PA 19010.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Keera Stanton.

Hand Money \$5,000.00

Donald J. Weiss, Esquire, Attorney

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

No. 065770 15. 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 Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 839 Gainsboro Road, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kelly A. Conway.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

No. 068585 16. 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 Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 908 Brenton Road, Upper Darby, Pennsylvania 19026.

Folio Number: 16-08-00442-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Deborah M. Ferro.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

No. 060827 17. 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 Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 230 E. Greenwood Avenue, Upper Darby, Pennsylvania 19050.

Folio Number: 16-02-00853-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Leon S. Guy, III.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

No. 063293 19. 2019

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground SITUATE on the Northwest side of Ashby Road at the distance of five hundred forty-two and three-tenths feet Southwestward from the Southwest side of Walnut Street in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 242 Ashby Road, Upper Darby, Pennsylvania 19082.

Folio Number: 16-03-00114-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Monet K. Christmas.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 061803      21.      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 Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 241 Wembly Road, Upper Darby, Pennsylvania 19082.

Folio Number: 16-04-02357-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Linda Singleton.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 067926      23.      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 Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 200 Chapman Avenue, Upper Darby, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Trina Yvonne Jackson and Laura Yvonne Boyd Askew.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 006433      24.      2024**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration of Condominium referred to below as "Radnor House Condominium" a Condominium located in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A., Section 3101 et seq., by the recording at Media, Pennsylvania in the Office for the Recording of Deeds &c., in and for the County of Delaware, of a Declaration of Condominium dated 2/27/1986 and recorded 2/28/1986 in Volume 312 page 1336, together with the Declaration Plats and Plans attached thereto and made a part thereof (said Plats and Plans being also recorded in Plan Volume I 4 page 424), a First Amendment thereto dated 5/13/1986 and recorded 5/15/1986 in Volume 333 page 1489; a Second Amendment thereto dated 12/10/1986 and recorded 12/12/1986 in Volume 411 page 554; a Third Amendment thereto dated 9/25/1987 and recorded 9/29/1987 in Volume 513 page 262; a Fourth Amendment thereto recorded 12/14/1988 in Volume 631 page 1236; a Fifth Amendment thereto dated 1/23/1990 and recorded 1/24/1990 in Volume 734 page 84, being and designated in such Declaration as Unit No. 908, as more fully described in such Declaration, and Plats and Plans, together with a proportionate undivided interest in the Common Elements, as defined in such Declaration and any and all Amendments thereto, as the same may change from time to time.

BEING 1030 East Lancaster Avenue,  
Unit 908, Rosemont, PA 19010.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Sang-  
bum Kim.

Hand Money \$20,000.00

Donald J. Weiss, Esquire, Attorney

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

**No. 064370 25. 2023**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of  
ground, SITUATE on the Northerly side  
of a twenty-five foot wide street running  
Westwardly from Fairview Road at the  
distance of four hundred sixty-seven and  
forty one-hundredths feet Southeast-wardly  
from the corner of the said Fairview Road  
and Michigan Avenue. In the Township of  
Ridley, County of Delaware and State of  
Pennsylvania.

LOCATION OF PROPERTY: 1002  
Hunter Avenue, GRD, Ridley Township,  
Pennsylvania.

Folio Number: 38-02-01206-01

IMPROVEMENTS CONSIST OF: resi-  
dential dwelling.

SOLD AS THE PROPERTY OF: James  
F. Gavin.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 062958 26. 2023**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of  
ground with the buildings and improve-  
ments thereon erected. SITUATE in the  
Township of Ridley, County of Delaware  
and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 211 Lynn  
Road, Ridley Township, Pennsylvania.

Folio Number: 38-06-00829-00

IMPROVEMENTS CONSIST OF: resi-  
dential dwelling.

SOLD AS THE PROPERTY OF: Michael  
J. Kraus.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 008636 28. 2024**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of  
ground with the buildings and improve-  
ments thereon erected. SITUATE in the  
Township of Upper Darby, County of Dela-  
ware and State of Pennsylvania.

BEING Premises: 125 Heather Road,  
Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: resi-  
dential property.

SOLD AS THE PROPERTY OF: Lazaros  
Tsaousidis and Olga Tsaousidis.

Hand Money \$18,931.03

Hill Wallack, LLP, Attorneys

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

No. 005805A 29. 2021

**MORTGAGE FORECLOSURE**

Judgment Amount: \$216,832.55

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

Front: Irregular Depth: Irregular

BEING Premises: 4500 Pilgrim Lane, Boothwyn, PA 19061.

FOLIO Number: 09-00-02756-09

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Barbara Ann T. Galazeski a/k/a Barbara A. Galazeski a/k/a Barbara Ann Galazeski and Chris Galazeski a/k/a Chris A. Galazeski.

Hand Money \$21,683.26

Samantha Gable, Esquire, Attorney

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

No. 006882 30. 2022

**MORTGAGE FORECLOSURE**

Judgment Amount: \$289,022.63

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

Front: Irregular Depth: Irregular

BEING Premises: 702 Brookside Avenue, Swarthmore, PA 19081.

Folio Number: 38-05-00198-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ronald Jaworsky and Lisa Jaworsky.

Hand Money \$28,902.26

Samantha Gable, Esquire, Attorney

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

No. 008143 31. 2024

**MORTGAGE FORECLOSURE**

Judgment Amount: \$188,742.59

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

Front: Irregular Depth: Irregular

BEING Premises: 139 Saint Laurence Road, Upper Darby, PA 19082.

Folio Number: 16060108100

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Annmarie Bryan a/k/a Annmarie Josephs a/k/a Annmarie Joyce Josephs a/k/a Annmarie Joyce Bryan.

Hand Money \$18,874.26

LOGS LEGAL GROUP, LLP, Attorneys

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

No. 062338 33. 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 Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 409 Sansom Street, Upper Darby, Pennsylvania 19082.

Folio Number: 16-05-01177-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Tonya Willie Docery.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 060728      35.      2019**

**MONEY JUDGMENT**

ALL THAT CERTAIN tract 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.

LOCATION OF PROPERTY: 128 N. Pennock Avenue, Upper Darby, Pennsylvania 19082.

Folio Number: 16-06-00941-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Shawn P. Simmons.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 004145      36.      2024**

**MORTGAGE FORECLOSURE**

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

Front:      Depth:

BEING known as: 137 North Line Road, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Justin C. Wertz and Anna P. Wertz.

Hand Money \$3,000.00

Emmanuel J. Argentieri, Esquire,  
Attorney

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

**No. 003681      37.      2023**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the beginning at a point on the Northeast side of Wildell Road.

Front: 25      Depth: 115

BEING Premises: 725 Wildell Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.



SOLD AS THE PROPERTY OF: Bonnie McGinnis, solely in her capacity as Heir of Michael McGinnis, deceased and the unknown Heirs of Michael McGinnis, deceased.

Hand Money \$16,137.99

KML Law Group, P.C., Attorneys

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

**No. 008972      38.      2024**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$102,245.45

Date Entered: 1/7/25

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the Westerly side of Mason Avenue.

BEING Premises: 816 Mason Avenue, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: Residential real estate.

SOLD AS THE PROPERTY OF: John Wieners.

Hand Money \$10,224.55

M. Jacqueline Larkin, Esquire, Attorney

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

**No. 010731      39.      2024**

**MORTGAGE FORECLOSURE**

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

Front: 23      Depth: 100

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 \$11,638.50

KML Law Group, P.C., Attorneys

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

**No. 007680      40.      2024**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected, SITUATE on the Westerly side of Heather Road at the distance of seventy-five feet Northwardly from the Northerly side of Sansom Street in the Township of Upper Darby, County of Delaware and State of pennsylvania.

BEING the same premises which Splendor Crocetti, widow on June 18, 2004 recorded on June 24, 2004 in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2004080496 granted and conveyed to Jagir Singh and Sukhpal Kaur, husband and wife, their heirs and assigns, as tenants by entirety.

BEING Premises: 118 Heather Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jagir Singh and Sukhpal Kaur.

Hand Money \$11,654.93

Hill Wallack, LLP, Attorneys

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

No. 008238 41. 2024

**MONEY JUDGMENT**

Real Property: 6 Spring Lane, Chadds Ford, PA 19317

Parcel No. 04-00-00140-07

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in the Township of Chadds Ford (erroneously set forth in prior deed as Birmingham Township), County of Delaware and State of Pennsylvania, bounded and described according to a Final Subdivisions Plan made by George E. Regester, Jr. and Sons (erroneously set forth in prior deed as Bone), Inc., registered Land Surveyor, Kennett Square, Pennsylvania, dated 12/3/1986, last revised 5/11/1987 and recorded 5/29/1987 in Plan Book 15 page 219 as follows, to wit:

BEGINNING at a point on the Southern side of Spring Lane (SO feet wide private right of way) said point being the Northeast corner of Lot herein described and the North the Northwest corner of Lot 2, as shown on said plan, thence from said point, South 9 degrees, 51 minutes, 49 seconds East, 307.89 feet to a point, thence along land, now or late of Edward W. Bauman, Jr. South 79 degrees, 12 minutes, 12 seconds West, (erroneously shown in prior deed as South 79 degrees, 5 minutes, 0 seconds) West, 285.56 feet to a point, thence along Lot 4, as known on the said Plan, North 9 degrees, 51 minutes, 49 seconds West 263.55 feet to a point on the Southern side of cul-de-sac, being the terminus of the said Spring Lane; thence along Spring Lane, the following courses and distances: (1) along the cul-de-sac along a curve to the left having a radius of 50 feet (erroneously omitted from prior deeds), the arc distance of 51.47 feet; (2) further along the cul-de-sac on a reverse curve having a radius of 25 feet (erroneously omitted from prior deeds) having an arc distance of 30.77 feet and (3) North 80 degrees 8 minutes, 11 seconds East, 224.83 feet to a point, the place of beginning.

BEING Lot 3 as shown on said Plan.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Craig J. Geyer.

Hand Money \$98,844.62

David V. Dzara, Esquire, Attorney

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

No. 010425 42. 2024

**MORTGAGE FORECLOSURE**

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

BEING Premises: 805 Cypress St. Yeadon, PA 19050.

Parcel Nos. 48000131500

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Sandra Faye Council-Davis.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

No. 004557 45. 2024

**MORTGAGE FORECLOSURE**

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

ALL THAT CERTAIN lots, pieces or parcels of land being known and designated as Lot Numbers thirty-one (31) and thirty-two (32), in Block "A", on plan of Garden City, as recorded at Media, Pennsylvania.

BEING known as 17 Ridley Drive, Wallingford, Pennsylvania 19086.

Parcel No. 34000229000

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Jaclyn Denise Bowen.

Hand Money \$25,986.99

Powers Kirn, LLC, Attorneys

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

**No. 007843 46. 2024**

**MORTGAGE FORECLOSURE**

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

BEING the same premises which Marion M. Powers on June 1, 1998, recorded on June 2, 1998, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 1998036320 granted and conveyed unto John E. Gallagher.

BEING Premises: 901 Ormond Ave., Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John E. Gallagher.

Hand Money \$2,906.30

Hill Wallack, LLP, Attorneys

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

**No. 001196 47. 2025**

**MONEY JUDGMENT**

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to herein as "Hilltop No. I", a Condominium, located at 5200 Hilltop Drive, Brookhaven, Pennsylvania, in the Borough of Brookhaven, County of Delaware and Commonwealth of Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office for the Recording of Deeds, in and for the County of Delaware, Commonwealth of Pennsylvania, of a Declaration dated 4/16/1974 and recorded on 4/19/1974, in Deed Book 2499 page 736, a Declaration Plan dated the 7th day of February, A.D. 1974 and last revised the 22nd day of February 1974 and recorded April 19, 1974 in Condominium Drawer No. 1, and a Code of Regulations dated April 18, 1974 and recorded April 19, 1974 in Deed Book 2499 page 759, being designated on such Declaration Plan as Unit No. 87, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and as shown on such Declaration Plan) of .777%.

UNDER AND SUBJECT to covenants, restricts, easements, terms right, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in such Declaration, Declaration Plan and Code of Regulations and in the Rules referred to in such Code of Regulations.

UNDER AND SUBJECT to a Declaration of Easement as recorded in Deed Book 2499, page 446.

BEING commonly known as 5200 Hilltop Drive, Unit 87, a/k/a Unit E 15, Brookhaven, PA 19015.

BEING Parcel Number: 05-00-00620-87.

BEING the same premises which Doris Rosanio, by Deed dated April 29, 2003 and recorded in the Office for the Recording of Deeds in and for the County of Delaware, in Record Book 02772-2213, granted and conveyed unto the said Doris Rosanio who departed this life on December 30, 2022, and Kelly Lynn Lewes, in fee.

BEING Premises: 5200 Hilltop Drive, Unit 87, a/k/a Unit E15, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: residential condominium unit.

SOLD AS THE PROPERTY OF: Kelley Lynn Lewes a/k/a Kelley Lewis.

Hand Money \$3,000.00

Clemons Richter & Reiss PC, Attorneys

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

**No. 000506 48. 2023**

#### **MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected. SITUATE in the Borough of Parkside, County of Delaware and State of Pennsylvania, described according to a plan of "Green Tree", also known as Park Valley, a Planned Residential Development, made by Brandywine Valley Engineers, dated 5/11/1982, revised 6/30/1982 and recorded at Media in Plan Case 13 page 335, as follows:

BEGINNING at a point in a corner of Lot No. 13 as shown on said plan; thence extending along same South 39 degrees 31 minutes West, 90.84 feet to a point; thence extending North 57 degrees 14 minutes 25 seconds West, 12.89 feet to a point, a corner of Lot No. 11; thence extending along same North 39 degrees 31 minutes East, 90.17 feet to a point; thence extending South 60 degrees 11 minutes East, 12.99 feet to the first mentioned point and place of beginning.

BEING commonly known as 12 Park Vallei Lane, Brookhaven, PA 19015.

BEING Tax Map Parcel No. 32-00-00598-11.

BEING Lot No. 12 as shown on said Plan.

BEING the same premises which Nicholas Dashkiwsky and Rachel Dashkiwsky by Deed dated 8/16/2005 and recorded 9/27/2005 in Delaware County in Deed Book 3608 page 921 conveyed unto Rachel R. Grant, in fee.

BEING Premises: 12 Park Vallei Lane, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: Townhouse.

SOLD AS THE PROPERTY OF: Rachel R. Grant.

Hand Money \$3,000.00

Clemons Richter & Reiss PC, Attorneys

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

**No. 006853 49. 2024**

#### **MORTGAGE FORECLOSURE**

434 Littlecroft 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: Michael Duane Cantland, Jr. and Tiffany Sasha Cantland.

Hand Money \$2,348.38

Weltman, Weinberg & Reis, Co LPA,  
Attorney

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

No. 010742 50. 2024

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania and described according to a survey thereof made by Norman Foster, Civil Engineers, Upper Darby, PA dated September 15, 1922, known as the "Reese Tract" Drexel Hill, as follows, to wit:

BEGINNING at a point in the Easterly side of Upland Way (50 feet wide) at the distance of 395 feet South 35 degrees 21 minutes East from the Southerly side of Garrett Road (50 feet wide); thence along the said Easterly side of Upland Way South 35 degrees 21 minutes East, 27.61 feet to a point; thence Northeastwardly along the radial line of a circle the radius of which is 577.31 feet the distance of 188.86 feet to a point; thence North 57 degrees 44 minutes 46 seconds West, 29.86 feet to a point; thence South 54 degrees 39 minutes West, 177.48 feet to the first mentioned point and place of BEGINNING.

UNDER AND SUBJECT to building restrictions of record.

TOGETHER with and subject to the free and common use, right, liberty and privilege of a certain driveway as and for a passageway and watercourse at all times hereafter forever in common with the owners and occupiers and tenants of the other lots of ground bounding thereon and entitled other use thereof.

BEING Lot No. 241 on said Plan.

BEING premises: 371 Upland Way, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tiffany Webb and Senfuab Menhaaq Stoney.

Hand Money \$24,090.08

Law Office of Gregory Javardian, LLC,  
Attorneys

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

No. 008580A 51. 2018

**MONEY JUDGMENT**

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to Herein as "Hilltop No. I", a Condominium, located at 5200 Hilltop Drive, Brookhaven, Pennsylvania, in the Borough of Brookhaven, County of Delaware and Commonwealth of Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office for the Recording of Deeds, in and for the County of Delaware, Commonwealth of Pennsylvania, of a Declaration dated 4/16/1974 and recorded on 4/19/1974, in Deed Book 2499 page 7361, a Declaration Plan dated February 7, 1974 and last revised February 22, 1974 and recorded April 19, 1974 in Condominium Drawer No. 1, and a Code of Regulations dated April 18, 1974 and recorded April 19, 1974 in Deed Book 2499 page 759, being designated on such Declaration Plan as Unit No. 64, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and as shown on such Declaration and as shown on such Declaration Plan) of .612%.

BEING Parcel Number: 05-00-00620-64.

BEING commonly known as 5200 Hilltop Drive, Unit D4, Brookhaven, PA 19015.

BEING the same premises which Harry Roessner, III and Amy M. Klinger, also known as Amy M. Roessner, by Deed dated June 15, 1991, and recorded in the Office for the Recording of Deeds, in and for the County of Delaware, in Deed Book 0898 at Page 1500, et seq., granted and conveyed unto Eileen Ecomony, in fee.

BEING Premises: 5200 Hilltop Drive, Unit D4, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: residential condominium unit.

SOLD AS THE PROPERTY OF: Eileen Economy.

Hand Money \$3,000.00

Clemons Richter & Reiss PC, Attorneys

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

**No. 060866 56. 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 Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 3433 Verner Street, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Veronica L. Hammond.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

Apr. 25; May 2, 9