

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**JOHN F. ABBOTT, III, dec'd.**

Late of the Borough of Marcus Hook,
Delaware County, PA.
Extx.: Colleen Feinstein c/o David
Bartholf, Esquire, 323 W. Front Street,
Media, PA 19063.
DAVID BARTHOLF, ATTY.
323 W. Front Street
Media, PA 19063

**DIANE G. ABRAMSON a/k/a DIANE
ARLENE GRABOSKY and DIANE
ARLENE GRABOSKY ABRAMSON,
dec'd.**

Late of the Township of Concord,
Delaware County, PA.
Extx.: D. Lorrain Chilton, 1775
Pleasant View Road, Coopersburg, PA
18036.

MARGARET J. BEARD, dec'd.

Late of the Township of Tinicum,
Delaware County, PA.
Extx.: Margaret Joan Fagan c/o Robert
W. Hershman, Jr., Esquire, 6 East
Hinckley Avenue, 1st Floor, Ridley
Park, PA 19078.
ROBERT W. HERSHMAN, JR., ATTY.
6 East Hinckley Avenue
Ridley Park, PA 19078

**ARTHUR BISHTON BOTFIELD, JR.,
dec'd.**

Late of the Township of Newtown,
Delaware County, PA.
Extx.: George R. Reicherter, II, 237
East Hathaway Lane, Havertown, PA
19083-1518.

DEBORAH E. BRILLA, dec'd.

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

Extx.: Rosalind Ruby c/o David
Bartholf, Esquire, 323 W. Front Street,
Media, PA 19063.
DAVID BARTHOLF, ATTY.
323 W. Front Street
Media, PA 19063

HELEN M. DALY, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Admr.: Chris Daly c/o Valerie K.
Williams, Esquire, 101 E. Darby Road,
Havertown, PA 19083.
VALERIE K. WILLIAMS, ATTY.
101 E. Darby Road
Havertown, PA 19083

NICK JAMES FISFIS a/k/a

NICHOLAS J. FISFIS, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extx.: Kathleen Ann Fisfis (Named in
Will as Kathleen A. Fisfis) c/o Terrance
A. Kline, Esquire, 200 E. State St., Ste.
306, P.O. Box A, Media, PA 19063.
TERRANCE A. KLINE, ATTY.
Law Office of Terrance A. Kline
200 E. State St.
Ste. 306
P.O. Box A
Media, PA 19063

EDWARD JOHNSON, dec'd.

Late of the Township of Aston,
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

**RUTH KAUFMAN a/k/a RUTH P.
KAUFMAN, dec'd.**

Late of Delaware County, PA.
Extrs.: Rachel Ahchen and Daniel J.
Kaufman, 440 S. Broad Street, Apt.
1408, Philadelphia, PA 19146.

**JOAN ANN KOLISS a/k/a JOAN ANN
KOLISS, SR., OSF, dec'd.**

Late of the Township of Aston,
Delaware County, PA.
Extx.: Theresa Marie Firenze c/o
Alexander M. Gusikoff, Esquire,
Friedman Schuman Layser, P.C.,
275 Commerce Dr., Suite 210, Ft.
Washington, PA 19034.
ALEXANDER M. GUSIKOFF, ATTY.
Friedman Schuman Layser, P.C.
275 Commerce Dr.
Suite 210
Ft. Washington, PA 19034

H. SALLE McDANIEL, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extx.: Patricia A. McDaniel c/o
Carolina R. Heinle, Esquire, 724
Yorklyn Rd., Ste. 100, Hockessin, DE
19707.
CAROLINA R. HEINLE, ATTY.
MacElree Harvey, Ltd.
724 Yorklyn Rd.
Ste. 100
Hockessin, DE 19707

ARTHUR PHILLIPS, III, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Admr. d.b.n.c.t.a.: Stephen Phillips c/o
William J. Luttrell, III, Esquire, 11 S.
Olive Street, 2nd Floor, P.O. Box 1081,
Media, PA 19063-8081.
WILLIAM J. LUTTRELL, III, ATTY.
11 S. Olive Street
2nd Floor
P.O. Box 1081
Media, PA 19063-8081

CAROL L. PLOVER a/k/a CAROL PLOVER, dec'd.

Late of the Borough of Swarthmore,
Delaware County, PA.
Extx.: Teresa M. Farrell, 4370 Trophy
Dr., Boothwyn, PA 19061.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

TRACIE M. ROSS a/k/a TRACIEY M. ROSS, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Ampah T. Ross c/o Kristen L.
Behrens, Esquire, 1650 Market St.,
Ste. 1200, Philadelphia, PA 19103.
KRISTEN L. BEHRENS, ATTY.
Dilworth Paxson LLP
1650 Market St.
Ste. 1200
Philadelphia, PA 19103

HELEN D. SATTERFIELD, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extx.: Lauren Hanes c/o Michael
Cunningham, Esquire, 1066 Pontiac
Rd., Drexel Hill, PA 19026.
MICHAEL CUNNINGHAM, ATTY.
1066 Pontiac Rd.
Drexel Hill, PA 19026

GARY SOLOMAN, dec'd.

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

Admr.: Daniel R. Coleman c/o
Catherine T. Duffy, Esquire, 300 W.
State St., Ste. 300, Media, PA 19063.
CATHERINE T. DUFFY, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

REGINALD LEE SPEIR, JR., dec'd.

Late of the Township of Edgmont,
Delaware County, PA.
Admx.: Sally Baughman Speir c/o
David E. Robbins, Esquire, Eight Erika
Lane, Broomall, PA 19008.
DAVID E. ROBBINS, ATTY.
8 Erika Lane
Broomall, PA 19008

RICHARD EDWARD SWEENEY, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extx.: Lisa Sweeney, 491 E. Springfield
Rd., Springfield, PA 19064.

DENISE L. WARD, dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Extx.: Jeannette M. Whitcomb, 2260
Cobblehill Place, San Mateo, CA
94402.
ELIZABETH ZWAAN MILNE, ATTY.
Elizabeth Z. Milne, LLC
P.O. Box 161
Berwyn, PA 19312

CAROL L. WEATHERS, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Admr.: Brian Christopher Weathers c/o
Nicholas M. Orloff, Esquire, 1 W. Third
St., Media, PA 19063.
NICHOLAS M. ORLOFF, ATTY.
Orloff Law
1 W. Third St.
Media, PA 19063

SECOND PUBLICATION**PIERCE ARCHER, dec'd.**

Late of the Township of Radnor,
Delaware County, PA.
Extx.: Cynthia Hill Archer (Named
in Will as Cynthia H. Archer) c/o
John A. Terrill, II, Esquire, 1001
Conshohocken State Rd., Ste. 1-300,
West Conshohocken, PA 19428.
JOHN A. TERRILL, II, ATTY.
Heckscher, Teillon, Terrill
& Sager, P.C.
1001 Conshohocken State Rd.
Ste. 1-300
West Conshohocken, PA 19428

MARTHA C. ASHENFELTER, dec'd.

Late of the Township of Nether Providence, Delaware County, PA.
Extrs.: Mark J. Ashenfelter and Jacqueline Ashenfelter Smetana c/o Dana M. Breslin, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

PATRICIA ANN BOWERS a/k/a

PATRICIA A. BOWERS a/k/a PATRICIA BOWERS and PATSY BOWERS, dec'd.

Late of the Borough of Clifton Heights, Delaware County, PA.
Extr.: Bernadette M. Gilkin c/o Harris J. Resnick, Esquire, 22 State Road, Media, PA 19063.
HARRIS J. RESNICK, ATTY.
22 State Road
Media, PA 19063

CLAIRE JOHANNA BRAWN, dec'd.

Late of the Township of Nether Providence, Delaware County, PA.
Extr.: Robert Earl Brawn, 1714 Kater St., Philadelphia, PA 19146.
MICHAEL L. GALBRAITH, ATTY.
Galbraith Law, LLC
1845 Walnut St.
25th Fl.
Philadelphia, PA 19103

MICHAEL A. CARNEY, dec'd.

Late of the Borough of Folcroft, Delaware County, PA.
Admr.: Patrick J. Carney, 25 Brookside Rd., Wallingford, PA 19086.

ELIZABETH B. COOKE a/k/a

ELIZABETH COOKE, dec'd.
Late of the Borough of Media, Delaware County, PA.
Extr.: Joseph T. Bones (Named in Will as Joseph Bones) 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

THOMAS J. DOUGHERTY, dec'd.

Late of the Township of Haverford, Delaware County, PA.
Extrs.: Thomas Dougherty, Jr. and James Joseph Dougherty c/o J. Adam Matlawski, Esquire, 1223 N. Providence Rd., Media, PA 19063.

J. ADAM MATLAWSKI, ATTY.
McNichol, Byrne & Matlawski, P.C.
1223 N. Providence Rd.
Media, PA 19063

DONALD W. ELLIOTT, JR., dec'd.

Late of the Borough of Lansdowne, Delaware County, PA.
Admx.: Theresa Ellen Elliott (Named in Will as Theresa O'Toole) c/o Kara A. Klaiber, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331.
KARA A. KLAIBER, ATTY.
McCausland Keen + Buckman
80 W. Lancaster Ave.
4th Fl.
Devon, PA 19333-1331

LAWRENCE J. FERRERI, dec'd.

Late of the Township of Concord, Delaware County, PA.
Extrs.: Daniel E. Ferreri and Jennifer M. Krause c/o Andrew H. Dohan, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419.
ANDREW H. DOHAN, ATTY.
Wisler Pearlstine, LLP
45 Liberty Blvd.
Ste. 230
Malvern, PA 19355-1419

CAMILLE M. DiGREGORIO HARPER, dec'd.

Late of the Township of Newtown, Delaware County, PA.
Admx.: Renee Kostik c/o William Harrington, Esquire, 945 Hillcrest Drive, Kinzers, PA 17535.
WILLIAM HARRINGTON, ATTY.
945 Hillcrest Drive
Kinzers, PA 17535

EARL E. HOPKINS a/k/a EARL EDWARDS HOPKINS, dec'd.

Late of the Township of Lower Chichester, Delaware County, PA.
Admx.: Dawn H. Kreiss, 3205 Falcon Ln., Wilmington, DE 19808.
DAVID E. SCHWAGER, ATTY.
183 Market St.
Ste. 100
Kingston, PA 18704-5444

DORIS T. KEMPER, dec'd.

Late of the Township of Concord, Delaware County, PA.
Revocable Trust of Doris T. Kemper, dated 2/23/2023.
Co-Trustees: Keith Kemper and Christian Kemper c/o David M. Frees, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460.

DAVID M. FREES, III, ATTY.
Unruh, Turner, Burke & Frees, P.C.
120 Gay Street
P.O. Box 289
Phoenixville, PA 19460

DOROTHY H. KOHL, dec'd.
Late of the Township of Edgmont,
Delaware County, PA.
Extx.: Cynthia A. Smyth c/o L. Peter
Temple, Esquire, P.O. Box 384,
Kennett Square, PA 19348.
L. PETER TEMPLE, ATTY.
Kennett Square, PA 19348.
Larmore Scarlet
P.O. Box 384
Kennett Square, PA 19348

**STARK W.E. LASH a/k/a STARK
LASH and STARK W. LASH**, dec'd.
Late of the Township of Upper
Providence, Delaware County, PA.
Extx.: Pamela Lash Marlin c/o Thomas
J. Burke, Jr., Esquire, 15 Rittenhouse
Place, Ardmore, PA 19003.
THOMAS J. BURKE, JR., ATTY.
Haws & Burke, P.C.
15 Rittenhouse Place
Ardmore, PA 19003

DENNIS J. McNICHOL, III, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extx.: Annamae Marie McNichol
(Named in Will as Ann M. McNichol
a/k/a Anna Mae McNichol) 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

CONSTANTINE V. POLITIS, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: Phyllis L. Epstein (Named in
Will as Phyllis Horn Epstein), 1628
JFK Blvd., Ste. 1901, Philadelphia, PA
19103.
PHYLLIS HORN EPSTEIN, ATTY.
Epstein, Shapiro & Epstein, P.C.
1628 JFK Blvd.
Ste. 1901
Philadelphia, PA 19103

WILSON WAYNE PUNSHON, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extx.: Mary Joe Punshon, 681 Media
Line Road, Broomall, PA 19008.

JOHN WESLEY RANCK, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extx.: Cherly Ann Ranck 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

WILLIAM P. REILLY, JR., dec'd.
Late of the Borough of Clifton Heights,
Delaware County, PA.
Admx.: Kathleen Reilly, 117 W.
Berkley Ave., Clifton Heights, PA
19018.
KRISTEN L. BEHRENS, ATTY.
Dilworth Paxson LLP
1650 Market St.
Ste. 1200
Philadelphia, PA 19103

**EGIDIO RICCI a/k/a EGIDIO
AUGUSTINE RICCI and EGIDIO A.
RICCI**, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extx.: Adonna Maria Calabrese c/o
Charles E. McKee, Esquire, 1 N.
Ormond Ave., Office, Havertown, PA
19083.
CHARLES E. MCKEE, ATTY.
Donohue, McKee & Mattson, Ltd.
1 N. Ormond Ave.
Office
Havertown, PA 19083

PETER RODDEN, JR., dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Admr.: Peter Rodden c/o James B.
Griffin, Esquire, 623 N. Pottstown
Pike, Exton, PA 19341.
JAMES B. GRIFFIN, ATTY.
623 N. Pottstown Pike
Exton, PA 19341

CHERYL RENITA SAMMONS, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Admr.: Anwar Sammons c/o Daniel
Lippard, Esquire, 229 N. Olive Street,
P.O. Box 1788, Media, PA 19063.
DANIEL LIPPARD, ATTY.
229 N. Olive Street
P.O. Box 1788
Media, PA 19063

DORIS M. SCHEIDLY, dec'd.
Late of the Township of Ridley,
Delaware County, PA.

Extx.: Lori Ann Kuznick c/o
Michaelangelo Dippolito, Esquire, 712
Kimberton Road, Chester Springs, PA
19425.

MICHAELANGELO DIPPOLITO,
ATTY.

712 Kimberton Road
Chester Springs, PA 19425

LILLIAN E. STANTON, dec'd.

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

Extx.: Donna S. Beachy c/o Jeffrey
A. Ernico, Esquire, 2 W. High St.,
Carlisle, PA 17013.

JEFFREY A. ERNICO, ATTY.

Abom & Kutulakis, LLC
2 W. High St.
Carlisle, PA 17013

KATHERINE L. STOVER, dec'd.

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

Extxs.: Maria Holmes and Marylou
Bolner c/o Carolina R. Heinle, Esquire,
724 Yorklyn Rd., Ste. 100, Hockessin,
DE 19707.

CAROLINA R. HEINLE, ATTY.

MacElree Harvey, Ltd.
724 Yorklyn Rd.
Ste. 100

Hockessin, DE 19707

JOANNE F. UNVERZAGT a/k/a

JOANNE FAIRBANK, dec'd.

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

Ext.: David White, 3506 Tyson Rd.,
Newtown Square, PA 19073.

RICHARD A. VARRASSE, dec'd.

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

Extx.: Victoria Varrasse Carey c/o
Kyle A. Burch, Esquire, 22 State Road,
Media, PA 19063-1442.

KYLE A. BURCH, ATTY.

22 State Road
Media, PA 19063-1442

KEIJIROH YAMA-GUCHI a/k/a

KEIJIROH YAMAGUCHI and

KEIJI YAMAGUCHI, dec'd.

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

Extx.: Tansy V.H. Foster c/o George W.
Porter, Esquire, 909 E. Chocolate Ave.,
Hershey, PA 17033.

GEORGE W. PORTER, ATTY.

909 E. Chocolate Ave.
Hershey, PA 17033

EDWARD W. ZWIER, dec'd.

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

Extx.: Patricia A. Hubert, 929 Randall
Avenue, Boothwyn, PA 19061.

THIRD AND FINAL PUBLICATION

ROGER DOUGLAS BARD, dec'd.

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

Extx.: Sue Ann Bard, 129 Yorktown
Road, Swedesboro, NJ 08085.

CAROLYN L. BEHR, dec'd.

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

Extx.: Kathy Clarke c/o Christina B.
Roberts, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.

CHRISTINA B. ROBERTS, ATTY.

3305 Edgmont Ave.
Brookhaven, PA 19015

GEORGE HUGH CAMPBELL, JR.

a/k/a GEORGE HUGH CAMPBELL

and GEORGE H. CAMPBELL, dec'd.

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

Ext.: Robert J. Montgomery, III, 37
Doe Run Ct., West Chester, PA 19382.

ANNA CONOVER, dec'd.

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

Extx.: Susan Bradford c/o David
DiPasqua, Esquire, 230 N. Monroe
Street, Media, PA 19063.

DAVID DIPASQUA, ATTY.

230 N. Monroe Street
Media, PA 19063

WILLIAM F. DUFFEY, dec'd.

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

Extx.: Elizabeth W. Mennig c/o
Douglas L. Kaune, Esquire, 120 Gay
Street, P.O. Box 289, Phoenixville, PA
19460.

DOUGLAS L. KAUNE, ATTY.

Unruh, Turner, Burke & Frees, P.C.
120 Gay Street
P.O. Box 289
Phoenixville, PA 19460

THOMAS FRANCIS FITZPATRICK,

dec'd.

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

Admx.: Lindsay M. Fitzpatrick, 1027
Woodcliffe Avenue, Media, PA 19063.

SUSAN L. FLEMING, dec'd.

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

Admx.: Rachel Lynn Gill c/o Kristen L. Behrens, Esquire, 1650 Market St., Ste. 1200, Philadelphia, PA 19103.
KRISTEN L. BEHRENS, ATTY.
 Dilworth Paxson LLP
 1650 Market St.
 Ste. 1200
 Philadelphia, PA 19103

ALFRED C. HOWETT, JR. a/k/a ALFRED C. HOWETT, dec'd.
 Late of the Borough of Upland,
 Delaware County, PA.
 Admx.: Stacy Howett, 1204 Mulberry Street, Brookhaven, PA 19015.

JEAN MARIE KUSS, dec'd.
 Late of the Township of Marple,
 Delaware County, PA.
 Admr.: Robert S. Kuss, Jr. c/o Mark S. Pinnie, Esquire, 882 S. Matlack Street, Suite H, West Chester, PA 19382.
MARK S. PINNIE, ATTY.
 Barnard, Mezzanotte, Pinnie & Seelaus, LLP
 882 S. Matlack Street
 Suite H
 West Chester, PA 19382

SOPHIE E. McKEOWN a/k/a SOPHIE McKEOWN, dec'd.
 Late of the Township of Concord,
 Delaware County, PA.
 Extx.: Marie M. Kenney c/o Thomas E. Wyler, Esquire, 22 East Third Street, Media, PA 19063.
THOMAS E. WYLER, ATTY.
 Falzone & Wyler LLC
 22 East Third Street
 Media, PA 19063

FLORENCE E. MEDICA, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Extx.: Patricia A. O'Donnell, 20 Ralston Avenue, Havertown, PA 19083.
HENRY DiBENEDETTO FORREST, ATTY.
 1001 E. Darby Road
 Havertown, PA 19083

GERALDINE MORGAN a/k/a GERALDINE M. MORGAN and GERALDINE MARGARET MORGAN, dec'd.
 Late of the Township of Upper Darby,
 Delaware County, PA.
 Extxs.: Diane M. Quigley (Named in Will as Diane Quigley) and Geraldine DiGiovanni c/o Christopher M. Brown, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382.

CHRISTOPHER M. BROWN, ATTY.
 Law Offices of Christopher M. Brown, PLLC
 1240 West Chester Pike
 Ste. 210
 West Chester, PA 19382

JOHN F. MULLEN, III a/k/a JOHN FRANCIS MULLEN, III, dec'd,
 Late of the Township of Concord,
 Delaware County, PA.
 Extr.: John Francis Mullen, IV c/o John Costalas, Esquire, 2558 West Chester Pike, Suite 100, Broomall, PA 19008.
JOHN COSTALAS, ATTY.
 2558 West Chester Pike
 Suite 100
 Broomall, PA 19008

ALLEN T. NEWMAN, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Extrs.: Lauren Elizabeth Newman (Named in Will as Lauren Newman) and Neil Faggen 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

JAMES T. PITCHERELLO, III, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Admxs.: Karen Ann Pitcherello and Laurie Pitcherello Mascio c/o Joan D. Gallagher, Esquire, 1600 Market St., Ste. 1320, Philadelphia, PA 19103-4104.
JOAN D. GALLAGHER, ATTY.
 Gallagher Law, P.C.
 1600 Market St.
 Ste. 1320
 Philadelphia, PA 19103-4104

HARRIET SAPNAS, dec'd.
 Late of the Township of Springfield,
 Delaware County, PA.
 Extx.: Helen Sapnas c/o Joseph T. Mattson, Esquire, 1 N. Ormond Ave., Office, Havertown, PA 19083.
JOSEPH T. MATTSO, ATTY.
 Donohue, McKee & Mattson, Ltd.
 1 N. Ormond Ave.
 Office
 Havertown, PA 19083

JOSEPHINE T. SORRENTINO, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Sandra M. Pfizenmayer.
RONALD A. AMARANT, ATTY.
Lamb McErlane, P.C.
3405 West Chester Pike
Newtown Square, PA 19073

MARGARET B. SPILLANE, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: John Michael Spillane, 8502
Coral Creek Loop, Hudson, FL 34667.

WILLIAM HENRY THORPE, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: William Taylor Thorpe c/o
Michael J. Hawley, Esquire, 1223 N.
Providence Rd., Media, PA 19063.
MICHAEL J. HAWLEY, ATTY.
McNichol, Byrne & Matlawski, P.C.
1223 N. Providence Rd.
Media, PA 19063

CAROLYN L. XENAKES, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Admx.: Stephanie X. Moncilovich c/o
Marisa J. Hermanovich, Esquire, 111
E. 17th St., Ste. 100, North Wildwood,
NJ 08260.
MARISA J. HERMANOVICH, ATTY.
King Barnes
111 E. 17th St.
Ste. 100
North Wildwood, NJ 08260

SALLY ANN YUSKA, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Walter Yuska, 120 Carpenter St.
Philadelphia, PA 19147.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-000500

NOTICE IS HEREBY GIVEN THAT on
January 17, 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 **Aldo Doko** to **Arcanian Aldo Dokolli**.

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.

May 23, 30

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-001608

NOTICE IS HEREBY GIVEN THAT on
February 25, 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 **Josephine Anna King** to **Jo-
anna King**.

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.

SCOTT D. GALLOWAY, Solicitor
14 South Plum Street
Media, PA 19063

May 23, 30

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-002205

NOTICE IS HEREBY GIVEN THAT on
March 13, 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 **Victoria Tauber** to **Jadwiga Wiktoria
Kurpaska**.

The Court has fixed August 12, 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.

LEONARD B. ZOFTIS, Solicitor
1111 Street Rd.
Suite 305
Southampton, PA 18966

May 30; June 6

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-001648

NOTICE IS HEREBY GIVEN THAT on February 26, 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 **Devin Ashley Ursini** to **Devin Thomas Boyle Riley**.

The Court has fixed Friday, August 1, 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.

May 30; June 6

CLASSIFIED ADS

TRANSITIONING TO RETIREMENT

Active practice to transition. Primarily wills, estates, and real estate. Building to sell: 22 State Road (Old), Media. \$489,000. 1st fl.: 6 rms & pwrdr; 2nd fl.: 4 rms & pwrdr; 3rd fl.: finished loft.

Kyle Burch (610) 891-0788; Cell: (484) 557-2752.

May 9, 16, 23, 30

Vision Academy Charter School of Excellence is soliciting proposals for the purchase of Dell Chromebooks and MacBook Air laptops for the 2025–2026 school year. Proposals are due by 3:00 P.M. on June 7, 2025. For full RFP details, contact Connor Yaldiz at bm@vacse.org or call (484) 494-1816 ext. 1002.

May 16, 23, 30

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, as amended, of intention to file in the Office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Delaware County, Pennsylvania, under the assumed or fictitious name, style or designation of:

AMERICAN SAFETY

with its principal place of business at 436 North Springfield Rd., Clifton Heights, PA 19018.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Chris Mongiello, 436 North Springfield Rd., Clifton Heights, PA 19018.

The application has been/will be filed on or after Wednesday, May 14, 2025.

May 30

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CASE NO. CV-2024-009005
CONFESSION OF JUDGMENT

SUSTAINABLE ENERGY FUND,
PLAINTIFF

v.

ROCKBOURNE INVESTMENTS, LP,
DEFENDANT

NOTICE IS HEREBY GIVEN TO the defendant, Rockbourne Investments, LP, that a judgment entered by confession, along with a confession of judgment complaint, has been filed against you in the above captioned matter on November 6, 2024.

PUBLIC NOTICE

A judgment in the amount of one hundred thirty-two thousand two hundred fifteen and ninety-seven cents (\$132,215.97) has been entered against you and in favor of the plaintiff without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The sheriff may take your money or other property to pay the judgment at any time after thirty (30) days after the date on which this notice is served on you.

You may have legal rights to defeat the judgment or to prevent your money or property from being taken. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS.

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.

DELAWARE COUNTY
BAR ASSOCIATION
(610) 566-6625 ext. 221
335 West Front Street
Media, PA 19063

-or-

PENNSYLVANIA LAWYER
REFERRAL SERVICE
P.O. Box 1086

100 South St.
Harrisburg, PA 17108
(Pennsylvania residents phone:
1-800-692-7375;
out-of-state residents phone:
1-717-238-6715

JAMES T. SHOEMAKER, ESQUIRE
Identification No. 63871
HOURIGAN, KLUGER & QUINN
A Professional Corporation
Attorneys for Plaintiff
Law Offices
600 Third Avenue
Kingston, PA 18704-5815
(570) 287-3000

May 23, 30



**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**

**June 20, 2025
11:00 A.M. Prevailing Time**

BOROUGH

Aldan 13
Collingdale 23
Darby 14
Glenolden 27
Norwood 18
Parkside 12
Prospect Park 1
Sharon Hill 6,7
Yeadon 22, 26

CITY

Chester 8, 24

TOWNSHIP

Edgemont 21
Lower Chichester 10, 15
Radnor 30
Ridley 20
Springfield 37
Upper Chichester 35
Upper Darby 3, 4, 5, 9, 16,
19, 25, 29, 32, 33, 34, 38
Upper Providence 36

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. 008336 1. 2024

MORTGAGE FORECLOSURE

212 Mackenzie Avenue
Prospect Park, PA 19076

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jamie N. Wadsworth a/k/a Jamie Wadsworth and Charles A. Wadsworth a/k/a Charles Wadsworth.

Hand Money \$11,711.21

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007768A 2. 2022

MORTGAGE FORECLOSURE

Judgment Amount: \$257,560.84

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

Front: Irregular Depth: Irregular

BEING Premises: 315 Twin Oaks Drive, Havertown, PA 19083.

Folio Number: 22020113700.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Isobel R. Lone and Stewart B. Lone.

Hand Money \$29,510.15

LOGS Legal Group, LLP,
Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010907 3. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$189,239.38

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

Front: Irregular Depth: Irregular

BEING Premises 4061 Ellendale Road, Drexel Hill, PA 19026.

Parcel: 16-13-01754-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Geraldine S. Dow and Jesse D. Ransom.

Hand Money \$18,923.94

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009873 4. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$56,941.68

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

Front: Irregular Depth: Irregular

BEING Premises 441 Woodcliff Road, Upper Darby, PA 19082.

Parcel: 16-03-01987-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Gary W. Shepard.

Hand Money \$5,694.17

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006223 5. 2024

MORTGAGE FORECLOSURE

230 Westbrook Drive
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: Anthony Menginie, III.

Hand Money \$19,783.56

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001163B 6. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or tract of land, hereditaments and appurtenances, situate in the Borough of Sharon Hill, County of Delaware and State of Pennsylvania,

BEING the same premises which Mildred A. Johnson on February 20, 2004, recorded on March 5, 2004 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 03106, page 1731 granted and conveyed to Larnell M. Johnson. Larnell M. Johnson departed this life on or about April 1, 2020.

BEING Premises: 220 Brainerd Blvd, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Robert E. Burke, Jr. as administrator of the Estate of Larnell M. Johnson, deceased.

Hand Money \$7,571.55

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007774 7. 2024

MORTGAGE FORECLOSURE

127 Barker Avenue
Sharon Hill, PA 19079

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Alicia Borges and Matthew Martinez.

Hand Money \$20,811.12

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006258 8. 2022

MORTGAGE FORECLOSURE

BEING Premises: 801-811 Sproul Street, City of Chester, County of Delaware, Pennsylvania.

Parcel No. 49-04-00635-00

IMPROVEMENTS CONSIST OF: Building.

SOLD AS THE PROPERTY OF: New-Chester Holding LP a/k/a NewChester Holdings, LP.

Hand Money \$445,467.00

Fredric L. Shenkman, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010353 9. 2019

MORTGAGE FORECLOSURE

Judgment Amount: \$228,659.45

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

Front: Irregular Depth: Irregular

BEING Premises: 1122 Childs Avenue, Drexel Hill, PA 19026.

Folio Number: 16-10-00289-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Richard C. Pruett, Jr. a/k/a Richard C Pruett Jr. and Claire A. Richards.

Hand Money \$22,865.95

LOGS Legal Group, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007145 10. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Lower Chichester, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a plan thereof made by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, on December 19, 1955, as follows:

BEGINNING at a point on the North-easterly side of Market Street (65 feet wide) which point is measured the three (3) following courses and distances from a point of curve on the Southeasterly side of Laughead Avenue (51.5 feet wide): (1) extending from said point of curve on a line curving to the left having a radius of 20 feet the arc distance of 31.72 feet to a point of compound curve; (2) on a line curving to the left having a radius of 675.23 feet the arc distance of 101.35 feet to a point of tangent and (3) South 22 degrees 22 minutes 35 seconds East, 226.41 feet to the point and place of BEGINNING.

CONTAINING in front or breadth along said Northeasterly side of Market Street measured South 22 degrees 22 minutes 35 seconds East, from said beginning point 30 feet and extending of that width in length or depth North 67 degrees 37 minutes 25 seconds East, between parallel lines at right angles to said Market Street 117.25 feet to the center line of a certain 3 feet wide walk which extends Southeastwardly from Laughead Avenue and communicates with four certain other 3 feet wide walks, three thereof extending Northeastwardly into Summit Street and the other thereof extending Southwestwardly into Market Street. The Northwesterly line thereof passing partly through the party wall between these premises and the premises adjoining to the Northwest.

BEING Lot No. 13.

BEING Premises: 1561 Market Street, Linwood, PA 19061.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph John Kinsler and Dorothy A. Kinsler.

Hand Money \$14,075.85

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006990 12. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Parkside, County of Delaware and Commonwealth of Pennsylvania.

BEING Folio No. 32-00-00442-00

BEING Premises 18 West Elbon Road, Brookhaven, Pennsylvania 19015.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Denise P. Roach.

Hand Money \$9,798.53

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002865 13. 2024

MORTGAGE FORECLOSURE

115 W Wayne Avenue
Aldan, PA 19018

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Patricia Fiske, deceased.

Hand Money \$13,383.04

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005761 14. 2024

MORTGAGE FORECLOSURE

108 North 6th Street
Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Dwayne G.C. Harmon and Tawana Harmon, husband and wife, as sole owner.

Hand Money \$5,741.18

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005521 15. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN message and lot or piece of land, situate in the Township of Lower Chichester, in the County of Delaware and State of Pennsylvania.

CONTAINING in front measured thence North along the said Hook Road 25 feet and extending in depth West, continuing the same width between parallel lines (the North line thereof passing along the middle of the party wall separating said message from the message adjoining on the North) 150 feet to a 20 feet wide alley opening into the first mentioned alley.

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

BEING the same premises which Judith L. Dixon, by Deed dated 11/3/2017 and recorded in the Office of the Recorder of Deeds of Delaware County on 12/5/2017 in Deed Book Volume 06097, page 2146, Instrument No. 2017064498, granted and conveyed unto Victor R. DiNicola, Jr.

BEING known as 1518 Market Street, Linwood, Pennsylvania 19061.

PARCEL No. 08-00-00745-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Victor R. DiNicola, Jr.

Hand Money \$11,551.22

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009526 16. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 45 Golf Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Graystar Partners, LLC.

Hand Money \$18,166.68

Orlans Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010797 18. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 400 E Winona Avenue, Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael W. Dowling and Marlene J. Dowling.

Hand Money \$12,797.84

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010423A 19. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, described according to a Plan made by Damon and Foster, Civil Engineers, Sharon Hill, PA dated 5/21/1949 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Anne Street (40 feet wide) at the distance of 80 feet South 60 degrees 43 minutes West from the Southwestwardly side of Bridge Street (40 feet wide); thence South 60 degrees 43 minutes West, 40.01 feet to a point; thence South 25 degrees 18 minutes East, 123.51 feet to a point; thence North 64 degrees 42 minutes East, 40 feet to a point; thence North 25 degrees 18 minutes West, 126.29 feet to a point in the Southeasterly side of Anne Street, the first mentioned point and place of BEGINNING.

BEING Premises: 3854 Ann Street Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Maureen M. Manzi a/k/a Maureen McShane Callaghan.

Hand Money \$12,908.12

Law Office of Gregory Javardian, LLC Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004364A 20. 2024

MORTGAGE FORECLOSURE

Property in the Township of Ridley, County of Delaware, Commonwealth of PA on the Northwesterly side of Lindsay Street.

Front: 51.13 x 100 Depth: 111.34 x 83

BEING Premises: 532 Lindsay Street, Ridley Park (Ridley Township), PA 19078.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael H. Schenk and Kirsten E. Wright.

Hand Money \$25,938.68

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005383A 21. 2022

MORTGAGE FORECLOSURE

Property situated in the Township of Edgmont, County of Delaware, Commonwealth of Pennsylvania, being more fully described in Deed recorded on June 19, 2008, in Record Book 4385 at Page 1480, as Instrument No: 2008045822.

BEING Premises 1025 Nicole Drive, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: Single family residential dwelling.

SOLD AS THE PROPERTY OF: George J. Spaeder and Amy M. Spaeder.

Hand Money \$51,826.73

Michael P. Dignazio, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006611 22. 2024

MORTGAGE FORECLOSURE

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

Dimensions: 2 sty Hse Gar, 22 x 76

BEING Premises 810 Arbor Road, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Bernard Segar.

Hand Money \$4,193.19

Pellegrino Law PLLC
Michael A. Pellegrino, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010494 23. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 743 Sharon Avenue, Collingdale, PA.

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Vigorous Versatile Investments LLC.

Hand Money \$14,997.55

Friedman Vartolo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006109 24. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 2611 West 6th Street, Chester, PA.

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Mildred Foster.

Hand Money \$6,339.50

Friedman Vartolo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001220 25. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 337 Margate Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: two-story house.

SOLD AS THE PROPERTY OF: Joan Rose Schneider, Administratrix of the Estate of Mildred Williams, deceased.

Hand Money \$9,359.16

Robert P. Wendt, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009196A 26. 2023

MORTGAGE FORECLOSURE

828 Yeadon Avenue
Lansdowne, PA 19050

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Gessley Olivier.

Hand Money \$15,650.03

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008615A 27. 2023

MONEY JUDGMENT

ALL THAT CERTAIN Unit in the property known, named and identified as Contemporary Village located in Glenolden Borough, Delaware County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 3101 et seq., by the recording in the County of Delaware Recorder of Deeds Office dated April 18, 1984 recorded August 1, 1984 in Volume 176 page 619 as Amended by First Amendment to Declaration dated January 3, 1985 recorded in Volume 213 page 1181 as further Amended by Seconds Amendment to Declaration dated April 1, 1985 recorded April 1, 1985 in Volume 305 page 1720 further amended as in Volume 2523 page 173, being and designated as Unit No. R-4, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) as set forth in said Declaration and Amendment thereto and any and all Subsequent Amendments.

Tax ID/Parcel No. 21-00-00900-31.

BEING the same premises which Tina Gurko, by Deed dated June 13, 2022, recorded in Delaware County on June 15, 2022 at Instrument No. 2022034061, conveyed unto Graig Mohler, in fee.

IMPROVEMENTS CONSIST OF: Residential Condominium.

SOLD AS THE PROPERTY OF: Craig Mohler.

Hand Money \$4,000.00

Elliot H. Berton, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006188 29. 2024

MORTGAGE FORECLOSURE

Property situated in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on June 8, 2011, in the Office of the Delaware County Recorder of Deeds in Deed Book Volume 4946, at page 427, as Instrument No. 2011033754

Folio No. 16-07-00932-00

BEING known as 51 Windsor Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Terri Couser.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010632 30. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$586,233.52

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

Front: Irregular Depth: Irregular

BEING Premises 845 Colony Court, Bryn Mawr, PA 19010.

Parcel: 36-04-02121-21

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Stephen J. Fay and Karen T. Fay.

Hand Money \$58,623.25

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 062899 32. 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: 201 Chapman Avenue, Upper Darby, Pennsylvania 19050.

Folio Number: 16-02-00227-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Akin-tola D. Clarke.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 061427 33. 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: 109 Overhill Road, Upper Darby, Pennsylvania 19050.

Folio Number: 16-01-01025-00

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Guido
P. Panes and Charmaine Panes.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 061430 34. 2019

MONEY JUDGMENT

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.

LOCATION OF PROPERTY: 216 Copley
Road, Upper Darby, Pennsylvania 19082.

Folio Number: 16-03-00307-00

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Moham-
mad Nasim.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001988 35. 2024

MORTGAGE FORECLOSURE

Property in the Township of Upper
Chichester, County of Delaware, Com-
monwealth of PA on the Northwest corner
of Johnson and Huddell Avenues.

Front: 45 Depth: 120

BEING Premises: 1902 Huddle Avenue,
Marcus Hook, PA 19061.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Lynne
M. Frassoni aka Lynne Frassoni and Dawn
M. Pilkington aka Dawn Pilkington.

Hand Money \$9,661.25

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000371 36. 2025

MORTGAGE FORECLOSURE

Property in the Township of Upper
Providence, County of Delaware, Common-
wealth of PA on the Southeasterly side of
Marcella Lane.

Front: IRR Depth: IRR

BEING Premises: 245 Marcella Lane,
Media, PA 19063.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Leslie
McCarthy and Brian M. McCarthy.

Hand Money \$43,754.50

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 011291 37. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of
ground with the buildings and improve-
ments thereon erected, STUATE in Spring-
field Township, County of Delaware and
State of Pennsylvania,

BEING the same premises which Joanna M. Mahoney and Anna Pinizzotto on June 16, 1995, recorded on June 26, 1995, in the Office of the Recorder of Deeds in and for the County of Delaware in Book 1373, page 0685 granted and conveyed unto Mark J. Wertman and Carolann M. Wertman. Mark J. Wertman departed this life on or about December 1, 2020.

BEING Premises: 510 Hawarden Road, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Carolann M. Wertman.

Hand Money \$22,087.18

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002463 38. 2019

MORTGAGE FORECLOSURE

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

Front: 50 Depth: 81.5

BEING Premises: 7100 Pennsylvania Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Gerald Fulton Jr. and Shami J. Garrison.

Hand Money \$30,281.83

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

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DELAWARE COUNTY**

BAR ASSOCIATION



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