

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**MIRIAM L. CAMPANARO a/k/a****MIRIAM CAMPANARO**, dec'd.Late of the Township of Marple,
Delaware County, PA.Extr.: Dana L. Kwortnik (Named in
Will as Dana Kwortnik), 718 Sun
Valley Court, Chester Springs, PA
19425.**REBECCA A. HOBBS**, ATTY.

OWM Law

1503 Sunset Dr.

Ste. 201

Pottstown, PA 19464

JEROME MILTON COVIN, dec'd.Late of the Township of Concord,
Delaware County, PA.Extr.: Marla Raquel Covin c/o Joseph
A. Bellinghieri, Esquire, 17 W. Miner
St., West Chester, PA 19382.**JOSEPH A. BELLINGHERI**, ATTY.

MacElree Harvey, Ltd.

17 W. Miner St.

West Chester, PA 19382

JOHN G. DIODORO, dec'd.Late of the Township of Darby,
Delaware County, PA.

Extr.: Veronica Theresa DiGregorio.

MARK PINNIE, ATTY.Barnard, Mezzanotte, Pinnie &
Seelaus, LLP

882 S. Matlack Street

West Chester, PA 19382

KENNETH N. GROFF a/k/a**KENNETH GROFF**, dec'd.Late of the Township of Concord,
Delaware County, PA.

Extr.: Neale F. Groff c/o Joseph W.

Bullen, III, Esquire, P.O. Box 217,

Lansdowne, PA 19050-0217.

JOSEPH W. BULLEN, III, ATTY.

Hennessy Bullen Walker

P.O. Box 217

Lansdowne, PA 19050-0217

JOSEPH MARK HOHMANN a/k/a**JOE HOHMANN**, dec'd.

Late of the Borough of Media,

Delaware County, PA.

Extr.: Susan Hohmann, 515 Moylan

Ave., Media, PA 19063.

PATRICK J. HOLLAND, dec'd.Late of the Township of Middletown,
Delaware County, PA.

Extr.: William M. Penjuke c/o

Christina B. Roberts, Esquire, 3305

Edgmont Ave., Brookhaven, PA 19015.

CHRISTINA B. ROBERTS, ATTY.

3305 Edgmont Ave.

Brookhaven, PA 19015

GINGMEE KONG-BENNETT, dec'd.Late of the Borough of Sharon Hill,
Delaware County, PA.

Admr.: Geovanni Bennett c/o John S.

Custer, Jr., Esquire, 7 Saint Albans

Circle, Newtown Square, PA 19073.

JOHN S. CUSTER, JR., ATTY.

Custer & Custer, PLLC

7 Saint Albans Circle

Newtown Square, PA 19073

JOAN PARKE LEAKE a/k/a JOAN P.**LEAKE and JOAN LUCAS**, dec'd.

Late of the Township of Ridley,

Delaware County, PA.

Extr.: Joann Leake, 333 Lincoln

Street, Folsom, PA 19033.

NATALIE T. McFADDEN, dec'd.Late of the Township of Middletown,
Delaware County, PA.

Extrs.: James Maxwell Price and Kyle

E. Price c/o Sally A. Farrell, Esquire,

17 W. Miner St., West Chester, PA

19382.

SALLY A. FARRELL, ATTY.

MacElree Harvey, Ltd.

17 W. Miner St.

West Chester, PA 19382

EDWARD CHARLES MONAHAN**a/l/a EDWARD C. MONAHAN and****EDWARD MONAHAN**, dec'd.Late of the Township of Haverford,
Delaware County, PA.Extr.: Elizabeth Ann Monahan (Named
in Will as Elizabeth A. Monahan) c/o
Robert P. Snyder, Esquire, 121 Ivy Ln.,
King of Prussia, PA 19406.**ROBERT P. SNYDER**, ATTY.

Snyder Law Group, P.C.

121 Ivy Ln.

King of Prussia, PA 19406

DELORIS M. OLSON, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: Cynthia C. Olson c/o Dana M.
Breslin, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

ANNAMAE R. SAKERS, dec'd.

Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Eric Wade Sakers c/o Dana M.
Breslin, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

STANLEY SCHLESINGER, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Stanley Schlesinger Revocable Trust
dated July 30, 2014 as Amended.
Trustees: Helene Schlesinger and
Clifford D. Schlesinger 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

SHIRLEY ANN SOUTHMAYD, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: Amy S. Huffman c/o Paul H.
Masciantonio, Esquire, 1806 Callowhill
St., Philadelphia, PA 19130.
PAUL H. MASCIANTONIO, ATTY.
1806 Callowhill St.
Philadelphia, PA 19130

SECOND PUBLICATION**JAMES D. BATCHELOR a/k/a JAMES
DeHAVEN BATCHELOR, dec'd.**

Late of the Township of Springfield,
Delaware County, PA.
Extr.: Sarah Elizabeth Batchelor and
Martha Batchelor Ferraro 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

JEAN A. BURTON BELGRAVE a/k/a**JEAN ADRIAN BELGRAVE, dec'd.**

Late of the Borough of Media,
Delaware County, PA.
Extr.: John R. Monroe, Jr. c/o Robert
M. Firkser, Esquire, 333 West
Baltimore Avenue, Media, PA 19063.
ROBERT M. FIRKSER, ATTY.
333 West Baltimore Avenue
Media, PA 19063

BRENDA L. BLACK a/k/a BRENDA**L. TUCKER and BRENDA L.****NOLTON, dec'd.**

Late of the Borough of Collingdale,
Delaware County, PA.
Extr.: Niamma Mayo c/o Gary Stewart
Sefin, Esquire, 30 West Third Street,
Media, PA 19063.
GARY STEWART SEFLIN, ATTY.
30 West Third Street
Media, PA 19063

JEFFREY BOWEN, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Admr.: James T. Bowen and M. Jean
Herr Bowen, 3540 Winding Way,
Newtown Square, PA 19073.

HUGH PATRICK BROLLY, JR., dec'd.

Late of the Borough of Norwood,
Delaware County, PA.
Extr.: Joyce E. Morrison 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

NORA R. CANALLY, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extr.: John Joseph Canally, Jr.
(Named in Will as John J. Canally,
Jr.), 36 Center Village Dr., Concord,
MA 01742.
HEATHER L. TURNER, ATTY.
Law Office of Heather L. Turner
137 N. Narberth Ave.
Narberth, PA 19072

MICHAEL J. CARROLL a/k/a REV.**MSGR. MICHAEL J. CARROLL,
dec'd.**

Late of the Borough of Darby,
Delaware County, PA.
Extr.: Paul Michael Kennedy (Named
in Will as MSGR. Paul M. Kennedy)
c/o Carol R. Livingood, Esquire, 130 W.
Lancaster Ave., P.O. Box 191, Wayne,
PA 19087-0191.

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

WILLIAM LOUIS COHEN a/k/a

WILLIAM L. COHEN, dec'd.
Late of the Township of Chadds Ford,
Delaware County, PA.
Extr.: William L. Cohen, II c/o Vincent
Carosella, Jr., Esquire, 822 S. Matlack
Street, Suite 101, West Chester, PA
19382.
VINCENT CAROSELLA, JR., ATTY.
Carosella & Associates, P.C.
822 S. Matlack Street
Suite 101
West Chester, PA 19382

PATRICIA M. COLEMAN, dec'd.

Late of the Township of Tinicum,
Delaware County, PA.
Extrs.: William Coleman, 100 Paxon
Hollow Road, Media, PA 19063 and
John Coleman, 387 Kelly Avenue, Mt.
Joy, PA 17552.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

FARRAH DAVOCATO, dec'd.

Late of the Township of Middletown,
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

JERRY WAYNE DEMENT, JR., dec'd.

Late of the Township of Aston,
Delaware County, PA.
Extr.: Jerry Wayne Dement, III c/o
Matthew C. Stone, Esquire, 4126
Edgmont Avenue, Brookhaven, PA
19015.
MATTHEW C. STONE, ATTY.
The Law Offices of Stone & Stone, LLC
4126 Edgmont Avenue
Brookhaven, PA 19015

WILLIAM G. FULLARD, JR. a/k/a

WILLIAM FULLARD, JR., dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Annie Leigh Fullard (Named
in Will as Annie Fullard) c/o Alan
J. Mittleman, Esquire, One Logan
Square, 130 North 18th Street, Suite
1800, Philadelphia, PA 19103.

ALAN J. MITTELMAN, ATTY.
Spector Gadon Rosen Vinci, P.C.
One Logan Square
130 North 18th Street
Suite 1800
Philadelphia, PA 19103

WALLACE H. GORDON a/k/a

WALLACE HOYT GORDON, dec'd.

Late of the Township of Aston,
Delaware County, PA.
Admx.: Stella A. Waterfield 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

MARJORIE MARY GRAHAM a/k/a

MARJORIE M. GRAHAM and

MAJORIE M. GRAHAM, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Susan Graham Farrell (Named
in Will as Susan Farrell) 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

FRANCIS J. HIGGINS a/k/a FRANK

J. HIGGINS, dec'd.

Late of the Township of Bethel,
Delaware County, PA.
Extr.: Christopher John Higgins 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

JAMES MICHAEL KISER, 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

IRMGARD SIEKER LANGACKER
a/k/a IRMGARD S. LANGACKER,
dec'd.
Late of the Township of Edgmont,
Delaware County, PA.
Extr.: Paul George Langacker, 535
Gradyville Road, Newtown Square, PA
19073.

EUNICE J. LARSEN a/k/a EUNICE
LARSEN, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Scott A. Larson c/o James R.
Abbott, Esquire, 103 Chesley Dr., Ste.
103, Media, PA 19063.
JAMES R. ABBOTT, ATTY.
Abbott & Overholt PC
103 Chesley Dr.
Ste. 103
Media, PA 19063

JAMES M. McCORRISTON a/k/a
JAMES MICHAEL McCORRISTON,
dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: John J. Paley c/o James Michael
Dolan, Esquire, 1009 Girard Avenue,
Swarthmore, PA 19081.
JAMES MICHAEL DOLAN, ATTY.
1009 Girard Avenue
Swarthmore, PA 19081

CAROLE A. McKAY a/k/a CAROLE
ANN McKAY, dec'd.
Late of the Borough of Prospect Park,
Delaware County, PA.
Admx.: Kristen Michele McKay 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

MARLENE ESTHER MILLER, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Joshua David Cohen, 1340
Stillwater Rd., Lancaster, PA 17601.
VANCE E. ANTONACCI, ATTY.
McNees Wallace & Nurick, LLC
570 Lausch Ln.
Ste. 200
Lancaster, PA 17601

BENJASON RODRIGO NUNEZ, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Admx.: Jeana Yi Nunez c/o Erin
Saulino, Esquire, 600 W. Germantown
Pike, #400, Plymouth Meeting, PA
19462.
ERIN SAULINO, ATTY.
Saulino Law, LLC
600 W Germantown Pike
#400
Plymouth Meeting, PA 19462

PAMELA PEACEMAN, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Admx.: Cari Ann Snyder c/o Karen F.
Angelucci, Esquire, 2617 Huntingdon
Pike, Huntingdon Valley, PA 19006.
KAREN F. ANGELUCCI, ATTY.
Semanoff Ormsby Greenberg &
Torchia, LLC
2617 Huntingdon Pike
Huntingdon Valley, PA 19006

MARY PEOPLES, dec'd.
Late of the Borough of Collingdale,
Delaware County, PA.
Extr.: Alexis Peoples, 246 Minor
Street, Emmaus, PA 18049.

PAULA DOUGLAS RAMAGNANO
a/k/a PAULA D. KROUT, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admx.: Rebecca Bentley 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

HOWARD REED, 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

GARY S. ROSS a/k/a GARY STEPHEN
ROSS, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Extr.: Ruth Margaret Ross (Named in
Will as Ruth M. Ross) c/o Jonathan E.
Becker, Esquire, 300 W. State St., Ste.
300, Media, PA 19063.

JONATHAN E. BECKER, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

DANIEL K. SCRIBNER a/k/a DAN SCRIBNER, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: Julie H. Scribner, 9 Eavenson
Way, Glen Mills, PA 19342.

MARIAN SUTTON a/k/a MARIANN SUTTON, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Admr.: Aaron David Sutton 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

CHARLES A. THOMAS, dec'd.

Late of the Borough of Darby,
Delaware County, PA.
Admx.: Margaret Ann Bonnes 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

RICHARD K. VELETA a/k/a RICHARD VELETA, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extrs.: David K. Veleta and Ruth
Elizabeth Veleta (Named in Will as
Ruth E. Veleta) c/o David Lyle Segal,
Esquire, 121 S. Broad St., #1700,
Philadelphia, PA 19107.
DAVID LYLE SEGAL, ATTY.
121 S. Broad St.
#1700
Philadelphia, PA 19107

JOSEPH WALKER, III, dec'd.

Late of the City of Chester, Delaware
County, PA.
Admx.: Joi Christiann Jackson c/o
Michaelangelo Dippolito, Esquire, 712
Kimberton Road, Chester Springs, PA
19425.
MICHAELANGELO DIPPOLITO,
ATTY.
712 Kimberton Road
Chester Springs, PA 19425

JOAN ELVA WALLACE, dec'd.

Late of the Township of Marple,
Delaware County, PA.
Extr.: Sandra Lee Maffei c/o Kirk
Karagelian, Esquire, P.O. Box 1440,
Media, PA 19063.
KIRK KARAGELIAN, ATTY.
Carroll & Karagelian LLP
P.O. Box 1440
Media, PA 19063

MARLENE ANN WOODRUFF a/k/a MARLENE A. WOODRUFF and MARLENE WOODRUFF, dec'd.

Late of the Township of East Goshen,
Chester County and the Township of
Radnor, Delaware County, PA.
Extr.: Karen W. Leyden c/o Nikolaos I.
Tsouros, Esquire, Valley Forge Square
II, 661 Moore Rd., Ste. 105, King of
Prussia, PA 19406.
NIKOLAOS I. TSOUROS, ATTY.
Law Office of Wendy F. Bleczynski
Valley Forge Square II
661 Moore Rd.
Ste. 105
King of Prussia, PA 19406

SEAN PETER ZAPRALA, dec'd.

Late of the Borough of Lansdowne,
Delaware County, PA.
Admr.: John M. Zaprala, 1079
Brentwood Drive, Pottstown, PA
19465.

MARGARET GLEASON ZEHNER a/k/a MARGARET G. ZEHNER, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Mark Zehner, 262 S. Easton
Road, #134, Glenside, PA 19038.

THIRD AND FINAL PUBLICATION

PASQUALE E. ANTONUCCI

a/k/a PAT E. ANTONUCCI and PASQUALE ANTONUCCI, dec'd.

Late of the Township of Marple,
Delaware County, PA.
Co-Extrs.: Renee Marie Whitworth
and Jeffrey Slavich c/o Mark S. Pinnie,
Esquire, 844 E. Street Road, P.O. Box
5, Westtown, PA 19395.
MARK S. PINNIE, ATTY.
Barnard, Mezzanotte, Pinnie and
Seelaus, LLP
844 E. Street Road
P.O. Box 5
Westtown, PA 19395

ROBERTA ANN BASILE, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Elizabeth Ann Guistwhite c/o
Harry J. DiDonato, Esquire, 17 W.
Miner St., P.O. Box 660, West Chester,
PA 19381-0660.
HARRY J. DiDONATO, ATTY.
MacElree Harvey, Ltd.
17 W. Miner St.
P.O. Box 660
West Chester, PA 19381-0660

EDWARD T. BASQUILL, JR., dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Eliot William Basquill (Named
in Will as Eliot W. Basquill) c/o Sean
Murphy, Esquire, 340 N. Lansdowne
Avenue, Lansdowne, PA 19050.
SEAN MURPHY, ATTY.
340 N. Lansdowne Avenue
Lansdowne, PA 19050

**LYNDA S. BENNETT a/k/a LYNDA
BENNETT**, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Admr.: John A. Bennett, 881 Ocean
Drive, Key Biscayne, FL 33149.
JACQUELYN S. GOFFNEY, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

MAGGIE LOUISE BIGELOW, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Admr.: Darrell R. Bigelow, 814
Fairview Road, Swarthmore, PA
19081.

MARY ANN ECKERT BROWN, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extrs.: Lauren Brown and Carey
Brown, P.O. Box 104, Swarthmore, PA
19081.

**KAREN L. CASSIDY a/k/a KAREN
K. CASSIDY a/k/a KAREN KELLY
a/k/a KAREN KELLY CASSIDY and
KAREN LESLIE CASSIDY**, dec'd.
Late of the Township of Thornbury,
Delaware County, PA.
Extr.: Shawn Lawrence Cassidy
(Named in Will as Shawn Cassidy
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

JOHN J. CHAMBERS, JR., dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Admx.: Theresa A. Strum c/o John
R. Walker, Esquire, P.O. Box 217,
Lansdowne, PA 19050-0217.
JOHN R. WALKER, ATTY.
Hennessy Bullen Walker
P.O. Box 217
Lansdowne, PA 19050-0217

**WILLIAM E. CICCARONE a/k/a
WILLIAM CICCARONE**, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Admr.: Joseph Ciccarone, 243
Kathmere Road, Havertown, PA 19083.
MARY K. KENNEDY, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

JENNIE L. CRAMER, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Daniel A. Cramer c/o Christina
B. Roberts, Esquire, 3305 Edgmont
Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

FOTINI DAMBALAS, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Admx.: Katerina Dambalas-Kotopoulos
c/o Martin Kardon, Esquire, 1617 JFK
Boulevard, Suite 1080, Philadelphia,
PA 19103.
MARTIN KARDON, ATTY.
1617 JFK Boulevard
Suite 1080
Philadelphia, PA 19103

**ESTHER D. DOYLE a/k/a ESTHER
DOLORES DOYLE and ESTHER
DOYLE**, dec'd.
Late of the Borough of Eddystone,
Delaware County, PA.
Extr.: Lynne M. Brooks, P.O. Box 100,
Chester Heights, PA 19017.

DAVID LEE FRELKIE, dec'd.
Late of the Borough of Norwood,
Delaware County, PA.
Admr.: William Christopher Frelkie
c/o Stephen D. Molineux, Esquire, 227
MacDade Blvd., Collingdale, PA 19023.
STEPHEN D. MOLINEUX, ATTY.
227 MacDade Blvd.
Collingdale, PA 19023

ANNE S. FOLEY, dec'd.

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

Extr.: Stephen Kevin Foley, 7638
Pebble Creek Cir., #302, Naples, FL
34108.

GREGORY A. BARONI, ATTY.

13 E. Central Ave.
Paoli, PA 19301

**BRENDA CAROL GADDIS-SMITH
a/k/a BRENDA CAROL GADDIS
and BRENDA CAROL SMITH**,
dec'd.

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

Extr.: Bernard Henry Gaddis.

DENNIS WOODY, ATTY.

110 West Front Street
Media, PA 19063

**JOSE PATRICIO SAETAMA
ILLESCAS**, dec'd.

Late of the City of Chester, Delaware
County, PA.

Extr.: Marco Antonia Saetama
Pesantez, 32 N. Perkins Ave.,
Elmsford, NY 10523.

MARYBETH O. LAURIA, ATTY.

Lauria Law LLC
3031 Walton Rd.

Ste. C310

Plymouth Meeting, PA 19464

REGINALD KENNEDY, JR., 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

**VERONICA MARIE KRISAY a/k/a
VERONICA M. KRISAY and
VERONICA KRISAY**, dec'd.

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

Extr.: Lynn Amy Krisay, 214 Glen
Arbor Rd., Havertown, PA 19083.

HEATHERY L. TURNER, ATTY.

Law Office of Heather L. Turner
137 N. Narberth Ave.

Narberth, PA 19072

**MARY THERESA McDEVITT a/k/a
MARY T. McDEVITT and MARY
McDEVITT**, dec'd.

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

Extr.: Mary T. McDevitt c/o Dana M.
Breslin, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.

DANA M. BRESLIN, ATTY.

3305 Edgmont Ave.

Brookhaven, PA 19015

**ABRAHAM B. OWAH a/k/a ABRAHAM
BARLEH OWAH**, dec'd.

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

Extr.: Nathan Owah c/o Steven Miller,
Esquire, P.O. Box 22, Mount Joy, PA
17552.

STEVEN MILLER, ATTY.

Miller Law Firm PC

P.O. Box 22

Mount Joy, PA 17552

**LOUISEA PENNESE a/k/a LOUISE
PENNESE**, dec'd.

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

Extr.: Johanna McNalley, 209

Yarmouth Lane, Media, PA 19063.

**JEAN M. PETERS a/k/a JEAN MARIE
PETERS**, dec'd.

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

Extr.: Linda Peters, 816 Windermere
Avenue, Drexel Hill, PA 19026.

ELIZABETH T. STEFANIDE, ATTY.

339 W. Baltimore Avenue

Media, PA 19063

ROSE M. POWERS, dec'd.

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

Extr.: Kathleen Conaway, 347 Oakdale
Pl., Springfield, PA 19064.

HELENE L. PREHATNY a/k/a

HELENE LUCY PREHATNY, dec'd.

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

Extr.: Ian Tansley Swain (Named
in Will as Ian Swain) 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

PAUL PUPO, dec'd.

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

Extr.: Jeffrey Pupo c/o Mark Kachhi,
Esquire, 1727 Snyder Avenue,
Philadelphia, PA 19145.

MARK KACHHI, ATTY.

1727 Snyder Avenue

Philadelphia, PA 19145

PRISCILLA M. REVELL, dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Revocable Living Trust Agreement of
Priscilla M. Revell dated 7/12/1999,
Amended 6/7/2010 & 9/19/2018.
Trustees: Bryn Mawr Trust, 1436
Lancaster Ave., Berwyn, PA 19312 and
Amy Requa c/o Matthew D. Gilbert,
Esquire, 1275 Drummers Ln., Ste. 210,
Wayne, PA 19087-1571.
MATTHEW D. GILBERT, ATTY.
Gadsden Schneider & Woodward LLP
1275 Drummers Ln.
Ste. 210
Wayne, PA 19087-1571

JOHN J. SAUDARG, SR., dec'd.

Late of the Township of Aston,
Delaware County, PA.
Extx.: Gail J. Saudarg c/o John S.
Custer, Jr., Esquire, 7 Saint Albans
Circle, Newtown Square, PA 19073.
JOHN S. CUSTER, JR., ATTY.
Custer & Custer, PLLC
7 Saint Albans Circle
Newtown Square, PA 19073

**GEORGE FRANCIS SCHULT a/k/a
GEORGE FRANCIS SCHULT, JR.
and GEORGE F. SCHULT, dec'd.**

Late of the Township of Haverford,
Delaware County, PA.
Extrs.: Diane Patricia Falvey and
Robert G. Schult (Named in Will as
Robert George Schult) c/o Marc H.
Jaffe, Esquire, 15 W. Front St., Media,
PA 19063.
MARC H. JAFFE, ATTY.
Carroll & Karagelian LLP
15 W. Front St.
Media, PA 19063

JOAN M. SMITH, dec'd.

Late of the Township of Ridley Park,
Delaware County, PA.
Extx.: Suzan Smith c/o Kristine F.
Hughey, Esquire, 22 W. Second St.,
Media, PA 19063.
KRISTINE F. HUGHEY, ATTY.
22 W. Second St.
Media, PA 19063

PHILLIP JASON WITHERS, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extx.: Alison J. Peckerman c/o Robert
E. O'Connor, Esquire, 341 West State
Street, Media, PA 19063.
ROBERT E. O'CONNOR, ATTY.
341 West State Street
Media, PA 19063

LUCIA R. WOODWARD, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Mario Rossetti c/o Thomas
Broadt, Esquire, 116 W. Baltimore
Avenue, Media, PA 19063.
THOMAS BROADT, ATTY.
116 W. Baltimore Avenue
Media, PA 19063

AUDIT**ORPHANS' COURT****Estates listed for Audit on****SEPTEMBER 17, 2025****10:30 A.M. Prevailing Time**

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

INTERSTATE CEMETERY TRUST

- Fourth and Final Account of Wilmington Trust Company, N.A., Trustee.

MATHER - First and Final Account of Barbara Tate, Executrix.

SLEEPER - First and Interim Accounting of Wilmington Savings Fund Society, FSB d/b/a Bryn Mawr Trust, Co-Trustee and Mary Ianieri, Co- Trustee.

HINKSON - First Account of Gregory S. Hinkson and Wells Fargo Bank, N.A. (Formerly Philadelphia National Bank, N.A.) Trustees for Irrevocable Trust Under Deed of Charles Hinkson Dated October 17, 1960.

COOK - Estate of George Cook, Deceased Late of Borough of Folcroft First and Final Account by Frank W. Daly.

VINCENT A. RONGIONE, ESQUIRE
Register of Wills and Clerk of
Orphans' Court Division

Sept. 5, 12

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-004576

NOTICE IS HEREBY GIVEN that May 20, 2025, the Petition of **EDITH DIANE GERSHMAN**, in the above-named Court, praying for a Decree to change her name to **EDIE DIANE GERSHMAN**. The Court has fixed October 21, 2025, at 9:00 a.m., Courtroom/hearing Rm. TBA, Delaware County Courthouse, Media PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

LAW OFFICE OF HEATHER L.
TURNER, LLC, Solicitors
Attys. for Petitioner
137 N. Narberth Ave.
Narberth, PA 19072
(484) 323-0060

Aug. 29; Sept. 5

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV 2025004821

NOTICE IS HEREBY GIVEN THAT on May 23, 2025, the Petition of **MEHKI MUSTAFA KARIM**, minor, by and through their parent and natural guardian, **SHAKEARA RASEANA ABNEY**, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **MEHKI MUSTAFA KARIM** to **MEHKI GRAYSON ABNEY**.

The Court has fixed Tuesday, October 21, 2025, at 9:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Aug. 29; Sept. 5

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-005162

NOTICE IS HEREBY GIVEN THAT on June 6, 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 **Alexander Michaels** to **Alexander Truett**.

The Court has fixed Friday, November 21, 2025, at 1:00 p.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Aug. 29; Sept. 5

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2025-006069

NOTICE IS HEREBY GIVEN THAT on July 9, 2025, the Petition of **Molly Elizabeth Otto**, minor, by and through her parent and natural guardian, **Robert Walter Otto, Jr.**, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Molly Elizabeth Otto** to **Gabe Elizabeth Otto**.

The Court has fixed Wednesday, October 15, 2025, at 10:15 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Aug. 29; Sept. 5

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2025-004556

NOTICE IS HEREBY GIVEN that the Petition of **PATRICK LEE RIALE, JR.**, in the above-named Court, has changed his name to **PATRICK LEE KESTER**. The Court hearing took place on August 12, 2025, Delaware County Courthouse, Media PA. If any persons interested, to show cause, or if they have any objections why the prayer of the said Petition should not be granted, please contact the Delaware County Courthouse.

KATHRYN A. MELONI, P.C., Solicitors
Attys. for Petitioner
117-119 N. Olive St.
Media, PA 19063
(610) 565-1260

Aug. 29; Sept. 5

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2025-005858

NOTICE IS HEREBY GIVEN THAT on July 2, 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 **Charles Richardville** to **Charles King**.

The Court has fixed November 21, 2025, at 1:00 p.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

Sept. 5, 12

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-004322

NOTICE IS HEREBY GIVEN THAT on May 9, 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 **Margaret Elizabeth Thompson** to **Margaret May Thompson**.

The Court has fixed Tuesday, October 21, 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.

WILLIAM TAYLOR, Solicitor
Two Commerce Square
2001 Market St.
Suite 3100
Philadelphia, PA 19103

Aug. 29; Sept. 5

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-003530

NOTICE IS HEREBY GIVEN THAT on April 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 **Xiomara Lozano Torres** to **Xiomara Febres Lozano**.

The Court has fixed Friday, October 10, 2025, at 9:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Aug. 29; Sept. 5

CLASSIFIED ADS

The Hartford Insurance Group is looking to hire a Senior Staff Attorney, Workman's Compensation. For more information please see our Job Board at www.delcobar.org.

Aug. 22, 29; Sept. 5

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 & pwdr; 2nd fl.: 4 rms & pwdr; 3rd fl.: finished loft.

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

Sept. 5, 12, 19, 26

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:

Mad scientific productions

with its principal place of business at 436 Rittenhouse Cir., Havertown, PA 19083.

The name(s) and address(es) of the entity owning or interested in said business is (are): Omniforge holdings LLC, 436 Rittenhouse Cir., Havertown, PA 19083.

The application has been/will be filed on or after Wednesday, July 23, 2025.

Sept. 5

Valenz Bluebook

with its principal place of business at 100 Matsonford Rd., #5-444, Radnor, PA 19087.

The name(s) and address(es) of the entity owning or interested in said business is (are): CareOperative, LLC, 100 Matsonford Rd., #5-444, Radnor, PA 19087.

The application has been/will be filed on or after August, 15, 2025.

Sept. 5

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO.: 2013-008585

IN DIVORCE

DOROTHY MARIE SHARILI

vs.

SHAHIN SHARILI

**NOTICE TO DEFEND
AND CLAIM RIGHTS**

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you, and a decree of divorce or annulment may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

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

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED; YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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

Lawyers Reference Service
335 W. Front Street
Media, Pennsylvania 19063
(610) 566-6625
www.delcobar.org

Sept. 5, 12

SERVICE BY PUBLICATION

IN THE OFFICE OF THE REGISTER
OF WILLS OF DELAWARE COUNTY
FILE NO. 2325-0806

IN RE: Salvatore DeMarco, DECEASED

To: Carole Schell, Megan Houser, his
heirs, and all persons interested in
his estate

NOTICE

NOTICE IS HEREBY GIVEN THAT the Philadelphia Community Development Coalition has filed a Petition for Citation for Granting of Letters of Administration in the Office of the Register of Wills of Delaware County, Pennsylvania concerning the Estate of Salvatore DeMarco who died on or about May 15, 2017. Respondent(s) shall submit a written response on or before the 29th day of September, 2025, via one or more of the following options: (1) U.S. mail at ATTN: Register of Wills, 201 W. Front Street, Media, PA 19063; (2) In-Person or drop-box at the Office of the Register of Wills, First Floor, Government Center Building, Media, PA 19063; and/or (3) fax (610) 891-4812.

TONER LAW GROUP PLLC
Attorneys for Petitioner
1717 Arch Street
Suite 1415
Philadelphia, PA 19103
(215) 282-8526

Aug. 29; Sept. 5

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION

CASE NO.: CV-2023-009084

MORTGAGE FORECLOSURE

US BANK TRUST NATIONAL ASSO-
CIATION, AS TRUSTEE FOR LB-RANCH
SERIES V TRUST, Plaintiff

vs.

NATRICIA S. GRANGER, KNOWN HEIR
OF ALBERTA GRANGER, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UN-
DER ALBERTA GRANGER, DECEASED,
Defendants

**NOTICE OF SHERIFF'S
SALE OF REAL ESTATE**

TO: Natricia S. Granger, Known Heir
of Alberta Granger, Deceased, at
1348 West 7th Street, Chester,
PA 19013 and 1 Balboa Court,
Claymont, DE 19703; Unknown
Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest
From or Under Alberta Granger,
Deceased at 1348 West 7th Street,
Chester, PA 19013; and all other
Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 1348 West 7th Street, Chester, PA 19013, owned by Alberta Granger, as surviving tenant by the entirety, scheduled to be sold at Sheriff's Sale on October 17, 2025 at 11:00 a.m., prevailing time, in the Delaware County Council Meeting Room, 1st floor of the Government Center Building, Delaware County Court House, Front St. & Veterans Square, Media, PA 19063 to enforce the court judgment of \$67,480.67, plus fees, costs and other charges obtained by US Bank Trust National Association, as Trustee for LB-Ranch Series V Trust against Natricia S. Granger, Known Heir of Alberta Granger, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Alberta Granger, Deceased.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to US Bank Trust National Association, as Trustee for LB-Ranch Series V Trust the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at (212) 471-5100 and/or e-mail to pafigures@friedmanvartolo.com.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE
YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE
SHERIFF'S SALE DOES NOT
TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling (212) 471-5100.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (212) 471-5100.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO
NOT HAVE A LAWYER OR CANNOT AF-
FORD ONE, GO TO OR TELEPHONE THE
OFFICE LISTED BELOW TO FIND OUT
WHERE YOU CAN GET LEGAL HELP.**

Delaware County Lawyers
Reference Service
Delaware County Bar Association
335 W. Front Street
Media, PA 19063
(610) 566-6625

DANA MARKS, ESQUIRE (205165)
ROBERT FLACCO, ESQUIRE (325024)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff
1325 Franklin Avenue
Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150

Aug. 28; Sept. 5



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**

**September 19, 2025
11:00 A.M. Prevailing Time**

BOROUGH
Clifton Heights 29, 30, 47
Collingdale 26, 27, 41
Lansdowne 9
Sharon Hill 21

CITY
Chester 3, 6, 22, 23, 24

TOWNSHIP
Aston 13
Concord 37
Darby 42
Haverford 15, 17, 32
Nether Providence 16
Newtown 38, 48
Radnor 28,34,40
Ridley 1, 2, 5, 10, 36, 39
Springfield 19
Upper Chichester 12
Upper Darby 7, 8, 11, 14,
18, 20, 33, 38, 46

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. 010167 1. 2023

MORTGAGE FORECLOSURE

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

Dimensions: 50 x 115.5

BEING Premises: 1224 Mildred Avenue, Woodlyn, PA 19094.

Parcel No. 38-02-01427-00

IMPROVEMENTS CONSIST OF: residential property - bungalow.

SOLD AS THE PROPERTY OF: Kristen Natasha Keller.

Hand Money \$21,042.18

Kiera McFadden-Roan, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 2466C 2. 2016

MORTGAGE FORECLOSURE

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

BEING Premises: 201 Rosemont Lane, Swarthmore, PA 19081.

Parcel Nos. 38-03-01990-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: John J. Murtaugh.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009199 3. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$95,474.83

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

Front: Irregular Depth: Irregular

BEING Premises: 1407 Townsend Street, Chester, PA 19013.

Parcel No. 07000074801.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Estate of Anna Mae Earl, any and all unknown heirs, successors and assigns, representatives, devisees and all persons, firms or associations claiming right, title or interest from or under the Estate of Anna Mae Earl, deceased.

Hand Money \$9,547.48

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006617 5. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Ridley, County of Delaware County and Commonwealth of Pennsylvania, bounded and described according to a plan of lots known as Section No. 6 "Leedom Estate" made for Andrews Construction Co. by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated April 20, 1943 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Clymer Lane (590 feet wide) at the distance of 20347 feet measured North 32 degrees, 14 minutes West along the Northeasterly side of Clymer Lane from its intersection with the Northwestern side of Braxton Road (50 feet wide); (both extended); thence from said beginning point containing in front or breadth North 32 degrees 14 minutes West along the Northeasterly side of Clymer Lane 28.37 feet and extending of that width in length or depth North 57 degrees, 46 minutes East between parallel lines at right angles to the Northeasterly side of Clymer Lane 126.90 feet including in the depth of the said lot or a certain 12 feet wide driveway extending Southeastwardly from West Ross, place and communicating at its Southeasternmost end with another driveway 12 feet wide which extends Southeastwardly from Clymer Lane; and thence Southeastwardly into Braxton Road; the Southeast line extending partly through a party wall separating these premises from the premises adjoining to the Southeast.

Known as Lot No. 40 Block "J" as shown on said plan.

TOGETHER with the free and common use, right, liberty an privilege of the aforesaid driveway with the adjoining owners, tenants and occupiers abutting thereon as fully recited in Deed Book No. 12189 page 365, etc. 38-06-00315-00.

BEING the same premises which Wendy Vaughn and James G. Vaughn, husband and wife by Deed dated 3/16/2019 and recorded 4/1/2019 in Delaware County in Volume 6300 page 1862 conveyed unto James G. Vaughn, as sole owner.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: James G. Vaugh and Wendy Vaugh.

Hand Money \$3,000.00

Roger Fay, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 011253

6.

2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land with the two-story brick dwelling thereon erected, Situate on the Easterly side of Worrell Street, at the distance of 254.27 feet measured Northwardly from Sunnyside Avenue in the City of Chester, County of Delaware County and Commonwealth of Pennsylvania.

CONTAINING in front on the side Worrell Street measured Northwardly 21.74 feet and extending in depth Eastwardly between parallel lines at right angles 150 feet to a 20 feet wide alley.

TOGETHER with the right and use of the said 20 feet wide alley in common with the owners of other lands abutting thereon.

BEING the same premises which Kenneth C. Wall and Rita A. Wall, husband and wife by Deed dated 6/16/2021 and recorded 8/17/2021 in Delaware County under instrument No. 202106737 and Book 6728 page 5516 conveyed unto Saba M. Brown and Zaakiyah L. Brown, joint tenants.

BEING known as: 129 Worrell Street, Chester, PA 19013.

Tax Parcel Number: 49010306100

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Zaakiyah L. Brown and Saba M. Brown.

Hand Money \$3,000.00

Roger Fay, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000346

7.

2025

MORTGAGE FORECLOSURE

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

Front:

Depth:

BEING Premises: 132 Ardmore Ave, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tyreese Hicks.

Hand Money \$27,358.27

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002970

8.

2025

MORTGAGE FORECLOSURE

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

Front:

Depth:

BEING Premises: 807 Irvington Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christine A. Carney.

Hand Money \$13,361.85

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010983

9.

2024

MORTGAGE FORECLOSURE

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

BEING Premises: 219 Wayne Avenue,
Lansdowne a/k/a Lansdowne Borough,
PA 19050.

Parcel Nos. 23000334100

IMPROVEMENTS CONSIST OF: resi-
dential.

SOLD AS THE PROPERTY OF: Jacin-
tha Cecile Onfroy a/k/a Jacintha Onfroy,
solely in her capacity as administratrix to
the Estate of Millicent Russell a/k/a Mil-
licent V. Russell, deceased.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010177 10. 2023

MORTGAGE FORECLOSURE

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

Dimensions: 123 x 115 IRR

BEING Premises: 22 Princeton Avenue,
Ridley Park, PA 19078.

Parcel No. 38060087800

IMPROVEMENTS CONSIST OF: resi-
dential property - 2 sty house 2 c gar.

SOLD AS THE PROPERTY OF: Saint
& Associates Realty Co and Kimberly
Saint-Fort.

Hand Money \$45,220.14

Michael J. Clark, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010365 11. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 7026 Atlantic Avenue,
Upper Darby, PA 19082.

ALL THAT CERTAIN lot or piece of
ground with the buildings and improve-
ments thereon erected, described according
to a survey and plan thereof made April 6,
1927 by Damon and Foster, Civil Engineers.

SITUATE in Upper Darby Townsip,
Delaware County, Commonwealth of Penn-
sylvania, as follows, to wit:

SITUATE on the South side of Atlantic
Avenue (formerly Wynccliffe Avenue) at the
distance of 219.39 feet Westward from the
Westerly side of Church Lane.

CONTAINING in front or breadth on the
said Atlantic Avenue (formerly Wynccliffe
Avenue) 17 feet and extending of that width
in length or depth Southward between
parallel lines at right angles to the said
Atlantic Avenue (formerly Wynccliffe Av-
enue) the West line thereof along the East
side of Oak Avenue, 60 feet to the middle of
a certain 16 feet wide driveway extending
Eastward and Westward from Oak Avenue
to Church Lane.

TOGETHER with the free and common
use, right, liberty and privilege of the said
driveway at all times hereafter, forever.

PROPERTY ADDRESS: 7026 Atlantic
Avenue, Upper Darby, PA 19082.

PARCEL No. 16020011900

IMPROVEMENTS CONSIST OF: Resi-
dential dwelling.

SOLD AS THE PROPERTY OF: RSN
Funding, LLC.

Hand Money \$14,746.11

Orlans Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006236 12. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 4503 Naamans Creek Road, Boothwyn, PA 19060.

Parcel Nos. 09000246000

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Naamans Creek Holdings LLC, a Pennsylvania Limited Liability Company.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007921 13. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Aston, County of Delaware and State of Pennsylvania and described according to a Plan made by G.D. Houtman, Civil Engineer, under date of June 18, 1961 as modified July 9, 1961.

BEING the same premises which Lisa S. Matolick a/k/a Lisa S. Rowley and Howard J. Rowley, by Deed dated 5/31/2023 and recorded in the Office of the Recorder of Deeds of Delaware County on 6/8/2023 in Deed Book Volume 6910, page 1987, granted and conveyed unto John H. Righter, Jr.

BEING known as 211 Scheivert Avenue, Aston, Pennsylvania 19014.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: John H. Righter, Jr.

Hand Money \$35,777.73

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009191A 14. 2023

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 106

BEING Premises: 7183 Midway Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: 2212 Wyngate LLC and Jacqueline Mason, Guarantor.

Hand Money \$15,691.03

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010798 15. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 325 E. Hathaway Lane, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Samuel Mantegna and Carole M. Mantegna.

Hand Money \$15,157.28

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000284 16. 2022

MORTGAGE FORECLOSURE

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

Dimensions: 139.27 x 136.5 x IRR

BEING Premises: 300 Copples Lane, Wallingford, PA.

Parcel No. 34000070300

IMPROVEMENTS CONSIST OF: residential property - 2 sty house.

SOLD AS THE PROPERTY OF: Joseph Lloyd Harris a/k/a Lloyd Harris, known heir of J Mervyn Harris, deceased and unknown heirs, successors and assigns and all persons claiming right, title and interest from or under J Mervyn Harris, deceased.

Hand Money \$35,703.98

Kiera McFadden-Roan, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002965 17. 2025

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 107 E Turnbull Avenue, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James Swain and Heather Swain, husband and wife.

Hand Money \$21,511.53

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000652A 18. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 33 Larchwood Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Assitan Toure a/k/a Assi Tan Toure and Oumou Mbaye a/k/a Oumou M'baye.

Hand Money \$8,406.54

Orlans Law Group PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000230 19. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 218 Ballymore Road, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Angelo Incardona and Lauren McCauley.

Hand Money \$28,682.89

Friedman Vartolo LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002914. 20. 2025

MORTGAGE FORECLOSURE

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

Front: 30.80 Depth: 48

BEING Premises: 4001 Marshall Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Mary Greene aka Mary C. Greene.

Hand Money \$3,571.75

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008382A 21. 2022

MORTGAGE FORECLOSURE

Judgment Amount: \$138,406.93

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

Front: Irregular Depth: Irregular

BEING Premises: 314 Felton Avenue, Sharon Hill, PA 19079.

Folio Number: 41-00-00861-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Shirley Wilson.

Hand Money \$13,840.69

LOGS Legal Group LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001591 22. 2021

MORTGAGE FORECLOSURE

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

Dimensions: 25 x 106

BEING Premises: 2624 Sandeland Street, Chester, PA 19013.

Parcel No. 49010278800

IMPROVEMENTS CONSIST OF: residential property - 2 sty house.

SOLD AS THE PROPERTY OF: Kenya Clarke.

Hand Money \$5,980.15

Michael J. Clark, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009906 23. 2024

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 49020079500

Property: 1233 Crosby Street, Chester, PA 19013.

BEING the same premises which Robert Smerechenski, by Deed dated October 7, 2005 and recorded October 20, 2005 in and for Delaware county, Pennsylvania in Deed Book Volume 3631, page 1625, granted and conveyed unto Rodney A. Macajoux.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Rodney A. Macajoux.

Hand Money \$7,285.85

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003407 24. 2025

MORTGAGE FORECLOSURE

Property in the City of Chester, County of Delaware, Commonwealth of Pennsylvania.

Front: Depth:

BEING Premises: 221 Rural Circle, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jovan Jones.

Hand Money \$8,238.86

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 011361 26. 2024

MORTGAGE FORECLOSURE

208 Marshall Avenue
Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Stephen Baggaley.

Hand Money \$5,563.36

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003460 27. 2025

MORTGAGE FORECLOSURE

817 Broad Street
Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Benito F. Natividad a/k/a Benito Natividad.

Hand Money \$16,901.30

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 011042 28. 2024

MORTGAGE FORECLOSURE

Property situated in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on August 13, 2004, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 3265, at page 159 and Instrument No. 2004102183.

Folio No. 36020103100.

BEING known as 206 Gulph Creek Road, Wayne, PA 19087.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Edith M. Chew.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010073A 29. 2019

MORTGAGE FORECLOSURE

Property situated in the Borough of Clifton Heights, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on March 23, 2004, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 3121, at page 410 and Instrument No. 2004040202.

Folio No. 10000173000.

BEING known as 212 North Springfield Road, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Abdul Gaffar and Samsun Nahar, Husband and Wife and Shahidul Gaffar.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001006 30. 2025

MORTGAGE FORECLOSURE

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

BEING the same premises which George Gurenlian a/k/a George Guerenlian on May 28, 2021, recorded on July 6, 2021, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2021050902 granted and conveyed unto Basil Williams.

BEING premises: 124 West Berkley Ave., Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Basil Williams.

Hand Money \$17,173.74

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007166C 32. 2014

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 133 Quaker Lane,
Haverford, PA 19041.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: John
P. Quinn.

Hand Money \$73,247.44

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000575 33. 2022

MORTGAGE FORECLOSURE

Property in the Township of Upper
Darby, County of Delaware, Common-
wealth of PA on the Southwesterly side of
Wynnbrook Road.

Front: 47 Depth: 141

BEING Premises: 1128 Wynnbrook
Road, Secane, PA 19018.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Diane
Marie Jackson Executrix of the Estate of
Larry D. Heller, deceased.

Hand Money \$30,203.56

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001624 34. 2024

MORTGAGE FORECLOSURE

324 W Wayne Avenue
Wayne, PA 19087

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

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: David
Cortese, in his capacity as heir of Victor
N. Cortese.

Hand Money \$12,540.26

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008597A 36. 2022

MORTGAGE FORECLOSURE

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

BEING Premises: 358 Holland Street,
Crum Lynne, PA 19022.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Edward
W. Wolk and Kimberly A. Wolk.

Hand Money \$16,455.19

Friedman Vartolo LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002966A 37. 2018

MORTGAGE FORECLOSURE

131 Foxmask Turn
Glen Mills (Concord), PA 19342

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

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Unknown Heirs, Successors, Assigns and all persons firms or associations claiming right title or interest from or under Christine B. Tagtstrom aka Christine Bessinger; Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Jane Jordan, deceased heir of Christine B. Tagtstrom, aka Christine Bessinger.

Hand Money \$36,343.25

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001309C 38. 2019

MORTGAGE FORECLOSURE

Judgment Amount: \$332,941.41

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

Front: Irregular Depth: Irregular

BEING Premises: 1805 East Marshall Road assessed as 1805 Marshall Road, Lansdowne, PA 19050.

FOLIO Number: 16090113400

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Sandra L. Groome and David M. Groome.

Hand Money \$33,294.14

LOGS Legal Group LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002993 39. 2025

MORTGAGE FORECLOSURE

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

BEING Folio No. 38-03-01486-00

BEING Premises: 816 Mitchell Avenue aka 818 Mitchell Avenue, Morton, Pennsylvania 19070.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Eleanor Ann Kelly.

Hand Money \$13,552.02

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003753 40. 2024

MORTGAGE FORECLOSURE

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

BEING the same premises which Eun Kyong Klein on July 3, 2015, recorded on January 11, 2016 in the Office of the Recorder of Deeds in and for the County of Delaware as Instrument No. 2016001530 granted and conveyed unto Mark Klein.

BEING premises: 12 Doyle Road, Wayne, PA 19087.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mark Klein.

Hand Money \$36,147.94

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009788 41. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$402,515.04

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

Front: Irregular Depth: Irregular

BEING Premises: 817 North Street, Collingdale, PA 19023.

Parcel No. 11000195000.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Aida Lucero-Pina.

Hand Money \$40,251.50

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009411 42. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$231,704.14

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

Front: Irregular Depth: Irregular

BEING Premises: 112 Ridge Avenue, Darby, PA 19023.

Parcel No. 14000258700.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Estate of Donald R. Mosby, deceased; the Donald R. Mosby Revocable Living Trust u/d/t Sept 20, 2003; any and all unknown heirs, successors and assigns, representatives, devisees, and all persons, firms or associations claiming right, title or interest from or under the Estate of Donald R. Mosby, deceased.

Hand Money \$23,170.41

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 063669 46. 2019

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. SITUATE on the Northeasterly side of Ellendale Road at the distance of 153.61 feet Northeastwardly from the Northeasterly side of Childs Avenue, in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 4055 Ellendale Road, Upper Darby, Pennsylvania 19026.

Folio Number: 16-13-01751-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Lewis H. Reeder, IV and Michele M. Reeder.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 00553447.2024

No. 00340848.2025

MORTGAGE FORECLOSURE

MORTGAGE FORECLOSURE

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

BEING Premises: 48 North Sycamore Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Maureen M. Vernon.

Hand Money \$5,607.02

ROMANO, GARUBO & ARGENTIERI, Attorneys

JERRY L. SANDERS, JR., Sheriff

Property situated in the Township of Newtown, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on March 25, 2010, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 4716, at page 1892 and Instrument No. 2010015606.

Folio No. 30000096800.

BEING known as 4601 Florida Avenue, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Megan R. Gehring.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

Aug. 29; Sept. 5, 12