

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**EUNICE R. BATES, dec'd.**

Late of the Borough of Aldan, Delaware County, PA.
Admx.: Kendall M. Lockley c/o Ian W. Peltzman, Esquire, 716 N. Bethlehem Pike, Suite 303, Lower Gwynedd, PA 19002.
IAN W. PELETZMAN, ATTY.
Law Office of Andrew B. Peltzman
716 N. Bethlehem Pike
Suite 303
Lower Gwynedd, PA 19002

DORIS J. BOSTICK a/k/a DORIS JANE BOSTICK, dec'd.

Late of the Township of Haverford, Delaware County, PA.
Extr.: Seth Philip Maltzman (Named in Will as Seth P. Maltzman), 33 Rock Hill Rd., Ste. 150, Bala Cynwyd, PA 19004.
SETH P. MALTZMAN, ATTY.
Law Office of Seth P. Maltzman
33 Rock Hill Rd.
Ste. 150
Bala Cynwyd, PA 19004

JOSEPH BRADFORD, JR., dec'd.

Late of the Borough of Collingdale, Delaware County, PA.
Extr.: Gary John Bradford, 101 Rainbow Drive, PMB 7072, Livingston, TX 77399.

MARGO HENRIETTA DAVIS-HALL, dec'd.

Late of the City of Chester, Delaware County, PA.
Extr.: Tonya D. Haman c/o Scott D. Galloway, Esquire, 14 South Plum Street, Media, PA 19063.

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

ALICE S. DAYTON a/k/a ALICE STUART DAYTON, dec'd.

Late of the Township of Haverford, Delaware County, PA.
Extr.: Samuel Grey Dayton, III 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

DOROTHY ANN DOUGHERTY, dec'd.

Late of the Township of Concord, Delaware County, PA.
Extx.: Mary Kathleen Dougherty-Hunt 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

GEORGE EDMANDS a/k/a GEORGE H. EDMANDS, dec'd.

Late of the Township of Chadds Ford, Delaware County, PA.
Extr.: Walter Joseph Timby, 100 W. 6th St., Ste. 204, Media, PA 19063.
WALTER J. TIMBY, III, ATTY.
Gibson & Perkins, PC
100 W. 6th St.
Ste. 204
Media, PA 19063

IHOR PETER GOLETZ a/k/a IHOR P. GOLETZ, dec'd.

Late of the Borough of Brookhaven, Delaware County, PA.
Admr.: Andrew P. Goletz, 903 Neversink St., Reading, PA 19606.
ROSE KENNEDY, ATTY.
Curran Estate & Elder Law, PLLC
1212 Liggett Ave.
Reading, PA 19611

RICHARD D. GOODMAN a/k/a RICHARD GOODMAN, dec'd.

Late of the Township of Aston, Delaware County, PA.
Extr.: Journa Lynn Goodman (Named in Will as Journa Goodman) c/o Richard S. Clarkson, Jr., Esquire, 251 Painter Road, Media, PA 19063.

RICHARD S. CLARKSON, JR., ATTY. 251 Painter Road Media, PA 19063	BARBARA E. SCHAFFHAUSER , dec'd. Late of the Township of Newtown, Delaware County, PA. Extx.: Diana Lynn Fetterman c/o Walter J. Timby, III, Esquire, 100 W. 6 th St., Ste. 204, Media, PA 19063.
DOLORES T. GREEN a/k/a DOLORES TAYLOR GREEN , dec'd. Late of the Township of Middletown, Delaware County, PA. Extx.: Cynthia Scott, 809 Steward Ln., West Chester, PA 19382-5254.	WALTER J. TIMBY, III, ATTY. Gibson & Perkins, PC 100 W. 6 th St. Ste. 204 Media, PA 19063
PATRICIA LOUISE HOLT , dec'd. Late of the Township of Middletown, Delaware County, PA. Extr.: Kenneth L. Holt, 9 Horseshoe Drive, Media, PA 19063.	AGNES CATHERINE SMITH , dec'd. Late of the Township of Chester, Delaware County, PA. Extx.: Emily Ann Thomas c/o Ryan M. Bornstein, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312. RYAN M. BORNSTEIN , ATTY. Harvey Ballard & Bornstein, LLC 800 Lancaster Ave. Ste. T-2 Berwyn, PA 19312
CARL JAMES a/k/a CARL JAMES WINKER , dec'd. Late of the Borough of Aldan, Delaware County, PA. Extx.: Heather Dianne Grabham c/o Daniella A. Horn, Esquire, 1 Roberts Ave., Glenside, PA 19038. DANIELLA A. HORN , ATTY. Klenk Law, LLC 1 Roberts Ave. Glenside, PA 19038	REGINALD LEE SPEIR, JR. , dec'd. Late of the Township of Edgmont, Delaware County, PA. Extx.: Beth Baughman DuPree (Named as Beth Lynn Baughman in Will) c/o David Robbins, Esquire, 8 Erika Lane, Broomall, PA 19008. DAVID ROBBINS , ATTY. 8 Erika Lane Broomall, PA 19008
MARY ANNE KELLY , dec'd. Late of the Township of Concord, Delaware County, PA. Extr.: Brian Joseph Kelly c/o Stanley E. Luongo, Jr., Esquire, 218 West Miner Street, West Chester, PA 19382. STANLEY E. LUONGO, JR. , ATTY. Luongo Bellwoar LLP 218 West Miner Street West Chester, PA 19382	ROBERT LEE SUMNER , dec'd. Late of the Township of Middletown, Delaware County, PA. Extx.: Barbara Sumner Hess c/o Robert Hulnick, Esquire, 212 W. Gay St., West Chester, PA 19380. ROBERT HULNICK , ATTY. Tupitza & Associates, P.C. 212 W. Gay St. West Chester, PA 19380
WALTER KOENIG , dec'd. Late of the Township of Upper Providence, Delaware County, PA. Extr.: Jeffrey W. Koenig 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	WENDY JEAN TIMLIN a/k/a WENDY J. TIMLIN and WENDY TIMLIN , dec'd. Late of the Borough of Glenolden, Delaware County, PA. Extr.: Elliott Timlin c/o Harris J. Resnick, Esquire, 22 State Road, Media, PA 19063. HARRIS J. RESNICK , ATTY. 22 State Road Media, PA 19063
MARY ANN ROMAN , dec'd. Late of the Borough of Trainer, Delaware County, PA. Admx.: Debra A. Puliti c/o Robert M. Firkser, Esquire, 333 West Baltimore Avenue, Media, PA 19063. ROBERT M. FIRKSER , ATTY. 333 West Baltimore Avenue Media, PA 19063	JAMES WESLEY TOLBERT a/k/a JAMES W. TOLBERT , dec'd. Late of the Borough of Sharon Hill, Delaware County, PA.

Admxs.: Deborah Lynn Tolbert, Shelly D. Brown and Barbara L. Tolbert c/o Robert M. Firkser, Esquire, 333 West Baltimore Avenue, Media, PA 19063.
ROBERT M. FIRKSER, ATTY.
333 West Baltimore Avenue
Media, PA 19063

SECOND PUBLICATION

EMANUEL NWACHUKWU

AMADIGUWE, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Admx.: Leonora Igwe, 748 East Providence Road, Aldan, PA 19018.

MARY K. BAILEY, dec'd.

Late of the Township of Ridley, Delaware County, PA.
Admx.: Dominique Silvestri (Petitioner is also known as Dominique Buccino) 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

ERNA E. BALLINGER, dec'd.

Late of the Borough of Darby, Delaware County, PA.
Administrator: Brian F. Levine, Esquire, 22 E. Grant St., New Castle, PA 16101-2279.
BRIAN F. LEVINE, ATTY.
Levine Law, LLC
22 E. Grant St.
New Castle, PA 16101-2279

DAVID A. BICHE a/k/a DAVID ANDREW BICHE, dec'd.

Late of the Borough of Lansdowne, Delaware County, PA.
Admx.: Doris E. Biche c/o Jonathan H. Ellis, Esquire, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428.
JONATHAN H. ELLIS, ATTY.
Flaster Greenberg PC
One Tower Bridge
100 Front St.
Ste. 100
Conshohocken, PA 19428

CYNTHIA A. COX, dec'd.

Late of the Borough of Media, Delaware County, PA.
Extx.: Ashley Anne Wiechecki (Named in Will as Ashley Wiechecki) c/o Dylan Mason, Esquire, 100 W. 6th St., Ste. 204, Media, PA 19063-2431.

DYLAN MASON, ATTY.
Gibson & Perkins, P.C.
100 W. 6th St.
Ste. 204
Media, PA 19063-2431

MARY FRENCH DAVIS a/k/a MARY F. DAVIS, dec'd.

Late of the Township of Concord, Delaware County, PA.
Extx.: Barbara Davis Schmidt c/o Duke K. Schneider, Esquire, 17 W. Miner St., West Chester, PA 19382.
DUKE K. SCHNEIDER, ATTY.
MacElree Harvey, Ltd.
17 W. Miner St.
West Chester, PA 19382

ROBERT P. DeSIMONE a/k/a ROBERT DeSIMONE, dec'd.

Late of the Township of Darby Township, Delaware County, PA.
Admr.: Joseph DeSimone c/o Michael J. Mattson, Esquire, 21 W. Third St., Media, PA 19063.
MICHAEL J. MATTSON, ATTY.
Musi, Mattson, Daubenberger & Clark, LLP
21 W. Third St.
Media, PA 19063

PATRICIA HILSCHER, dec'd.

Late of the Township of Tinicum, Delaware County, PA.
Extr.: John M. Hilscher c/o Christina B. Roberts, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

RONALD C. MELCHIORRE, dec'd.

Late of the Township of Upper Darby, Delaware County, PA.
Extxs.: Joanne Mushlit and Carol Lynn McKeon 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

NIOVI PANTELIS, dec'd.

Late of the Township of Marple, Delaware County, PA.
Admx.: Elaine Pantelis Christie 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 Offices of Wendy F. Blecinski
Valley Forge Square II
661 Moore Rd.
Ste. 105
King of Prussia, PA 19406

AUDREY POLLIN, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extr.: Arthur Pollin, 100 Haleyon Dr.,
Apt. G204, Media, PA 19063.
MICHAEL L. GALBRAITH, ATTY.
Galbraith Law, LLC
1845 Walnut St.
25th Fl.
Philadelphia, PA 19103

**RONALD MICHAEL ROCCIA a/k/a
RONALD M. ROCCIA**, dec'd.

Late of the Borough of Lansdowne,
Delaware County, PA.
Admr.: Christopher Robert Roccia,
1909 Applegate Ln., Edwardsville, IL
62025.
JOSEPH J. CONSOLE, ATTY.
Console Matison, LLP
1 W. Third St.
Ste. 109
Media, PA 19063

ROSE M. ROCCIA, dec'd.

Late of the Borough of Yeadon,
Delaware County, PA.
Admr.: Christopher Robert Roccia,
1909 Applegate Ln., Edwardsville, IL
62025.
JOSEPH J. CONSOLE, ATTY.
Console Matison, LLP
1 W. Third St.
Ste. 109
Media, PA 19063

**ANTONIO MANUEL ROCHA
a/k/a ANTONIO M. ROCHA and
ANTONIO ROCHA**, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Admx.: Aleksandra A. Wiktor c/o
Maury B. Reiter, Esquire, 910 Harvest
Dr., Ste. 200, Blue Bell, PA 19422.
MAURY B. REITER, ATTY.
Kaplin Stewart Meloff Reiter & Stein, PC
910 Harvest Dr.
Ste. 200
Blue Bell, PA 19422

THIRD AND FINAL PUBLICATION
CLYDE FREDERICK BARKER a/k/a
CLYDE F. BARKER a/k/a CLYDE
BARKER and DR. CLYDE F.
BARKER, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extr.: William Stephens Barker
(Named in Will as William S. Barker)
c/o Jonathan H. Ellis, Esquire, One
Tower Bridge, 100 Front St., Ste. 100,
Conshohocken, PA 19428.
JONATHAN H. ELLIS, ATTY.
Flaster Greenberg PC
One Tower Bridge
100 Front St.
Ste. 100
Conshohocken, PA 19428

THOMAS J. BENNIS, JR., dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Patrick J. Byrne c/o Debra G.
Speyer, Esquire, Two Bala Plaza, Suite
300, Bala Cynwyd, PA 19004.
DEBRA G. SPEYER, ATTY.
Law Offices of Debra G. Speyer
Two Bala Plaza
Suite 300
Bala Cynwyd, PA 19004

**JOAN F. BRUNNER a/k/a JOAN L.
BRUNNER**, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extr.: Kurt William Brunner, 1685 Erb
Drive, Aston, PA 19014.

NANCY WHITNEY BURKE a/k/a
NANCY W. BURKE, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: Janet Burke, P.O. Box 1087,
Anaconda, MT 59711.

RENATE U. CHURCHILL, dec'd.

Late of the Borough of Swarthmore,
Delaware County, PA.
Extr.: Stuart L. Churchill, 2825
Lincoln Ave., Alameda, CA 94501.
JACQUELYN S. GOFFNEY, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

BONNIE KAY CLEMENTS, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: Harvey D. Clements c/o Patricia
Leisner Clements, Esquire, 516 Falcon
Road, Audubon, PA 19403.

PATRICIA LEISNER CLEMENTS,
ATTY.
516 Falcon Road
Audubon, PA 19403

ANTHONY COSTA, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Anthony Paul Costa c/o Kathryn
E. Ott, Esquire, 620 Freedom Business
Center, Ste. 200, King of Prussia, PA
19406.

KATHRYN E. OTT, ATTY.

Stevens & Lee, P.C.
620 Freedom Business Center
Ste. 200
King of Prussia, PA 19406

DAVID P. DiGIROLAMO, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extr.: David Anthony DiGirolamo
c/o Jennifer L. Zegel, Esquire, Three
Logan Square, 1717 Arch Street, 5th
Floor, Philadelphia, PA 19103.

JENNIFER L. ZEGEL, ATTY.
Kleinbard LLC
Three Logan Square
1717 Arch Street
5th Floor
Philadelphia, PA 19103

ANGELO M. DiMEDIO, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extr.: Anna Domenica Dorazio (Named
in Will as Anna Dorazio) 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, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

**JUDITH JEAN DuPEE a/k/a JUDITH
GUTHRIE DuPEE, dec'd.**

Late of the Township of Haverford,
Delaware County, PA.
Extr.: Robyne N. DuPee (Named in
Will as Robyne Nicole DuPee), 22010
Bucktrout Ln., Katy, TX 77449.

HEATHER L. TURNER, ATTY.
Law Offices of Heather L. Turner
137 N. Narberth Ave.
Narberth, PA 19072

KATHLEEN A. ERWIN, dec'd.

Late of Delaware County, PA.
Admr.: Sareta Erwin.
BRIAN F. LEVINE, ATTY.
Levine Law, LLC
22 E. Grant St.

New Castle, PA 16101-2279

JAMES A. FARROW, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Samantha Flory, 874 Wyndom
Terrace, Secane, PA 19018.

BARBARA E. FISCHER, dec'd.
Late of the Borough of Ridley Park,
Delaware County, PA.
Extr.: Ellen M. LaRocca, 305 E.
Country Club Lane, Wallingford, PA
19086.

**JAMES EDWARD FLANAGAN a/k/a
JAMES E. FLANAGAN, dec'd.**

Late of the Township of Marple,
Delaware County, PA.
Admr.: Richard A. Flanagan, 124
Cullen Rd., Oxford, PA 19363.

TERESA HILSEE, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extr.: Pierce Hilsee, 10559 3rd Avenue,
Stone Harbor, NJ 08247.

PATRICK J. LYNCH, dec'd.

Late of the Borough of Clifton Heights,
Delaware County, PA.
Admr.: Philip Francis Lynch, Jr. c/o
Frank M. Fiore, Esquire, 12 Veterans
Square, 1st Fl., Media, PA 19063.

FRANK M. FIORE, ATTY.
12 Veterans Square
1st Fl.
Media, PA 19063

**CLEMENT J. McGOVERN a/k/a
CLEMENT J. McGOVERN and
CLEMENT McGOVERN, dec'd.**

Late of the Township of Chadds Ford,
Delaware County, PA.
Extr.: Jonathan Christopher McGovern
(Named in Will as Jonathan C.
McGovern) 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 Offices of Wendy F. Bleczinski
Valley Forge Square II
661 Moore Rd.
Ste. 105
King of Prussia, PA 19406

**SANDRA MOON a/k/a SANDRA L.
MOON, dec'd.**

Late of the Township of Springfield,
Delaware County, PA.
Admr. C.T.A.: 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

WENDELL NILES a/k/a WENDELL ANTONIA NILES, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Admx.: Margaret Susanette Baldwin c/o Dawn Getty Sutphin, Esquire, 852 Eleventh Ave., Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
852 Eleventh Ave.
Prospect Park, PA 19076

PATRICK S. O'NEILL a/k/a PATRICK S. O'NEILL, SR., dec'd.
Late of the Township of Tinicum, Delaware County, PA.
Admr.: Michael F. Schleigh, Esquire, 1000 Floral Vale, Ste. 300, Yardley, PA 19067.
MICHAEL F. SCHLEIGH, ATTY.
Hill Wallack, LLP
1000 Floral Vale
Ste. 300
Yardley, PA 19067

MARIETTA CHARMAINE RIDDLE, dec'd.
Late of the Borough of Brookhaven, Delaware County, PA.
Extx.: Sherree Luzak c/o Kristine F. Hughey, Esquire, 22 W. Second St., Media, PA 19063.
KRISTINE F. HUGHEY, ATTY.
22 W. Second St.
Media, PA 19063

DEBORAH ROSEN a/k/a DEBORAH BROWN ROSEN, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extr.: Marc Robert Rosen c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasie, PA 18944-0215.
DANIEL J. PACI, ATTY.
Grim, Biehn & Thatcher
104 S. Sixth St.
P.O. Box 215
Perkasie, PA 18944-0215

AGNES D. RUGGIERI, dec'd.
Late of the Borough of Media, Delaware County, PA.
Extr.: David P. Ruggieri, Sr., 208 Spring Lane, West Chester, PA 19382.

GERHARD O. URBAN a/k/a GERHARD OTTO URBAN, dec'd.
Late of the Borough of Glenolden, Delaware County, PA.

Extr.: Ronald Frank Urban (Named in Will as Ronald F. Urban), 824 7th Ave., Prospect Park, PA 19076.

JOHN F. VOELKER, dec'd.

Late of the Borough of Clifton Heights, Delaware County, PA.
Extx.: Patricia A. O'Leary c/o Kristine F. Hughey, Esquire, 22 W. Second St., Media, PA 19063.
KRISTINE F. HUGHEY, ATTY.
22 W. Second St.
Media, PA 19063

CHARTER APPLICATION

NOTICE IS HEREBY GIVEN THAT a corporation is to be or has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

La Porta, Inc.

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

McCREESH, McCREESH, McCREESH & CANNON, Solicitors
7053 Terminal Square
Upper Darby, PA 19082

Jan. 9

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:

Kiro Co. Wood Craft

with its principal place of business at 7505 Lennox Rd., Upper Darby, PA 19082.

The name(s) and address(es) of the entity(s) owning or interested in said business is (are): Karen Kzlyan, 7505 Lennox Rd., Upper Darby, PA 19082.

The application has been/will be filed on or after November 4, 2025.

Jan. 9

**MARY ELIZABETH
THOMPSON SMITH**

with its principal place of business at 1120 West 3rd Street, 2nd Floor Rear, Chester, PA 19013.

The name(s) and address(es) of the entity(s) owning or interested in said business is (are): Darnell-Monique Coffee-Young, 2331 West 4th Street, Chester, PA 19013.

The application has been/will be filed on or after Monday, December 22, 2025.

Jan. 9

SERVICE BY PUBLICATION

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

PLANET HOME LENDING, LLC,
Plaintiff

v.

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

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

TO: THOMAS CASSIDY, IV, HEIR OF
THOMAS CASSIDY, DECEASED;
DANIELLE CASSIDY, HEIR OF
THOMAS CASSIDY, DECEASED;
STEPHANIE CASSIDY, HEIR OF
THOMAS CASSIDY, DECEASED;
TYLER CASSIDY, HEIR OF
THOMAS CASSIDY, DECEASED;
THE UNKNOWN HEIRS, SUC-
CESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSO-
CIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM
OR UNDER THOMAS CASSIDY
DECEASED

Your house (real estate) at: 746 16th Ave., Prospect Park, PA 19076 is scheduled to be sold at Sheriff's Sale on February 20, 2026 at 11:00 a.m. in the County Council Room, Courthouse, Media, Pennsylvania 19063 to enforce the judgment of \$204,915.88 plus interest from October 10, 2025 to the date of sale, at a per diem rate of \$12.33 obtained by Planet Home Lending, LLC against you.

**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 back to the Plaintiff the amount of the judgment plus interest, costs, and reasonable attorney fees due or the back payments, late charges, costs, interest and reasonable attorney fees due. To find out how much you must pay, you may call Hill Wallack LLP at (215) 579-7700.

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

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

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 the following notice 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 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 price bid by calling Hill Wallack LLP at (215) 579-7700.

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 the Sheriff's Office at (610) 891-4296.

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 of the sale. This schedule will state who will be receiving the 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 posting of the schedule of distribution.

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 AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyers' Reference Service
385 W. Front St.
Media, Pennsylvania 19063
(610) 566-6625
www.deleobar.org

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

Jan. 9, 16

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION
NO: CV-2025-006370

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

WELLS FARGO BANK, N.A., Plaintiff
v.
OLIUS HARRIS; ET AL., Defendants

To: OLIUS HARRIS; JAMIR GIBBS,
IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF
DONNA HARRIS Defendant(s),
1036 PARKER STREET, CHESTER, PA 19013

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, WELLS FARGO BANK, N.A., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of DELAWARE County, PA docketed to No. CV-2025-006370, seeking to foreclose the mortgage secured on your property located, 1036 PARKER STREET, CHESTER, PA 19013.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

M. TROY FREEDMAN, ESQUIRE
ID No. 85165
Robertson, Anschutz, Schneid, Crane
& Partners, PLLC
A Florida professional limited
liability company
Attorneys for Plaintiff
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Jan. 9, 16

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
NO.: 0082 of 2025

NOTICE IS HEREBY GIVEN THAT a Petition for an Involuntary Termination of Parental Rights was filed in the above-named Court, praying for a Decree to terminate the parental rights and duties of Samantha Barrett Link, Birth Mother of Maeve Barrett Avellino, whose last known address is 101 Mill Rd., Havertown, PA 19083. The Court has fixed January 27, 2026, at 9:30 a.m. in Court Room TBA. This is to inform you of an important option that may be available to you under PA Law, Act 101 of 20210 (23 Pa. C.S.A. Sections 2731-2742) allows for an enforceable voluntary agreement for continuing contact or communications following an enforceable adoption between the adoptive parent, a child, a birth parent and/or a birth relative of the child. I understand that in order to enter into such an agreement, all parties to the adoption must agree. A "birth relative" is defined as a parent, grandparent, stepparent, sibling, uncle or aunt of the child's birth family, whether the relationship is by blood, marriage or adoption. This Agreement must be in writing, signed by all parties and approved by the court before the court enters a final order in the adoption in order to be legally binding. If you are interested in learning more about the option for a voluntary agreement, please contact me at the address/telephone below, or your attorney, if you should have one. You are warned that, even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to the child may be ended by the Court without you present.

You have a right to an attorney. You should take this paper to your attorney at once. If you do not have an attorney, or cannot afford one, contact the:

Lawyer Reference Service
Bar Assn. Bldg.
335 W. Front St.
Media, PA 19063
(610) 566-6625
www.delcobar.org

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

Jan. 9, 16

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO: CV-2025-002968
SALE NO.: 35 DECEMBER 2025

FREEDOM MORTGAGE
CORPORATION, Plaintiff

v.
JAMES B. HEE, Defendant(s)

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

NOTICE TO: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James B. Hee, deceased

Being Premises: 67 S. Church St., Clifton Heights, PA 19018.

Being in CLIFTON HEIGHTS, County of DELAWARE, Commonwealth of Pennsylvania, 10-00-00842-00 a/k/a 100000084200.

Improvements consist of residential property.

Sold as the property of James B. Hee.

Your house (real estate) at 67 S Church St, Clifton Heights, PA 19018 is scheduled to be sold at the Sheriff's Sale on February 20, 2026 at 11:00 A.M., at the DELAWARE COUNTY COURT HOUSE, 201 W. FRONT ST, MEDIA, PA 19063, to enforce the Court Judgment of \$120,828.16 obtained by, FREEDOM MORTGAGE CORPORATION (the mortgagee), against the above premises.

LAWYERS' REFERENCE SERVICE
335 W. Front Street
Media, PA 19063
(610) 566-6625
www.delcoabar.org

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

Jan. 2, 9

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO.: CV-2025-007519

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

WILMINGTON SAVINGS FUND
SOCIETY, FSB NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY
AS TRUSTEE FOR SHOREBREAK NPL
TRUST, Plaintiff

v.
UNKNOWN SURVIVING HEIRS OF
JOANNE M. DERUGERIIS-LYNCH,
DECEASED, Defendants

**COMPLAINT IN
MORTGAGE FORECLOSURE**

TO: UNKNOWN SURVIVING HEIRS
OF JOANNE M. DERUGERIIS-
LYNCH, DECEASED Defendant(s),
31 BERKLEY RD., BROOMALL, PA
19008

You are hereby notified that Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR SHOREBREAK NPL TRUST, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of DELAWARE County, PA docketed to No. CV-2025-007519, seeking to foreclose the mortgage secured on your property located, 31 BERKLEY RD BROOMALL, PA 19008.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

TROY FREEDMAN, ESQUIRE
ID No. 85165
Robertson, Anschutz, Schneid, Crane
& Partners, PLLC
A Florida professional limited
liability company
Attorneys for Plaintiff
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Jan. 2, 9



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

January 16, 2026
11:00 A.M. Prevailing Time

BOROUGH
 Collingdale 4, 27
 Colwyn 22, 29
 Eddystone 36
 Lansdowne 13, 24
 Parkside 2
 Prospect Park 12
 Sharon Hill 25
 Trainer 23
 Yeadon 18

CITY
 Chester 9, 30

TOWNSHIP
 Bethel 31
 Chester 3
 Concord 1
 Darby 19, 33
 Haverford 17, 20
 Marple 26
 Middletown 32
 Newtown 21
 Springfield 5
 Upper Chichester 6
 Upper Darby 14, 16, 28, 34

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. 061101 **1.** **2024**

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 11 Mulberry Road, Glen Mills, Pennsylvania.

Folio Number: 13-00-00582-01

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Drake Newkirk.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001723 **2.** **2025**

MORTGAGE FORECLOSURE

233 E Roland Road
 Brookhaven, PA 19015

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Marnechia Alexander f/k/a Marnechia Millhouse.

Hand Money \$30,540.92

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001646	3.	2025	No. 010942A	5.	2024
MORTGAGE FORECLOSURE					
Property in the City of Chester, County of Delaware and State of Pennsylvania.					
BEING Premises: 700 Lloyd Street, Chester, PA 19013.					
IMPROVEMENTS CONSIST OF: a commercial apartment building.					
SOLD AS THE PROPERTY OF: 700 Lloyd Group LLC.					
Hand Money \$32,185.64					
Friedman Vartolo LLC, Attorneys					
JERRY L. SANDERS, JR., Sheriff					
No. 003185	4.	2025	No. 006469	6.	2025
MORTGAGE FORECLOSURE					
Property in the Borough of Collingdale in the County of Delaware and the State of Pennsylvania.					
BEING Premises: 1018 Broad Street, Darby, PA 19023.					
IMPROVEMENTS CONSIST OF: a 2 story house.					
SOLD AS THE PROPERTY OF: Sharon Douglas.					
Hand Money \$16,982.65					
Romano, Garubo & Argentieri, Attorney					
JERRY L. SANDERS, JR., Sheriff					
Front: Depth:					
BEING Premises: 476 Lynbrooke Road, Springfield, PA 19064.					
IMPROVEMENTS CONSIST OF: residential property.					
SOLD AS THE PROPERTY OF: Michael J. Barbieri.					
Hand Money \$47,928.72					
Brock & Scott, PLLC, Attorneys					
JERRY L. SANDERS, JR., Sheriff					

No. 063382	9.	2024	No. 010513	13.	2024
------------	----	------	------------	-----	------

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE on the Southeasternly side of 21st Street at the distance of 137.52 feet measured Southwesterly from the Southwesterly corner of the said 21st Street and Concord Avenue, in the City of Chester, in the County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 613 E. 21st Street, Chester, Pennsylvania.

Folio Number: 49-01-00572-00

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Larry D. Wesley and Kathy E. Wesley.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005873	12.	2025
------------	-----	------

MORTGAGE FORECLOSURE

1607 Washington 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: Everett Santarlas, Jr.

Hand Money \$23,374.77

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010513	13.	2024
------------	-----	------

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 23000196400

Property: 25 Mansfield Road, Lansdowne, PA 19050.

BEING the same premises which Helen M. Baraldi, by Deed dated December 26, 2012 and recorded January 17, 2013 in and for Delaware County, Pennsylvania in Deed Book Volume 5258, page 812, granted and conveyed unto Tasha L. Keel-Augusta.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Tasha L. Keel-Augusta.

Hand Money \$14,317.92

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006600	14.	2025
------------	-----	------

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 16130353300

Property: 5225 Westbrook Drive, Clifton Heights, PA 19018.

BEING the same premises which Wayne M. KcKillop, by Deed dated April 11, 2007 and recorded May 20, 2007 in and for Delaware County, Pennsylvania in Deed Book Volume 4112, page 773, granted and conveyed unto Patrick Nolan.

IMPROVEMENTS CONSIST OF:
house.

SOLD AS THE PROPERTY OF: Patrick Nolan.

Hand Money \$13,509.62

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005437 16. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 7036 Veronica Road, Upper Darby, PA 19082-4111.

Parcel Nos. 16-03-01797-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Quantum Builders, L.L.C., a Pennsylvania limited liability company.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009942 17. 2024

MONEY JUDGMENT

ALL THAT CERTAIN Unit ("Unit") designated as Unit Number A-34, being a unit in Haverford Hill Condominium, a condominium, in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania, which Unit is designated in the Declaration of Condominium dated 10/13/1982 and recorded in the Office of the Recorder of Deeds, in and for Delaware County (the "Recorder's Office") on 10/20/1982 in Deed Book 42 page 812, which Declaration was amended by a First Amendment to the Declaration of Condominium of Haverford Hill Condominium dated 10/13/1982 and recorded 6/3/1983 in Volume 81 page 1752 and described in the Plats and Plans of Haverford Hill Condominium dated 7/1/1982 and recorded on 10/20/1982 in Condominium Plan Book Drawer 3 page_.

BEING Unit Number A-34, Haverford Hill, Condominium.

TOGETHER with all right, title and interest, being .037% undivided interest of, in and to the Common Elements as defined by the Uniform Condominium Act of Pennsylvania and as more fully set forth in the aforementioned Declaration of Condominium and Plats and Plans.

BEING the same premises which John T. O'Donnell and Susan A. O'Donnell by Deed dated April 30, 2008 and recorded May 13, 2008 in Delaware County in Record Book 4361 page 1799, conveyed unto Darrin O'Donnell, his h/a, in fee

Parcel/Folio No. 22-09-01137-15.

IMPROVEMENTS CONSIST OF: Residential Condominium.

SOLD AS THE PROPERTY OF: Darrin O'Donnell.

Hand Money \$3,000.00

Elliot H. Berton, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002570A	18.	2023	No. 006048A	20.	2018
MORTGAGE FORECLOSURE					
826 Laurel Road Yeadon, 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: June B. Patterson.					
Hand Money \$18,363.04					
RAS Citron, LLC, Attorneys					
JERRY L. SANDERS, JR., Sheriff					
No. 006516	19.	2025	No. 001488	21.	2023
MORTGAGE FORECLOSURE					
1545 Hermesprota Drive Sharon Hill, PA 19079					
Property in the Township of Darby, County of Delaware and State of Pennsylvania.					
IMPROVEMENTS CONSIST OF: residential dwelling.					
SOLD AS THE PROPERTY OF: Juanita V. Braxton.					
Hand Money \$2,595.40					
RAS Citron LLC, Attorneys					
JERRY L. SANDERS, JR., Sheriff					
3 Harvey Lane Newtown Square, PA 19073					
Property in the Township of Newtown, County of Delaware and State of Pennsylvania.					
IMPROVEMENTS CONSIST OF: residential dwelling.					
SOLD AS THE PROPERTY OF: Christopher Cimino a/k/a Christopher J. Cimino.					
Hand Money \$53,773.38					
RAS Citron, LLC, Attorneys					
JERRY L. SANDERS, JR., Sheriff					

No. 002712A	22.	2021	No. 006462	24.	2025
-------------	-----	------	------------	-----	------

MORTGAGE FORECLOSURE

443 Ellis Avenue
Darby, PA 19023

Property in the Borough of Colwyn,
State of Pennsylvania.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Rhea Bates, in her capacity as Heir of Takako Bates.

Hand Money \$5,442.98

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009562	23.	2016
------------	-----	------

MORTGAGE FORECLOSURE

Property in the Borough of Trainer,
County of Delaware and Commonwealth of PA.

Front: 55 Depth: 110

BEING Premises: 1356 Sunset Street,
Trainer, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Ipatia C. Bueno and Jorge R. Rosario.

Hand Money \$12,519.76

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006462	24.	2025
------------	-----	------

MORTGAGE FORECLOSURE

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

BEING Premises: 157 West Plumstead Avenue, Lansdowne, PA 19050.

Parcel Nos. 23000254200

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Victoria Serrano-Colon.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006966	25.	2025
------------	-----	------

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Sharon Hill, County of Delaware and State of Pennsylvania, as shown on a subdivision plan from Brian and Rita Novello, prepared by M. Gilroy Damon Associates, Inc., Civil Engineers, Sharon Hill, PA dated 7-28-1986 and described as follows:

BEGINNING at a point of intersection of the Southeasterly side of Chester Pike L.R. 180 (60 feet wide) with the Northeasterly side of Cherry Street (50 feet wide); thence along said Chester Pike North 51 degrees 51 minutes East 45 feet to a point; thence leaving Chester Pike South 57 degrees 54 minutes 10 seconds East 110.08 feet to a point; thence South 51 degrees 51 minutes West 82.2 feet to a point in said Cherry Street; thence along same North 38 degrees 9 minutes West 103.6 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

BEING the same premises which Christopher J. Hajduk, by Deed dated 8/4/2015 and recorded in the Office of the Recorder of Deeds of Delaware County on 8/12/2015 in Deed Book Volume 05686, page 2030, Instrument No. 2015043016, granted and conveyed unto Karolyn J. McDaniel.

Karolyn J. McDaniel departed this life on 6/26/2023.

BEING known as 411 Chester Pike, Sharon Hill, Pennsylvania 19079.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Regina Victoria Harrison a/k/a Regina Harrison, as Administratrix of the Estate of Karolyn J. McDaniel a/k/a Karolyn Janet McDaniel, deceased.

Hand Money \$16,681.09

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003348 26. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 60 Ferguson Avenue, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Myles S. Charlton, Jr. and Monica M. Charlton, his wife, as tenants by the entireties.

Hand Money \$14,369.15

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007389 27. 2025

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 121 Rhodes Ave, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Lynaya Hill.

Hand Money \$23,561.70

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004987 28. 2025

MORTGAGE FORECLOSURE

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

BEING Premises: 9004 West Chester Pike, Upper Darby, PA 19082-2606.

Parcel Nos. 16-08-02815-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Rad Diversified Reit, Inc., a Maryland corporation.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002668 29. 2022

MORTGAGE FORECLOSURE

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

BEING Premises: 134 Walnut St. Colwyn, PA 19023 a/k/a 134 Walnut St. Darby, PA 19023.

BEING the same premises which John F. Kane and Anna M. Kane, on February 27, 2001, recorded on March 9, 2001 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 2137, page 964 granted and conveyed unto Norman L. Henderson. Norman L. Henderson departed this life on or about December 8, 2007.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Joy Anderson, as Heir and/or Administrator of the Estate of Norman L. Henderson, deceased and the Unknown Heirs and/or Administrators of the Estate of Norman L. Henderson, deceased.

Hand Money \$6,569.58

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: So Gray LLC.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004663 31. 2025

MORTGAGE FORECLOSURE

Judgment Amount: \$694,808.26

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

Front: 240 Depth: 214

BEING Premises: 3671 Marian Drive, Garnet Valley, PA 19060.

Parcel: 03000036082

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: East Market Property Solutions, LLC.

Hand Money \$69,480.82

William Miller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006998 30. 2025

MORTGAGE FORECLOSURE

Property situated in Chester City, County of Delaware and Commonwealth of Pennsylvania, being more fully described in the Deed recorded on October 11, 2023, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 6935, at page 5650.

Folio No. 49-01-00013-00

BEING known as 336 West 15th Street, Chester, PA 19013.

No. 008949 32. 2024

MORTGAGE FORECLOSURE

Property in the Township of Middletown, County of Delaware, Commonwealth of PA on the beginning at a point on the Northerly side of Iris Drive.

Front: 67.02 Depth: 155.87

BEING Premises: 703 Iris Lane, Media, PA 19063.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Steven Gariffo and Roxann M. Gariffo aka Roxann Gariffo.

Hand Money \$36,465.00

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001277 33. 2020

MORTGAGE FORECLOSURE

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

Front: 32 Depth: 100

BEING Premises: 804 Felton Avenue, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Tyrone Stewart, Jr.

Hand Money \$17,832.72

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005608 34. 2024

MORTGAGE FORECLOSURE

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

BEGINNING at a point on the Easterly side of Copley Road (as laid out 40 feet wide) at the distance of 224.81 feet measured Southwardly from the intersection of the Southerly side line of Chestnut Street (as laid out 50 feet wide) and the said Easterly side line of said Copley Road.

CONTAINING in front or breadth on the Easterly side foresaid Copley Road 27.83 feet and extending of that width between parallel lines running at right angles to said Copley Road South 74 degrees 38 minutes East, 80 feet to the middle of a certain 15 feet wide driveway running Southwardly from said Chestnut Street to Sansom Street.

TOGETHER with the free use, right, liberty and privilege of the aforesaid private driveway as and for a passageway and driveway at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and having the use thereof as set forth in an agreement between Lower Merion Realty Company, John H. McClatchy et al dated 11/4/1920 and since duly recorded in the Office for Recorder of Deeds & for the County of Delaware aforesaid.

BEING Premises: 117 Copley Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Charalambos S. Lazaridis and Irini Lazaridis.

Hand Money \$5,525.25

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005572

36.

2025

MORTGAGE FORECLOSURE

722 Saville Avenue
Crum Lynne, PA 19022

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: KS-BENN LLC.

Hand Money \$7,034.21

David E. Schwager, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

Dec. 26; Jan. 2, 9

**MASTERCARD AND VISA
ACCEPTED AT THE
DELAWARE COUNTY**

BAR ASSOCIATION

The Delaware County Bar
Association accepts



MASTERCARD & VISA
for membership dues, lawyer
referral fees, legal ads
and Legal Journal Subscriptions

Charges may be taken via telephone or walk-in