

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 settlers 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**ALAN WILLIAM BELL a/k/a ALAN W. BELL, dec'd.**

Late of the Township of Haverford, Delaware County, PA.
Extr.: Rudolph L. Celli, Jr., 125 Strafford Ave., Ste. 115, Wayne, PA 19087.
RUDOLPH L. CELLI, JR., ATTY.
Celli & Associates
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Wayne, PA 19087

LEO J. BOGDENAVAGE a/k/a LEO BOGDENAVAGE, dec'd.

Late of the Borough of Brookhaven, Delaware County, PA.
Admr. C.T.A.: Michael Bogdenavage a/k/a Michael L. Bogdenavage c/o Michael W. Raith, Esquire, 2 Old State Rd., Media, PA 19063.
MICHAEL W. RAITH, ATTY.
2 Old State Rd.
Media, PA 19063

WILLIAM J. BOYLE, dec'd.

Late of the City of Chester, Delaware County, PA.
Extr.: Joseph S. Boyle, 820 Grant Road, Folcroft, PA 19032.

THOMAS A. BRADSHAW, SR. a/k/a THOMAS A. BRADSHAW, dec'd.

Late of the Township of Concord, Delaware County, PA.
Extr.: Thomas Anthony Bradshaw, Jr. (Named in Will as Thomas Bradshaw, Jr.) c/o Nancy W. Pine, Esquire, 104 S. Church St., West Chester, PA 19382.
NANCY W. PINE, ATTY.
Pine & Pine Law Offices
104 S. Church St.
West Chester, PA 19382

ELEANOR B. BURNS, dec'd.

Late of the Township of Radnor, Delaware County, PA.
Extr.: John F. Burns (Named in Will as John Burns) 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

MARY COSENZA a/k/a MARY L. COSENZA and MARY LOIS COSENZA, dec'd.

Late of the Township of Springfield, Delaware County, PA.
Extr.: Donna M. Howard, 768 Beatty View Lane, Springfield, PA 19064.

CATHERINE B. DALEY, dec'd.

Late of the Township of Marple, Delaware County, PA.
Extr.: William J. Daley (Named in Will as William Daley), 3 Honeysuckle Ln., Broomall, PA 19008.
KEVIN D. BIRKHEAD, ATTY.
Timoney Knox, LLP
400 Maryland Dr.
P.O. Box 7544
Ft. Washington, PA 19034-7544

JEAN S. DeJOHN, dec'd.

Late of the Township of Concord, Delaware County, PA.
Extr.: Margaret R. McCusker c/o William Dion, Esquire, 900 E. 8th Avenue, Suite 300, King of Prussia, PA 19406.
WILLIAM DION, ATTY.
900 E. 8th Avenue
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King of Prussia, PA 19406

STEPHANIE MARIE DICKENS, dec'd.

Late of the Borough of Norwood, Delaware County, PA.
Admx.: Stephanie C. Dickens c/o John McCreesh, Esquire, 7053 Terminal Square, Upper Darby, PA 19082.
JOHN McCREESH, ATTY.
7053 Terminal Square
Upper Darby, PA 19082

JANICE JULIA FEDENA a/k/a JANICE J. FEDENA, dec'd.

Late of the Township of Aston, Delaware County, PA.
Extr.: Joyce Marie Mancini c/o Lindsey J. Conan, Esquire, 755 North Monroe Street, Media, PA 19063.

LINDSEY J. CONAN, ATTY.
755 North Monroe Street
Media, PA 19063

GRACE R. HELTON a/k/a GRACE RUTH HELTON and GRACE R. RISKO, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Mary Elizabeth Risko c/o
Lindsey J. Conan, Esquire, 755 North
Monroe Street, Media, PA 19063.
LINDSEY J. CONAN, ATTY.
755 North Monroe Street
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LEROY HOCKENBURY, dec'd.

Late of the Borough of Marcus Hook,
Delaware County, PA.
Extr.: Lee R. Hockenbury c/o John Jay
Wills, Esquire, 4124 Chichester Ave.,
Boothwyn, PA 19061.
JOHN JAY WILLS, ATTY.
4124 Chichester Ave.
Boothwyn, PA 19061

GEORGE HAROLD HOZEY a/k/a G. HAROLD HOZEY and GEORGE H. HOZEY, dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Extrs.: Susan M. Hozey and Gerald
Joseph Zieleniewski, Jr. c/o Edwin S.
Heins, Jr., Esquire, 901 Gypsy Hill
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EDWIN S. HEINS, JR., ATTY.
901 Gypsy Hill Rd.
Ambler, PA 19002

FRED R. JONES a/k/a FRED JONES, dec'd.

Late of the Borough of Folcroft,
Delaware County, PA.
Admx.: Jacqueline Manuel Jones, 876
Taylor Drive, Folcroft, PA 19032.

MARY FRANCES KUSNER a/k/a

MARY F. KUSNER, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Jill Rowlett c/o Richard L.
Colden, Jr., Esquire, 5248 Township
Line Road, P.O. Box 350, Drexel Hill,
PA 19026.
RICHARD L. COLDEN, JR., ATTY.
Stapleton & Colden
5248 Township Line Road
P.O. Box 350
Drexel Hill, PA 19026

ROBERT LEONETTI, dec'd.

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

Extr.: Michael S. Dinney, Esquire,
919 Conestoga Road, Ste. 3-114, Bryn
Mawr, PA 19010.

BARBARA ANN LITT a/k/a BARBARA LITT, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: andrea Sue Ries (Named in Will
as andrea Ries), 421 Vineyard Ln.,
Downingtown, PA 19335.
CHRISTOPHER E. FRANTZ, ATTY.
P.O. Box 557
Westtown, PA 19395

JOHN ALBERT LOMAX a/k/a JOHN LOMAX, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extr.: Dowel Lomax, 704 Meadowbrook
Drive, Coatesville, PA 19320.

ESTHER L. McCARTHY, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Thomas J. McCarthy, III c/o
Frank M Fiore, Esquire, 12 Veterans
Square, First Fl., Media, PA 19063.
FRANK M. FIORE, ATTY.
12 Veterans Square
First Fl.
Media, PA 19063

HELEN McCROSSON a/k/a HELEN HUBER, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extr.: Patricia Barry, 219 W. Seabright
Rd., Ocean City, NJ 08226-4413.

JULIANNE E. MCGOVERN a/k/a JULIE MCGOVERN, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Michael P. McGovern, 331 Ruth
Avenue, Upper Chichester, PA 19014-
3334.

MARIE T. MCGUIGAN, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Lisa Albany c/o andrew
Donaghy, Esquire, 17 W. Third St.,
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ANDREW DONAGHY, ATTY.
17 W. Third St.
Media, PA 19063

STEPHEN A. SELLER a/k/a

**STEPHEN SELLER and
STEPHEN ANTHONY SELLER,
dec'd.**
Late of the Township of Middletown,
Delaware County, PA.

Admx.: Andrea M. Sheller c/o Kristen L. Behrens, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.
KRISTEN L. BEHRENS, ATTY.
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GREGORY MICHAEL SHOFFNER a/k/a GREG M. SHOFFNER a/k/a GREGORY SHOFFNER and GREGORY M. SHOFFNER, dec'd.
Late of the Township of Middletown, Delaware County, PA.
Admx.: Irene M. Shoffner, 31469 Rockwood Rd., Millville, DE 19967.

MARY A. STINSON, dec'd.
Late of the Borough of Brookhaven, Delaware County, PA.
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CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

SADASIVAN SUKUMARAN a/k/a SAM SUKUMARAN, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Extx.: Retnamma Sadasivan c/o Tsiwen Law, 121 South Broad St., 18th Fl., Philadelphia, PA 19107.
TSIWEN LAW, ATTYS.
121 South Broad St.
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Philadelphia, PA 19107

THOMAS J. SULLIVAN, III, dec'd.
Late of the Borough of Swarthmore, Delaware County, PA.
Extx.: Jane Sullivan (Named in Will as Jane C. Sullivan) c/o Terrance A. Kline, Esquire, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063.
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TERRENCE PAUL WRIGHT, dec'd.
Late of the Township of Springfield, Delaware County, PA.
Extx.: Nancy Holt c/o Jordan Reilly, Esquire, 210 W. Front Street, Media, PA 19063.
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Media, PA 19063

NOEL JOSEPH ZEIBARI a/k/a NOEL ZEIBARI, dec'd.

Late of the Township of Ridley, Delaware County, PA.
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HARRIS J. RESNICK, ATTY.
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ANNE ZURL, dec'd.
Late of the Township of Springfield, Delaware County, PA.
Extx.: Karen A. Dewan, 468 Wayne Ave., Springfield, PA 19064.

SECOND PUBLICATION

DIANE J. BASE a/k/a DIANE BASE, dec'd.

Late of the Borough of Sharon Hill, Delaware County, PA.
Admx.: Carol Marie Smith c/o Nancy W. Pine, Esquire, 104 S. Church St., West Chester, PA 19382.
NANCY W. PINE, ATTY.
Pine and Pine Law Offices
104 S. Church St.
West Chester, PA 19382

BARBARA M. BEALE, dec'd.

Late of the Township of Newtown, Delaware County, PA.
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L. TED HOPPE, JR., ATTY.
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MARVIN CALDWELL, dec'd.

Late of the Borough of Yeadon, Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W. Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
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EDWARD J. CAMPUZANO, SR. a/k/a EDWARD JOSEPH CAMPUZANO, SR., dec'd.

Late of the Township of Upper Darby, Delaware County, PA.
Extr.: Joseph Campuzano, Jr. c/o Denise E. Murray, Esquire, 320 W. Front St., Media, PA 19063.
DENISE E. MURRAY, ATTY.
320 W. Front St.
Media, PA 19063

WILLIAM A. COYLE a/k/a WILLIAM A. COYLE, M.D., dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extx.: Margaret Coyle c/o Charles E.
McKee, Esquire, 1 N. Ormond Ave.,
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CHARLES E. McKEE, ATTY.
Donohue, McKee & Mattson, Ltd.
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Havertown, PA 19083

REGINA M. CURRAN, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extx.: Michael J. Curran, 11 Tudor
Road, Nahant, MA 01908.

RALPHAL S. CURRY, JR., dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admx.: Gina H. Curry c/o Rodney
Oglesby, Esquire, Two Bala Plaza,
Suite 300, Bala Cynwyd, PA 19004.
RODNEY OGLESBY, ATTY.
Two Bala Plaza
Suite 300
Bala Cynwyd, PA 19004

THOMAS JOSEPH DAVIS a/k/a

THOMAS DAVIS, dec'd.
Late of the Borough of Eddystone,
Delaware County, PA.
Co-Admxs.: Erica Lynn Estep and
Emily L. Estep c/o Thomas E. Wyler,
Esquire, 22 East Third Street, Media,
PA 19063.
THOMAS E. WYLER, ATTY.
Falzone & Wyler LLC
22 East Third Street
Media, PA 19063

NICHOLAS ANTHONY DiMARCO, JR., dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Admx.: Caitlin Cecilia DiMarco c/o D.
Selaine Keaton, Esquire, 21 W. Front
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19063.
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Media, PA 19063

GRISEL VERDEJO ESCALERA, dec'd.

Late of the Borough of Yeadon,
Delaware County, PA.
Admx.: Ana Pena-Verdejo c/o Sean
Murphy, Esquire, 340 N. Lansdowne
Ave., Lansdowne, PA 19050.

SEAN MURPHY, ATTY.
340 N. Lansdowne Ave.
Lansdowne, PA 19050

MARY LOU GILLESPIE, dec'd.

Late of the Township of Darby,
Delaware County, PA.
Extx.: Margaret Lyons, 3726 Mayfield
Lane, Chadds Ford, PA 19317.

AARON MICHAEL GULIAN, dec'd.

Late of the Township of Bethel,
Delaware County, PA.
Admx.: Ana Maria Christine Gulian
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

HAZEL C. HACKETT a/k/a

**HAZEL HACKETT and HAZEL
CHARLOTTE HACKETT, dec'd.**
Late of the Township of Thornbury,
Delaware County, PA.
Extx.: Carrie Woody.
CARRIE WOODY, ATTY.
110 West Front Street
Media, PA 19063

ELEANOR JAROSH, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extxs.: Samara Jarosh, Fay Jarosh
Ellis and Rebecca Jarosh c/o Stephen
M. Asbel, Esquire, 2929 Arch Street,
13th Floor, Philadelphia, PA 19104.
STEPHEN M. ASBEL, ATTY.
2929 Arch Street
13th Floor
Philadelphia, PA 19104

JANE W. JOHNSTON, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extx.: J.L. Johnston (Named in
Will as J. Lindsay Johnston) c/o
Jennifer A. Kosteva, Esquire, 1001
Conshohocken State Rd., Ste. 1-300,
West Conshohocken, PA 19428.
JENNIFER A. KOSTEVA, ATTY.
Heckscher, Teillon, Terrill & Sager, P.C.
1001 Conshohocken State Rd.
Ste. 1-300
West Conshohocken, PA 19428

CLAUDETTE NARDA JOYNER a/k/a

CLAUDETTE JOYNER, dec'd.
Late of the Borough of Darby,
Delaware County, PA.

Extx.: Wanda Walker c/o Stephen D. Molineux, Esquire, 227 MacDade Blvd., Collingdale, PA 19023.
STEPHEN D. MOLINEUX, ATTY.
227 MacDade Blvd.
Collingdale, PA 19023

ELIZABETH S. KOLOWRAT a/k/a ELIZABETH ANN KOLOWRAT and ELIZABETH KOLOWRAT, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extx.: Alyssa Margareta Kolowrat c/o Harris J. Resnick, Esquire, 22 Old State Road, Media, PA 19063.
HARRIS J. RESNICK, ATTY.
22 Old State Road
Media, PA 19063

STEPHEN A. KOSIAK a/k/a STEPHEN KOSIAK and STEPHEN andREW KOSIAK, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extx.: Caroline M. Witthohn c/o Joseph Agozzino, Jr., Esquire, 30 W. Third Street, P.O. Box 1849, Media, PA 19063.
JOSEPH AGOZZINO, JR., ATTY.
30 W. Third Street
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EDNA MAE MALMSTROM a/k/a EDNA M. MALMSTROM and EDNA MALMSTROM, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extx.: Betty Lee Moore, 822 Daisy Lane, West Chester, PA 19380.
JACQUELYN S. GOFFNEY, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

JOAN A. McDEVITT a/k/a JOAN McDEVITT, dec'd.
Late of the Township of Radnor, Delaware County, PA.
Extx.: Sara Caroline Behrendt (Named in Will as Sara McDevitt Behrendt) 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

EDWARD O'BRIEN a/k/a EDWARD J. O'BRIEN, JR., dec'd.
Late of the Township of Ridley, Delaware County, PA.

Extxs.: Kathleen O'Brien and Eileen Conn c/o Harris J. Resnick, Esquire, 22 Old State Road, Media, PA 19063.
HARRIS J. RESNICK, ATTY.
22 Old State Road
Media, PA 19063

JEFFREY PROUSE, dec'd.
Late of the Township of Newtown, Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W. Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
100 W. Sixth St.
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KARIN L. RAUNIGK, dec'd.
Late of the Township of Chadds Ford, Delaware County, PA.
Extx.: Monika L. Petrucci c/o Jennifer Abracht, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348.
JENNIFER ABRACHT, ATTY.
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Kennett Square, PA 19348

GERARD P. SPRINGER a/k/a GERARD SPRINGER, dec'd.
Late of the Borough of Aldan, Delaware County, PA.
Admr.: John Joseph Springer, 1 Mary Anne Dr., Brookhaven, PA 19015.
DENISE M. CORDES, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

MARY G. WARDEN, dec'd.
Late of the Township of Edgmont, Delaware County, PA.
Extrs.: William G. Warden, IV and Richard A. Warden c/o Christina M. Fournaris, Esquire, 2222 Market St., Philadelphia, PA 19103.
CHRISTINA M. FOURNARIS, ATTY.
Morgan, Lewis & Bockius LLP
2222 Market St.
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CATHERINE WRAY, dec'd.
Late of the Borough of Trainer, Delaware County, PA.
Extr.: John W. Wray, 3212 Jourdan Court, Abington, MD 21009.

JIANDONG ZHU, dec'd.
Late of the Township of Bethel, Delaware County, PA.
Admr.: Fengxiang You, 1076 Ryans Run, Garnet Valley, PA 19060.

THIRD and FINAL PUBLICATION**RUTA ABRANTS, dec'd.**

Late of the Township of Upper Darby,
Delaware County, PA.
Co-Extrs.: Vilnis Kriss Ore and Renate
Gravers c/o James Schildt, Esquire,
1007 W. Broad Street, Quakertown, PA
18951.

JAMES SCHILDT, ATTY.
1007 W. Broad Street
Quakertown, PA 18951

**JOYCE R. BARBER a/k/a JOYCE
BARBER and JOYCE BARBER-
SAXON, dec'd.**

Late of the Township of Marple,
Delaware County, PA.
Admr.: James M. Saxon, Jr. c/o
Stephen M. Specht, Esquire, 2332 S.
Broad St., Philadelphia, PA 19145.
STEPHEN M. SPECHT, ATTY.
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2332 S. Broad St.
Philadelphia, PA 19145

**EMILY J. BILLIG a/k/a EMILY B.
BILLIG, dec'd.**

Late of the Borough of Norwood,
Delaware County, PA.
Extx.: Christine Ann Ahlborn c/o Kyle
A. Burch, Esquire, 22 State Road,
Media, PA 19063-1442.
KYLE A BURCH, ATTY.
22 State Road
Media, PA 19063-1442

**WILLIAM H. BUNCH a/k/a WILLIAM
HARVEY BUNCH, dec'd.**

Late of the Township of Concord,
Delaware County, PA.
Extx.: Alexis H. Bogan, P.O. Box 551,
Wilmington, DE 19899.

KEVIN CERBO, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Admx.: Mary C. Cerbo c/o D. Selaine
Keaton, Esquire, 21 W. Front Street,
P.O. Box 1970, Media, PA 19063.
D. SELAINE KEATON, ATTY.
21 W. Front Street
P.O. Box 1970
Media, PA 19063

WILLIAM A. CHAPMAN, dec'd.

Late of the Borough of Aldan,
Delaware County, PA.
Extx.: Etelma S. Chapman c/o Virgie
M. Vakil, Esquire, 36 East Second
Street, P.O. Box 1048, Media, PA
19063.

VIRGIE M. VAKIL, ATTY.

Kelly Grimes Pietrangelo & Vakil, P.C.
36 East Second Street
P.O. Box 1048
Media, PA 19063

JAMES J. COGGINS, SR. a/k/a

JOSEPH J. COGGINS, dec'd.
Late of the Township of Bethel,
Delaware County, PA.
Extx.: James Joseph Coggins, Jr.,
90 Second Avenue, Phoenixville, PA
19460.

ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

NAOMI M. COLLINS, dec'd.

Late of the Borough of Sharon Hill,
Delaware County, PA.
Extx.: Gregory C. McNeill, 4665
Norwood Drive, Wilmington, DE
19803.

JOANNE M. DICKEY, dec'd.

Late of the Borough of Folcroft,
Delaware County, PA.
Admr.: James R. Dickey c/o Donna
L. Skilton, Esquire, 383 Kings Hwy.
North, Haddonfield, NJ 08034.
DONNA L. SKILTON, ATTY.
Bratton Estate & Elder Care Attorneys
383 Kings Hwy. North
Haddonfield, NJ 08034

JOHN LOUIS DiLELLO, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extx.: Louis Philip DiLello, 103
McClellan Street, Philadelphia, PA
19148.

**DONALD FAMOUS a/k/a DONALD P.
FAMOUS, dec'd.**

Late of the Borough of Lansdowne,
Delaware County, PA.
Extrs.: Patricia Giannini Binder
(Named in Will as Patricia A. Giannini
Binder) and John Joseph Bott, III
(Named in Will as John J. Bott) c/o
Nathan Egner, Esquire, Radnor
Station Two, 290 King of Prussia Rd.,
Ste. 110, Radnor, PA 19087.
NATHAN EGNER, ATTY.

Davidson & Egner
Radnor Station Two
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Ste. 110
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**MARY FARRELL a/k/a MARY P.
FARRELL, dec'd.**

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

Extr.: Daniel J. Farrell c/o Timothy J. Gorbey, Esquire, 110 West Front Street, Media, PA 19063.
TIMOTHY J. GORBHEY, ATTY.
110 West Front Street
Media, PA 19063

NANCY FLEMMING, dec'd.

Late of the Township of Middletown, Delaware County, PA.
Extr.: Kristin Swanick, 1024 Foss Ave., Drexel Hill, PA 19026.
KENNETH C. RUSSELL, ATTY.
Russell Law, P.C.
3500 Reading Way
Huntingdon Valley, PA 19006

JOAN MAE FRIST, dec'd.

Late of the Township of Ridley, Delaware County, PA.
Extr.: Raymond E. Abel 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

ADELE E. HALL, dec'd.

Late of the Township of Thornbury, Delaware County, PA.
Extr.: Kathleen Gahres, 28 Yarnall Lane, Glen Mills, PA 19342.

MARIE DOLORES HAYES, dec'd.

Late of the City of Chester, Delaware County, PA.
Admx.: Colleen Marie Ellis c/o Kelly C. Hayes, Esquire, 30 Cassatt Ave., Berwyn, PA 19312.
KELLY C. HAYES, ATTY.
McAndrews, Mehalick, Connolly, Hulse & Ryan P.C.
30 Cassatt Ave.
Berwyn, PA 19312

WILLIAM JAMES HETTCHEN a/k/a

**WILLIAM J. HETTCHEN and
WILLIAM HETTCHEN, dec'd.**
Late of the Township of Marple, Delaware County, PA.
Admr.: James Bleistein c/o John B. Whalen, Jr., Esquire, 8 Longwood Dr., Wayne, PA 19087.
JOHN B. WHALEN, JR., ATTY.
8 Longwood Dr.
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YVONNE JEWELL, dec'd.

Late of the Township of Newtown, Delaware County, PA.
Extr.: Juan Jewell, 16095 Cleveland St., Redmond, WA 98052.

**DOROTHY ELLIS HAYES JOHNSON
a/k/a DOROTHY E.H. JOHNSON,
dec'd.**

Late of the Township of Newtown, Delaware County, PA.
Extr.: Gwendolyn James Johnson (Named in Will as Gwendolyn J. Johnson), 2531 Belmont Ave., Ardmore, PA 19003.
CAROL R. LIVINGOOD, ATTY.
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130 W. Lancaster Ave.
P.O. Box 191
Wayne, PA 19087-0191

MANFRED JOSEPH KONECKI, dec'd.

Late of the Township of Springfield, Delaware County, PA.
Extr.: Kristina Obajdin Konecki c/o Kevin Murphy, Esquire, 2003 Lower State Road, Suite 120, Doylestown, PA 18901.
KEVIN MURPHY, ATTY.
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BARBARA A. KVECH, dec'd.

Late of the Township of Upper Chichester, Delaware County, PA.
Extr.: Kevin Kvech, 878 S. York Drive, Downingtown, PA 19335.

MICHAEL LEE, dec'd.

Late of the Township of Darby, Delaware County, PA.
Extr.: Maxwell Lee, 1118 Tribbett Ave., Sharon Hill, PA 19079.

CHARLES F. LOGAN, dec'd.

Late of the Township of Haverford, Delaware County, PA.
Extr.: Adrienne M. Logan, 315 Brentwood Rd., Havertown, PA 19083.
DANIEL J. SIEGEL, ATTY.
CHRISTA F. HIGH, ATTY.
Law Offices of Daniel J. Siegel, LLC
66 W. Eagle Rd.
Ste. 1
Havertown, PA 19083

SOLOMON MAYER, dec'd.

Late of the Township of Concord, Delaware County, PA.
Extrs.: Anthony D. Mayer and Francis S. Mayer c/o Andrew H. Dohan, Esquire, 460 King Rd., Malvern, PA 19355-3049.
ANDREW H. DOHAN, ATTY.
Wisler Pearlstine, LLP
460 King Rd.
Malvern, PA 19355-3049

BEVERLY G. McNULTY, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Admx.: Virginia A. McNulty c/o Craig
A. Hatch, Esquire, CELA, 3435 Market
Street, Camp Hill, PA 17011.
CRAIG A. HATCH, ATTY.
Halbruner, Hatch & Guise, LLP
3435 Market Street
Camp Hill, PA 17011

JUNE M. MICOZZIE, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Kelly A. Micozzie-Aguirre 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

IGNATIUS L. MURRAY, JR., dec'd.

Late of the Borough of Darby,
Delaware County, PA.
Extr.: Joseph A. Walheim, 40 W. Eagle
Rd., Ste. Two, Havertown, PA 19083-
1425.
JOSEPH A. WALHEIM, ATTY.
Joseph A. Walheim & Associates, P.C.
40 W. Eagle Rd.
Ste. Two
Havertown, PA 19083-1425

**VIRGINIA M. OCHS a/k/a VIRGINIA
OCHS**, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Karen Marie Aigeldinger a/k/a
Karen M. Aigeldinger, 64 Ferguson
Ave., Broomall, PA 19008.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

MARGARET M. PATOTA a/k/a

MARGARET M. COSTELLO, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extx.: Claire Martorana, 448
Candlewood Rd., Broomall, PA 19008.

SAMUEL A. PICKARD, JR., dec'd.

Late of the Township of Marple,
Delaware County, PA.
Extr.: Samuel A. Pickard, III c/o James
R. Abbott, Esquire, 103 Chesley Dr.,
Media, PA 19063.
JAMES R. ABBOTT, ATTY.
Abbott & Overholt PC
103 Chesley Dr.
Media, PA 19063

ANNE M. RIGNEY, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extx.: Nora Rigney, 1952 N.
Beachwood Dr., Los Angeles, CA
90068.

MARIE D. RODGERS, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Thomas M. Rodgers, 30
Meriwether Court, Bluffton, SC 29910.

WILLIAM F. RYAN, SR., dec'd.

Late of the Township of Tincicum,
Delaware County, PA.
Admx.: June M. Varas.
DAVID E. SCHWAGER, ATTY.
183 Market Street
Suite 100
Kingston, PA 18704-5444

WILSON TAM, dec'd.

Late of the Township of Bethel,
Delaware County, PA.
Extx.: Susan H. Tam c/o James J.
Gallagher, II, Esquire, P.O. Box 2306,
Wilmington, DE 19899-2306.
JAMES J. GALLAGHER, II, ATTY.
Morris James LLP
P.O. Box 2306
Wilmington, DE 19899-2306

JOHN J. WALLS a/k/a JOHN WALLS,
dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extr.: James J. Walls.
JEFFREY PELESH, ATTY.
938 Lincoln Avenue
Suite 201
Springfield, PA 19064

CERTIFICATE OF AMENDMENT

NOTICE IS HEREBY GIVEN, THAT on
February 21, 2024, Iron Workers Savings
Bank, with its principal place of business
located at 249 Concord Road, Aston, Dela-
ware County, Pennsylvania, filed Articles of
Amendment with the Pennsylvania Depart-
ment of Banking and Securities pursuant to
the provisions of Chapter 15 of the Banking
Code of 1965, as amended.

The purpose of the amendment is to change the registered address of the principal place of business of Iron Workers Savings Bank to match the renumbering/redesignation of 249 Concord Road to 3333 Concord Road, Aston, Delaware County, Pennsylvania, by the U.S. Post Office. There is no change in physical location of the principal place of business of Iron Workers Savings Bank. The new registered address for the principal place of business will be 3333 Concord Road, Aston, Delaware County, Pennsylvania.

All interested persons may file comments regarding this application with the Pennsylvania Department of Banking and Securities, Bureau of Bank Supervision, at ra-bnbnksbmssnsptt@pa.gov.

In order to be considered, comments regarding this amendment must be received by the Department of Banking and Securities no later than thirty (30) days after the date that the notice of the filing of this amendment is published in the Pennsylvania Bulletin. Publication in the Pennsylvania Bulletin may or may not appear contemporaneously with this notice. Please check the Pennsylvania Bulletin website at www.pabulletin.com to determine the due for filing comments.

Mar. 1

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. 2023-009971

NOTICE IS HEREBY GIVEN THAT on November 21, 2023, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Rachael C. Bundor** to **Racheal Mariaty Sesay-Pessima**.

The Court has fixed Friday, March 15, 2024, at 10:00 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.

BARBARA FLUM STEIN, Solicitor
14 West Third Street
Media, PA 19063

Mar. 1, 8

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-23-010281

NOTICE IS HEREBY GIVEN THAT on February 1, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Cecilia Marie Pierce** to **Cecilia Marie Alessandrine**.

The Court has fixed April 19, 2024, at 10:00 a.m. in Courtroom "TBA", Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

LUCAS A. CLARK, IV, Solicitor
lac@mmdlawfirm.com

Mar. 1, 8

**CHARTER APPLICATION
NONPROFIT**

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

The name of the corporation is:

Mission Love and Life

FUREY & BALDASSARI, P.C., Solicitors
1043 South Park Ave.
Audubon, PA 19403

Mar. 1

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:

Kzelian Services

with its principal place of business at 104 Harmil Rd., Broomall, PA 19008.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Armen Kzelian, 104 Harmil Rd., Broomall, PA 19008.

The application has been/will be filed on or after January 9, 2024.

Mar. 1

Thrifty Jawn

with its principal place of business at 78 W. Maryland Ave., Apt. A17, Clifton Heights, PA 19018.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Meghan Griffin, 78 W. Maryland Ave., Apt. A17, Clifton Heights, PA 19018.

The application has been/will be filed on or after January 22, 2024.

Mar. 1

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY
CIVIL ACTION—LAW
NO. CV-2022-000664

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

MORTGAGE ASSETS MANAGEMENT,
LLC, Plaintiff

v.

RICHARD ROBINSON, JR., IN HIS
CAPACITY as HEIR OF TERRY L.
ROBINSON ET AL., Defendants

**COMPLAINT IN
MORTGAGE FORECLOSURE**

TO: UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS and ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TERRY L. ROBINSON, Defendant(s), 227 EAST 13TH STREET, CHESTER, PA 19013

You are hereby notified that Plaintiff, MORTGAGE ASSETS MANAGEMENT, LLC, 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-2022-000664, seeking to foreclose the mortgage secured on your property located, 227 EAST 13TH 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 Street
Media, PA 19063
(610) 566-6625
www.delcobar.org

JONATHAN M. ETKOWICZ, ESQUIRE
ID No. 208786
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

Mar. 1, 8

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2019-065819

Southwest Delaware County Municipal Authority

v.

Patrick Carney

TO: PATRICK CARNEY

NOTICE IS HEREBY GIVEN THAT Southwest Delaware County Municipal Authority has filed a Writ against you based on a lien for delinquent sanitary sewer service rents. If you fail to respond to this Writ, you may lose your home and/or personal property. You must file your affidavit of defense to said claim, if any defense you have thereto, in the Office of Judicial Support of our said Court within fifteen (15) days after notice of this Writ. If no affidavit of defense be filed within said time, judgment may be entered against you for the whole of said claim and the property described in the claim be sold to recover the amount thereof. You are warned that, if you fail to do so, the matter may proceed without you, and a judgment, to include loss of your home and/or personal property, may be entered against you by the Court without further notice.

If you do not have a lawyer or cannot afford one, you may contact, either in person or by telephone, the following office to find out where you can get legal help.

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

J. MICHAEL SHERIDAN, ESQUIRE
Attorney for Claimant
45 Hunters Run
Newtown Square, PA 19073
(610) 891-7570

Mar. 1

JUDGMENT NOTICES

JUDGMENTS, VERDICTS, LIENS, WAIVER OF LIENS and OTHER MATTERS ENTERED IN THE JUDGMENT INDEX IN THE OFFICE OF JUDICIAL SUPPORT AT MEDIA, PENNA.

The Name of the person against whom such entry is made in each case appears first, followed by the Name of the person in whose favor the entry is made and the amount. Details concerning the Nature of the entry are available in the Judicial Support record.

The Judgment Index in the Judicial Support office at Media discloses that the following judgments, verdicts, liens, waiver of liens and other matters have been entered on the dates indicated.

Accuracy of the entries is not guaranteed

- Vanegas Garcia, Oscar Armando, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,397.45
- Vanguilder, Gabrielle, Upper Darby Township, 5/19/2023, \$993.51
- Vanleer-Peace, Kareem, Probation Dept of Delaware County, 5/1/2023, \$3,025.50
- Vasquez, Crystal, Jefferson Capital Systems LLC, 5/5/2023, \$5,323.07
- Velasquez, Damion, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$789.72
- Vernacchio, Dolores, Collingdale Borough, 5/1/2023, \$318.92
- Vernacchio, Dolores, Collingdale Borough, 5/1/2023, \$411.88

- Vernacchio, Dolores, Collingdale Borough, 5/1/2023, \$474.51
- Vernacchio, Susan, Collingdale Borough, 5/1/2023, \$398.83
- Vernacchio, Susan, Collingdale Borough, 5/1/2023, \$470.64
- Vernacchio, Susan, Collingdale Borough, 5/1/2023, \$318.92
- Vernacchio, Susan, Collingdale Borough, 5/1/2023, \$474.51
- Vettese, Patricia, Discover Bank, 5/8/2023, \$7,676.79
- Vicchiarelli, Patricia, Credit Corp Solutions Inc c/o Patenaude & Felix APC, 5/31/2023, \$1,168.73
- Vidal, Rosia, Hop Enery, LLC, 5/17/2023, \$1,220.12
- Viera, Luis, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,687.25
- Vo, Thanh Tung, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/15/2023, \$236.25
- Vo, Thomas Thanh, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$536.25
- Volkens, Sharon, DNF Associates, LLC, 5/17/2023, \$3,885.86
- Vraj Estates, LLC, Township of Aston, 5/8/2023, \$516.50
- Waitara, Erick K., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$5,577.87
- Walker, Joyce M, Internal Revenue Service, 5/15/2023, \$359.00
- Wallace, Shavar Alexande, Autovest, L.L.C. of Pennsylvania, 5/24/2023, \$10,718.07
- Walls, Felicia A, TD Bank USA NA c/o Patenaude and Felix APC, 5/19/2023, \$9,638.05
- Walls, Felicia Anne, Borough of Sharon Hill, 5/9/2023, \$846.09
- Walter Mccloskey 58 Inc., Internal Revenue Service, 5/3/2023, \$99,954.58
- Walter Mccloskey 58 Inc., Internal Revenue Service, 5/3/2023, \$22,591.51
- Walton, Mark J, Capital One Bank (USA), N.A., 5/18/2023, \$2,136.24
- Ward, Christina R., Trumark Financial Credit Union, 5/26/2023, \$3,502.66
- Washington, Carlotta D, Commonwealth of PA Department of Revenue, 5/18/2023, \$2,477.48
- Washington, Kyree, Delaware County Juvenile Court, 5/16/2023, \$446.25
- Washington, Rahim, Borough of Darby, 5/30/2023, \$1,925.99
- Watkins, Daniel Maurice, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,859.25
- Watson, Heather, NCB Management Services, Inc, 5/11/2023, \$6,955.67
- Watson, Michael Anthony, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,488.99
- Wawrzyniak, James S, Cmwlth of PA Department of Revenue, 5/23/2023, \$5,852.61
- Webb, Cherelle Lynett, Borough of Colwyn, 5/15/2023, \$1,984.25
- Weber, J. Scott, Township of Aston, 5/5/2023, \$516.50
- Weems Paulin a/k/a Goodman, Monique, Bell, Rebecca L, 5/17/2023, \$10,901.46
- Wesley, Carl W., St. Joseph's University, 5/16/2023, \$4,671.36
- Whitaker, Brenda, Darby Borough, 5/10/2023, \$643.44
- Wilkins, Eric Deshawn, Jr., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$693.80
- Williams, Destiny Monat, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,212.25
- Williams, Diane K., Borough of Sharon Hill, 5/8/2023, \$775.31
- Williams, Nicole M, TD Bank USA NA, 5/30/2023, \$3,229.77
- Williams, Shahrone, NBC Management Services, Inc, 5/11/2023, \$7,331.37
- Williamson, Scottie A., Borough of Sharon Hill, 5/10/2023, \$659.48
- Wilson, Timika, Nurse Partners, Inc, 5/4/2023, \$4,450.40
- Winsley, Duane, Probation Dept of Delaware County, 5/11/2023, \$607.50
- Wisey, David, NCB Management Services, Inc, 5/11/2023, \$7,333.28
- Wollpert, Shaunna Lee, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/22/2023, \$1,941.00
- Wollpert, Shawna, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/22/2023, \$747.50
- Womack, Alice, Midland Funding LLC, 5/5/2023, \$2,703.60

- Womack, Dameer Rashee, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$993.25
- Womack-Newman, Qwadir, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$582.75
- Womack-Newman, Qwadir Ma, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,651.94
- Wood, Marcel J, Delcora, 5/11/2023, \$388.69
- Wood, Marcel J, Delcora, 5/11/2023, \$390.39
- Woodbury, Deneisha, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$240.25
- Word, Yasmaya, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$4,589.25
- Word, Yasmaya, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$4,589.25
- Wright, Ebony, Gartner, Matthew, 5/10/2023, \$2,500.00
- Wright, Marlon, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,053.16
- Wright, Michelle, LVNV Funding LLC c/o Patenaude & Felix APC, 5/19/2023, \$1,319.93
- Yare, LLC, Borough of Darby, 5/25/2023, \$592.18
- Yost, Michelle, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$240.25
- Youdy, Rahem, Delaware County Juvenile Court, 5/23/2023, \$65.25
- Youdy, Rahem, Delaware County Juvenile Court, 5/23/2023, \$543.00
- Youdy, Rahem, Delaware County Juvenile Court, 5/23/2023, \$135.49
- Youdy, Rahem, Delaware County Juvenile Court, 5/23/2023, \$1,521.75
- Young, Sarah E., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,842.75
- Zampitella, Anthony J, Township of Upper Darby, 5/3/2023, \$183.43
- Zampitella, Anthony J, Sr, Township of Upper Darby, 5/3/2023, \$208.73
- Zampitella, Sr Anthony J, Township of Upper Darby, 5/3/2023, \$208.73
- Zampitella, Sr Anthony J, Township of Upper Darby, 5/3/2023, \$210.38
- Zuppo, Mark N, Cmwltth of PA Department of Revenue, 5/5/2023, \$2,339.67
- 1125 Madison Street Inc, Delcora, 8/29/2023, \$307.64
- 1125 Madison Street Inc, Delcora, 8/29/2023, \$307.64
- 1125 Madison Street Inc, Delcora, 8/29/2023, \$321.35
- 1125 Madison Street Inc, Delcora, 8/29/2023, \$759.26
- 1125 Madison Street Inc, Delcora, 8/29/2023, \$814.80
- 1125 Madison Street Inc, Delcora, 8/29/2023, \$851.52
- 145 South Gulph Rd. LLC, Commonwealth of Pennsylvania Department of Revenue, 10/13/2023, \$17,823.70
- 1451 Pizza Incorporated #245, Commonwealth of PA Dept of Revenue, 10/13/2023, \$3,064.28
- 1451 Pizza Incorporated, Commonwealth of PA Dept of Revenue, 10/13/2023, \$2,038.69
- Abraham, Ben Moyal, Upper Chichester Township, 6/16/2023, \$559.24
- Adeleke, Karen Y, Capital One Bank, 8/2/2023, \$1,447.02
- Adler, Stephanie, Township of Radnor, 8/24/2023, \$115.80
- Advance Transit Mi Inc, Commonwealth Department of Revenue, 10/13/2023, \$243,909.73
- Advance Transit Mix Inc, Commonwealth of PA Dept of Revenue, 8/22/2023, \$321.86
- Advance Transit Mix Inc, Commonwealth of PA Dept of Revenue, 8/22/2023, \$1,032.61
- Advance Transit Mix Inc, Commonwealth of PA Unemployment Comp Fund, 6/27/2023, \$7,059.41
- Advance Transit Mix Inc, Commonwealth of PA Unemployment Comp Fund, 6/27/2023, \$10,995.38
- Advance Transit Mix Inc, Commonwealth of Pennsylvania Department of Revenue, 10/13/2023, \$2,836.72
- Ahuja, Viresh, Commonwealth of PA Dept of Revenue, 8/11/2023, \$7,364.96
- Alexander, Person, Borough of Sharon Hill, 10/19/2023, \$769.47
- Allied Medical Associates, Cmwltth Dept of Revenue, 6/7/2023, \$883.52
- Alvarez, Jasmin, Delcora, 9/11/2023, \$236.05

- Anderson, Bernard E, Internal Revenue Service, 12/4/2023, \$1,446.76
- Anderson, Leslie T, River Heights Capital LLC., 7/21/2023, \$12,319.24
- Armenta, Angie, Commonwealth Department of Revenue, 11/3/2023, \$2,516.03
- Armenta, Miguel, Commonwealth Department of Revenue, 11/3/2023, \$2,516.03
- Aspesi, Christina A., River Heights Capital LLC., 7/14/2023, \$4,144.24
- Austin, Mary S, Cmwth Dept of Revenue, 10/16/2023, \$555.99
- Ayoub, Hanna Nabeel, III, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 8/9/2023, \$141.70
- Ayoub, Hanna, III, Probation Dept of Delaware County, 8/9/2023, \$1,342.50
- B E Widmer Jr & Sons Inc, Commonwealth Department of Revenue, 8/11/2023, \$8,379.30
- B E Widmer Jr & Sons Inc, Commonwealth Department of Revenue, 8/11/2023, \$2,926.84
- Bagwell, Zara, Darby Borough, 12/19/2023, \$557.98
- Bagwell, Zara, Darby Borough, 12/19/2023, \$597.30
- Bagwell, Zara, Darby Borough, 12/19/2023, \$756.14
- Bal, Charaujits, Direct Mortgage Loan Company, 7/20/2023, \$23,364.10
- Bal, Charaujits, Direct Mortgage Loan Company, 7/20/2023, \$60,260.09
- Bal, Palwinder K, Direct Mortgage Loan Company, 7/20/2023, \$23,364.10
- Bal, Palwinder K, Direct Mortgage Loan Company, 7/20/2023, \$60,260.09
- Baldwin Auto, Cmwth Dept of Revenue, 6/20/2023, \$3,664.78
- Baldwin Auto, Cmwth Dept of Revenue, 6/20/2023, \$534.61
- Baldwin Automotive, Cmwth Dept of Revenue, 10/25/2023, \$717.01
- Baldwin Automotive, Cmwth Dept of Revenue, 6/20/2023, \$9,058.14
- Baldwin Automotive, Cmwth of PA Dept of Rev, 6/20/2023, \$20,149.94
- Barber, Colleen M, Upper Darby Township, 11/9/2023, \$151.77
- Barber, Edward M, Upper Darby Township, 11/9/2023, \$151.77
- Barnes, Abran H., CPR Restoration & Cleaning Service Inc., 8/1/2023, \$1,223.77
- Barnes, Abran H., CPR Restoration & Cleaning Service Inc., 8/1/2023, \$1,391.91
- Barton, Donald R, Galaxy International Purchasing, LLC, 6/21/2023, \$3,814.33
- Beaky, Steven, Galaxy International Purchasing, LLC, 8/28/2023, \$2,334.85
- Bechler, Francis, Darby Township, 9/7/2023, \$247.21
- Bechler, Francis, Darby Township, 9/7/2023, \$287.95
- Bechler, Francis, Township of Darby, 9/8/2023, \$311.73
- Belfie, Donald J, Township of Upper Darby, 9/6/2023, \$259.33
- Belfie, Donald J, Upper Darby Township, 12/19/2023, \$188.33
- Bellano, Ind and as President, Domenic J, Commonwealth of PA Dept of Revenue, 9/13/2023, \$3,098.50
- Bellinger, Antoine L, Capital One Bank, 12/21/2023, \$1,222.86
- Bennett, Dawn, Unifund Corporation, 6/26/2023, \$4,925.41
- Best, Lafayette, U S Department of Justice, 10/11/2023, \$14,250.00
- Black, Paula E., Internal Revenue Service, 9/27/2023, \$22,044.40
- Bledsoe, Stephen W, Southwest Delaware County Municipal Authority, 8/18/2023, \$2,518.34
- Borrello, Del, Jr, Township of Upper Darby, 10/26/2023, \$451.40
- Borrello, Del, Jr, Township of Upper Darby, 10/27/2023, \$518.65
- Borrello, Del, Jr, Township of Upper Darby, 11/2/2023, \$183.43
- Boulhassane, Habiboulaye I, Yeadon Borough, 8/7/2023, \$955.08
- Boyden, Robert J, Probation Dept of Delaware County, 8/24/2023, \$602.50
- Boyden, Robert J, Probation Dept of Delaware County, 8/24/2023, \$662.50
- Boyden, Robert J, Probation Dept of Delaware County, 8/24/2023, \$1,347.50
- Boyden, Robert J, Sr, Probation Department of Delaware Co, 8/24/2023, \$2,407.50
- Boyden, Robert J, Sr, Probation Department of Delaware Co, 8/24/2023, \$867.50
- Boyden, Robert J, Sr, Probation Dept of Delaware County, 8/24/2023, \$1,055.75
- Boyden, Robert Joseph, Sr, Probation Dept of Delaware County, 8/24/2023, \$1,271.50

- Boyden, Robert, Probation Department of Delaware Co, 8/24/2023, \$608.80
- Bradley, Tyrone K, Delcora, 12/26/2023, \$744.01
- Bradley, Tyrone K, Delcora, 12/26/2023, \$744.01
- Brenner, Shirley, Stonelake, Victoria E, 12/12/2023, \$72,500.00
- Bromley, Elmer, Gm Financial, d/b/a, 7/10/2023, \$10,097.29
- Bromley, Elmer, Gm Financial, d/b/a, 7/10/2023, \$8,018.63
- Brown, Carla, American Financial Resources, Inc., 10/6/2023, \$139,348.31
- Brown, Colica Marie, Township of Upper Darby, 11/22/2023, \$176.90
- Brown, Colica Marie, Township of Upper Darby, 11/22/2023, \$183.43
- Brown, Colica Marie, Township of Upper Darby, 11/22/2023, \$208.73
- Brown, Colica Marie, Township of Upper Darby, 11/22/2023, \$225.70
- Brown, Colica Marie, Township of Upper Darby, 11/22/2023, \$259.33
- Brown, Colica Marie, Township of Upper Darby, 11/22/2023, \$259.33
- Brown, Colica Marie, Upper Darby Township, 11/22/2023, \$128.10
- Brown, Colica Marie, Upper Darby Township, 11/22/2023, \$128.10
- Brown, Colica Marie, Upper Darby Township, 11/22/2023, \$176.18
- Brown, Colica Marie, Upper Darby Township, 11/22/2023, \$188.33
- Brown, Colica Marie, Upper Darby Township, 11/22/2023, \$189.10
- Brown, Ernest D., Jr., American Financial Resources, Inc., 10/6/2023, \$139,348.31
- Brown, Frank, Dept of Justice, 11/3/2023, \$141,674.00
- Brown, Peter, City of Chester, 11/22/2023, \$838.50
- Brown, Teriq, Galaxy International Purchasing, LLC, 7/31/2023, \$3,524.00
- Browne, Nancy N, Township of Upper Darby, 12/29/2023, \$225.70
- Browne, Nancy N, Upper Darby Township, 12/22/2023, \$189.10
- Browne, Nancy N, Upper Darby Township, 12/28/2023, \$128.10
- Browne, Nancy N, Upper Darby Township, 12/29/2023, \$176.90
- Browne, Nancy N, Upper Darby Township, 12/29/2023, \$189.10
- Browne, Nancy N, Upper Darby Township, 12/29/2023, \$189.10
- Brunson, Karen, Township of Upper Darby, 10/27/2023, \$259.33
- Brunson, Karen, Township of Upper Darby, 10/30/2023, \$259.33
- Brunson, Karen, Township of Upper Darby, 12/29/2023, \$183.43
- Brunson, Tyrone C, Township of Upper Darby, 10/27/2023, \$259.33
- Brunson, Tyrone C, Township of Upper Darby, 10/30/2023, \$259.33
- Brunson, Tyrone C, Township of Upper Darby, 12/29/2023, \$183.43
- Buchanan, Angelic, Wells Fargo Bank, 6/19/2023, \$161,778.76
- Bunn, Monique Dolores, Temple University, 12/26/2023, \$6,072.87
- Burke, Michael L, CmwltH Dept of Revenue, 10/13/2023, \$1,059.38
- Burrell Sr., Antonio, Midland Funding LLC, 6/7/2023, \$1,383.51
- Burton, Annette M, City of Chester, 11/21/2023, \$2,258.63
- Burton, Elbert A, City of Chester, 11/21/2023, \$2,258.63
- Butler, Emerald, Jefferson Capital Systems LLC, 6/21/2023, \$6,343.28
- Butler, Lisa M, Commonwealth of Pennsylvania Department of Revenue, 8/22/2023, \$513.77
- Callahan, Rachel, American Express Centurion Bank, 9/29/2023, \$14,222.97
- Callahan, Rachel, American Express Centurion Bank, 9/29/2023, \$9,955.56
- Campbell, Latham T, Commonwealth of PA Dept of Revenue, 6/7/2023, \$903.88
- Campbell, Michele L, River Heights Capital LLC., 7/21/2023, \$30,989.20
- Campbell, S. Peter, Dr., American Express Centurion Bank, 7/6/2023, \$7,749.50
- Campys Crash N Go Auto Body LLC, CmwltH of PA Department of Revenue, 11/29/2023, \$1,236.47
- Canty, David, CmwltH of PA Department of Revenue, 11/3/2023, \$2,718.38
- Cardile, Salvatore J, Borough of Yeadon, 11/16/2023, \$922.49
- Caso, Robert, Township of Marple, 9/7/2023, \$1,731.25
- Caso, Robert, Township of Marple, 9/7/2023, \$2,202.30
- Chadwell Assoc Lp, Dolan, Leo J, Jr, 6/8/2023, \$1,105,016.67

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

**March 15, 2024
11:00 A.M. Prevailing Time**

BOROUGH
Brookhaven 16
Darby 17
East Lansdowne 8
Folcroft 7
Sharon Hill 24

CITY
Chester 5, 26

TOWNSHIP
Darby 1
Haverford 18
Radnor 14
Ridley 23
Tinicum 3
Upper Darby 2, 4, 6, 9, 10, 13,
15, 19, 20, 25

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. 009274 1. 2022

MORTGAGE FORECLOSURE

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

Dimensions: 2 sty hse gar

BEING Premises: 104 Westbridge Road, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: David Rogers and Carolina Montes De Oca.

Hand Money \$3,491.31

Pincus Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009770 2. 2022

MONEY JUDGMENT

3150 Township Line Road, Unit 2
Drexel Hill, Pennsylvania 19026

JUDGMENT AMOUNT: \$12,829.94

ALL THAT CERTAIN unit designated as Unit No. 2 being a Unit in "Township Line Condominium", SITUATE in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of "Township Line Condominium," dated January 11, 1989 recorded in the Office for the Recording of Deeds in and for the County of Delaware at Media, Pennsylvania, Volume 638, page 781, and Plates and Plans for "Township Line Condominium," dated January 11, 1989 and recorded in Plan Volume No. 16, page 95.

TOGETHER with all right, title and interest, being 17.8% undivided ownership interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

UNDER AND SUBJECT to all agreements, conditions, easements and restrictions of record and to the provisions, easements and covenants contained in the Declaration of Condominium Plats and Plans aforesaid.

BEING the same premises which Jeffrey M. Davis by Deed dated 2/7/2002 and recorded 2/15/2002 in Delaware County in Volume 2368 page 660 conveyed unto Panfilo Paul Sabatini and Danielle J. Grenier, husband and wife in fee.

Parcel No. 16-08-02704-02

IMPROVEMENTS CONSIST OF: a single unit within "Township Line Condominium".

SOLD AS THE PROPERTY OF: Danielle J. Grenier and Panfilo Paul Sabatini.

Hand Money \$3,000.00

Maselli, Mills & Fornal, P.C.
David Fornal, Esquire, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007466 3. 2023

MORTGAGE FORECLOSURE

423 Iroquois Street
Essington, PA 19029

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Caroline C. Kloehs.

Hand Money \$8,839.41

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005349 4. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Plan of Drexel Park Gardens, No. 5, made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, on February 14, 1942 and last revised September 7, 1943, as follows, to wit:

BEGINNING at a point on the Southeastwardly side of Windsor Avenue (forty feet wide) at the distance of seventy-nine feet and sixty-one one-hundredths of a foot measured Southwestwardly along the said side of Windsor Avenue from a point of curve, which point of curve is measured on a radius round corner whose radius of fifteen feet the arc distance of twenty-three feet and ten one-hundredths of a foot from a point of tangent on the Southwesterly side of Lansdowne Avenue (seventy feet wide);

CONTAINING in front or breadth South sixty-six degrees fifty-six minutes forty-one seconds West along the said side of Windsor Avenue, sixteen feet and extending of that width in length or depth South twenty-three degrees three minutes nineteen seconds East between parallel lines at right angles to said Windsor Avenue and partly passing through party walls separating these premises from premises adjoining to the Northeast and Southwest and crossing a twelve feet wide driveway which extends Northeastwardly into Lansdowne Avenue and Southwestwardly and Northwestwardly into a fifteen feet wide driveway which extends Northeastwardly into Argyle Road one hundred and forty-four feet and eighteen one-hundreds of a foot.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway as shown on the aforesaid plan, laid out across the rear of these and adjoining premises, as and for a driveway, passageway and watercourse at all times hereafter forever, in common with the owners tenants and occupiers of the lots of ground bounding thereon and entitled to the use thereof. Subject, however, to the proportionate part of the expense for keeping said driveway in good order, condition and repair at all times hereafter forever.

The improvements thereon being known as 2210 Windsor Avenue, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Christine M. Hinkle and Cihan Calkap.

Hand Money \$12,319.79

Friedman Vartolo, LLP
Dana Marks, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003748 5. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 925 W 9th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Walter Miles, Jr.

Hand Money \$7,571.57

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008918 6. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 269 Fairfield Ave, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Otanie Green.

Hand Money \$11,729.72

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004079 7. 2023

MORTGAGE FORECLOSURE

Property in the Borough of Folcroft, County of Delaware, Commonwealth of Pennsylvania on the side of .

BEING Folio No. 20000014300

BEING Premises: 732 Bennington Road, Folcroft, Pennsylvania 19032.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Melissa Salach, known surviving Heir of Leonard M. Anderson, Jr. a/k/a Leonard M. Anderson and unknown surviving Heirs of Leonard M. Anderson, Jr. a/k/a Leonard M. Anderson.

Hand Money \$2,599.24

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001216 8. 2023

MORTGAGE FORECLOSURE

Property in the Borough of East Lansdowne, County of Delaware and State of Pennsylvania, commonly known as 116 Wildwood Avenue, East Lansdowne Borough, PA 19050.

IMPROVEMENTS CONSIST OF: residential 2 story house.

SOLD AS THE PROPERTY OF: Goldies Enterprises, LLC.

Hand Money \$3,000.00

Janet L. Gold, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003996 9. 2023

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 467 Lombardy Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Hashina R. Jenkins aka Hashina Jenkins.

Hand Money \$21,701.27

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002927 10. 2023

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the Easterly side of Stoneybrook Lane.

Front: IRR Depth: IRR

BEING Premises: 2432 Stoneybrook Lane, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: James Clark.

Hand Money \$10,530.32

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008240 13. 2023

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 4023 Ellendale Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Albert Thistle aka Thistle, Albert T and Judith Thistle aka Thistle, Judith A.

Hand Money \$9,469.73

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000269 14. 2023

MORTGAGE FORECLOSURE

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

Dimensions: 1 1/2 Sty Hse 33.76 x 81.09 x 135.85

BEING Premises: 14 Devonwood Road, Wayne, PA 19087.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Charles R. DeNicola, III and Michelle L. DeNicola.

Hand Money \$18,077.78

Pincus Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003072 15. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground hereditaments and appurtenance, Situate in the Township of Upper Darby, County of Delaware and State of Pennsylvania and described according to a Subdivision Plan of Portion of "Shadeland Park Homes" and Plan made by G.D. Houtman and Son, Civil Engineers, dated 4/3/1959 and last revised 1/29/1960 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Abbey Terrace (50 feet wide) said point being measured by the 3 following courses and distances from a point of curve of the Northeasterly side of Dennison Avenue (50 feet wide) (1) leaving Dennison Avenue on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 20.09 feet to a point of reverse curve on the Northeasterly side of Abbey Terrace (2) Northwestwardly measured along the said side of Abbey Terrace of the arc of a circle curving to the left having a radius of 340 feet the arc distance of 162.75 feet to a point of compound curve in the same and (3) Northwestwardly measured still along the said side of Abbey Terrace on the arc of a circle curving to the left having a radius of 741.81 feet the arc distance of 25.75 feet to the point of beginning; thence extending from said point of beginning Northwestwardly measured along the said side of Abbey Terrace on the arc of a circle curving to the left having a radius of 741.18 feet the arc distance of 25.75 feet to the point of beginning; thence extending from said point of beginning Northwestwardly measured along the said side of Abbey Terrace on the arc of a circle curving to the left having a radius of 741.18 feet the arc distance of 25.76 feet to a point in the bed of a certain storm sewer; thence extending North 64 degrees 3 minutes 25 seconds East on a radial line partly through the bed of a storm sewer 85.47 feet to a point; thence extending South 7 degrees 58 minutes East 30.33 feet to a point; thence extending South 66 degrees 3 minutes 10 seconds West on a radial line 86.60 feet to the first mentioned point and place of beginning.

BEING No. 33 and being House No. 115 Abbey Terrace.

BEING the same premises which Alissa McCann by Indenture dated 3/28/2003 and recorded in the Recorder of Deeds, in and for the County of Delaware, aforesaid, in Volume 02727 and page 1059, granted and conveyed unto Pius Juwle in fee.

Folio No. 16-13-00039-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Pius Juwle.

Hand Money \$3,470.00

Shnyder Law Firm LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009689A 16. 2022

MORTGAGE FORECLOSURE

Property in the Borough of Brookhaven, County of Delaware, Commonwealth of PA on the East side of Trimble Boulevard.

Front: IRR Depth: IRR

BEING Premises: 153 Trimble Boulevard, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Amy R. Denight.

Hand Money \$18,128.23

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008200 17. 2023

MORTGAGE FORECLOSURE

215 N 9th Street
Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Derrick J. Armstrong; Lizzie Y. Armstrong.

Hand Money \$16,649.66

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006862 18. 2022

MONEY JUDGMENT

ALL THAT CERTAIN unit known and designated as Unit Number I-54, 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, and described in the Plats and Plans of Haverford Hill Condominium Association dated 7-1-1982 and recorded 10-20-1982 in Condominium Plan Drawer 3.

TOGETHER WITH all right, title and interest, being an 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 unit Number I-54, Haverford Hill Condominium.

FOLIO No. 22-09-01139-77, known as 400 Glendale Road, Unit I-54.

BEING the same premises which Anna N. Pakhtigian, also known as Anna Masciantonio, by Deed dated 11/24/09 and recorded in Delaware County on 12/7/09 at Instrument No. 2009081531, conveyed to Denise Ricchini, in fee.

Folio No. 16-13-00039-00

IMPROVEMENTS CONSIST OF: residential condominium unit.

SOLD AS THE PROPERTY OF: Denise Ricchini.

Hand Money \$3,000.00

Elliot H. Berton, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003444 19. 2019

MORTGAGE FORECLOSURE

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

BEING Folio No. 16-09-00137-00

BEING Premises: 346 Congress Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Hortense C. Tippet.

Hand Money \$25,766.82

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001460 20. 2023

MORTGAGE FORECLOSURE

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

Front: 18 Depth: 125

BEING Premises: 2346 Highland Ave, Drexel Hill, PA 19026-1510.

Parcel Nos 16090072000

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Edward Schehl a/k/a Edward F. Schehl, Jr. and Tracey Schehl a/k/a Tracey L. Schehl.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007873 23. 2023

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 and Commonwealth of Pennsylvania and described according to a Plan of Portion of Derwood Park for Floyd Mousley by Damon and Foster, Civil Engineers, under date of July 2, 1951 and last revised December 15, 1952 and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Crum Creek Drive (50 feet wide) at the distance of 235 feet measured North 43 degrees 8 seconds 45 minutes West along the said side of Crum Creek Drive from a point a corner formed by its intersection (if extended) with the Northwesterly side of Dorrett Street (50 feet wide) (if extended).

CONTAINING in front or breadth measured North 43 degrees 8 minutes 45 seconds West along the said side of Crum Creek Drive 27 feet and extending of that width in length or depth South 46 degrees 51 minutes 15 seconds West between parallel lines at right angles to Crum Creek Drive 100 feet the Southeast line thereof passing through the center of a party wall dividing the dwelling erected on those premises from the dwelling erected on the Southeast.

BEING Lot No. 58 on said Plan.

UNDER AND SUBJECT to certain agreements of record.

TOGETHER with the free and common use, right, liberty and privilege of a certain 14 feet wide driveway which is equally laid out and open over these premises and the premises adjoining to the Northwest side of driveway extending for a depth of 20 feet Southwest from the Southwesterly side of Crum Creek Drive and to be used as and for a driveway, passageway and watercourse at all times, hereafter, forever, in common with the owners, tenants and occupiers of these premises and the premises adjoining to the Northwest; SUBJECT, however, to the proportionate part of the expense of maintaining and keeping the same in good order and repair.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Roberta L. Reece.

Hand Money \$7,674.00

Law Office of Gregory Javardian, LLC Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008503 24. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$125,048.68

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

Front: 22.8 feet Depth: 70 feet

BEING Premises: 71 Burnside Avenue, Sharon Hill, PA 19079.

Folio Number: 41000025100

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Shawn D. Jones.

Hand Money \$12,504.87

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005403 25. 2017

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Upper Darby, County of Delaware and State of PA and described according to a Plan thereof made for John H. McClatchy, by Damon and Foster, Civil Engineers, Sharon Hill, PA, dated 10/18/1949 as follows:

BEGINNING at a point on the Northwesterly side of Church Lane (40 feet wide) which point is measured the five following courses and distances along the said side of Church Lane from its intersection with the Southeasterly side of Marshall Road (50 feet wide); (1) extending from said point of intersection South 16 degrees 29 minutes 45 seconds West 247.77 feet to a point of curve (2) on a lien curving to the right having a radius of 277.25 feet the arc distance of 59.47 feet to a point of tangent (3) South 28 degrees 47 minutes 5 seconds West 102.88 feet to a point of curve (4) on a line curving to the right having a radius of 269.05 feet the arc distance of 106.56 feet to a point of tangent (5) South 51 degrees 28 minutes 38 seconds West, 84.70 feet to a point and place of beginning; extending thence from said beginning point South 51 degrees 28 minutes 38 seconds West along the said Northwesterly side of Church Lane and 5.45 feet to a point of curve in the same; thence extending still along said side of Church Lane on a line curving to the right having a radius of 380.08 feet the arc distance of 10.69 feet to a point; thence extending North 30 degrees 54 minutes 49 seconds West passing through the party wall between these premises and the premises adjoining to the Southwest 112.88 feet to a point; thence extending South 59 degrees 5 minutes 11 seconds West, 4.82 feet to a point; thence extending North 26 degrees 7 minutes 30 seconds West 51.983

feet to a point; thence extending North 69 degrees 28 minutes 45 seconds East, 16.76 feet to a point; thence extending South 30 degrees 54 minutes 49 seconds East, passing through the party wall between these premises and the premises adjoining to the Northeast 159.62 feet to the first mentioned point and place of beginning.

BEING lot No. 65 House No. 6647 Church Lane.

Property Parcel Number 16-01-00315-00

BEING the same premises which Wajdi Zeineddine by Deed dated 3/10/2011 and recorded 5/9/2012 in Delaware County in Volume 5111 page 2171 conveyed unto Philly Diner Realty co., LP, in fee.

IMPROVEMENTS CONSIST OF: two story residential dwelling.

SOLD AS THE PROPERTY OF: Philly Diner Realty, Co. L.P.

Hand Money \$3,000.00

Jay E. Kivitz, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002962 26. 2021

MORTGAGE FORECLOSURE

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

Dimensions: 2 sty hse 27 x 52

BEING Premises: 1102 Brown Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Helene D. Hollis a/k/a Helene D. Wesley.

Hand Money \$5,928.00

Pincus Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

Feb. 23; Mar. 1, 8