

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**MARY BENNETT a/k/a MARY D.**

BENNETT and MARY DIANE BENNETT, dec'd.

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

Admr.: Billy Ray Bennett, 8709 Carroll Avenue, Silver Springs, MD 20903.

RICHARD BOUCHER a/k/a DICK

BOUCHER, dec'd.

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

Extr.: Steven F. Thompson, 126 Beech Ave., Aldan, PA 19018.

ROBERT J. BUGEY, dec'd.

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

Extr.: Roberta Curley c/o Michael J. Mattson, Esquire, 21 W. Third St., Media, PA 19063.

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Musi, Mattson, Daubenberger & Clark, LLP

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Media, PA 19063

LILLIAN H. CHIMEKAS a/k/a

LILLIAN CAVUNIS, dec'd.

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

Extr.: Linda Flick, 61 Paul Lane, Glen Mills, PA 19342.

MARY MARGARET COOLEY, dec'd.

Late of the Township of Chadds Ford, Delaware County, PA.

Extxs.: Mary Anne Cooley and Lisa A. Obetz c/o Robert J. Iannozzi, Jr., Esquire, 1684 S. Broad St., Ste. 230, Lansdale, PA 19446.

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SONIA DI SENA, dec'd.

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

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HELEN A. FEENEY, dec'd.

Late of the Township of Ridley, Borough of Swarthmore, Delaware County, PA.

Extr.: Joe Feeney, 132 Quarry View Drive, Morgantown, PA 19543.

ROBERT J. GETZ a/k/a BOB GETZ, dec'd.

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

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MARGARETT MANOCCHIO, dec'd.

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

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West Chester, PA 19382

WILLIAM A. McCULLOUGH, JR., dec'd.

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

Extrs.: James Peter McCullough
(Named in Will as James McCullough),
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PA 19064 and Arthur Burnley
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**SHIRLEY M. McFARLAND a/k/a
SHIRLEY MAE McFARLAND-
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Late of the Township of Ridley,
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MARIE A. PATTERSON, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
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Kristine B. Smith c/o Richard C.
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Late of the Borough of Collingdale,
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WALTER JOHN TAGGART a/k/a

WALTER J. TAGGART, dec'd.

Late of the Township of Radnor,
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NICHOLAS ANDREACCHIO
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BERNADINE E. ANDREOZZI, dec'd.
Late of the Township of Upper Darby,
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CASTRO and JANET BELLE
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ALBERT GIBSON, dec'd.

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EILEEN J. GILLIN, dec'd.

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Delaware County, PA.
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Late of the Township of Haverford,
Delaware County, PA.
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JOAN L. HOWARTH, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
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PATRICK J. HUHN, JR., dec'd.

Late of the Borough of Ridley Park,
Delaware County, PA.
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JOSEPH JOHNSON, dec'd.

Late of the City of Chester, Delaware
County, PA.
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ROBERT J. KOZAK a/k/a ROBERT JAMES KOZAK, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
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19063.
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GUANG HAN LIN, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
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JANUSZ M. LYSKO a/k/a JANUSZ MACIEJ LYSKO, dec'd.
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BRENT C. MAGEE, dec'd.
Late of the Township of Haverford,
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CATHERINE PATRICIA MALICK a/k/a PAT MALICK, dec'd.
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Providence, Delaware County, PA.
Extx.: John J. Malick, 5061 Britanny
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NANCY LOUISE McCLINTOCK a/k/a NANCY L. McCLINTOCK-MOORE, dec'd.
Late of the Township of Aston,
Delaware County, PA.
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DIANE NEWS, dec'd.
Late of the City of Chester, Delaware
County, PA.
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ELAINE OGLESBY a/k/a ELAINE H. OGLESBY, dec'd.
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PHYLLIS J. O'NEILL a/k/a PHYLLIS O'NEILL, dec'd.
Late of the Township of Upper Darby,
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ANTOINETTE SARACENI a/k/a ANTOINETTE SHORT-SARACENI and ANTOINETTE R. SHORT, dec'd.

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Late of the Township of Bethel,
Delaware County, PA.
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Late of the Township of Chadds Ford,
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PHYLLIS ELAINE TYLER, dec'd.

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DENNIS M. WARD a/k/a DENNIS MICHAEL WARD, dec'd.

Late of the Township of Upper
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THIRD AND FINAL PUBLICATION**EDWARD ANTHONY BLYTHE a/k/a EDWARD A. BLYTHE**, dec'd.

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WILLIAM THOMAS BROGAN, JR., dec'd.

Late of the Borough of Norwood,
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LESLIE PATRICIA CAHILL a/k/a LESLIE CAHILL a/k/a LESLIE P. CAHILL and LESLIE PATRICIA SLATE, dec'd.

Late of the Township of Radnor,
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FLORENCE J. COLLIER a/k/a FLORENCE JOHNSTON COLLIER, dec'd.

Late of the Township of Nether
Providence, Delaware County, PA.
Co-Executrices: Eileen Espanol and
Sierra Espanol c/o Robert E. O'Connor,
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DENISE DELUCA, dec'd.

Late of the Township of Upper Darby,
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MAUREEN L. DIEHL, dec'd.

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LOUIS DiMARINO, dec'd.

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SPLENDORA DiMARINO a/k/a

SPLENDORA MARY DiMARINO, dec'd.

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GERTRUDE JONES DIMM, dec'd.
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DIANE FOOSE, dec'd.
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ANGELA M. FREEMAN, dec'd.

Late of the Township of Chester, Borough of Upland, Delaware County, PA.

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Late of the Township of Haverford, Delaware County, PA.
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Ste. 110
Radnor, PA 19087

PATRICIA HAFER, dec'd.

Late of the Township of Concord, Delaware County, PA.
Extr.: Raymond Hofmann, 244 Baltimore Pike, Unit 207, Glen Mills, PA 19342.

ROBERT JOHN HEIST, SR. a/k/a

ROBERT J. HEIST, SR., dec'd.
Late of the Township of Springfield, Delaware County, PA.
Extr.: Robert John Heist, Jr. (Named in Will as Robert J. Heist, Jr.), P.O. Box 122, Lone Pine, CA 93545.
REBECCA H. DINUCCI, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

DONNA K. HOELL, dec'd.

Late of the Township of Bethel, Delaware County, PA.
Extr.: Susan Kurtz c/o Christina B. Roberts, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

MARY SALVATORI HORENBURGER, dec'd.

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

ERIKA C. HOVLAND a/k/a ERIKA CHRISTINE HOVLAND and ERIKA HOVLAND BAHIJ, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extx.: Linda Thomas, 1412 South
Beulah Street, Philadelphia, PA 19147.

JOANNE M. HUGGARD a/k/a JOANNE HUGGARD, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Joseph P. Carroll c/o David
Bartholf, Esquire, 323 W. Front Street,
Media, PA 19063.
DAVID BARTHOLF, ATTY.
323 W. Front Street
Media, PA 19063

JEFFREY MIKI ISHIBASHI, dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Admr.: Sean Andrew Murphy, 340
N. Lansdowne Ave., Lansdowne, PA
19050.
SEAN MURPHY, ATTY.
340 N. Lansdowne Ave.
Lansdowne, PA 19050

GRACE H. KOUMJIAN, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Tina Calderaro c/o Dana M.
Breslin, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

GILBERT MOSES MASON a/k/a GILBERT M. MASON, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extxs.: Gabrielle Mason, 47 Mohican
Park Ave., Dobbs Ferry, NY 10522 and
Darielle Mason, 284 S. Roberts Rd.,
Bryn Mawr, PA 19010.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

KATHLEEN MICHAELIDES a/k/a KATHY MICHAELIDES, dec'd.
Late of the Borough of Marcus Hook,
Delaware County, PA.
Extx.: Michele Stine, 9603 Birchwood
Ct. E., Frederick, MD 21701.

STELLA FRANCES PLUSH a/k/a STELLA F. PLUSH, dec'd.
Late of the Township of Concord,
Delaware County, PA.

Extr.: Theodore G. Plush c/o Robert M.
DiOrio, Esquire, 21 West Front Street,
Media, PA 19063.
ROBERT M. DiORIO, ATTY.
DiOrio & Sereni, LLP
21 West Front Street
Media, PA 19063

JANET L. REAVER, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: Christine Dunham, 34 Thomas
Jefferson Blvd., Neward, DE 19702.

DORA E. RICE a/k/a LIZ RICE, dec'd.
Late of the City of Chester, Delaware
County, PA.
Admr.: Michael J. Rice, 53 Saratoga
Dr., New Castle, DE 19720.

BETH ANNE SACKS a/k/a BETH SACKS, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Admx.: Kimberly Cope, 8004
Pyracantha Court, Springfield, VA
22153.

JOSEPH E. SAMBUCO, dec'd.
Late of the Borough of Aldan,
Delaware County, PA.
Admx.: Phyllis Sambuco, 320 Walnut
Avenue, Aldan, PA 19018.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA CIVIL ACTION—LAW NO. CV-2024-011128

NOTICE IS HEREBY GIVEN THAT on
December 20, 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 **Sandra Ann Scull Dunlap** to
Sandra Scull Dunlap.

The Court has fixed Friday, August 1,
2025, at 9:00 a.m. in Courtroom "TBA",
Delaware County Courthouse, Media, PA
as the time and place for the hearing of
said Petition, when and where all persons
interested may appear and show cause, if
any they have, why the prayer of the said
Petition should not be granted.

July 25; Aug. 1

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. 2024007489

NOTICE IS HEREBY GIVEN THAT on July 8, 2025, the Petition of Aura Iheukwumere, minor, by and through their parent and natural guardian, Edna Bio, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Aura Iheukwumere** to **Aura Bio**.

The Court has fixed October 7, 2025, at 9:00 a.m. in Courtroom "TBA", Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

July 25; Aug. 1

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-002426

NOTICE IS HEREBY GIVEN THAT on July 10, 2025, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Riley Gianna Pagano** to **Rigby Gianna Pagano**.

The Court has fixed Tuesday, October 7, 2025, at 9:00 a.m. in Courtroom "TBA", Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Aug. 1, 8

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-0-0897

NOTICE IS HEREBY GIVEN THAT on December 13, 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 **Alexa Rose Staiber** to **Alexa Rose Luciano**.

The Court has fixed Tuesday, October 7, 2025, at 9:00 a.m. in Courtroom "TBA", Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

July 25; Aug. 1

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants of **EVERCHEM, INC.**, with its registered office at 2200 W. Chester Pike, Ste. 5B, Broomall, PA 19008, a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Aug. 1

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL LAW
DOCKET NO. 2024-11112

IN DIVORCE

LINDA TRIMBLE, Plaintiff

v.

JOHN WALTER HENNON, Defendant

NOTICE TO DEFEND
AND CLAIM RIGHTS

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

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

If you do not file a claim for alimony, marital property, counsel fees or expenses before the final Decree of Divorce or Annulment is entered, you may lose the right to claim any of them.

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

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

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

NOTICE

If you wish to deny any of the statements set forth in this Affidavit, you must file a Counter-Affidavit within twenty (20) days after this Affidavit have been served on you, or the statements will be admitted.

AFFIDAVIT UNDER SECTION 3301(d) OF THE DIVORCE CODE

1. The parties to this action separated on February 1, 2000

2. Check (a) or (b)

_____ (a) The date of separation was prior to December 5, 2016, and the parties have continued to live separate and apart for a period of at least two years.

___X___ (b) The date of separation was on or after December 5, 2016, and the parties have continued to live separate and apart for a period of at least one year.

3. The marriage is irretrievably broken.

4. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted.

I verify that the statements in this document are true and correct to the best of my knowledge, information, and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. 4904, relating to unsworn falsification to authorities.

Date: _____

LINDA TRIMBLE, Plaintiff

COUNTER-AFFIDAVIT UNDER SECTION 3301 (D) OF THE DIVORCE CODE

1. Check either (a) or (b):

(a) ___ I do not oppose the entry of a divorce decree.

(b) ___ I oppose the entry of a divorce decree because:

Check (i), (ii), (iii) or all:

(i) ___ The parties to this action have not lived separate and apart for the required separation period: two years for parties that separated prior to December 5, 2016, and one year for parties that separated on or after December 5, 2016.

(ii) ___ The marriage is not irretrievably broken.

(iii) ___ There are economic claims pending.

2. Check (a), (b) or (c):

(a) ___ I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer's fees, costs and expenses, or other important rights if I do not claim them before a divorce is granted.

(b) ___ I wish to claim economic relief, which may include alimony, division of property, lawyer's fees, costs and expenses, or other important rights.

I UNDERSTAND THAT IN ADDITION TO CHECKING (2)(b), I MUST ALSO FILE ALL OF MY ECONOMIC CLAIMS IN WRITING AND SERVE THEM ON THE OTHER PARTY. IF I FAIL TO DO SO BEFORE THE DATE SET FORTH ON THE NOTICE OF INTENTION TO FILE THE PRAECIPE TO TRANSMIT RECORD, THE DIVORCE DECREE OR ORDER APPROVING GROUNDS FOR DIVORCE MAY BE ENTERED WITHOUT FURTHER NOTICE TO ME, AND I MAY BE UNABLE THEREAFTER TO FILE ANY ECONOMIC CLAIMS.

(c) ___ Economic claims have been raised and are not resolved.

I verify that the statements made in this counter-affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904, relating to unsworn falsification to authorities.

Date: _____

JOHN WALTER HENNON, Defendant

NOTICE: IF YOU DO NOT WISH TO OPPOSE THE ENTRY OF A DIVORCE DECREE OR ORDER APPROVING GROUNDS FOR DIVORCE AND YOU DO NOT WISH TO MAKE ANY CLAIM FOR ECONOMIC RELIEF, YOU SHOULD NOT FILE THIS COUNTERAFFIDAVIT.

STEPHEN R. CIARROCCHI, ESQUIRE
Attorney I.D. No.: 328313
Attorney for Plaintiff
104 W. Front Street
Media, PA 19063
(610) 502-3300

Aug. 1, 8

SERVICE BY PUBLICATION

IN THE OFFICE OF THE REGISTER
OF WILLS OF DELAWARE COUNTY,
PENNSYLVANIA
FILE NO. 2325-1870

IN RE: ESTATE OF TIMOTHY SCHOLL,
DECEASED

RE: Petition for Citation to Show Cause
Why Letters of Administration Should
Not Be Granted to Shaun O'Toole, Esq.

RULE

AND NOW, this 18th day of July, 2025, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a Rule to Show Cause is issued and directed upon Fred Scholl and Gerry Scholl, Service of Process by Publication has been authorized pursuant to Rule 430(b) of the Pennsylvania Rules of Civil Procedure since his whereabouts are unknown by Petitioner.

Respondent(s) shall submit a written response on or before the 3rd day of September, 2025, via one or more of the following options: (1) U.S. mail at ATTN: Register of Wills, 201 W. Front Street, Media, PA 19063; (2) In-Person or drop-box at the Office of the Register of Wills, First Floor, Government Center Building, Media, PA, 19063; and/or (3) fax at (610) 891-4812.

No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted, and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7.

BY THE REGISTER OF WILLS
VINCENT A. RONGIONE, ESQUIRE
Register of Wills and
Clerk of Orphans' Court

Aug. 1, 8

SERVICE BY PUBLICATION

CIVIL ACTION
COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-009411

LLACG Community Investment Fund,
Plaintiff
v.

The Estate of Donald R. Mosby, Deceased; Any and All Unknown Heirs, Successors and Assigns, Representatives, Devisees and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under the Estate of Donald R. Mosby, Deceased; Donald R. Mosby, Trustee of the Donald R. Mosby Revocable Living Trust u/d/t September 20, 2003, Defendants

TO: Estate of Donald R. Mosby, Deceased, 112 Ridge Avenue, Darby, PA 19023

Any and All Unknown Heirs, Successors and Assigns, Representatives, Devisees and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under the Estate of Donald R. Mosby, Deceased, 112 Ridge Avenue, Darby, PA 19023.

Donald R. Mosby, Trustee of the Donald R. Mosby Revocable Living Trust u/d/t September 20, 2003, 112 Ridge Avenue, Darby, PA 19023.

NOTICE OF SHERIFF'S SALE

Your real estate at 112 Ridge Avenue, Darby, PA 19023 to be sold at the Delaware County Sheriff's sale on September 19, 2025 at 11:00 A.M. to enforce the court judgment in the amount of \$231,704.14 obtained by LLACG Community Investment Fund. against 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
Telephone: (610) 566-6625
www.delcobar.org

JACQUELINE F. McNALLY, ESQUIRE
PADGETT LAW GROUP
Attorneys for Plaintiff
700 Darby Road
Suite 100
Havertown, PA 19083
(850) 422-2520

Aug. 1, 8

SERVICE BY PUBLICATION

CIVIL ACTION
COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-009199

LLACG Community Investment Fund,
Plaintiff

v.

Estate of Anna Mae Earl; Any and All Unknown Heirs, Successors and Assigns, Representatives, Devisees and All Persons, Firms or Associations Claiming Right, Title or Interest from or under the Estate of Anna Mae Earl, Deceased, Defendant

To: Estate of Anna Mae Earl; Any and All Unknown Heirs, Successors and Assigns, Representatives, Devisees and All Persons, Firms or Associations Claiming Right, Title or Interest from or under the Estate of Anna Mae Earl, Deceased

NOTICE OF SHERIFF'S SALE

Your real estate at 1407 Townsend Street, Chester, PA 19013 scheduled to be sold at the Delaware County Sheriff's sale on September 19, 2025 at 11:00 A.M. to enforce the court judgment in the amount of \$95,474.23 obtained by LLACG Community Investment Fund. against 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
Telephone: (610) 566-6625
www.delcobar.org

JACQUELINE F. McNALLY, ESQUIRE
PADGETT LAW GROUP
Attorneys for Plaintiff
700 Darby Road
Suite 100
Havertown, PA 19083
(850) 422-2520

Aug. 1, 8

SERVICE BY PUBLICATION

SHERIFF'S SALE OF REAL ESTATE
AT THE COUNTY COUNCIL ROOM,
COURTHOUSE, MEDIA, PA
No. CV-2021-009871
Mortgage Foreclosure

Friday, September 19, 2025 at
11:00 am prevailing local time

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. Hand money:

Amount of Judgment: \$141,430.76; date entered: March 14, 2025; Premises to be sold: 1 Radnor Drive Unit E-4, Newtown Square, PA 19073; (See full legal description attached)

Improvements consist of: Sold as property of: ANY AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ANY AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANGELA DIPOLO, DECEASED; MARIE CECCHINE KNOWN HEIR OF ANGELA DIPOLO, DECEASED; ROBERT DIPOLO KNOWN HEIR OF ANGELA DIPOLO, DECEASED; THERESA MOLITOR KNOWN HEIR OF ANGELA DIPOLO, DECEASED,

This paper is a notice of the time and place of the sale of your property. It has been issued because there is a judgment against you. It may cause your property to be held to be sold or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

You should take this paper to your lawyer at once, Go to or telephone the office below to find out where you can get free legal advice.

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

The legal rights you may have are:

1. You may file a petition with the Court of Common Pleas of Delaware County to open the Judgment against you, You may also file a petition with the same court if you are aware of a legal defect in the obligation or the procedure used against you. Both petitions must be filed with the Office of Judicial Support, Courthouse, Media, Pennsylvania n you must obtain a return date that can be at the Court Administrators Office, Media, Pennsylvania. The petition and the return date must be promptly served on the creditor or the attorney for the creditor before the return date.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of Delaware County to set aside the sale for a grossly inadequate price. This petition must be filed with the office of Judicial Support, Court House, Media, Pennsylvania and you must obtain a return date that can be obtained at the Court Administrator's Office, Media, Pennsylvania. The Petition and notice of return date must be promptly served on the Creditor or the attorney for the Creditor before the return date.

A copy of the Writ of Execution is attached hereto.

ROBERT FLACCO, ESQUIRE (325024)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

July 25; Aug. 1

SERVICE BY PUBLICATION**NOTICE OF CIVIL ACTION
CV-2021-008555**

Fox Hill Farm Community Association,
Plaintiff

v.

Diane Bessinger, in her capacity as heir
of Christine B. Tagtstrom a/k/a Christine
Bessinger et al., Defendants

To: Unknown heirs, successors, as-
signs, and all persons, firms or
associations claiming right, title
or interest from or under Jane B.
Jordan, deceased heir of Chris-
tine B. Tagtstrom a/k/a Christine
Bessinger, 131 Foxmask Turn,
Glen Mills, PA 19342; Unknown
heirs, successors, assigns and
all persons, firms or associations
claiming right, title or interest
from or under Christine B. Tagt-
strom a/k/a Christine Bessinger,
131 Foxmask Turn, Glen Mills, PA
19342

You are hereby notified that Plaintiff,
Fox Hill Farm Community Association,
has filed a Civil Complaint, endorsed with
a Notice to Defend, against you in the Court
of Common Pleas of Delaware County, PA
docketed to No. CV-2021-008555.

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 writ-
ten appearance personally or by attorney
and filing your defenses or objections in
writing with the court. You are warned
that if you fail to do so the case may pro-
ceed without you and a judgment may be
entered against you without further notice
for the relief requested by the plaintiff. You
may lose money or property or other rights
important to you.

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

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

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

THE LAW OFFICES OF JAMIE
W. GONCHAROFF
15 W. Gay Street
West Chester, PA 19380

July 25; Aug. 1

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-000729

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR NOVAS-
TAR MORTGAGE FUNDING TRUST, SE-
RIES 2007-2, NOVASTAR HOME EQUITY
LOAN ASSET-BACKED CERTIFICATES,
SERIES 2007-2, Plaintiff

v.

PAUL REITANO, INDIVIDUALLY, AND
IN HIS CAPACITY AS HEIR OF SUSAN
REITANO; ET AL., Defendants

**COMPLAINT IN
MORTGAGE FORECLOSURE**

TO: UNKNOWN HEIRS, SUCCE-
SORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSO-
CIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM
OR UNDER SUSAN REITA-
NO Defendant(s), 130 S. LYNN
BLVD., UPPER DARBY, PA 19082

You are hereby notified that Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, 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-2024-000729, seeking to foreclose the mortgage secured on your property located, 130 S. LYNN BLVD., UPPER DARBY, PA 19082.

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

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

July 25; Aug. 1



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**

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

BOROUGH
Aldan 1, 36, 52
Brookhaven 18
Clifton Heights 29, 51, 57
Darby 23, 44
Eddystone 17
Folcroft 32, 33
Glenolden 24, 53
Milbourne 9
Norwood 7
Prospect Park 49
Ridley Park 16
Sharon Hill 14
Upland 8
Yeadon 6, 13, 55

CITY
Chester 4, 10

TOWNSHIP
Concord 39
Darby 28
Haverford 12, 31, 34
Radnor 56
Ridley 27, 30
Springfield 15, 22, 26, 41, 54
Tinicum 40
Upper Darby 2, 3, 19, 20, 25,
38, 42, 47, 48
Upper Providence 45

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. 003796 1. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 237 Priscilla Lane, Aldan, PA 19018-3014.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Cheryl B. Thompson and Barbara V. Greenwood.

Hand Money \$9,381.81

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010088 2. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$205,741.37

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

Front: Irregular Depth: Irregular

BEING Premises: 2450 Mansfield Avenue, Drexel Hill, PA 19026.

Folio Number: 16090110800

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Diane Huggins-McFadden, known Heir of David McFadden, deceased and Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under David McFadden, deceased.

Hand Money \$20,574.14

LOGS Legal Group, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006048 3. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 7239 Brent Road, Upper Darby, PA 19082.

Parcel Nos. 16-04-0037200

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Jacquelyn Timmons.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006509 4. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$103,436.81

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

Front: Irregular Depth: Irregular

BEING Premises: 603 Tilghman Street, Chester, PA 19013.

Folio Number: 49080135500

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Marvin Davis.

Hand Money \$10,343.68

LOGS Legal Group, LLP
Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004969A 6. 2022

MORTGAGE FORECLOSURE

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

BEING Premises: 622 Yeadon Avenue, Yeadon, PA 19050.

Parcel Nos. 48-00-03416-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Altheia D. Lloyd and Dean T Lloyd.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003751 7. 2024

MORTGAGE FORECLOSURE

545 E. Winona Avenue
Norwood, PA 19074

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

IMPROVEMENTS CONSIST OF: res-
idential dwelling.

SOLD AS THE PROPERTY OF: Edward
Agent; Jean M. McLaughlin.

Hand Money \$19,112.56

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002123 8. 2023

MORTGAGE FORECLOSURE

1204 Mulberry Street
Brookhaven, PA 19015

Property in the Borough of Upland,
County of Delaware and State of Penn-
sylvania.

IMPROVEMENTS CONSIST OF: res-
idential dwelling.

SOLD AS THE PROPERTY OF: David
Howett, in his capacity as Heir of Alfred
Charles Howett.

Hand Money \$3,300.01

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001470 9. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$64,827.39

Property in the Borough of Millbourne,
County of Delaware and State of Penn-
sylvania.

Front: Irregular Depth: Irregular

BEING Premises: 43 Erna Court, Upper
Darby, PA 19082.

Folio Number: 28000003400

IMPROVEMENTS CONSIST OF: Res-
idential Property.

SOLD AS THE PROPERTY OF: Soma-
rajan P. Kunjukunju a/k/a Somarajan P. K
a/k/a Plavilayil K. Somarajan.

Hand Money \$6,482.74

LOGS Legal Group, LLP
Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009219 10. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$126,635.36

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

Front: Irregular Depth: Irregular

BEING Premises: 606 Norris Street,
Chester, PA 19013.

Folio Number: 49080111500

IMPROVEMENTS CONSIST OF: Res-
idential Property.

SOLD AS THE PROPERTY OF: Denise
D. Grant.

Hand Money \$12,663.54

LOGS Legal Group, LLP
Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000374 12. 2025

MORTGAGE FORECLOSURE

2 Hastings Avenue
Havertown, PA 19083

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

IMPROVEMENTS CONSIST OF: res-
idential dwelling.

SOLD AS THE PROPERTY OF: Gregory
Breen and Deborah Breen a/k/a Deborah
Warren.

Hand Money \$21,713.60

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009145 13. 2023

MORTGAGE FORECLOSURE

Property in Borough of Yeadon, County
of Delaware and Commonwealth of Penn-
sylvania.

Front: Depth:

BEING Premises: 820 Fern St., Yeadon,
PA 19050.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Jason
C. Rivers.

Hand Money \$21,699.59

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007959 14. 2024

MORTGAGE FORECLOSURE

Property situated in the Sharon Hill
Borough, County of Delaware and Common-
wealth of Pennsylvania, being more fully
described in Deed recorded on September
16, 2002, in the Office of the Delaware
County Recorder of Deed in Deed Book
Volume 2528, at page 639, as Instrument
No. 2002097820.

Folio No. 41-00-00442-00

BEING known as 244 Cherry Street,
Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Dwayne
R. Green, as Administrator of the Estate of
Roylyn Green aka Roy Green.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008537 15. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of
ground, SITUATE in Springfield Township,
County of Delaware and Commonwealth
of Pennsylvania, described according to a
survey and plan made by Damon & Foster,
Civil Engineers, Sharon Hill, Pennsylvania
on November 19, 1952, as follows, to wit:

BEGINNING at a point on the North-
easterly side of Hawarden Road (sixty
feet wide) which point is measured South
seventy-nine degrees eighteen minutes
ten seconds East two hundred seventy-one
feet from a point, which point is measured
on the arc of a circle curving to the left
having a radius of twenty-five feet the arc
distance of thirty-nine and twenty-seven
one hundredths feet from a point on the
Southeasterly side of Colonial Park Drive
(fifty feet wide);

CONTAINING in front or breadth on said Hawarden Road sixty-five feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to said Hawarden Road one hundred thirty-one feet the Southeasterly line thereof partly passing through the bed of a certain eight feet wide driveway, which extends Southwestwardly into Hawarden Road,

BEING Lot No. 8, House No. 637 Hawarden Road.

HAVING thereon erected a dwelling house known and numbered as: 637 Hawarden Road, Springfield, PA 19064.

PARCEL No. 42-00-02441-00

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Jason Rodden.

Hand Money \$22,742.17 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003168 16. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 650 Clymer Lane, Ridely Park, PA 19078.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Davis Road Holdings, LLC.

Hand Money \$147,799.95

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004398 17. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Eddystone, County of Delaware, Commonwealth of Pennsylvania.

BEING Premises: 1217 Lawrence Avenue, Eddystone, PA 19022.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Charles R. Wise, Jr.

Hand Money \$1,515.08

Robert Flacco, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 011055 18. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Brookhaven, County of Delaware, Commonwealth of PA on the beginning at a point on the Southeasterly side of Brookhaven Road.

Front: IRR Depth: IRR

BEING Premises: 427 West Brookhaven Road, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Dean
T. Damico.

Hand Money \$22,331.88

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000156 19. 2025

MORTGAGE FORECLOSURE

Judgment Amount: \$118,034.44

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

Front: Irregular Depth: Irregular

BEING Premises: 743 Westwood Lane,
Upper Darby, PA 19018.

Folio Number: 16-02-02207-00

IMPROVEMENTS CONSIST OF: Res-
idential Property.

SOLD AS THE PROPERTY OF: Jerome
Rizzo.

Hand Money \$11,803.44

LOGS Legal Group, LLP
Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002438 20. 2024

MORTGAGE FORECLOSURE

Property in the Township of Upper Dar-
by, County of Delaware, Commonwealth of
Pennsylvania on the side of.

BEING Folio No. 16-11-01497-00.

BEING Premises: 4107 Rosemont Av-
enue, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Donel
J. McNeill, Administrator of the Estate of
Delores V. McNeill.

Hand Money \$15,805.57

McCabe, Weisberg & Conway, LLC,
Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010373 22. 2024

MORTGAGE FORECLOSURE

Property situated in the Township of
Springfield, County of Delaware and Com-
monwealth of Pennsylvania, being more
fully described in Deed recorded on Septem-
ber 26, 2918, in the Office of the Delaware
County Recorder of Deed in Deed Book
Volume 6229, at page 209, as instrument
No. 2018047585.

Folio No. 42-00-07805-00

BEING known as 17 Windsor Circle,
Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Arthur
Coccoli and Tara Coccoli.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009170 23. 2024

MORTGAGE FORECLOSURE

23 Mermont Circle
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: James R. Price.

Hand Money \$5,581.69

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008886 24. 2024

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 21000029700

PROPERTY: 15 East Boon Avenue, Glenolden, PA 19036.

BEING the same premises which The Estate of Sophie Umstetter aka Sophie K. Umstetter, by William J. Umstetter, Executor, by Deed dated July 8, 2019 and recorded July 22, 2019 in and for Delaware County, Pennsylvania in Deed Book Volume 6359, page 92, granted and conveyed unto Charles Michael Scalies and Grace Denise Meyers.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Charles Michael Scalies and Grace Denise Meyers.

Hand Money \$13,462.27

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010221 25. 2024

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the beginning at a point in the middle of Lincoln Avenue.

Front: 74 Depth: 145

BEING Premises: 328 Lincoln Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Fatima Harris and James Lewis.

Hand Money \$34,074.19

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010942 26. 2024

MORTGAGE FORECLOSURE

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

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. 008183 27. 2024

MORTGAGE FORECLOSURE

Property situated in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on August 3, 2005, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 3558, at page 578, as instrument No. 2005072833.

Folio No. 38-02-01918-00

BEING known as 127 Tyler Avenue, Woodlyn, PA 19064.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Robert A. Heine, Jr. and Linda Heine.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007925 28. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$206,989.82

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

Front: Irregular Depth: Irregular

BEING Premises: 1221 Linden Avenue, Sharon Hill, PA 19079.

Folio Number: 15000199711

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Kim Lee Lancaster, Administratrix of the Estate of Richard Moore, deceased.

Hand Money \$20,698.98

LOGS Legal Group, LLP
Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007115 29. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 52 W. Berkley Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William E. Thompson.

Hand Money \$11,002.94

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006473 30. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 239 Haller Road,
Ridley Park, PA 19078.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Ter-
rance S. O'Brien and Roberta O'Brien.

Hand Money \$14,308.22

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001255 31. 2025

MORTGAGE FORECLOSURE

312 Crescent Hill Drive
Havertown, PA 19083

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

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: David
Knorr.

Hand Money \$23,790.12

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010405 32. 2024

MORTGAGE FORECLOSURE

2100 Valley View Dr.
Folcroft, PA 19032

Property in the Borough of Folcroft,
County of Delaware and State of Penn-
sylvania.

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Jack
Dillard.

Hand Money \$20,475.96

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003180 33. 2024

MORTGAGE FORECLOSURE

Property situated in the Borough of
Folcroft, County of Delaware and Common-
wealth of Pennsylvania, being more fully
described in Deed recorded on June 1, 1998,
in the Office of the Delaware County Re-
corder of Deed in Deed Book Volume 1723,
at page 728, as Instrument No. 1998036779.

Folio No. 2000010100

BEING known as 819 Grant Road, Fol-
croft, PA 19032.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael
J. Mullen, Deceased.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010183 34. 2024

MONEY JUDGMENT

ALL THAT CERTAIN Unit ("Unit") designated as unit Number G-33, 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 10/13/82 and recorded in the Office of the Recorder of Deeds in and for Delaware County (the "Recorder's Office"), on 10/20/82 in Deed Book 42 page 812, as amended and described in the Plats and Plans of Haverford Hill Condominium dated 7/1/82 and recorded on 10/20/82 in Condominium Plan Drawer 3.

BEING Unit Number G-33, Haverford Hill, Condominium, Parcel ID#: 22-09-01139-14

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

FURTHER TOGETHER with the rights set forth in a certain Declaration of Easement dated April 23, 1973 and recorded April 26, 1973 in Deed Book 2448, page 762.

BEING the same premises which Christina M. Rosci, by Deed dated 12/10/2019 and recorded 12/16/2019 in Delaware County at Instrument No. 2019072955, conveyed unto Melinda C. Jacobs, in fee.

IMPROVEMENTS CONSIST OF: residential condominium unit.

SOLD AS THE PROPERTY OF: Melinda Jacobs.

Hand Money \$5,000.00

Elliot H. Berton, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003459 36. 2023

MORTGAGE FORECLOSURE

Property in the Borough of Aldan, County of Delaware, Commonwealth of PA on the beginning at a poin in the middle of Springfield Avenue.

Front: 36 x 156 Depth: 147 x 15

BEING Premises: 338 Springfield Road, Aldan, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: William Rowe.

Hand Money \$20,311.62

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002839 37. 2024

MORTGAGE FORECLOSURE

92 S Governor Printz Blvd

Essington, PA 19029

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Edward J. Creely, in his capacity as Heir of Billie May Passarella.

Hand Money \$11,001.75

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009492 38. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 1013 Cobbs Street, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: Taxable residential dwelling; 2 sty hse.

SOLD AS THE PROPERTY OF: Margaret S. Vink.

Hand Money \$5,473.80

Duane Morris LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009407 39. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 13000097011

PROPERTY: 91 Willits Way, Glen Mills, PA 19342.

BEING the same premises which John J. Rupertus and Carlene B. Rupertus, husband and wife, by Deed dated October 10, 1997 and recorded November 20, 1997 in and for Delaware County, Pennsylvania in Deed Book Volume 1652, page 1892, granted and conveyed unto John J. Wisdo and Colleen Wisdo, husband and wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: John J. Wisdo and Colleen Wisdo, husband and wife.

Hand Money \$13,645.84

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008108 40. 2024

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 45000223800

PROPERTY: 114 Wyandotte Street, Essington, PA 19029.

BEING the same premises which Jeffrey Wulkan, by Deed dated July 12, 2018 and recorded August 24, 2018 in and for Delaware County, Pennsylvania in Deed Book Volume 6213, page 1374, granted and conveyed unto Yizhou Jiang.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Yizhou Jiang.

Hand Money \$12,114.39

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002009 41. 2025

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 42000819500

PROPERTY: 30 Yale Square, Morton, PA 19070.

BEING the same premises which Christopher J. Reitz and Jennifer L. Reitz *f/k/a* Jennifer M. Leister, husband andwife, by Deed dated June 25, 2014 and recorded July 7, 2014 in and for Delaware County, Pennsylvania in Deed Book Volume 5516, page 55, granted and conveyed unto Colleen Davis.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Colleen Davis.

Hand Money \$24,016.12

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 062908 42. 2019

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 268 Avon Road, Upper Darby, Pennsylvania 19082.

Folio Number: 16-04-00172-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kevin J. Raducha.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000350 44. 2024

MORTGAGE FORECLOSURE

906 Cedar Avenue
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: Kevin Rex.

Hand Money \$21,337.09

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008059B 45. 2012

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 391 East Rosetree Road, Media, PA 19063.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jona Harvey.

Hand Money \$99,514.85

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000044 47. 2025

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the beginning at a point on the East-erly side of a turning circle in Cobbs Street.

Front: 52.02 Depth: 100.34

BEING Premises: 949 Cobbs Street, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lance Shaw.

Hand Money \$12,832.28

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001347 48. 2025

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improve-ments thereon erected, SITUATE in the Township of Upper Darby, County of Dela-ware and Commonwealth of Pennsylvania, described according to a survey and plan made by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania on 10/22/1954 and revised 11/23/1954, as follows, to wit:

BEGINNING at a point on the South-westerly side of Ashland Avenue (60 feet wide) which point is measured North 24 degrees 58 minutes West, 44.59 feet from a point, which point is measured on the arc of a circle curving to the left, having a radius of 25 feet the arc distance of 36.87 feet from a point on the Northwesterly side of Wynn-brook Road (50 feet wide); thence extending South 65 degrees 2 minutes West, 104.07 feet to a point; thence extending North 81 degrees 37 minutes 50 seconds West, 57.13 feet to a point; thence extending North 41 degrees 44 minutes East, 65.22 feet to a point; thence extending North 65 degrees 2 minutes East, 85.72 feet to a point on the Southwesterly side of Ashland Avenue; thence extending along the Southwesterly side of Ashland Avenue South 24 degrees 58 minutes East, 60 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 96.

BEING Premises: 604 Ashland Avenue, Secane, PA 19018.

IMPROVEMENTS CONSIST OF: resi-dential property.

SOLD AS THE PROPERTY OF: Antho-ny C. Sulpizio, Jr. a/k/a Anthony Sulpizio and Mackenzie Sulpizio.

Hand Money \$14,928.78

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002454A 49. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, SITUATE in the Borough of Prospect Park, Delaware County, Penn-sylvania, described according to a plan made by Damon and Foster, Civil Engineers on March 8, 1930, as follows:

BEGINNING on the North side line of 16th Avenue, 110 feet East from corner of East side line of Pennsylvania Avenue, which said first point is also 388 feet East from title line in bed of Adams Avenue; thence extending North 23 degrees 41 minutes West, 130 feet to a point; extending thence North 66 degrees 19 minutes East, 28 feet to a point; extending thence South 23 degrees 41 minutes East, 130 feet to the North side of 16th Avenue; extending thence South 66 degrees 19 minutes West, 28 feet to BEGINNING.

BEING Premises: 701 16th Avenue, Prospect Park, PA 19076.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sandra Lynne Zehnder.

Hand Money \$9,915.19

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003983 51. 2024

MORTGAGE FORECLOSURE

31 West Madison Avenue
Clifton Heights, PA 19018

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Gloria Noce a/k/a Gloria M. Noce a/k/a Gloria Maria Noce.

Hand Money \$7,711.86

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008919 52. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Borough of Aldan, Delaware County, Pennsylvania, described as follows:

BEGINNING at a point in the middle of Clifton Avenue (40 feet wide) at the distance of 90 feet Northwestwardly from a certain 50 foot wide street now called Magnolia Avenue; thence by land now or late of Andrew Lester and wife et al, South 64 degrees 30 minutes West, 200.26 feet; thence by land now or late of Simon B. Cunrod, North 25 degrees 19 minutes West, 45.52 feet; thence by land now or late of Lawrence W. Zolles and in line of the party wall North 65 degrees 15 minutes East, 219.19 feet to the middle of said Clifton Avenue; and thence by the same South 25 degrees 30 minutes East, 43 feet to the place of BEGINNING.

BEING Premises: 60 South Clifton Avenue, Aldan, PA 19018.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Gwendolyn Dailey.

Hand Money \$16,901.88

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000132 53. 2024

MONEY JUDGMENT

ALL THAT CERTAIN Unit located in the property known, named and identified as Contemporary Villages Condominium, located in Borough of Glenolden, County of Delaware and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C. S. 3101, et seq., by the recording of a Declaration in the Office of the Recorder of Deeds in and for the County of Delaware, Pennsylvania recorded on 8/1/1984 in Volume 176, page 619, and any amendments thereto, as the same may change from time to time, being and designated as Unit No. U-5, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING 100 E. Glenolden Avenue, Unit U5, Glenolden, PA 19036 and Parcel No. 21-00-02017-41.

BEING the same premises which George Cathers by indenture dated 09/18/2024 and recorded in the Office of the Recorder of Deeds in and for Delaware County, Pennsylvania, Book 05548, page 0142 granted and conveyed unto Gregory Affonsa and Julia T. Melon, in fee.

IMPROVEMENTS CONSIST OF: residential condominium.

SOLD AS THE PROPERTY OF: Gregory Affonsa and Julia T. Melon.

Hand Money \$6,000.00

Elliot H. Berton, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001165 54. 2025

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground situate in Springfield Township, County of Delaware, Commonwealth of Pennsylvania.

Map Number: 42-15-249:000

BEING Premises: 530-536 W. Woodland Avenue, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: funeral home.

SOLD AS THE PROPERTY OF: J.F. Lombardo Properties, LLC.

Sheriff to collect: \$1,430,853.41 (plus accrued interest, attorney's fees and costs)

Hand Money \$143,085.34

Hourigan, Kluger & Quinn, P.C.,

James T. Shoemaker, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002384 55. 2020

MORTGAGE FORECLOSURE

Judgment Amount: \$178,957.54

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

Front: Irregular Depth: Irregular

BEING Premises: 427 Holly Road, Lansdowne, PA 19050.

Folio Number: 48-00-01906-00

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Tariq Brown and Cherise Brown.

Hand Money \$17,895.75

LOGS Legal Group, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004530A 56. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, and described according to a Subdivision Map made for J.S. Mozino known as "Westwyn Section No. 1" said Map made by Alva L. Rogers, Civil Engineers and Surveyors, dated May 31, 1963 and last revised June 17, 1965, as follows, to wit:

BEGINNING at a point on the center line of Oakford Road (60 feet wide) said point being at the distance of 150.00 feet measured on a bearing of North 66 degrees 31 minutes East along the center line and its extension of Oakford Road from its point of intersection with the center line of Arbordale Road (60 feet wide) thence extending from said point of beginning partly along Lots Nos. 26 and 25, North 23 degrees 29 minutes West crossing the Northwesterly side of Oakford Road 150.00 feet to a point, a corner of Lot No. 19; thence extending along Lot No. 19 North 66 degrees 31 minutes East crossing the Southwesterly side of Oakford Road the three following courses and distances (1) South 23 degrees 29 minutes East 40.00 feet to a point of curve in the same (2) Southeastwardly and Southwestwardly on the arc of a circle curving to the right having a radius of 110 feet the arc distance of 172.79 feet (the chord of said arc being South 21 degrees 31 minutes West 155.56 feet (erroneously shown as 177.99 on prior deed) to a point of tangent in the same and (3) South 66 degrees 31 minutes West 40.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 18 as shown on the above mentioned Plan.

Folio No. 36-06-03876-24

BEING on the same premises which Cynthia B. Peru, Successor Trustee of the Barbara D. Peru Family Trust by Deed dated 09/17/2015 and recorded 10/14/2015 in Delaware County in Record Book 5716 page 2177 conveyed unto Providence One Development, LLC, in fee.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael and Nicole McCormick.

Hand Money \$43,984.77

Kristen Wetzel Ladd, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001165A 57. 2025

MORTGAGE FORECLOSURE

The land referred to herein below is situated in the Borough of Clifton Heights, County of Delaware, Commonwealth of Pennsylvania and is described as follows:

Map/Parcel/Plate: 10-00-00259-00

BEING Premises: 33-39 W. Baltimore Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: funeral home.

SOLD AS THE PROPERTY OF: J.F. Lombardo Properties, LLC.

Sheriff to collect: \$1,430,853.41 (plus accrued interest, attorney's fees and costs)

Hand Money \$143,085.34

Hourigan, Kluger & Quinn,
P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

July 25; Aug. 1, 8