

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

- ROBERT BAUDOUX**, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Extr.: Gary Baudoux c/o Daniel
Martin, Esquire, 44 E. Front Street,
Media, PA 19063.
- DANIEL MARTIN**, ATTY.
44 E. Front Street
Media, PA 19063
- JAMES ADAM BEACH**, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 110
West Front Street, Media, PA 19063.
FRANK W. DALY, ATTY.
110 West Front Street
Media, PA 19063
- PHYLLIS M. BETZ**, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: Carol Lamarra-Dunn, 13 Celeste
Lane, Coatesville, PA 19320.
- GAIL M. BIRNEY**, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extx.: Nancy Marie McCarnan, 176
Indigo Circle, Smyrna, DE 19977.
- KATHRYN CARL a/k/a KATHRYN M.
CARL**, dec'd.
Late of the Township of Edgmont,
Delaware County, PA.
Extr.: Stewart Robert Carl (Named in
Will as Stewart R. Carl) c/o Charles
E. McKee, Esquire, 1 N. Ormond Ave.,
Office, Havertown, PA 19083.
CHARLES E. MCKEE, ATTY.
Donohue, McKee & Mattson, Ltd.
1 N. Ormond Ave.
Office
Havertown, PA 19083

- DOROTHY J. CARTER**, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extrs.: William J. Carter and Richard
L. Carter, 2901 Belmont Ave.,
Ardmore, PA 19003.
- SALLY FEITIG CARUSO a/k/a SALLY
F. CARUSO**, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extrs.: Gerald N. Holtz (Named in
Will as Gerald Holtz), 201 Ashwood
Dr., Villanova, PA 19085 and Gary R.
Dilella, 207 Warren Ave., Berwyn, PA
19312.
ERNEST D. PALMARELLA, ATTY.
Palmarella, Curry & Raab, PC
1255 Drummers Ln.
St. 105
Wayne, PA 19087
- MURIEL F. CHAPMAN**, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Suzanne Chapman Bolger
c/o Dana M. Breslin, Esquire, 3305
Edgmont Ave., Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015
- DOROTHEA L. COOK**, dec'd.
Late of the City of Chester, Delaware
County, PA.
Admr.: Howard M. Soloman, Esquire,
1819 JFK Blvd., Ste. 303, Philadelphia,
PA 19103.
HOWARD M. SOLOMAN, ATTY.
1819 JFK Blvd.
Ste. 303
Philadelphia, PA 19103
- DANIELLE L. DiROCCO a/k/a
DANIELLE LEE DiROCCO**, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Robert DiRocco c/o Robert E.
O'Connor, Esquire, 341 West State
Street, Media, PA 19063.
ROBERT E. O'CONNOR, ATTY.
341 West State Street
Media, PA 19063
- LOIS ANN FARRELL a/k/a LOIS A.
FARRELL**, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Admx.: Judith J. Firkser c/o Robert M.
Firkser, Esquire, 333 West Baltimore
Avenue, Media, PA 19063.
ROBERT M. FIRKSER, ATTY.
333 West Baltimore Avenue
Media, PA 19063

RAMONA FLANAGAN, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Extx.: Lizabeth Anne Nathan (Named
 in Will as Lizabeth Nathan nee
 Flanagan) c/o Charles E. McKee,
 Esquire, 1 N. Ormond Ave., Office,
 Havertown, PA 19083.
CHARLES E. MCKEE, ATTY.
 Donohue, McKee & Mattson, Ltd.
 1 N. Ormond Ave.
 Office
 Havertown, PA 19083

CHRISTOS GIANNAKARIOS, dec'd.
 Late of the Township of Springfield,
 Delaware County, PA.
 Admx.: Dimitra Giannakarios c/o
 Joseph A. Bellinghieri, Esquire, 17 W.
 Miner St., West Chester, PA 19382.
JOSEPH A. BELLINGHIERI, ATTY.
 MacElree Harvey, Ltd.
 17 W. Miner St.
 West Chester, PA 19382

ALESSANDRA GRAVES, dec'd.
 Late of the Township of Concord,
 Delaware County, PA.
 Extx.: Giulia Flora Fitzpatrick 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

KENNETH HARRY HERRMANN
 a/k/a **KENNETH H. HERRMANN**
 and **KENNETH HERRMANN**, dec'd.
 Late of the Township of Upper Darby,
 Delaware County, PA.
 Extx.: Tracy L. Turner (Named in
 Will as Tracey Turner) c/o Michael W.
 Raith, Esquire, 2 Old State Rd., Media,
 PA 19063-8941.
MICHAEL W. RAITH, ATTY.
 2 Old State Rd.
 Media, PA 19063-8941

ALBERT J. MELFI, JR., dec'd.
 Late of the Township of Thornbury,
 Delaware County, PA.
 Extx.: Laura J. Melfi, 23 Wharton
 Drive, Glen Mills, PA 19342.

SANFORD ZANE MESCHKOW, dec'd.
 Late of the Township of Radnor,
 Delaware County, PA.
 Extx.: William Thomas Oswald c/o
 Brian R. Gilboy, Esquire, Two Logan
 Square, 100 N. 18th St., Ste. 1825,
 Philadelphia, PA 19103.

BRIAN R. GILBOY, ATTY.
 Gilboy & Gilboy LLP
 Two Logan Square
 100 N. 18th St.
 Ste. 1825
 Philadelphia, PA 19103

MARIE J. MONTELLA, dec'd.
 Late of the Township of Concord,
 Delaware County, PA.
 Extr.: Gerald C. Montella c/o Stephen
 A. Wydrzynski, Esquire, 11 West Front
 Street, Media, PA 19063.
STEPHEN A. WYDRZYNSKI, ATTY.
 11 West Front Street
 Media, PA 19063

MARK A. NEMEC, dec'd.
 Late of the Township of Upper Darby,
 Delaware County, PA.
 Admr.: David Nemecek c/o Mark M.
 Vakil, Esquire, 22 W. Second Street,
 Media, PA 19063.
MARK M. VAKIL, ATTY.
 22 W. Second Street
 Media, PA 19063

MARGARET A. PRICE, dec'd.
 Late of the Township of Bethel,
 Delaware County, PA.
 Extrs.: Janice Price and Steven Pyle,
 1614 Bolton Rd., Wilmington, DE
 19810.
KENNETH C. RUSSELL, ATTY.
 Russell Law, P.C.
 3500 Reading Way
 Huntingdon Valley, PA 19006

GLENN SCOTT SHARP, dec'd.
 Late of the Township of Upper Darby,
 Delaware County, PA.
 Extr.: Christopher Steven Sharp, 340
 Francis St., Drexel Hill, PA 19026.

ROSEMARY SIEGEL, dec'd.
 Late of the Township of Concord,
 Delaware County, PA.
 Extr.: Raymond Henry D'Alessio c/o
 Christopher M. Murphy, Esquire, 3305
 Edgmont Avenue, Brookhaven, PA
 19015.
CHRISTOPHER M. MURPHY, ATTY.
 Breslin Murphy & Roberts, P.C.
 3305 Edgmont Avenue
 Brookhaven, PA 19015

RICHARD A. SMITH a/k/a **RICHARD**
ALLEN SMITH and **RICHARD**
SMITH, dec'd.
 Late of the Borough of Ridley Park,
 Delaware County, PA.
 Admrs.: Sadie Leigh Smith Burnell
 and Kenny Steven Droxler c/o Kristen
 L. Behrens, Esquire, 1500 Market St.,
 Ste. 3500E, Philadelphia, PA 19102.

KRISTEN L. BEHRENS, ATTY.
Dilworth Paxson LLP
1500 Market St.
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IDA SPIGONARDO, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Admr.: Giuliano Spigonardo c/o
Rudolph L. Celli, Jr., Esquire, 125
Strafford Ave., Ste. 115, Wayne, PA
19087.

RUDOLPH L. CELLI, JR., ATTY.
Celli & Associates
125 Strafford Ave.
Ste. 115
Wayne, PA 19087

**JOSEPH SMEDLEY STAPLES a/k/a
JOSEPH S. STAPLES, dec'd.**
Late of the Township of Radnor,
Delaware County, PA.
Extx.: Elizabeth Jayne Staples (Named
in Will as Elizabeth J. Staples), 840
Montgomery Ave., Bryn Mawr, PA
19010.

CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

LEONA STEVENSON, dec'd.
Late of the Borough of Collingdale,
Delaware County, PA.
Admr.: Andrew Wesley Stevenson c/o
Stephen A. Durham, Esquire, 320 West
Front Street, Media, PA 19063.
STEPHEN A. DURHAM, ATTY.
320 West Front Street
Media, PA 19063

**DOROTHY ANN STIEF a/k/a
DOROTHY A. STIEF, dec'd.**
Late of the Township of Tinticum,
Delaware County, PA.
Extx.: Richard Stief, 1235 Zebley Rd.,
Garnet Valley, PA 19060.

**ELIZABETH OLGA STURGIS a/k/a
ELIZABETH O. STURGIS, dec'd.**
Late of the Borough of Brookhaven,
Delaware County, PA.
Extx.: George H. Sturgis, III, 55
Madison Rd., Pittsgrove, NJ 08318.

WILLIAM T. TAYLOR, dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Extx.: Lyn Boocock-Taylor, 298 Bryn
Mawr Ave., Lansdowne, PA 19050.

SECOND PUBLICATION

PHYLLIS E. ABRAMS, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extx.: Glenn Abrams, Deborah
McWilliams, and Jacqueline Abrams,
2141 6th Ave., Morton, PA 19070.

HELEN J. BELDECOS, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extx.: Anthony John Beldecos, Esquire
(Named as Anthony J. Beldecos in
Will) (First Executrix Mary J. Beldecos
having passed 9/8/2023), Lundy
Beldecos & Milby, PC, 450 N. Narberth
Ave., Suite 200, Narberth, PA 19072.
**LUNDY BELDECOS & MILBY,
PC, ATTYS.**
450 N. Narberth Ave.
Suite 200
Narberth, PA 19072

MARY J. BELDECOS, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extx.: Anthony John Beldecos, Esquire
(Named as Anthony J. Beldecos
in Will) (First Executrix Helen J.
Beldecos having passed 2/10/2024),
Lundy Beldecos & Milby, PC, 450 N.
Narberth Ave., Suite 200, Narberth,
PA 19072.
**LUNDY BELDECOS & MILBY,
PC, ATTYS.**
450 N. Narberth Ave.
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Narberth, PA 19072

**JOHN BELL, JR. a/k/a JACK BELL,
JR., dec'd.**
Late of the Borough of Aldan,
Delaware County, PA.
Extx.: Linda M. Anderson, Esquire,
206 State Rd., Media, PA 19063.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

ROSEMARY BENDLER, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extx.: Connie M. Roletter, 204
Swarthmore Avenue, Folsom, PA
19033.

LAURA BIORDI, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Christopher A. Biordi.
TIMOTHY F. SULLIVAN, ATTY.
116 West Baltimore Avenue
Media, PA 19063

JOSEPH A. BOBROWSKI, JR., dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Dana Schultz c/o Andrew C.
Laird, Esquire, 360 West Main Street,
Trappe, PA 19426.
ANDREW C. LAIRD, ATTY.
King Laird, P.C.
360 West Main Street
Trappe, PA 19426

FRED BOYER, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Rose A. Boyer Wilcox 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 M. BUGARA, dec'd.
Late of the City of Chester, Delaware
County, PA.
Extr.: Vincent Dominick Wolski
c/o Dana M. Breslin, Esquire, 3305
Edgmont Ave., Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

NANCY L. COX, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Susan K. Pickford, 9 Arbor Lea
Road, Lansdowne, PA 19050.

CECELIA C. COYLE, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Cecelia C. Fitzpatrick-Butler c/o
James Tupitza, Esquire, 212 W. Gay
St., West Chester, PA 19380.
JAMES TUPITZA, ATTY.
212 W. Gay St.
West Chester, PA 19380

**DEBORAH ANN CRYOR a/k/a DEBBY
CRYOR**, dec'd.
Late of the Borough of Upper Darby,
Delaware County, PA.
Extr.: Elizabeth Cryor Howard, 125 E.
Spring Ave., Ardmore, PA 19003.

**RICHARD STOCKTON DAVIS a/k/a
RICHARD S. DAVIS**, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Thomas J. Stapleton, Jr. 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

**CATHERINE B. DIEBOLD a/k/a
CATHERINE DIEBOLD**, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extrs.: Catherine Dianne Diebold a/k/a
Catherine D. Diebold, 725 Hathaway
Ln., Ardmore, PA 19003 and Francis
Xavier Diebold, III a/k/a Francis X.
Diebold, III, 129 Green Ln., Haverford,
PA 19041.
GARTH G. HOYT, ATTY.
McNees Wallace & Nurick, LLC
426 W. Lancaster Ave.
Ste. 110
Devon, PA 19333

**CECELIA M. DiGIACOMO a/k/a
CELIA MARY DiGIACOMO**, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extrs.: Joe DiGiacomo, Rose
Stranahan, Ann Eglinton, and Louise
DiGiacomo, 7 Essex Place, Newtown,
PA 18940.

**FRANCIS X. ENNIS a/k/a FRANCIS
XAVIER ENNIS and FRANK
ENNIS**, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Jane Ennis Kane c/o Kevin
Kane, Esquire, 529 Fairfax Road,
Drexel Hill, PA 19026.
KEVIN KANE, ATTY.
529 Fairfax Road
Drexel Hill, PA 19026

**CHESTER T. KALIVAS a/k/a
CHESTER KALIVAS**, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Mary Lou Camps c/o John
McCreesh, Esquire, 7053 Terminal
Square, Upper Darby, PA 19082.
JOHN McCREESH, ATTY.
7053 Terminal Square
Upper Darby, PA 19082

ERIC R. KEMP, dec'd.
Late of the Borough of Sharon Hill,
Delaware County, PA.
Admx.: Catherine C. Appenzeller c/o
David S. Daniel, Esquire, 319 West
Front Street, Media, PA 19063.
DAVID S. DANIEL, ATTY.
319 West Front Street
Media, PA 19063

YVONNE CAMILLE LIGHTFOOT a/k/a YVONNE SHOCKLEY, dec'd.
 Late of the Township of Ridley,
 Delaware County, PA.
 Extx.: Keia Mapp Mays, 7285 Country
 Club Dr., Saint Louis, MO 63121.

WILLIAM M. MacDONALD, dec'd.
 Late of the Township of Newtown,
 Delaware County, PA.
 Extr.: Sydney Morris Kennedy, 904
 Panoramic Way, Berkeley, CA 94704.
EMORY A. WYANT, JR., ATTY.
 Strong Stevens & Wyant, PC
 650 Sentry Parkway
 Ste. One
 Blue Bell, PA 19422

JOHN J. McDONOUGH, JR. a/k/a JOHN JOSEPH McDONOUGH, JR., dec'd.
 Late of the Borough of Prospect Park,
 Delaware County, PA.
 Extr.: John J. McDonough, III c/o
 Stephen D. Molineux, Esquire, 227
 MacDade Blvd., Collingdale, PA 19023.
STEPHEN D. MOLINEUX, ATTY.
 227 MacDade Blvd.
 Collingdale, PA 19023

GEORGE W. METZ, dec'd.
 Late of the Township of Edgmont,
 Delaware County, PA.
 Extx.: Kimberley Lee Conner c/o
 Terrance A. Kline, Esquire, 200 E.
 State St., Ste. 306, P.O. Box A, Media,
 PA 19063.
TERRANCE A. KLINE, ATTY.
 Law Office of Terrance A. Kline
 200 E. State St.
 Ste. 306
 P.O. Box A
 Media, PA 19063

JOSEPHINE ROSE PERUTO a/k/a JOSEPHINE R. PERUTO, dec'd.
 Late of the Township of Edgmont,
 Delaware County, PA.
 Extr.: John M. Peruto c/o Martin J.
 Pezzner, Esquire, 100 W. 6th St., Ste.
 204, Media, PA 19063.
MARTIN J. PEZZNER, ATTY.
 Gibson & Perkins, P.C.
 100 W. 6th St.
 Ste. 204
 Media, PA 19063

BERNARD W. POWELL, dec'd.
 Late of the Borough of Folcroft,
 Delaware County, PA.
 Extr.: Benjamin M. Powell, 878
 Springhill Road, Secane, PA 19018.

RONALD LAWRENCE POWELL a/k/a RONALD L. POWELL, dec'd.
 Late of the Borough of Rutledge,
 Delaware County, PA.
 Co-Extrs.: Teresa M. Haseltine and
 Lloyd Snowmichael Maslin 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

BARBARA PRESCOTT, dec'd.
 Late of the Township of Newtown,
 Delaware County, PA.
 Extx.: Leslie Prescott, 12 Park Avenue,
 Needham, MA 02494.

JOAN G. RAMMEL, dec'd.
 Late of the Township of Newtown,
 Delaware County, PA.
 Extxs.: Deborah Rammel McKeel,
 3721 Rock Bridge Dr. NE, Conover,
 NC 28613 and Carolyn Lee Rammel
 (Named in Will as Carolyn Leigh
 Rammel), 594 Grove St., Glencoe, IL
 60022.
STEPHEN M. PORTER, ATTY.
 Brett Senior & Associates, P.C.
 125 Strafford Ave.
 Ste. 112
 Wayne, PA 19087

ANNE MARIE RIGNEY a/k/a ANNE M. RIGNEY, dec'd.
 Late of the Borough of Darby,
 Delaware County, PA.
 Extx.: Jean Rigney (Named in Will as
 Jean M. Rigney), 124 Madison Rd.,
 Lansdowne, PA 19050.

ANNE MARIE RIGNEY a/k/a ANNE M. RIGNEY, dec'd.
 Late of the Borough of Media,
 Delaware County, PA.
 Extx.: Nora Fitzpatrick Rigney (Named
 in Will as Nora F. Rigney), 1952 N.
 Beachwood Dr., Los Angeles, CA
 90068.

CAROL A. ROBINSON a/k/a CAROL ROBINSON, dec'd.
 Late of the Borough of Folcroft,
 Delaware County, PA.
 Admx.: Carli J. Weed c/o Sam S.
 Auslander, Esquire, 300 W. State St.,
 Ste. 300, Media, PA 19063.

SAM S. AUSLANDER, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, PC
300 W. State St.
Ste. 300
Media, PA 19063

**JOHN J. ROMANO a/k/a JOHN
JAMES ROMANO**, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Admr.: John A. Romano c/o Christina
B. Roberts, Esquire, 3305 Edgmont
Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

ELIZABETH RYAN, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extxs.: Marie Ryan Massa (Named in
Will as Marie R. Massa) and Kathleen
A. Price, 801 Park Dr., Glenolden, PA
19036.

CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

MAUREEN SHAFFER, dec'd.
Late of the Borough of Prospect Park,
Delaware County, PA.
Extr.: Joseph Shaffer, 538 Maryland
Ave., Prospect Park, PA 19076.

JOYCE SHENIAN, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Popkin C. Shenian, 532 Foxwood
Lane, Paoli, PA 19301.

**JAMES RUSSELL SNYDER a/k/a
JAMES R. SNYDER**, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Lynda A. Stokes c/o Catherine T.
Duffy, Esquire, 300 W. State St., Ste.
300, Media, PA 19063.
CATHERINE T. DUFFY, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

MARGARET L. VOUGH, dec'd.
Late of the Borough of Norwood,
Delaware County, PA.
Extr.: James Zebley c/o Christina B.
Roberts, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

FREDERICK W. WEBBERT, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Admr.: Robin Pugh, 37 Bolling Circle,
Chadds Ford, PA 19317.

GLADYS WHITSETT, dec'd.
Late of the Township of Darby,
Borough of Sharon Hill, Delaware
County, PA.
Extr.: Angela Gilbert, 724 Springton
Circle, Aston, PA 19014.

**JOHN RICHARD YINGER, JR.
a/k/a JOHN R. YINGER, JR. a/k/a
JAMES RICHARD YINGER a/k/a
JAMES YINGER and JAMES
YINGER, JR.**, dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Extr.: James Richard Yinger (Named
in Will as James R. Yinger) c/o Robert
B. Shoemaker, Jr., Esquire, 1800 E.
Lancaster Ave., Paoli, PA 19301.
ROBERT B. SHOEMAKER, JR., ATTY.
1800 E. Lancaster Ave.
Paoli, PA 19301

**THIRD and FINAL PUBLICATION
ANDREW J. BEGLEY a/k/a ANDREW
BEGLEY**, dec'd.

Late of Township of Springfield,
Delaware County, PA.
Co-Admrs.: Andrew James Zimontas
and Joseph Paul Zimontas 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

MICHAEL JOSEPH BEGLEY, dec'd.
Late of Township of Springfield,
Delaware County, PA.
Co-Admrs.: Andrew James Zimontas
and Joseph Paul Zimontas 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

KATHLEEN D. MULLEN BONNES,
dec'd.
Late of the Township of Concord,
Delaware County, PA.
Trustee: Kathleen Karlesses c/o Emily
T. Abels, Esquire, P.O. Box 384,
Kennett Square, PA 19348.

EMILY T. ABELS, ATTY.
Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

MARION E. BRANCY, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Barton Robinson c/o Robert C.
Ewing, Esquire, 116 W. Baltimore
Avenue, P.O. Box 728, Media, PA
19063.

ROBERT C. EWING, ATTY.
116 W. Baltimore Avenue
P.O. Box 728
Media, PA 19063

**CYNTHIA BROWN a/k/a CYNTHIA M.
BROWN, dec'd.**
Late of the Borough of Yeadon,
Delaware County, PA.
Admx.: Chanell Brown, 821 Connell
Ave., Yeadon, PA 19050.

**JAMES R. BROWN a/k/a JAMES R.
BROWN, JR., dec'd.**
Late of the Borough of Yeadon,
Delaware County, PA.
Admx.: Chanell Brown, 821 Connell
Ave., Yeadon, PA 19050.

CLEMENT LEONARD CELLA, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Robert Michael Cella c/o Michael
Cunningham, Jr., Esquire, 1066
Pontiac Rd., P.O. Box 305, Drexel Hill,
PA 19026.

MICHAEL CUNNINGHAM, JR., ATTY.
1066 Pontiac Rd.
P.O. Box 305
Drexel Hill, PA 19026

MARY JOYCE CEPPELELLI, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Michael Kirk Ceppetelli (Named
in Will as Michael Ceppetelli) c/o Toni
Lee Cavanagh, Esquire, 112 W. Front
Street, 2nd Floor, Media, PA 19063.

TONI LEE CAVANAGH, ATTY.
112 W. Front Street
2nd Floor
Media, PA 19063

**ANN CLANCEY a/k/a ANN BERNICE
CLANCEY, dec'd.**
Late of the Borough of Rose Valley,
Delaware County, PA.
Extr.: Christopher James Klem 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

THEA RENE CLARK, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Khari J. Clark c/o Erika L.
Smith, Esquire, 930 Harvest Dr., Ste.
360, Blue Bell, PA 19422.

ERIKA L. SMITH, ATTY.
Pile Law Firm
930 Harvest Dr.
Ste. 360
Blue Bell, PA 19422

**MELVIN G. COMFORT a/k/a MELVIN
COMFORT, dec'd.**
Late of the Township of Edgmont,
Delaware County, PA.
Extr.: Kathleen M. Rankin (Named in
Will as Kathleen Rankin), 144 Monacy
Rd., Coatesville, PA 19320.
DENISE M. CORDESE, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

ANGELA M. CROPPER, dec'd.
Late of the Township of Darby,
Delaware County, PA.
Extr.: Karen Tallarida, 1167 Oakwood
Dr., Glenolden, PA 19036.

MARGARET DiGREGORIO, dec'd.
Late of the Borough of Glenolden,
Delaware County, PA.
Admx.: Ms. Debra Rullo, 207 South
Academy Avenue, Glenolden, PA
19036.

GENE A. FOEHL, ATTY.
The Law Offices of Foehl & Eyre, P.C.
27 East Front Street
Media, PA 19063

MICHELE FARAMELLI, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Anthony DiZebba, 46 St. Davids
Road, Springfield, PA 19064.

**RITA M. FLYNN a/k/a RITA MARY
FLYNN, dec'd.**
Late of the Borough of Prospect Park,
Delaware County, PA.
Extr.: Susan Flynn, 24 Stone Edge Rd.,
Sellersville, PA 18960.

CHARLOTTE A. HUNSBERGER,
ATTY.
Landis, Hunsberger, Gingrich &
Weik, LLP
114 East Broad Street
P.O. Box 64769
Souderton, PA 18964

VICTOR R. GENTILE a/k/a VICTOR ROBERT GENTILE, dec'd.
 Late of the Township of Bethel, Delaware County, PA.
 Extr.: Jeffrey P. Viola c/o Catherine T. Duffy, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.
CATHERINE T. DUFFY, ATTY.
 Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C.
 300 W. State St.
 Ste. 300
 Media, PA 19063

ANNE D. GETZ a/k/a ANNE DOLORES GETZ, dec'd.
 Late of the Township of Thornbury, Delaware County, PA.
 Extr.: David William Getz c/o Harris J. Resnick, Esquire, 22 Old State Road, Media, PA 19063.
HARRIS J. RESNICK, ATTY.
 22 Old State Road
 Media, PA 19063

JAMES WILLIAM HAGINS, SR., dec'd.
 Late of the Township of Radnor, Delaware County, PA.
 Admx.: Kathy Hagins c/o Daniel R. Coleman, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.
DANIEL R. COLEMAN, ATTY.
 Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C.
 300 W. State St.
 Ste. 300
 Media, PA 19063

D. ELAINE HATTON, dec'd.
 Late of the Township of Upper Providence, Delaware County, PA.
 Extx.: Karen E. Maffet 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

LINDSAY H. HENKELS, dec'd.
 Late of the Township of Radnor, Delaware County, PA.
 Extx.: Susanne Andrews, 222 Lee Circle, Bryn Mawr, PA 19010.
KRISTEN R. MATTHEWS, ATTY.
 Kristen Matthews Law
 257 W. Uwchlan Ave.
 Ste. 1
 Downingtown, PA 19335

JOHN T. HENRY, dec'd.
 Late of the Borough of Ridley Park, Delaware County, PA.
 Extr.: John M. Henry, 123 Rutledge Avenue, Rutledge, PA 19070.

WILLY K. IP, dec'd.
 Late of the Borough of Sharon Hill, Delaware County, PA.
 Admx.: Julianne Ip, 5 Tanglewood Dr., Greenville, RI 02828.
KENNETH C. RUSSELL, ATTY.
 Russell Law, P.C.
 3500 Reading Way
 Huntingdon Valley, PA 19006

JAMES JOHNSON, dec'd.
 Late of the Borough of Trainer, Delaware County, PA.
 Extx.: Niambi Johnson, 515 W. 7th Street, Chester, PA 19013.

JOHN F. LEDLIE, dec'd.
 Late of the Township of Haverford, Delaware County, PA.
 Extx.: Olive Ledlie, 18 Williams Road, Haverford, PA 19041.

VIOLET MAY LEE a/k/a VIOLET M. LEE, dec'd.
 Late of the Borough of Media, Delaware County, PA.
 Extx.: Jacqueline Benson c/o Jeffrey R. Abbott, Esquire, 103 Chesley Dr., Media, PA 19063.
JEFFREY R. ABBOTT, ATTY.
 Abbott & Overholt PC
 103 Chesley Dr.
 Media, PA 19063

MEREDITH S. MANN a/k/a MEREDITH S. KINNER, dec'd.
 Late of the Township of Springfield, Delaware County, PA.
 Admr.: Michael Robert Mann c/o Joan D. Gallagher, Esquire, 1600 Market St., Ste. 1320, Philadelphia, PA 19103-4104.
JOAN D. GALLAGHER, ATTY.
 Gallagher Law, P.C.
 1600 Market St.
 Ste. 1320
 Philadelphia, PA 19103-4104

ELLEEN W. MCKINLAY a/k/a ELLEEN M. MCKINLAY, dec'd.
 Late of the Township of Ridley, Delaware County, PA.
 Extx.: Colleen Marie Christaldi (Named in Will as Colleen Christaldi) c/o Dawn Getty Sutphin, Esquire, 852 Eleventh Ave., Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
 852 Eleventh Ave.
 Prospect Park, PA 19076

JAMES MEEHAN, dec'd.
 Late of the Township of Edgmont, Delaware County, PA.

Co-Extrs.: Sharon Ann Meehan and Kathleen Guilin 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

ELIZABETH ANN MORTON, dec'd.
Late of the Township of Middletown, Delaware County, PA.
Extr.: James Morton, 30 Somerset Drive, Nottingham, PA 19362.

ALAN MARK RIFKIN a/k/a ALAN M. RIFKIN and ALAN RIFKIN, dec'd.
Late of the Township of Newtown, Delaware County, PA.
Extrs.: Joshua H. Rifkin, Robin R. Ehrlich and Beverly Ro Rosoff c/o Michael C. McBratnie, Esquire, P.O. Box 673, Exton, PA 19341-0673.
MICHAEL C. McBRATNIE, ATTY.
Fox Rothschild LLP
P.O. Box 673
Exton, PA 19341-0673

PATRICK JOSEPH ROBERTS, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Admx.: Kathleen Mary Gorski-Roberts.
DAVID E. SCHWAGER, ATTY.
183 Market Street
Suite 100
Kingston, PA 18704-5444

ARJINDER SAINI, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Admr.: Davinderpal Singh c/o Daniella A. Horn, Esquire, 1 Roberts Ave., Glenside, PA 19038.
DANIELLA A. HORN, ATTY.
Klenk Law, LLC
1 Roberts Ave.
Glenside, PA 19038

ANNE SISSON a/k/a ANNE R. SISSON, dec'd.
Late of the Township of Radnor, Delaware County, PA.
Extr.: Paul Cleland Robson Sisson (Named in Will as Paul Sisson) c/o Lewis L. Neilson, Jr., Esquire, 7926 Queen St., Ste. 207, Wyndmoor, PA 19038.
LEWIS L. NEILSON, JR., ATTY.
Stewart and Neilson
7926 Queen St.
Ste. 207
Wyndmoor, PA 19038

ROSEMARY E. SMITH a/k/a ROSEMARY L. SMITH, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extr.: Laurence L. Smith, 25 W. 2nd St., Media, PA 19063.
LAURENCE SMITH, ATTY.
25 W. 2nd St.
Media, PA 19063

ELIZABETH MATHILDA ZWIJSEN, dec'd.
Late of the Township of Concord, Delaware County, PA.
Admx.: Carol Ann Weyhmuller, 17 Bonnie Ln., Media, PA 19063.
MICHAEL P. PIERCE, ATTY.
Pierce & Hughes, P.C.
P.O. Box 604
Media, PA 19063

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2023-010465

NOTICE IS HEREBY GIVEN THAT on March 15, 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 **Tawanda June Armstead to Tawanda June Carwise**.

The Court has fixed Friday, May 17, 2024, 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.

Mar. 29; Apr. 5

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-001336

NOTICE IS HEREBY GIVEN THAT on February 12, 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 **Kaleb William Brown to Kaleb Wilson Brown**.

The Court has fixed June 21, 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.

Mar. 29; Apr. 5

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2023-009240

NOTICE IS HEREBY GIVEN THAT on October 31, 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 **Kathryn Jennifer Donofrio** to **Kathryn Jennifer Donofrio Rodriguez**.

The Court has fixed Friday, May 17, 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.

Mar. 29; Apr. 5

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2023-009978

NOTICE IS HEREBY GIVEN THAT on November 22, 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 **Anna Murphy** to **Mac Alasad-Murphy**.

The Court has fixed Friday, 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.

Mar. 22, 29

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-000019

NOTICE IS HEREBY GIVEN THAT on January 3, 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 **Ancy Stephen** to **Ancy Steephen Sherwin**.

The Court has fixed Friday, May 17, 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.

Mar. 22, 29

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-000304

NOTICE IS HEREBY GIVEN THAT on February 26, 2024, the Petition of **R.L.W.**, in the above-named Court, praying for a Decree to change the Petitioner's name to **H.L.W.** It is hereby ORDERD and DECREED the record in this matter shall be SEALED pending a hearing to be held on Wed. April 24, 2024, at 10:15 a.m. within the Delaware County Courthouse, Media, PA.

JEFFREY M. COOPER, Solicitor
Law Office of Jeffrey M. Cooper
111 E. Township Line Rd.
Upper Darby, PA 19082
(610) 449-2900

Mar. 22, 29

CHARTER APPLICATION

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

DEG Corporations Inc

a statutory close corporation, has been (will be) incorporated under the Pennsylvania Business Corporation Law of 1988.

HARRY J. KARAPALIDES, Solicitor
42 Copley Road
Upper Darby, PA 19082

Mar. 29

Leonard Heating and Cooling Inc.

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

JASON ROBERTS, Solicitor
P.O. Box 485
Toughkenamon, PA 19374

Mar. 29

LMG RPMV1 Corporation

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

Mar. 29

Morente Contractors, Inc.

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

Mar. 29

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:

KHALIFAH IBN-ISSAMADEEN

with its principal place of business at 2331 West 4th Street, Chester, PA 19013.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Darnell-Monique Young, 309 Holland Street, Crum Lynne, PA 19022.

The application has been/will be filed on or after Thursday, March 14, 2024.

DARNELL-MONIQUE YOUNG, Solicitor
309 Holland Street
Crum Lynne, PA 19022

Mar. 29

Mardinly Sales

with its principal place of business at 651 Park Way, Broomall, PA 19008.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): David Mardinly, 701 Parkway Boulevard, Broomall, PA 19008.

The application has been/will be filed on or after Saturday, March 8, 2014.

Mar. 29

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2022-006942

MORTGAGE FORECLOSURE

Santander Bank, N.A., Plaintiff

v.

Judith Manata a/k/a Judith Long, Solely in Her Capacity as Heir of Judith Long a/k/a Judith Ann Long, Deceased; Robert Long, Jr., Solely in His Capacity as Heir of Judith Long a/k/a Judith Ann Long, Deceased; Stacie Long, Solely in Her Capacity as Heir of Judith Long a/k/a Judith Ann Long, Deceased; and Unknown Heirs, Successors and/or Assigns of Judith Long a/k/a Judith Ann Long, Deceased, Defendants

Involving Prem.: 1031 Yates Ave., Marcus Hook Borough, PA 19061.

NOTICE BY PUBLICATION

A Complaint in Action of Mortgage Foreclosure and a Praecepto to Reinstate the Complaint has been filed with the Court of Common Pleas of Delaware County.

NOTICE TO DEFENCE AND CLAIM RIGHTS

You, Unknown Heirs, Successors and/or Assigns of Judith Long a/k/a Judith Ann Long, Deceased, have been sued in court. If you wish to defend against the claims set forth in the Complaint, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days of this Publication, the case may proceed without you and a judgment may be entered against you for the relief requested in the Complaint 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
335 W. Front Street
Media, PA 19063
Telephone: (610) 566-6625
www.delcobar.org

MICHAEL S. BLOOM, ESQUIRE
Pressman & Doyle, LLC
Attys. for Plaintiff
712 W. MacDade Blvd.
Milmont Park, PA 19033
(610) 532-4222
mbloom@pressmandoyle.com

Mar. 29; Apr. 5

SERVICE BY PUBLICATION

NOTICE OF APPOINTMENT OF CONSTABLE

NOTICE IS HEREBY GIVEN THAT a Petition for Appointment as Constable for the unexpired term of Gerald J. Bosch, Borough of Glenolden, Delaware County, Commonwealth of PA, has been filed on March 6, 2024, seeking to appoint Eric S. Gensemer as Constable for the unexpired term of Gerald J. Bosch, Borough of Glenolden, Delaware County, Commonwealth of PA.

A Hearing has been scheduled with respect to the said Petition on April 11, 2024 at 11:00 A.M. in courtroom TBA in the Delaware County Courthouse, Media, PA 19063.

JOHN JAY WILLS, ESQUIRE
4124 Chichester Avenue
Upper Chichester, PA 19061

Mar. 29

SERVICE BY PUBLICATION

NOTICE OF ANNUAL MEETING

TO: Members of Continental Mutual Insurance Company

The Annual Meeting of the Members of Continental Mutual Insurance Company will be held at the office of the Company, 8049 West Chester Pike, Upper Darby, Delaware County, Pennsylvania, on Tuesday, April 9, 2024 at 10:00 A.M., for the transaction of such regular business as may properly come before the meeting, including but not limited to: (i) the election of Directors, (ii) the approval, ratification, and confirmation of all acts of the Directors since the last preceding meeting of Members.

Bradford A. Phillips, CEO

Mar. 22, 29; Apr. 5

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

Graves, Michael, Borough of Yeadon, 10/26/2023, \$818.52

Graves, Michael, Borough of Yeadon, 10/27/2023, \$746.25	Harvey, Desmond, Probation Dept of Delaware County, 7/5/2023, \$1,898.50
Graves, Michael, Borough of Yeadon, 10/27/2023, \$827.43	Hawkins, Harold, Borough of Darby, 9/14/2023, \$1,252.07
Graves, Michael, Yeadon Borough, 10/27/2023, \$1,316.40	Hawkins, Harold, Borough of Darby, 9/14/2023, \$1,455.71
Graves, Michael, Yeadon Borough, 10/27/2023, \$740.31	Hawkins, Harold, Borough of Darby, 9/14/2023, \$2,064.60
Graves, Shirley P, Palisades Acquisition XVI LLC, 7/31/2023, \$4,788.61	Haynes, Pamela, Delcora, 12/26/2023, \$102.94
Gray, Carter B, Chadds Ford Township Delaware County Sewer Authority, 11/17/2023, \$937.21	Haynes, Pamela, Delcora, 12/26/2023, \$112.67
Greco, Diana, Upper Darby Township, 9/19/2023, \$188.33	Haynes, Pamela, Delcora, 12/26/2023, \$134.93
Green, Faith S, Darby Boro, 9/14/2023, \$832.25	Haynes, Pamela, Delcora, 12/26/2023, \$134.93
Green, Samuel A, Darby Borough, 8/9/2023, \$245.09	Haynes, Pamela, Delcora, 12/26/2023, \$195.75
Green, Samuel, Darby Boro, 9/14/2023, \$832.25	Haynes, Pamela, Delcora, 12/26/2023, \$177.41
Green, Samuel, Darby Borough, 9/14/2023, \$758.21	Hdw 280 Owen, LLC, Borough of Lansdowne, 8/10/2023, \$9,172.99
Han, Jolyon Lammers, Upper Providence Twp, 10/27/2023, \$431.49	Heffner, Kathleen G, Nether Providence Township, 9/21/2023, \$683.40
Hanly Foley, Monica, Borough of Collingdale, 11/16/2023, \$421.07	Heiler, Christine, Phh Mortgage Corporation, 12/5/2023, \$120,303.30
Hanly Foley, Monica, Borough of Collingdale, 11/16/2023, \$436.64	Hendrickson, Jacob, Delaware County Juvenile Court, 12/20/2023, \$2,581.72
Hanly-Foley, Monica, Collingdale Borough, 11/14/2023, \$273.52	Herring, Jermaine N., Delcora, 12/26/2023, \$282.91
Harding, Peggy, Midland Funding LLC, 10/16/2023, \$2,672.89	Heyburn Plumbing & Heating Inc, Cmwth Dept of Revenue, 8/21/2023, \$824.91
Hargrove, Vincent H, Yeadon Borough, 7/12/2023, \$463.15	Heyburn Plumbing & Heating Inc, Cmwth Dept of Revenue, 8/21/2023, \$768.42
Harkins, Aloysius J, Borough of Eddystone, 6/6/2023, \$302.50	Hibbs, Thomas E, Cmwth Dept of Revenue, 11/30/2023, \$939.01
Harkins, Theresa, Galaxy International Purchasing, LLC, 6/21/2023, \$7,031.23	Hoag, Roxanne, Internal Revenue Service, 9/12/2023, \$19,954.64
Harling, Larry, Cit Bank, 9/15/2023, \$287,039.36	Hochschwender, Paul E., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 6/30/2023, \$3,640.00
Harling, Larry, Cit Bank, 9/15/2023, \$290,658.86	Hochschwender, Paul E., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 6/30/2023, \$3,711.00
Harper, Charisma, Valley Forge Military Academy & College, 9/14/2023, \$7,966.00	Hoopes, Nichole, Haverford Township, 6/6/2023, \$201.96
Harris, Jacqueline, Darby Boro, 8/1/2023, \$251.13	Hoopes, Robert, Haverford Township, 6/6/2023, \$201.96
Harrison, Helen Joann, Darby Borough, 9/14/2023, \$399.00	Hossain, Belal, Discover Bank, 7/10/2023, \$3,540.96
Harrison, Norene, City of Chester, 12/20/2023, \$630.63	Hossain, Belal, Discover Bank, 7/10/2023, \$3,540.96
Harry, David, American Neighborhood Mortgage Acceptance Company LLC, 7/20/2023, \$180,195.46	

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

**April 19, 2024
11:00 A.M. Prevailing Time**

BOROUGH
Brookhaven 39
Collingdale 13, 17, 32, 34
Lansdowne 6
Marcus Hook 12
Prospect Park 23
Ridley Park 10
Sharon Hill 26
Yeadon 11

CITY
Chester 14

TOWNSHIP
Aston 16, 29
Haverford 7
Lower Chichester 38
Marple 37
Nether Providence 35
Radnor 21
Ridley 8
Tinicum 1, 5, 9
Upper Chichester 25
Upper Darby 2, 3, 4, 15, 18, 22,
24, 27, 30, 31, 33, 36
Upper Providence 28

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. 010543A 1. 2016

MORTGAGE FORECLOSURE

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

BEING Premises: 215 Chippewa Street, Lester, PA 19029.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Patricia F. Giordano, Kenneth D. Norcutt and United States of America.

Hand Money \$8,694.80

Dana Marks et al., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003293 2. 2022

MORTGAGE FORECLOSURE

Property situated in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on July 8, 2010, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 4767, at page 2307, as Instrument No. 2010038104.

Folio No. 16-08-01068-00

BEING known as 842 Fairfax Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Maria D. Southard, deceased.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006212 3. 2022

MORTGAGE FORECLOSURE

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

Dimensions: Hse Gar 15 x 60

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Carletta G. Ward.

Hand Money \$6,220.81

Pincus Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003904A 4. 2021

MORTGAGE FORECLOSURE

Property situated in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on December 27, 2000, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 2106, at page 981.

Folio No. 16-05-00835-00

BEING known as 632 Merion Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jeanine M. MacWilliams.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000099 5. 2020

MORTGAGE FORECLOSURE

Property situated in the Township of Tincicum, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on September 17, 1991, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 882, at page 594.

Folio No. 45000144900 and 45000145000

BEING known as 210-212 Powhattan Avenue, Essington, PA 19029.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Helen J. Maenner.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006878 6. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$95,420.16

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

Front: Irregular Depth: Irregular

BEING Premises: 88 East Stewart Avenue, Lansdowne, PA 19050.

Folio Number: 23000304000

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jan E. Lewis.

Hand Money \$9,542.02

Kevin T. Tonzczyn, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006859 7. 2019

MORTGAGE FORECLOSURE

Judgment Amount: \$90,065.80

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

Front: 52 ft Depth: 117 ft

BEING Premises: 1617 Hampton Road, Havertown, PA 19083.

Folio Number: 22-07-00590-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Miranda Tsang.

Hand Money \$9,006.58

Christopher A. DeNardo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006558 8. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$258,216.25

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

Front: Irregular Depth: Irregular

BEING Premises: 115 Norwood Avenue, Holmes, PA 19043.

Folio Number: 38040156801

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jonathan Wallace and Svetlana Wallace.

Hand Money \$25,821.63

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003882 9. 2023

MORTGAGE FORECLOSURE

12 Seneca Street
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: Laura A. Bishop, in her capacity as Heir of George S. Hutchins.

Hand Money \$10,767.18

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000791 10. 2023

MORTGAGE FORECLOSURE

Property in the Borough of Ridley Park, County of Delaware, Commonwealth of Pennsylvania.

BEING Folio No. 37000166800.

BEING Premises: 30 W Ridley Avenue, Ridley Park, Pennsylvania 19078,

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jennifer M. Torpey.

Hand Money \$19,713.11

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009158 11. 2021

MORTGAGE FORECLOSURE

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

BEING Folio No. 48000309700.

BEING Premises: 1112 Serrill Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Marie P. Spicer.

Hand Money \$22,127.24

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009628 12. 2022

MORTGAGE FORECLOSURE

1008 McClenachan Terrace
Marcus Hook, PA 19061

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Susan A. Ferrara a/k/a Susan Alice Ferrara a/k/a Susan Ferrara, deceased.

Hand Money \$8,477.57

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003047 13. 2023

MORTGAGE FORECLOSURE

1015 Andrew Avenue
Collingdale, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Wendy A. Peterson a/k/a Wendy Ann Peterson, deceased.

Hand Money \$3,151.32

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000254 14. 2023

MORTGAGE FORECLOSURE

231 E. Avon Road
Chester, PA 19015

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Horace A. Collier Jr., a/k/a Horace J. Collier Jr., deceased.

Hand Money \$14,642.04

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004290 15. 2023

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 213 Margate Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Tyrin L. Sherwood.

Hand Money \$10,659.74

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008012 16. 2023

MORTGAGE FORECLOSURE

Property situated in the Township of Aston, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on December 28, 2007, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 4271, at page 0473, as Instrument No. 2007109332.

Folio No. 02000216800

BEING known as 12 Rosalie Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Nancy Coan.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008178 17. 2023

MORTGAGE FORECLOSURE

Property in the Borough of Collingdale, County of Delaware and Commonwealth of PA on the Northeasterly side of Sharon Avenue.

Front: IRR Depth: IRR

BEING Premises: 642 Rively Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Olive Yeah Myers fka Watchen Johnson.

Hand Money \$16,012.25

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007522 18. 2023

MORTGAGE FORECLOSURE

Property in Drexel Hill a/k/a Upper Darby Township, County of Delaware, Commonwealth of Pennsylvania.

BEING Premises: 460 Lombardy Road, Drexel Hill, a/k/a Upper Darby Township, PA 19026-1329.

Parcel Nos. 16090105700

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Gerald J. Gallagher a/k/a Gerald Gallagher.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006424 21. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 109S Radnor Rd, Radnor, PA 19087.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christine M. Kline and John C. Kline, wife and husband.

Hand Money \$41,634.35

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007210 22. 2023

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware and Commonwealth of PA on the Easterly side of Wycombe Avenue.

Front: IRR Depth: IRR

BEING Premises: 219 North Wycombe Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Diana Mainardi.

Hand Money \$12,157.48

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006661 23. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 630 17th Avenue, Prospect Park, PA 19076.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lisa Friedberg.

Hand Money \$14,254.39

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002455 24. 2023

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware and Commonwealth of PA on the South side of Cleveland Avenue.

Front: IRR Depth: IRR

BEING Premises: 7020 Cleveland Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Faith Boose.

Hand Money \$2,355.21

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004138 25. 2023

MORTGAGE FORECLOSURE

Property in the Township of Upper Chichester, County of Delaware and Commonwealth of PA on the beginning at a point on the Southeasterly side of Carver Road.

Front: IRR Depth: IRR

BEING Premises: 1049 Excelsior Drive, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael Caple.

Hand Money \$21,881.79

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008382 26. 2022

MORTGAGE FORECLOSURE

Judgment Amount: \$138,406.93

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

Front: Irregular Depth: Irregular

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

Folio Number: 41-00-00861-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Shirley Wilson.

Hand Money \$13,840.69

Christopher A. DeNardo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003513 27. 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, described according to a survey and plan made by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania on October 23, 1964 and revised November 23, 1954, as follows, to wit:

BEGINNING at a point on the Southwesterly 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 Wynnbrook 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.

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$17,046.86

Law Office of Gregory Javardian, LLC, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004648B 28. 2019

MONEY JUDGMENT

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

BEING Premises: 109 Parkview Circle, Media, PA 19063.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John Taddei, Stacy Taddei.

Hand Money \$4,000.00

Richard O'Neill, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004886A 29. 2019

MORTGAGE FORECLOSURE

Property in the Township of Aston, County of Delaware and Commonwealth of PA on the Northeasterly side of Morgan Road.

Front: IRR Depth: IRR

BEING Premises: 23 Morgan Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Craig M. Huska.

Hand Money \$28,916.09

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009344 30. 2023

MORTGAGE FORECLOSURE

7828 Westview Avenue
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Prayva Hussain.

Hand Money \$3,501.10

Orlans PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004600 31. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

Property: 1712 South State Road, Upper Darby, PA 19082.

BEING the same premises which Ronald E. Slaughter (Executor of the Estate of Ruth Slaughter), by Deed dated September 16, 2022 and recorded February 15, 2023 in and for Delaware County, Pennsylvania in Deed Book Volume 6888, page 5018, granted and conveyed unto Sir Naseem H. Slaughter.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Sir Naseem H. Slaughter.

Hand Money \$17,171.22

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008886 32. 2022

MORTGAGE FORECLOSURE

Property in the Borough of Collingdale, County of Delaware and Commonwealth of PA on the beginning at a point on the Southeasterly side of Rively Avenue.

Front: IRR Depth: IRR

BEING Premises: 448 Rively Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jennifer Auge.

Hand Money \$8,961.99

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006461 33. 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, and described according to a Plan of Lots surveyed for James J. Andrien by Damon and Foster, Civil Engineers, Upper Darby, Pennsylvania, February 10, 1925, and more particularly described as follows, to wit:

BEGINNING at a point in the center line of Fairview Avenue (40 feet wide) at the distance of 370 feet on a course North 20 degrees, 3 minutes, 20 seconds East, measured from the intersection of the center line of Fairview Avenue (40 feet wide) with the center line of Lenox Avenue (40 feet wide); thence along the center line of Fairview Avenue (40 feet wide), North 20 degrees, 3 minutes, 20 seconds East, 25 feet and extending of that width in length or depth between parallel line at a right angles to said center line of Fairview Avenue the Northeasterly line thereof passing through the center of a party wall between this and the premises adjoining on the Northeast and the Southeasterly line thereof passing through a joint driveway on a course North 69 degrees, 56 minutes, 40 seconds West, 110 feet.

TOGETHER with the free and common use, right, liberty and privilege in common with the owners, tenants or occupiers of the adjoining lot or ground to the South thereof of a certain driveway extending Eastward and Westward between the two properties and intended for the use of each thereof now and forever.

More Commonly known as 128 N. Fairview Avenue, Upper Darby Township, PA 19082.

BEING Folio No. 16-06-00333-00.

TITLE to same premises is vested in Joseph Wilson and Kimberly Reddick, their heirs and assigns, as joint tenants with right of survivorship, by Deed from Brian J. Rogers and Mary P. O'Neill a/k/a Mary P. Rogers, dated 9/30/2002, and recorded on 10/11/2002, in the Delaware County Recorder of Deeds Office in Book 02554, page 0192 Instrument Number 2002109011.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph Wilson, Kimberly Reddick-Wilson a/k/a Kimberly Reddick.

Hand Money \$11,150.61

Parker McCay, P.A., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001568A 34. 2023

MORTGAGE FORECLOSURE

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

BEING Lots Nos. 258 and 259 on Plan of lots of the Clifton Land.

Front: 50 Depth: 100

BEING Premises: 1117 Chestnut Street, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: Improved single-family residential property.

SOLD AS THE PROPERTY OF: 1117 Chestnut Street, LLC.

Hand Money \$21,525.50

James T. Shoemaker, Esquire, Attorney Hourigan, Kluger & Quinn, PC

JERRY L. SANDERS, JR., Sheriff

No. 006098B 35. 2017

MORTGAGE FORECLOSURE

The Real Estate, which is the subject matter of the Complaint, is situate in the Township of Nether Providence, County of Delaware and Commonwealth of Pennsylvania.

BEING known as 319 Pritchard Lane, Wallingford, PA 19086, DBV 5542, page 883, Parcel Number 34-00-02080-04.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Kim A. Tilghman.

Hand Money \$33,493.64

Lois M. Vitti, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008759A 36. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 403 Winfield Ave., Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Irene M. Oliver.

Hand Money \$13,648.00

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008904 37. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Marple, County of Delaware and Commonwealth of Pennsylvania, as shown on a Plan for Frank Albani, made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated the 5th day of June A.D., 1961 and revised on the 9th day of October A.D., 1961, being bounded and described as follows:

BEGINNING at a point on the Southwesterly side of North Marple Road, 50 feet wide, said point being located by the following four courses and distances from the intersection of the center line and title line of said North Marple Road with the center line of Darby Creek Road, 50 feet wide: (1) extending along the said center line of said North Marple Road North 71 degrees 11 minutes West, 369.47 feet to a point of curve; and (2) still by same by the arc of a circle of 763.94 feet radius curving Northwestwardly in a clockwise direction, an arc distance of 179.55 feet to a point of tangency and (3) still along said center line North 57 degrees 43 minutes West, 158.66 feet to a point; and (4) leaving said center line South 5 degrees 11 minutes 52 seconds West, 28.08 feet to the point to a point of curve; thence by the arc of a circle of 30.60 feet radius curving Southwardly in a clock wise direction an arc distance of 42.21 feet to a point of reverse curve on the Northwesterly side of a proposed 50 feet wide road; thence along the same by the arc of a circle of 175 feet radius, curving Southeastwardly in a counter-clockwise direction an arc distance of 147.19 feet to a point of reverse curve; thence by the arc of a circle of 125 feet radius curving Southwardly in a clockwise direction, an arc distance of 105.13 feet to a point; thence North 69 degrees 41 minutes West, 175.61 feet to a point in line of lands now or late of Alfred E. Troncelliti; thence by said lands North 19 degrees 47 minutes 31 seconds East, 69.33 feet to a pipe; thence North 5 degrees 11 minutes 52 seconds East, 214.52 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 1 on said Plan.

BEING Premises: 475 Marple Road, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lily Lee and Hyunki Kim, the United States of America.

Hand Money \$31,539.10

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002655 38. 2023

MORTGAGE FORECLOSURE

Property situated in the Township of Lower Chichester, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on May 1, 2007, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 4089, at page 1232, as Instrument No. 2007038473.

Folio No. 08-00-01049-00

BEING known as 1530 Summit Street, Linwood, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Rene A. Ortiz.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007135A 39. 2019

MORTGAGE FORECLOSURE

1534 Rainer Road
Brookhaven, PA 19015

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

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Tiffany
Matthews.

Hand Money \$10,904.55

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

Mar. 29; Apr. 5, 12

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