

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**EMANUEL NWACHUKWU****AMADIGUWE**, dec'd.

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

MARY K. BAILEY, dec'd.

Late of the Township of Ridley, Delaware County, PA.
Admx.: Dominique Silvestri (Petitioner is also known as Dominique Buccino) c/o J. Adam Matlawski, Esquire, 1223 N. Providence Rd., Media, PA 19063.
J. ADAM MATLAWSKI, ATTY.
McNichol, Byrne & Matlawski, P.C.
1223 N. Providence Rd.
Media, PA 19063

ERNA E. BALLINGER, dec'd.

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

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

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

JONATHAN H. ELLIS, ATTY.

Flaster Greenberg PC
One Tower Bridge
100 Front St.
Ste. 100
Conshohocken, PA 19428

CYNTHIA A. COX, dec'd.

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

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

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

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

Late of the Township of Darby Township, Delaware County, PA.
Admr.: Joseph DeSimone c/o Michael J. Mattson, Esquire, 21 W. Third St., Media, PA 19063.

MICHAEL J. MATTSON, ATTY.
Musi, Mattson, Daubenberger & Clark, LLP
21 W. Third St.
Media, PA 19063

PATRICIA HILSCHER, dec'd.

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

RONALD C. MELCHIORRE, dec'd.

Late of the Township of Upper Darby, Delaware County, PA.
Extxs.: Joanne Mushlit and Carol Lynn McKeon c/o Charles E. McKee, Esquire, 1 N. Ormond Ave., Office, Havertown, PA 19083.

CHARLES E. MCKEE, ATTY.
Donohue, McKee & Mattson, Ltd.
1 N. Ormond Ave.
Office
Havertown, PA 19083

NIOVI PANTELIS, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Admx.: Elaine Pantelis Christie c/o
Nikolaos I. Tsouros, Esquire, Valley
Forge Square II, 661 Moore Rd., Ste.
105, King of Prussia, PA 19406.
NIKOLAOS I. TSOUROS, ATTY.
Law Offices of Wendy F. Bleczinski
Valley Forge Square II
661 Moore Rd.
Ste. 105
King of Prussia, PA 19406

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

RONALD MICHAEL ROCCIA a/k/a
RONALD M. ROCCIA, dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Admr.: Christopher Robert Roccia,
1909 Applegate Ln., Edwardsville, IL
62025.
JOSEPH J. CONSOLE, ATTY.
Console Matison, LLP
1 W. Third St.
Ste. 109
Media, PA 19063

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

ANTONIO MANUEL ROCHA
a/k/a **ANTONIO M. ROCHA** and
ANTONIO ROCHA, dec'd.
Late of the Borough of Media,
Delaware County, PA.

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

SECOND PUBLICATION

CLYDE FREDERICK BARKER a/k/a
CLYDE F. BARKER a/k/a **CLYDE**
BARKER and **DR. CLYDE F.**
BARKER, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: William Stephens Barker
(Named in Will as William S. Barker)
c/o Jonathan H. Ellis, Esquire, One
Tower Bridge, 100 Front St., Ste. 100,
Conshohocken, PA 19428.
JONATHAN H. ELLIS, ATTY.
Flaster Greenberg PC
One Tower Bridge
100 Front St.
Ste. 100
Conshohocken, PA 19428

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

JOAN F. BRUNNER a/k/a **JOAN L.**
BRUNNER, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Kurt William Brunner, 1685 Erb
Drive, Aston, PA 19014.

NANCY WHITNEY BURKE a/k/a
NANCY W. BURKE, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: Janet Burke, P.O. Box 1087,
Anacorda, MT 59711.

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

BONNIE KAY CLEMENTS, dec'd.

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

ANTHONY COSTA, dec'd.

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

KATHRYN E. OTT, ATTY.

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

DAVID P. DiGIROLAMO, dec'd.

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

ANGELO M. DiMEDIO, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extr.: Anna Domenica Dorazio (Named
in Will as Anna Dorazio) c/o Guy F.
Matthews, Esquire, 300 W. State St.,
Ste. 300, Media, PA 19063.
GUY F. MATTHEWS, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

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

Late of the Township of Haverford,
Delaware County, PA.
Extr.: Robyne N. DuPee (Named in
Will as Robyne Nicole DuPee), 22010
Bucktrout Ln., Katy, TX 77449.
HEATHER L. TURNER, ATTY.
Law Offices of Heather L. Turner
137 N. Narberth Ave.
Narberth, PA 19072

KATHLEEN A. ERWIN, dec'd.

Late of Delaware County, PA.
Admr.: Sareta Erwin.
BRIAN F. LEVINE, ATTY.
Levine Law, LLC
22 E. Grant St.
New Castle, PA 16101-2279

JAMES A. FARROW, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extr.: Samantha Flory, 874 Wyndom
Terrace, Secane, PA 19018.

BARBARA E. FISCHER, dec'd.

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

JAMES EDWARD FLANAGAN a/k/a

JAMES E. FLANAGAN, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Admr.: Richard A. Flanagan, 124
Cullen Rd., Oxford, PA 19363.

TERESA HILSEE, dec'd.

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

PATRICK J. LYNCH, dec'd.

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

CLEMENT J. McGOVERN a/k/a

CLEMENT J. McGOVERN and
CLEMENT McGOVERN, dec'd.
Late of the Township of Chadds Ford,
Delaware County, PA.
Extr.: Jonathan Christopher McGovern
(Named in Will as Jonathan C.
McGovern) c/o Nikolaos I. Tsouros,
Esquire, Valley Forge Square II, 661
Moore Rd., Ste. 105, King of Prussia,
PA 19406.
NIKOLAOS I. TSOUROS, ATTY.
Law Offices of Wendy F. Bleczinski
Valley Forge Square II
661 Moore Rd.
Ste. 105
King of Prussia, PA 19406

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

Late of the Township of Springfield, Delaware County, PA.
 Admr. C.T.A.: Neale F. Groff c/o Joseph W. Bullen, III, Esquire, P.O. Box 217, Lansdowne, PA 19050-0217.
JOSEPH W. BULLEN, III, ATTY.
 Hennessy Bullen Walker
 P.O. Box 217
 Lansdowne, PA 19050-0217

WENDELL NILES a/k/a WENDELL ANTONIA NILES, dec'd.

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

PATRICK S. O'NEILL a/k/a PATRICK S. O'NEILL, SR., dec'd.

Late of the Township of Tinicum, Delaware County, PA.
 Admr.: Michael F. Schleigh, Esquire, 1000 Floral Vale, Ste. 300, Yardley, PA 19067.
MICHAEL F. SCHLEIGH, ATTY.
 Hill Wallack, LLP
 1000 Floral Vale
 Ste. 300
 Yardley, PA 19067

MARIETTA CHARMAINE RIDDLE, dec'd.

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

DEBORAH ROSEN a/k/a DEBORAH BROWN ROSEN, dec'd.

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

AGNES D. RUGGIERI, dec'd.

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

Extr.: David P. Ruggieri, Sr., 208 Spring Lane, West Chester, PA 19382.

GERHARD O. URBAN a/k/a

GERHARD OTTO URBAN, dec'd.
 Late of the Borough of Glenolden, Delaware County, PA.
 Extr.: Ronald Frank Urban (Named in Will as Ronald F. Urban), 824 7th Ave., Prospect Park, PA 19076.

JOHN F. VOELKER, dec'd.

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

THIRD AND FINAL PUBLICATION**LEE HERMAN BETTENHAUSEN a/k/a LEE H. BETTENHAUSEN, dec'd.**

Late of the Township of Media, Delaware County, PA.
 Extr.: Tod Bettenhausen c/o Harris J. Resnick, Esquire, 22 State Road, Media, PA 19063.
HARRIS J. RESNICK, ATTY.
 22 State Road
 Media, PA 19063

EDWARD MISSINER BIRTWELL, JR., dec'd.

Late of the Township of Springfield, Delaware County, PA.
 Extx.: Heather Louise Manning, 3856 Dennison Avenue, Drexel Hill, PA 19026.

CHARLES L. BRODEUR a/k/a CHARLES L. BRODEUR, SR., dec'd.

Late of the Township of Concord, Delaware County, PA.
 Admr. Pendente Lite: Carrie Woody.
CARRIE WOODY, ATTY.
 Woody Law Offices
 110 West Front Street
 Media, PA 19063

CARTER L. CAIRNS a/k/a CARTER CAIRNS, dec'd.

Late of the Borough of Media, Delaware County, PA.
 Extx.: Beth Pauley, 1104 Wellesley Terrace, West Chester, PA 19382-6681.

DEBORAH C. CESARINE, dec'd.

Late of the Borough of Ridley Park, Delaware County, PA.
 Extx.: Krista Cesarine (Named in Will as Kirsta M. Cesarine), 372 Shaw Rd., Ridley Park, PA 19078.

REBECCA H. DINUCCI, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

DEBORAH ANNE CLARK a/k/a DEBI CLARK, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extx.: Patricia Hindsley, 1105 Rapps
Dam Rd., Apt. 15, Phoenixville, PA
19460.

MARY KATHLEEN CLARKE a/k/a MARY K. CLARKE, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Joseph D. Foster, 7711 Eagles
Flight Ln., Ft. Myers, FL 33912.
DAVID V. BOGDAN, ATTY.
2725 West Chester Pike
Broomall, PA 19008

SALVATORE A. COLUCCI a/k/a SALVATORE COLUCCI and SAL A. COLUCCI, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: Lisa Maria Colucci c/o J.
Michael Ryan, Esquire, 300 N.
Pottstown Pike, Exton, PA 19341.
J. MICHAEL RYAN, ATTY.
300 N. Pottstown Pike
Suite 150
Exton, PA 19341

JOHN J. DENNING a/k/a JOHN DENNING, dec'd.
Late of the Borough of Ridley Park,
Delaware County, PA.
Extx.: Barbara A. Thren, 413 Leland
Way, Wyomissing, PA 19610.

LAWRENCE J. DISIPIO, JR., dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extx.: Patricia Susan McElwain
(Named in Will as Patti McElwain),
19832 Old York Road, Whitehall, MD
21161.

JEFFERSON LUTHER EVERETT,
dec'd.
Late of the Borough of Prospect Park,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
100 W. Sixth St.
Suite 204
Media, PA 19063

SHIRLEY M. GARRISON, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extx.: Sandra Garrison c/o Dana M.
Breslin, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

SAHIRAH HAMEED a/k/a BETTE JOHNSON, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Admx.: Michelle Anne Hameed, 11
Periwinkle Ct., Dover, DE 19904.

RHONDA D. HUSS, dec'd.
Late of the Township of Lower
Chichester, Delaware County, PA.
Admx.: Shannon Huss, 947 Bush
Street, Bridgeport, PA 19405.

DR. SUSAN K. HUTCHISON a/k/a DR. SUSAN KATHERINE HUTCHISON a/k/a DR. SUSAN HUTCHISON and DR. SUSAN KATHRYN HUTCHISON, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Gary Grant Hutchison (Named
in Will as Gary G. Hutchison) c/o Sally
A. Farrell, Esquire, 17 W. Miner St.,
West Chester, PA 19382.
SALLY A. FARRELL, ATTY.
MacElree Harvey, Ltd.
17 W. Miner St.
West Chester, PA 19382

MARILYN CAROL LEE-MAUGER a/k/a MARILYN C. LEE, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extx.: Anna Maria Jackson, 240
Trianon Ln., Villanova, PA 19085.
MATTHEW A. LEVITSKY, ATTY.
Fox Rothschild LLP
P.O. Box 3001
Blue Bell, PA 19422-3001

SHANE McCRAY a/k/a SHANE CHRISTOPHER McCRAY, dec'd.
Late of the Borough of Glenolden,
Delaware County, PA.
Admx.: Kristine McCray, 504 Sharp
Ave., Glenolden, PA 19036.

JOHN M. McCULLIAN a/k/a JOHN McCULLIAN, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Kevin L. McCullian, 1028
Morgan Avenue, Drexel Hill, PA
19026.

JOSEPH P. MILLER a/k/a JOSEPH PAUL MILLER, dec'd.
Late of the Township of Upper Chichester, Delaware County, PA.
Extr.: Joseph S. Miller, 330 Grays Lane, Lansdale, PA 19446.

WILLIAM NICOLINI, dec'd.
Late of the Township of Thornbury, Delaware County, PA.
Extr.: Robert William Nicolini c/o J. Michael Ryan, Esquire, 300 N. Pottstown Pike, Suite 150, Exton, PA 19341.
J. MICHAEL RYAN, ATTY.
300 N. Pottstown Pike
Suite 150
Exton, PA 19341

CAROLYN RAMSEY O'GARA, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extxs.: C.R. Stelzenmuller (Named in Will as Connie Stelzenmuller), 31 Narbrook Park, Narberth, PA 19072 and Mary D. Allen, 3300 Darby Rd., Apt. 3208, Haverford, PA 19041.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

JANET COLLEEN RAND a/k/a JANET C. RAND and JANET RAND, dec'd.
Late of the Township of Marple, Delaware County, PA.
Extr.: Jennifer Betts Fisher (Named in Will as Jennifer B. Fisher), 441 Glynwynne Rd., Haverford, PA 19041.
HEATHER L. TURNER, ATTY.
Law Offices of Heather L. Turner
137 N. Narberth Ave.
Narberth, PA 19072

DONALD LORENZO RILEY, dec'd.
Late of the Township of Newtown, Delaware County, PA.
Extr.: Donald L. Riley c/o Robert DeLuca, Esquire, 959 West Chester Pike, Havertown, PA 19083.
ROBERT DeLUCA, ATTY.
959 West Chester Pike
Havertown, PA 19083

MARY SCHAEFER, dec'd.
Late of the Borough of Marcus Hook, Delaware County, PA.
Admrs.: Mildred Jane Tollefson and William Bryan Wright c/o Jamison C. MacMain, Esquire, 17 W. Miner St., West Chester, PA 19382.

JAMISON C. MacMAIN, ATTY.
MacElree Harvey, Ltd.
17 W. Miner St.
West Chester, PA 19382

LEE ANN SCHLOSSER a/k/a LEE A. SCHLOSSER, dec'd.
Late of the Township of Ridley, Delaware County, PA.
Extx.: Gail Ann Cooper (Named in Will as Gail Cooper), 1537 S. 4th St., Philadelphia, PA 19147.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

JOSEPH E. SHIRLEY, dec'd.
Late of the Township of Concord, Delaware County, PA.
Admx.: Colleen Rosario Shirley c/o Nathan Egner, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087.
NATHAN EGNER, ATTY.
Davidson & Egner
Radnor Station Two
290 King of Prussia Rd.
Ste. 110
Radnor, PA 19087

RONALD D. STERN, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extx.: Carole Z. Golub c/o James R. Abbott, Esquire, 103 Chesley Dr., Ste. 103, Media, PA 19063.
JAMES R. ABBOTT, ATTY.
Abbott & Overholt PC
103 Chesley Dr.
Ste. 103
Media, PA 19063

JODEE WINGER a/k/a JODEE JACOBS WINGER, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extr.: W. Scott Winger, 621 Ashurst Rd., Havertown, PA 19083.

WILLIAM R. ZULLI a/k/a WILLIAM ZULLI, dec'd.
Late of the Borough of Clifton Heights, Delaware County, PA.
Admx.: Denise M. Moriconi 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

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-5539

NOTICE IS HEREBY GIVEN THAT on June 23, 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 **Parnak George Gurenlian** to **George Gurenlian**.

The Court has fixed February 3, 2026, 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.

MATTHEW HANNA, Solicitor
319 West Front Street
Media, PA 19063
(610) 892-9201

Dec. 26; Jan. 2

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-004049

NOTICE IS HEREBY GIVEN THAT on January 6, 2025, the Petition of Israel Laboy, minor, by and through his parent and natural guardian, Dominique Chavis, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Israel Robel Laboy** to **Dominic Maurice Chavis**.

The Court has fixed Tuesday, January 6, 2026, 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.

Dec. 26; Jan. 2

CHARTER APPLICATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Dept. of State for **KHABAR BARI RESTAURANT & CHINESE INC**, a corporation organized under the PA Business Corporation Law of 1988.

LAW OFFICES OF HARRY J.
KARAPALIDES, PC, Solicitors
42 Copley Rd.
Upper Darby, PA 19082

Jan. 2

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN THAT to all creditors and claimants of **J.L.M., Inc.** with its registered office at 1509 Meetinghouse Road, Boothwyn, PA 19061 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.

VICKI KUSHTO, Solicitor
2003 S. Easton Road
Suite 300
Doylestown, PA 18901

Jan. 2

NOTICE IS HEREBY GIVEN THAT to all creditors and claimants of **Library Foundation of Delaware County** with its registered office at 200 East State Street, Suite 304, Media, PA 19063 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.

SUSAN K. GARRISON, Solicitor
 Garrison Law
 24 Veterans Square
 Media, PA 19063

Jan. 2

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:

Delco Pet Tracer

with its principal place of business at 2877 Pennview Ave., Broomall, PA 19008.

The name(s) and address(es) of the entity(s) owning or interested in said business is (are): Michael Shevlin, Sr., 2877 Pennview Ave., Broomall, PA 19008.

The application has been/will be filed on or after Thursday, December 18, 2025.

Jan. 2

SERVICE BY PUBLICATION

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

FREEDOM MORTGAGE
 CORPORATION, Plaintiff

v.

JAMES B. HEE, Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

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

Being in CLIFTON HEIGHTS, County of DELAWARE, Commonwealth of Pennsylvania, 10-00-00842-00 a/k/a 10000084200.

Improvements consist of residential property.

Sold as the property of James B. Hee.

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

LAWYERS' REFERENCE SERVICE

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

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

Jan. 2, 9

SERVICE BY PUBLICATION

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

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

v.

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

COMPLAINT IN MORTGAGE FORECLOSURE

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

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

NOTICE

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

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

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

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

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

Jan. 2, 9

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
Docket No. CV-2025-007596

Type of Claim: Breach of Contract

Midland States Bank, Plaintiff
vs.

Phasic Technologies, Inc. and Danielle Letting, Defendants

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defense or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days from the date of publication of this Notice, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff(s). You may lose money or property or other rights important to you.

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

LAWYER REFERRAL SERVICE
Delaware County Bar Association
335 W. Front Street
Media, PA 19063
(610) 566-6625
www.delcobar.org

SERGIO I. SCUTERI, ESQUIRE
Capehart & Scatchard, PA
Attorneys for Plaintiff
8000 Midlantic Drive
Suite 300S
Mt. Laurel NJ 08054
(856) 234-6800

Dec. 26; Jan. 2

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

BAR ASSOCIATION

The Delaware County Bar
Association accepts



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

Charges may be taken via telephone or walk-in

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

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

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

CITY
 Chester 9, 30

TOWNSHIP
 Bethel 11, 31
 Chester 3
 Concord 1
 Darby 19, 33
 Haverford 17, 20
 Marple 10, 26
 Middletown 32
 Newtown 21
 Springfield 5
 Upper Chichester 6
 Upper Darby 14, 16, 28, 34

Conditions: \$3,000.00 cash or certified check at time of sale (unless otherwise stated in advertisement), balance in ten days. Other conditions on day of sale.

To all parties in interest and claimants:

TAKE NOTICE that a Schedule of Distribution will be filed within thirty (30) days from the date of sale and distribution will be made in accordance with the Schedule of Distribution unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the Schedule of Distribution will be given.

No. 061101 **1.** **2024**

MONEY JUDGMENT

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

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

Folio Number: 13-00-00582-01

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Drake Newkirk.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

JERRY L. SANDERS, JR., Sheriff

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

MORTGAGE FORECLOSURE

233 E Roland Road
 Brookhaven, PA 19015

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

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Hand Money \$30,540.92

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

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

No. 063382**9.****2024****MONEY JUDGMENT**

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

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

Folio Number: 49-01-00572-00

IMPROVEMENTS CONSIST OF: Residential Dwelling.

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

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 060980**10.****2024****MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 14 Brighton Village A-D, Broomall, Pennsylvania.

Folio Number: 25-00-00305-06

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Andrew P. Conboy.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 061537**11.****2024****MONEY JUDGMENT**

ALL THAT CERTAIN lot, piece or parcel of land, with the improvements erected thereon, situate in the Township of Bethel, County of Delaware and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 54 Overlook Circle, Boothwyn, Pennsylvania.

Folio Number: 03-00-00491-77

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Daniel A. Lieberman and May R. Lieberman.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005873**12.****2025****MORTGAGE FORECLOSURE**

1607 Washington Avenue
Prospect Park, PA 19076

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Everett
Santarlas, Jr.

Hand Money \$23,374.77

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010513 13. 2024

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 23000196400

Property: 25 Mansfield Road, Lans-
downe, PA 19050.

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

IMPROVEMENTS CONSIST OF:
house.

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

Hand Money \$14,317.92

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006600 14. 2025

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 16130353300

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

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

IMPROVEMENTS CONSIST OF:
house.

SOLD AS THE PROPERTY OF: Patrick
Nolan.

Hand Money \$13,509.62

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005437 16. 2024

MORTGAGE FORECLOSURE

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

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

Parcel Nos. 16-03-01797-00

IMPROVEMENTS CONSIST OF: resi-
dential.

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

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009942 17. 2024

MONEY JUDGMENT

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

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

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

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

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

IMPROVEMENTS CONSIST OF: Residential Condominium.

SOLD AS THE PROPERTY OF: Darrin O'Donnell.

Hand Money \$3,000.00

Elliot H. Berton, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002570A 18. 2023

MORTGAGE FORECLOSURE

826 Laurel Road
Yeadon, PA 19050

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: June B. Patterson.

Hand Money \$18,363.04

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006516 19. 2025

MORTGAGE FORECLOSURE

1545 Hermesprota Drive
Sharon Hill, PA 19079

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Juanita V. Braxton.

Hand Money \$2,595.40

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006048A 20. 2018

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 601 Willowbrook Rd, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Thomas W. Tripler and Patricia M. Tripler.

Hand Money \$24,249.70

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001488 21. 2023

MORTGAGE FORECLOSURE

3 Harvey Lane
Newtown Square, PA 19073

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Christopher Cimino a/k/a Christopher J. Cimino.

Hand Money \$53,773.38

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002712A 22. 2021

MORTGAGE FORECLOSURE

443 Ellis Avenue
Darby, PA 19023

Property in the Borough of Colwyn, State of Pennsylvania.

IMPROVEMENTS CONSIST OF: Residential dwelling.

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

Hand Money \$5,442.98

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009562 23. 2016

MORTGAGE FORECLOSURE

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

Front: 55 Depth: 110

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$12,519.76

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006462 24. 2025

MORTGAGE FORECLOSURE

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

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

Parcel Nos. 23000254200

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Violcelita Serrano-Colon.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006966 25. 2025

MORTGAGE FORECLOSURE

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

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

BEING Lot No. 1 on said Plan.

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

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

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

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$16,681.09

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003348 26. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

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

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$14,369.15

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007389 27. 2025

MORTGAGE FORECLOSURE

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

Front: Depth:

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

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Lynaya Hill.

Hand Money \$23,561.70

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004987 28. 2025

MORTGAGE FORECLOSURE

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

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

Parcel Nos. 16-08-02815-00

IMPROVEMENTS CONSIST OF: residential.

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

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002668 29. 2022

MORTGAGE FORECLOSURE

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

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

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

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$6,569.58

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006998 30. 2025

MORTGAGE FORECLOSURE

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

Folio No. 49-01-00013-00

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: So Gray LLC.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

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

Hand Money \$69,480.82

William Miller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008949 32. 2024

MORTGAGE FORECLOSURE

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

Front: 67.02 Depth: 155.87

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$36,465.00

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004663 31. 2025

MORTGAGE FORECLOSURE

Judgment Amount: \$694,808.26

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

Front: 240 Depth: 214

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

Parcel: 03000036082

IMPROVEMENTS CONSIST OF: residential property.

No. 001277 33. 2020

MORTGAGE FORECLOSURE

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

Front: 32 Depth: 100

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Tyrone Stewart, Jr.

Hand Money \$17,832.72

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005608 34. 2024

MORTGAGE FORECLOSURE

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

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

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

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

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

IMPROVEMENTS CONSIST OF: Residential Property.

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

Hand Money \$5,525.25

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005572 36. 2025

MORTGAGE FORECLOSURE

722 Saville Avenue
Crum Lynne, PA 19022

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: KS. BENN LLC.

Hand Money \$7,034.21

David E. Schwager, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

Dec. 26; Jan. 2, 9