

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

- MARILYN BERTRAND, dec'd.**
Late of the Township of Radnor, Delaware County, PA.
Extr.: Richardson Taylor Merriman (Named in Will as Richardson T. Merriman), 402 Inveraray Road, Villanova, PA 19085.
GARTH G. HOYT, ATTY.
McNees Wallace & Nurick, LLC
426 W. Lancaster Ave.
Suite 110
Devon, PA 19333
- INA NORMA CHARLAP a/k/a INA N. CHARLAP and INA F. CHARLAP, dec'd.**
Late of the Township of Springfield, Delaware County, PA.
Admr.: Michael Charlap, P.O. Box 193, Skull Valley, AZ 86338.
- VIVIANE COLE, dec'd.**
Late of the Borough of Brookhaven, Delaware County, PA.
Extrs.: Gwen-Lynn Cole, Loretta Cole and Damien T. Cole, 3425 Berkley Ave., Drexel Hill, PA 19026.
- SARAH BAMBICK DEAKYNE a/k/a SARAH DARLENE DEAKYNE and SALLY DARLENE DEAKYNE, dec'd.**
Late of the Township of Nether Providence, Delaware County, PA.
Extr.: Janice Harrison c/o Robert Stewart, Esquire, 1000 Floral Vale Blvd., Suite 300, Yardley, PA 19067.
ROBERT STEWART, ATTY.
1000 Floral Vale Blvd.
Suite 300
Yardley, PA 19067
- DIANE DROTT, dec'd.**
Late of the Township of Haverford, Delaware County, PA.

- Extr.: Jeff Drott, 1024 Seymour Ave., Nashville, TN 37206.
- ARLENE FLICK a/k/a ARLENE J. FLICK, dec'd.**
Late of the Township of Newtown, Delaware County, PA.
Extrs.: Anne C. Flick and Neil S. Braun c/o John A. Terrill, II, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19248.
JOHN A. TERRILL, II, ATTY.
Heckscher, Teillon, Terrill & Sager, P.C.
1001 Conshohocken State Rd.
Ste. 1-300
West Conshohocken, PA 19428
- ROBERT W. HALLOCK a/k/a ROBERT HALLOCK, dec'd.**
Late of the Township of Springfield, Delaware County, PA.
Extr.: Dana Olive, 312 E. Springfield Rd., Springfield, PA 19064.
- JAMES F. JUDGE, JR. a/k/a JIM JUDGE, dec'd.**
Late of the Township of Upper Darby and the Borough of Clifton Heights, Delaware County, PA.
Extr.: Lisa Albany, 1522 Llanwellyn Avenue, Folcroft, PA 19032.
- FRANK C. MAZZITELLI a/k/a FRANCIS C. MAZZITELLI, dec'd.**
Late of the Township of Upper Darby, Delaware County, PA.
Extr.: Gary DelViscio, 185 Wilde Ave., Drexel Hill, PA 19026.
- KETHI A. SHARROW, dec'd.**
Late of the Township of Upper Chichester, Delaware County, PA.
Extr.: Janice Sara, P.O. Box 1999, Boothwyn, PA 19061.
- ROBERT F. SMITH, dec'd.**
Late of the Township of Middletown, Delaware County, PA.
Extr.: Theresa Shea, 404 Strath Haven Ave., Swarthmore, PA 19081.
- ERNESTINE M. STRATTON, dec'd.**
Late of the Borough of Media, Delaware County, PA.
Extr.: Annamarie Joseph, 3019 Savannah Hills Drive, Charlotte, NC 28105.
- MARY E. WALSH, dec'd.**
Late of the Township of Upper Darby, Delaware County, PA.
Extr.: Elizabeth E. Christians c/o Kathleen A. Farrell, Esquire, 116 W. Baltimore Ave., Media, PA 19063.

KATHLEEN A. FARRELL, ATTY.
116 W. Baltimore Ave.
Media, PA 19063

SECOND PUBLICATION

IRENE ALKINS, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extx.: Nancy L. Atkins c/o Stephen A.
Wydrzynski, Esquire, 11 West Front
Street, Media, PA 19063.
STEPHEN A. WYDRZYNSKI, ATTY.
11 West Front Street
Media, PA 19063

FRANCIS J. BECHLER, III a/k/a

FRANCIS J. BECHLER, dec'd.
Late of the Township of Darby,
Delaware County, PA.
Admx.: Kristin M. Drobek c/o Robert M.
Firkser, Esquire, 333 West Baltimore
Avenue, Media, PA 19063.
ROBERT M. FIRKSER, ATTY.
333 West Baltimore Avenue
Media, PA 19063

**JOHN J. BOHAN a/k/a JOHN J.
BOHAN, JR. a/k/a JOHN BOHAN
and JOHN JAMES BOHAN, JR.**,
dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extx.: Betty Bohan c/o John O.
McManus, Esquire, 571 Central
Avenue, Suite 120, New Providence,
NJ 07974.
JOHN O. McMANUS, ATTY.
571 Central Avenue
Suite 120
New Providence, NJ 07974

**PATRICIA A. BORKOWSKI a/k/a
PATRICIA ANN BORKOWSKI**,
dec'd.

Late of the Township of Nether
Providence, Delaware County, PA.
Extx.: Patricia A. Desmond, 1200
Liberty Ridge Dr., Ste. 200, Wayne, PA
19087.

MARY JANE CONSADENE, dec'd.

Late of the Borough of Rose Valley,
Delaware County, PA.
Extx.: Jonathan Consadene, 268 Oak
Ave., Media, PA 19063 and Matthew
Consadene, 79 Windrush Ln., Andover,
CT 06232.
KENNETH C. RUSSELL, ATTY.
Russell Law, P.C.
3500 Reading Way
Huntingdon Valley, PA 19006

IDY CLAIRE FISCHLER, dec'd.

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

Extx.: Matthew Taubenberger c/o Kyle
A. Burch, Esquire, 22 State Road,
Media, PA 19063-1442.
KYLE A BURCH, ATTY.
22 State Road
Media, PA 19063-1442

REUBEN MARKLEY GROFF, III,
dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Mark M. Vakil, Esquire, 1450
E. Boot Road, Building 400, Suite D,
West Chester, PA 19380.
MARK M. VAKIL, ATTY.
1450 E. Boot Road
Building 400
Suite D
West Chester, PA 19380

BENJAMIN HARRIS, JR., dec'd.

Late of the City of Chester, Delaware
County, PA.
Extx.: Tonny Deaugustine Harris 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

MARCUS WALTER HASELTINE, JR.,
dec'd.

Late of the Borough of Brookhaven,
Delaware County, PA.
Admr.: Rodman D. Haseltine, 3534
Swiftwater Ln., Brookhaven, PA
19015.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

JACQUELINE B. HATHAWAY a/k/a

JACQUELINE BUSH HATHAWAY,
dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: Clayton Bush Hathaway c/o
Kenneth L. Norton, Esquire, Rodney
Square, 1000 N. King St., Wilmington,
DE 19801.
KENNETH L. NORTON, ATTY.
Young Conaway Stargatt & Taylor, LLP
Rodney Square
1000 N. King St.
Wilmington, DE 19801

KENNETH IRVIN HORTON a/k/a

KENNETH I. HORTON, dec'd.
Late of the Township of Concord,
Delaware County, PA.

Extr.: Holly Ann Newcomer a/k/a Holly A. Newcomer c/o Daniel D. Hill, Esquire, 3198 East Market Street, York, PA 17402.

DANIEL D. HILL, ATTY.
Bellomo & Associates, LLC
3198 East Market Street
York, PA 17402

MARJORIE O. LEIGHTON, dec'd.

Late of the Township of Newtown, Delaware County, PA.
Extr.: William J. Leighton, Jr. (Named in Will as William J. Leighton, III), 30 Gardens Rd., Ocean City, NJ 08226.

FLORENCE J. LESKO, dec'd.

Late of the Township of Ridley, Delaware County, PA.
Extr.: Marianne Perfetti 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

STEPHEN MAJCHER a/k/a

STEPHEN G. MAJCHER, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Admr.: Michael J. Majcher c/o Matthew C. Stone, Esquire, 4126 Edgmont Avenue, Brookhaven, PA 19015.
MATTHEW C. STONE, ATTY.
The Law Offices of Stone & Stone, LLC
4126 Edgmont Avenue
Brookhaven, PA 19015

MARION G. McCORRISTON a/k/a MARION GALLAGHER McCORRISTON, dec'd.

Late of the Township of Springfield, Delaware County, PA.
Extr.: Regina Anne Binkley 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

IAN PAUL McLEAN a/k/a IAN McLEAN a/k/a IAN P. McLEAN and IAN LAWRENCE PAUL WALLACE McLEAN, dec'd.

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

Extr.: Robert I. McLean (Named in Will as Robert McLean) c/o John C. Hook, Esquire, 2005 Market St., Ste. 2600, Philadelphia, PA 19103.
JOHN C. HOOK, ATTY.
Stradley Ronon Stevens & Young, LLP
2005 Market St.
Ste. 2600
Philadelphia, PA 19103

HELEN M. McMANUS, dec'd.

Late of the Township of Upper Darby, Delaware County, PA.
Admx.: Kathleen V. McNamara c/o Joseph T. Mattson, Esquire, 1 N. Ormond Ave., Office, Havertown, PA 19083.
JOSEPH T. MATTSON, ATTY.
Donohue, McKee & Mattson, Ltd.
1 N. Ormond Ave.
Office
Havertown, PA 19083

ANGIOLINA MIGLIARINO, dec'd.

Late of the Township of Marple, Delaware County, PA.
Extr.: Sonia DeMarco c/o Robert M. Slutsky, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462.
ROBERT M. SLUTSKY, ATTY.
Slutsky Elder Law, P.C.
600 W. Germantown Pike
Ste. 400
Plymouth Meeting, PA 19462

JOAN E. MILLER a/k/a JOAN ECKMAN MILLER and JOAN MILLER, dec'd.

Late of the Township of Concord, Delaware County, PA.
Admx.: Cindy Louise McGovern-Miller, 1538 Apple Street, Boothwyn, PA 19061.

JOANNE MILLER, dec'd.

Late of the Township of Haverford, Delaware County, PA.
Extr.: Heather Lardin, 319 Valley Road, Havertown, PA 19083.

SUSAN A. MILLER, dec'd.

Late of the Township of Chadds Ford, Delaware County, PA.
Admx.: Cindy Louise McGovern-Miller, 1538 Apple Street, Boothwyn, PA 19061.

MARGARET PANTALONE, dec'd.

Late of the Township of Middletown, Delaware County, PA.
Extr.: Mary Gilda Simmons (Named in Will as Mary Gilda Simmons Hunter) c/o Nicholas M. Orloff, Esquire, 1 W. Third St., Media, PA 19063.

NICHOLAS M. ORLOFF, ATTY.
Orloff Law
1 W. Third St.
Media, PA 19063

CHRISTOPHER GREGORY PEARSE,
dec'd.

Late of the Borough of Morton,
Delaware County, PA.
Admr.: Christopher C. Pearse c/o
Jonathan E. Becker, Esquire, 300 W.
State St., Ste. 300, Media, PA 19063.
JONATHAN E. BECKER, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

JOHN J. PROCH, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extrs.: David J. Proch and Margaret
Kathryn Capetola a/k/a Margaret
Kathryn Proch c/o Michael W. Raith,
Esquire, 2 Old State Rd., Media, PA
19063.
MICHAEL W. RAITH, ATTY.
2 Old State Rd.
Media, PA 19063

ANN L. SCHWACKE a/k/a ANN
SCHWACKE, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Admx.: Nancy Worth Pine, 104 S.
Church St., West Chester, PA 19382.
NANCY W. PINE, ATTY.
Pine & Pine, LLP
104 S. Church St.
West Chester, PA 19382

JOSEPH JOHN SHEERAN, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extrs.: Jo-Ann Walmsley and
James Sheeran, 525 Claremont Rd.,
Springfield, PA 19064.

THIRD AND FINAL PUBLICATION

JOSEPH A. ARCHIBALD a/k/a

JOSEPH ARCHIBALD, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extx.: Susan V. Archibald 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, PC
300 W. State St.
Ste. 300
Media, PA 19063

VINCENT T. ARMIDEO a/k/a
VINCENT THOMAS ARMIDEO,
dec'd.

Late of the Township of Marple,
Delaware County, PA.
Extx.: Joanmarie Armideo 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

EUGENE BRENZEL, dec'd.

Late of the Township of Chadds Ford,
Delaware County, PA.
Admx.: Donna M. Depoti c/o Jeffrey
Levine, Esquire, 27 North Main Street,
Suite 301, Carbondale, PA 18407.
JEFFREY LEVINE, ATTY.
27 North Main Street
Suite 301
Carbondale, PA 18407

MARILYN S. CROVETTO, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extx.: Joanne Booth c/o Stephen
Carroll, Esquire, P.O. Box 1440, Media,
PA 19063.
STEPHEN CARROLL, ATTY.
Carroll & Karagelian LLP
P.O. Box 1440
Media, PA 19063

EVELYN BOWERS EDNEY a/k/a

EVELYN EDNEY, dec'd.
Late of the Township of Darby,
Delaware County, PA.
Extr.: Claude Jerome Edney, Jr. 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

CHARLES M. HANGSTERFER

a/k/a **CHARLES MYLAN**
HANGSTERFER and CHARLES
HANGSTERFER, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extx.: Charlotte Hangsterfer c/o Frank
G. Murphy, Esquire, 6 Dickinson Dr.,
Ste. 115, Chadds Ford, PA 19317.
FRANK G. MURPHY, ATTY.
6 Dickinson Dr.
Ste. 115
Chadds Ford, PA 19317

KRISTINA MARIA HENZEL a/k/a KRISTINA M. HENZEL and KRISTINA HENZEL, dec'd.

Late of the Township of Radnor, Delaware County, PA.
Admx.: Sara Alyssa Turner, 63 Eastwood Rd., Media, PA 19063.

PATRICK M. HUGHES, dec'd.

Late of the Township of Haverford, Delaware County, PA.
Admr.: William D. Hughes, 1512 Thomas Ave., Charlotte, NC 28205.

RON JOHNSON, dec'd.

Late of the City of Chester, Delaware County, PA.
Admr.: Gary Johnson, Sr., 2710 Kane Street, Chester, PA 19013.

MARJORIE VERONICA NOLAN a/k/a MARJORIE NOLAN and MARJORIE V. NOLAN, dec'd.

Late of the Township of Upper Chichester, Delaware County, PA.
Extx.: Maryellen McLaughlin c/o William Pearson, Esquire, 311 Exton Commons, Exton, PA 19341.
WILLIAM PEARSON, ATTY.
311 Exton Commons
Exton, PA 19341

MARY T. RETZBACH, dec'd.

Late of the Township of Middletown, Delaware County, PA.
Extx.: Marianne Gosselin c/o Lisa Comber Hall, Esquire, 27 S. Darlington Street, West Chester, PA 19382.
LISA COMBER HALL, ATTY.
27 S. Darlington Street
West Chester, PA 19382

LOLA JOAN SCOTT a/k/a LOLA J. SCOTT, dec'd.

Late of the Township of Edgmont, Delaware County, PA.
Extx.: William Kevin Scott (Named in Will as William K. Scott) c/o Michael A. Caudo, Esquire, 2332 S. Broad St., Philadelphia, PA 19145.
MICHAEL C. CAUDO, ATTY.
Caudo Law Group, PLLC
2332 S. Broad St.
Philadelphia, PA 19145

DELORES MARIE TAYLOR a/k/a DELORES M. TAYLOR, dec'd.

Late of the Township of Nether Providence, Delaware County, PA.
Extx.: William M. Taylor, 212 Ash Rd., Wallingford, PA 19086.

JOHN LLOYD WATERS a/k/a JOHN L. WATERS a/k/a JOHN LLOYD HAMPTON WATERS and JOHN WATERS, dec'd.

Late of the Borough of Prospect Park, Delaware County, PA.
Extrs.: Sean Michael Waters a/k/a Sean Waters and Sherri A. Lewis a/k/a Sherri Lewis, 1512 Yagle Ave., Prospect Park, PA 19076.

DOLORES T. ZELLER, dec'd.

Late of the Township of Haverford, Delaware County, PA.
Extx.: John T. Zeller c/o Shannon McFadden, Esquire, P.O. Box 1440, Media, PA 19063.
SHANNON McFADDEN, ATTY.
Carroll & Karagelian LLP
P.O. Box 1440
Media, PA 19063

AUDIT

ORPHANS' COURT

**Estates listed for Audit on
JANUARY 17, 2024
10:30 A.M. Prevailing Time**

Notice is hereby given to the heirs, legatees, creditors and all persons interested that accounts in the following estates have been filed for confirmation with the office of the Register of Wills and Clerk of the Orphans' Court of Delaware County at the above date and time. The Orphans' Court will audit these accounts, hear objections to the same and make distribution of the balance ascertained to be in the hands of the accountants.

DUFFY - First and Final Account of Monica Messner, Trustee for The Madeline Duffy Special Needs Trust.

RACHEL EZZELL BERRY, ESQUIRE
Register of Wills
and Clerk of
Orphans' Court Division

Jan. 5, 12

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2023-006937

NOTICE IS HEREBY GIVEN THAT on December 27, 2023, the Petition of Eric Tejai Browne, Jr., a minor, by and through his parent and natural guardian, Nana Nemelar, for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Eric Tejai Browne, Jr. to Eric Tejai Logan, Jr.**

The Court has fixed Tuesday, January 16, 2024, at 10:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, 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 said Petition should not be granted.

Jan. 5, 12

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-23-001859

NOTICE IS HEREBY GIVEN THAT on March 3, 2023, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Rosario Palmieri, III and Sophia Lois Palmieri to Rosario Cocco-Palmieri, III and Sophia Lois Cocco-Palmieri.**

The Court has fixed April 9, 2024, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, 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 said Petition should not be granted.

LUCAS A. CLARK, IV, Solicitor
21 West Third Street
Media, PA 19063

Jan. 5, 12

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-23-001968

NOTICE IS HEREBY GIVEN THAT on March 3, 2023, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Vincent James Palmieri to Vincent James Cocco-Palmieri.**

The Court has fixed April 9, 2024, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, 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 said Petition should not be granted.

LUCAS A. CLARK, IV, Solicitor
21 West Third Street
Media, PA 19063

Jan. 5, 12

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2023-008958

NOTICE IS HEREBY GIVEN THAT on October 24, 2023, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Joanne Rodriguez to Joanne Adams.**

The Court has fixed January 16, 2024, at 3:30 p.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, 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 said Petition should not be granted.

LUCAS A. CLARK, IV, Solicitor
21 West Third Street
Media, PA 19063

Jan. 5, 12

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.

Peppy's Auto Service Inc

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

DAVID LYLE SEGAL, Solicitor
121 S. Broad St.
Suite 1700
Philadelphia, PA 19107

Jan. 12

SUBSTANCE HOLDINGS, INC.

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

Jan. 12

CLASSIFIED AD

MEDIA OFFICE FOR RENT in recently restored 1894 Media Club Building, at 116 West Baltimore Avenue, directly across Baltimore Avenue from the Towne House Restaurant. Office includes off-street parking, shared use of handicapped accessible conference room, kitchen and use of color copier/scanner and postage meter (optional). Office—\$800.00 per month. With secretarial area—\$1,000.00 per month. Rent includes all utilities and janitorial. Contact Timothy F. Sullivan at (610) 627-0300 and/or tsullivan@tfsullivanlaw.com if interested.

Jan. 12, 19

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Anna C. Giacalone, D.M.D., Inc.**, with its registered office at 100 Ridge Road, Suite 36, Chadds Ford, PA 19317, 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.

KATHLEEN A. FARRELL, Solicitor
Tim Broadt & Associates, P.C.
16 W. Baltimore Avenue
Media, PA 19063

Jan. 12

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

- David, Venus, Commonwealth of PA Dept of Revenue, 5/18/2023, \$1,919.66
- Davrob Properties I, Borough of Darby, 5/25/2023, \$2,073.95
- Dawson, Marcus, Mariner Finance, LLC, 5/25/2023, \$3,730.83
- Defilippo, Matthew, Westlake Services, LLC D/B/A Westlake Financial Services a Limited Liability Company, 5/30/2023, \$27,402.83

- Delgrosso, Vincent, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,328.75
- Demarco, Denise, Internal Revenue Service, 5/18/2023, \$222,895.43
- Demontis, Noa Hoang Linh, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,542.75
- Denise, Kuseian, Sila Services LLC, 5/11/2023, \$15,409.32
- Dennis, Edmund G., Ally Bank, 200 West Civic Center Drive, Suite 201, Sandy, Ut 84070, 5/11/2023, \$37,461.98
- Dennis, Russell Lamon, Jr., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,037.25
- Dent, Christopher, Sun Federal Credit Union, 5/26/2023, \$26,144.82
- Diaz, Manuel Antonio, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,154.12
- Diberardo, Vincent F, Township of Springfield, 5/12/2023, \$341.31
- Diberardo, Vincent F, Township of Springfield, 5/12/2023, \$236.50
- Digalbo, Anthony, Upper Darby Township, 5/26/2023, \$1,573.88
- Dimarco, Donisio, Borough of Sharon Hill, 5/10/2023, \$752.79
- Dinsmore, Daniel W, Discover Bank, 5/22/2023, \$8,652.33
- Dolley, Matinje B, Cmwlt of PA Department of Revenue, 5/23/2023, \$3,574.86
- Donahue, Therese, Upper Darby Township, 5/24/2023, \$1,016.03
- Dosunmu, Sulaiman, Borough of Darby, 5/24/2023, \$823.93
- Doughty, Timmothy R., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$240.25
- Doumbia, Namory, Borough of Darby, 5/25/2023, \$673.45
- Downes, Arnold Elwood, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$999.70
- Downs, Kevin J, Discover Bank, 5/18/2023, \$4,054.18
- Draine, Gordon, Internal Revenue Service, 5/2/2023, \$16,368.54
- Dsv Spvi, LLC, Borough of Darby, 5/31/2023, \$325.83
- Dufrayne, Mark J, Internal Revenue Service, 5/12/2023, \$34,786.06
- Dufrayne, Rosemary A, Internal Revenue Service, 5/12/2023, \$4,898.96
- Duggin, Andre, Internal Revenue Service, 5/22/2023, \$48,898.68
- Dukuly, Roulince B., Borough of Darby, 5/26/2023, \$1,266.01
- Dunn, Michael Thomas, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$3,636.97
- Economou, Peter, Credit Corp Solutions Inc., 5/31/2023, \$1,142.55
- Edwards, Miguel Anthony, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,676.25
- Edwards, William T., Upper Darby Township, 5/16/2023, \$1,015.75
- Edwards, William T., Upper Darby Township, 5/16/2023, \$2,549.42
- Elia, Anthony E., Upper Darby Township, 5/24/2023, \$993.51
- Ellis, April, Borough of Darby, 5/24/2023, \$796.22
- Ernies Auto Repair LLC, Cmwlt of PA Department of Revenue, 5/15/2023, \$7,289.76
- Esposito, Christopher, Discover Bank, 5/15/2023, \$3,841.47
- Etchison, Courtney E., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$5,362.25
- Evans, Jeron Tamir, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$4,637.75
- Evans, Jeron Tamir, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$4,637.75
- Evans, Madeline, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/8/2023, \$1,427.88
- Evans, S, Darby Borough, 5/11/2023, \$406.16
- Ezzie, Joseph A., Upper Darby Township, 5/24/2023, \$1,016.14
- Fahnbulleh, Massa K., Borough of Darby, 5/30/2023, \$914.62
- Faile, Taylor, Portfolio Recovery Associates, LLC, 5/25/2023, \$1,690.33

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

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

BOROUGH

Brookhaven 7
Clifton Heights 9
Folcroft 27, 32
Glenolden 1, 6
Lansdowne 45
Norwood 20
Sharon Hill 29, 37
Trainer 26
Yeadon 18, 24

TOWNSHIP

Haverford 34
Radnor 14, 23
Ridley 10, 12, 15, 21, 30
Tinicum 16
Upper Chichester 13, 44
Upper Darby 2, 3, 4, 5, 11, 17, 22,
33, 35, 36, 38, 40

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. 009395 1. 2022

MORTGAGE FORECLOSURE

Judgment Amount: \$30,643.46

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

Front: Irregular Depth: Irregular

BEING Premises: 100 East Glenolden Avenue Unit T-11, Glenolden, PA 19036.

Folio Number: 21-00-02017-11

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Philip J. Calvo, Jr.

Hand Money \$3,064.35

Christopher A. DeNardo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004069 2. 2023

MORTGAGE FORECLOSURE

1013 Cobbs Street
Drexel Hill, PA 19026

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

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

SOLD AS THE PROPERTY OF: Margaret S. Vink.

Hand Money \$5,736.73

Duane Morris LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006015 3. 2022

MORTGAGE FORECLOSURE

Judgment Amount: \$177,665.76

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

BEING Premises: 212 North Lynn Boulevard, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Patrick J. Bredin.

Hand Money \$17,766.57

Fein, Such, Kahn & Shepard, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005404 4. 2023

MORTGAGE FORECLOSURE

Property in Township of Upper Darby, County of Delaware, Commonwealth of PA on the beginning at a point in the Easterly side of the center line of Harvin Road.

Front: IRR Depth: IRR

BEING Premises: 9 Harvin Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Catherine Spicer and Patricia Spicer aka Patricia M. Spicer.

Hand Money \$13,920.88

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009973 5. 2022

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 4008 Marshall Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: John Picconi, solely in his capacity as Heir of Olga A. Picconi, a/k/a Olga S. Picconi, deceased and the unknown Heirs of Olga A. Picconi a/k/a Olga S. Picconi, deceased.

Hand Money \$6,801.20

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006213 6. 2022

MORTGAGE FORECLOSURE

Property in Borough of Glenolden, County of Delaware, Commonwealth of PA on the Northeasterly side of Cooke Avenue.

Front: IRR Depth: IRR

BEING Premises: 117 East Cooke Avenue, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: George Fedin, solely in his capacity as Heir of Walter Fedin, deceased; Michael Fedin, solely in his capacity as Heir of Walter Fedin, deceased; The unknown Heirs of Walter Fedin, deceased and Irene Marie Watson aka Mary Watsons, solely in her capacity as Heir of Walter Fedin, deceased.

Hand Money \$12,974.34

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001399 7. 2023

MORTGAGE FORECLOSURE

Property in the Borough of Brookhaven, County of Delaware, Commonwealth of PA on the said street.

Front: IRR Depth: IRR

BEING Premises: 5200 Hilltop Drive Unit GG23, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Valerie A. Czynszczon.

Hand Money \$10,899.97

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003779 9. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 93 Houston Road, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Paulina A. Tamaklo.

Hand Money \$5,176.22

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006473 10. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Terrence O'brien and Roberta O'brien.

Hand Money \$14,302.94

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006184 11. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected and described according to a Plan and Survey thereof made by Damon and Foster, Civil Engineers of Upper Darby, PA on 12/6/1926, as follows, situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania.

BEGINNING at a point on the South-easterly side of Elm Avenue at the distance of 220 feet Southwestwardly from the Southwesterly side of Miller Avenue; thence extending South 70 degrees 12 minutes 46 seconds East (being on a line at right angles with the said Elm Avenue), 78.05 feet to a point; thence extending South 65 degrees 47 minutes 39 seconds West, 108.49 feet to a point on the Southeasterly side of said Elm Avenue, being at a bend on said Elm Avenue; and thence extending North 19 degrees 47 minutes 14 seconds East along the Southeasterly side of said Elm Avenue, 75.35 feet to the first mentioned point and place of BEGINNING.

IMPROVEMENTS CONSIST OF: resi-dential property.

SOLD AS THE PROPERTY OF: Charles A.J. Halphin, Esquire, personal repre-sentative of the Estate of Thomas Moore, deceased, III.

Hand Money \$13,123.02

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006326 12. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground Situate in the Township of Ridley, County of Delaware and State of Pennsyl-vania. Being Lots Nos. 88 and 89 on a Plan of South Wyndom laid out and surveyed by C.W. Hughes, Engineer.

BEING the same premises which Flor-ence M. Wehrwein, widow, on February 19, 1976 and recorded February 20, 1976 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 2561, page 1187 granted and conveyed unto Thomas W. King, singleman.

BEING Premises: 322 Lawnton Terrace Holmes, PA 19043.

IMPROVEMENTS CONSIST OF: resi-dential property.

SOLD AS THE PROPERTY OF: Thomas McNamee, as heir to the Estate of Thomas W. King, deceased; Michael McNamee, as heir to the Estate of Thomas W. King, deceased; Christopher King, as heir to the Estate of Thomas W. King, deceased, and the unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Thomas W. King, deceased.

Hand Money \$15,479.04

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000048 13. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or tract of land, hereditaments and appurtenances, Situate in Upper Chichester Township, County of Delaware and State of Pennsylvania.

BEING the same premises which Booker T. Strange and Daisy Strange on January 19, 1999, recorded on January 27, 19999 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 1827, page 1155, granted and conveyed to Booker T. Strange. Booker T Strange departed this life on or about May 21, 2020.

BEING Premises: 225 Buffington Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: resi-dential property.

SOLD AS THE PROPERTY OF: The Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Booker T. Strange, deceased.

Hand Money \$28,854.10

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000052 14. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or tract of land, hereditaments and appurtenances, Situate in Radnor Township, County of Delaware and State of Pennsylvania.

BEING the same premises which John L. Farrell and Marguerite S. Farrell on September 21, 1973, recorded on June 7, 1974 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 2505, page 1090 granted and conveyed to Coy G. Butler and Barbara O. Butler. Coy G. Butler departed this life on or about August 23, 2017. Barbara O. Butler departed this life on or about April 25, 2020.

BEING Premises: 11 Barley Cone Lane, Bryn Mawr, PA 19010.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: The Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Barbara O. Butler, deceased.

Hand Money \$53,768.02

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009779 15. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or tract of land, hereditaments and appurtenances, Situate in Ridley Township, County of Delaware and State of Pennsylvania.

BEING the same premises which Mario Romano on June 30, 2003, recorded on June 30, 2002 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 02872, page 1619 granted and conveyed to Mario Romano and Anne Marie Romano. Mario Romano departed this life on or about September 18, 2017. Anne Marie Romano departed this life on or about June 4, 2020.

BEING Premises: 233 Morris Avenue, Woodlyn, PA 19094.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Anthony Romano, as Heir to the Estate of Anne Marie Romano, deceased and the Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Anne Marie Romano, deceased.

Hand Money \$28,053.15

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002619 16. 2022

MORTGAGE FORECLOSURE

Judgment Amount: \$111,044.03

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

Front: 25 ft Depth: 125 ft

BEING Premises: 333 Massasoit Street, Essington, PA 19029.

Folio Number: 45000089500

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Brian M. White and Linda D. White.

Hand Money \$11,104.40

Christopher A. DeNardo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000435 17. 2022

MORTGAGE FORECLOSURE

Judgment Amount: \$101,891.32

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

Front: Irregular Depth: Irregular

BEING Premises: 3837-39 Garrett Road, Drexel Hill, PA 19026.

Parcel: 16-11-01069-00

IMPROVEMENTS CONSIST OF: Residential property and vacant lot.

SOLD AS THE PROPERTY OF: John J. Rayer, Jr. and Thomas Piselli.

Hand Money \$10,189.13

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008835 18. 2022

MORTGAGE FORECLOSURE

Property in Borough of Yeadon, County of Delaware, Commonwealth of PA on the Southwest side of Duncan Avenue.

Front: IRR Depth: IRR

BEING Premises: 1042 Duncan Avenue, Yeadon a/k/a Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Helena A. Davis.

Hand Money \$8,814.15

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002034 20. 2023

MORTGAGE FORECLOSURE

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

BEING Folio No. 31-00-01787-00

BEING Premises: 424 East Winona Avenue, Norwood, Pennsylvania 19074.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Richard Tyler Dormer.

Hand Money \$19,988.80

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002415 21. 2023

MORTGAGE FORECLOSURE

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

BEING the same premises which Dwayne Logie, plenary guardian of the Estate of Helen Chorney, widow, on September 30, 2009, recorded on October 5, 2009, in the Office of the Recorder of Deeds in and for the County of Delaware in Book 04637, page 2064 granted and conveyed unto Michael E. Razzi.

BEING Premises: 220 Kossuth Avenue, Folsom, PA 19033.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael E. Razzi.

Hand Money \$18,584.01

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006640 22. 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 State of Pennsylvania.

BEING the same premises which Jose Pierre and John M. Abramson, on November 9, 2020, recorded on February 8, 2021, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2021008964 granted and conveyed unto Christian Tranquillin, Jr.

BEING Premises: 4040 Dayton Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christian Tranquillin, Jr.

Hand Money \$17,958.74

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005537 23. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$329,137.33

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

Front: Irregular Depth: Irregular

BEING Premises: 96 Conestoga Road, Wayne, PA 19087.

Folio Number: 36060333600

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Patrick V. Gibbons, Jr.

Hand Money \$32,913.73

Christopher A. DeNardo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 12525 24. 2013

MORTGAGE FORECLOSURE

Judgment Amount: \$248,705.60

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

Front: Irregular Depth: Irregular

BEING Premises: 1224 Whitby Avenue, Yeadon, PA 19050.

Folio Number: 48-00-03264-00

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Garwee Tutu; Esther T. Brown, in capacity as Heir of Sammy Addy, deceased; Sammy Addy, Jr. in capacity as Heir of Sammy Addy, deceased; and Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Sammy Addy, deceased.

Hand Money \$28,470.56

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001708 26. 2023

MORTGAGE FORECLOSURE

914 Anderson Avenue
a/k/a 914 Anderson Street
Trainer, PA 19061

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: William Bethard and Susan Bethard.

Hand Money \$16,356.09

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000255 27. 2023

MORTGAGE FORECLOSURE

835 Grant Road
Folcroft, PA 19032

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Philip G. Romanelli a/k/a Philip George Romanelli, deceased.

Hand Money \$9,278.94

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008246 29. 2022

MORTGAGE FORECLOSURE

342 Greenwood Road
Sharon Hill, PA 19079

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Naazim Richardson, deceased.

Hand Money \$14,593.07

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002907 30. 2023

MORTGAGE FORECLOSURE

338 Sycamore Avenue
Folsom, PA 19033

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Adam Hawkins; Karen Hawkins.

Hand Money \$19,912.63

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003567 32. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in the Borough of Folcroft, County of Delaware and Commonwealth of Pennsylvania, and described according to a conveyance plan of John H McClatchy, made by Damon and Foster Civil Engineers, Sharon Hill, Pennsylvania, dated February 11, 1953, as follows, to wit:

BEGINNING at a point on the Westerly side of Taylor Drive (60 feet wide) which point is measured the three following courses and distances along the said side of Taylor Drive from a point of curve on the Southeasterly side of Calcon Hook Road (60 feet wide); (1) extending from point of curve on a line curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of compound curve on the said side of Taylor Drive; (2) on a line curving to the right having a radius 242.18 feet the arc distance of 161.99 feet to a point of tangent on the said side of Taylor Drive; (3) South 11 degrees 56 minutes West 482.54 feet to the point and place of beginning; thence extending from said beginning point along the said side of Taylor Drive, South 11 degrees

56 minutes West 16 feet to a point; thence extending North 78 degrees 04 minutes West, passing partly through a party wall laid out between these premises and the premises adjoining to the Southwest and crossing the bed of a certain 13 feet wide driveway which extends Northeastwardly and communicates at its Northeasternmost end with a certain 15 feet wide driveway which extends Northeastwardly into Taylor Drive, 120 feet to a point; thence extending North 11 degrees 56 minutes East 16 feet to a point; thence extending South 78 degrees 04 minutes East recrossing the bed of the first above mentioned driveway, and passing partly through a party wall laid out between these premises and the premises adjoining to the Northeast 120 feet to the first mentioned point and place of beginning.

BEING Lot No. 22, House No. 780 Taylor Drive, as shown on said plan.

UNDER AND SUBJECT to certain restrictions as now appear of record.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveways, as and for driveways, passageways and watercourses at all times hereafter, forever, in common with the owners, tenants and occupiers of the lots of ground bound thereat and entitled to the use thereof, or to any other owners, tenants and occupiers of the lots of ground to which the use thereof may be given by the grantor herein, its successors and assigns.

SUBJECT, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair at all times, hereafter, forever.

MORE commonly known as 780 Taylor Drive, Folcroft, PA 19032.

TAX PARCEL: 20-00-01418-00

TITLE to said premises is vested in Francine K. Bombaro and Kenneth C. Fettes, Jr., as joint tenants with the right of survivorship, by Deed from Stephen J. Ciliberti and Sheila F. Ciliberti, dated 06/30/1997, and recorded on 07/09/1997, in the Delaware County Recorder of Deeds Office in Book 1605, page 0997. Francine K. Bombaro departed this life on November 5, 2021.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Francine K. Bombaro, deceased & Kenneth C. Feters, Jr.

Hand Money \$3,010.35

Parker McCay P.A., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006507 33. 2023

MORTGAGE FORECLOSURE

313 Richfield Road
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: GSA Capital Investment LLC and Gyas Uddin.

Hand Money \$9,000.00

Orlans PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000446 34. 2016

MORTGAGE FORECLOSURE

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

BEING Folio No. 22-09-00792-00

BEING Premises: 33 Fairlamb Avenue, Havertown, Pennsylvania 19083.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Gloria Taddei.

Hand Money \$33,614.56

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010490 35. 2012

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: 16080213700

PROPERTY: 8525 Monroe Avenue, Upper Darby, PA 19082.

BEING the same premises which Helen Amadio, executrix of the Estate of Benjamin J. Amadio, Marian Larosa, Agnes L. Mostardi, George F. Amadio, by Deed dated September 14, 2001 and recorded October 9, 2001 in and for Delaware County, Pennsylvania in Deed Book Volume 2273, page 633, granted and conveyed unto Euston Mitchell.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Euston Mitchell.

Hand Money \$20,920.39

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003502 36. 2019

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 324 Blanchard Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William D. Scott, Jr. and Gail P. Scott.

Hand Money \$21,251.48

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002446 37. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 221 Sharon Avenue, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ahkai Biddle.

Hand Money \$16,039.84

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062007 38. 2019

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 25 S. Madison Avenue, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: Michael Holland and Ann Marie Jackson.

Hand Money \$3,000.00

Robert P. Daday, Esquire
David D. Dugan, Esquire, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 061533 40. 2019

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 5132 Pontiac Road, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: Patrick Fuchion.

Hand Money \$3,000.00

Robert P. Daday, Esquire
David D. Dugan, Esquire, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006977 44. 2023

MORTGAGE FORECLOSURE

1015 Galbreath Avenue
Upper Chichester, PA 19061

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James A. Gartside; Linda Gartside.

Hand Money \$8,552.04

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000368 45. 2023

MORTGAGE FORECLOSURE

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

Front/Depth

BEING Premises: 277 Ardmore Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Suzanne L. Snyder.

Hand Money \$3,000.00

Eckert Seamans Cherin and Mellott, Attorneys

JERRY L. SANDERS, JR., Sheriff

Dec. 29; Jan. 5, 12

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