

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

- ANNE MARIE AMATO, dec'd.**
Late of the Borough of Ridley Park, Delaware County, PA.
Extr.: Tracy Atwell, 104 McCormick Ave., Ridley Park, PA 19078.
- JOHN V. ARTZ, JR. a/k/a JACK ARTZ, dec'd.**
Late of the Township of Springfield, Delaware County, PA.
Extr.: Roberta M. Tarozzi, 113 Lawrence Road, Broomall, PA 19008.
- DOROTHY AYERS, dec'd.**
Late of the City of Chester, Delaware County, PA.
Admr.: Shirelle Green, 5 Victory Way, Upper Chichester, PA 19061.
- STEVEN JOSEPH CAMPBELL a/k/a STEVEN J. CAMPBELL and STEVEN CAMPBELL, dec'd.**
Late of the Township of Upper Darby, Delaware County, PA.
Admx.: Catherine Anne Brophy, 524 Pickering Station Dr., Chester Springs, PA 19425.
- MICHAEL T. MURPHY, ATTY.**
Murphy and Murphy
801 Old Lancaster Rd.
Bryn Mawr, PA 19010
- MARY L. COSTELLO a/k/a MARY LOUISE COSTELLO, dec'd.**
Late of the Township of Nether Providence, Delaware County, PA.
Extr.: William S. Costello, 27 Canterbury Way, Cape May Court House, NJ 08210.
- ELIZABETH T. STEFANIDE, ATTY.**
339 W. Baltimore Avenue
Media, PA 19063

- ARTHUR P. DORN, dec'd.**
Late of the Township of Concord, Delaware County, PA.
Extr.: Eric Dorn, 3 High Tide Lane, Fenwick Island, DE 19944.
- JACQUELYN S. GOFFNEY, ATTY.**
339 W. Baltimore Avenue
Media, PA 19063
- EDWARD P. DOYLE, dec'd.**
Late of the Township of Middletown, Delaware County, PA.
Extr.: Charles M. Doyle c/o Michelle Bernardo-Rudy, 29 S. Darlington Street, West Chester, PA 19382.
- MICHELLE BERNARDO-RUDY, ATTY.**
29 S. Darlington Street
West Chester, PA 19382
- ROSEMARIE DUGAN, dec'd.**
Late of the Borough of Norwood, Delaware County, PA.
Extr.: Edward Joseph Dugan, III, 1411 Stockton Rd., Romansville, PA 19320.
- CHARLES A. DURKIN a/k/a CHALIE DURKIN, dec'd.**
Late of the Borough of Ridley Park, Delaware County, PA.
Extr.: Richard M. Durkin, 812 East Ridley Ave., Ridley Park, PA 19078.
- WILLIAM A. GALLAGHER, dec'd.**
Late of the Borough of Media, Delaware County, PA.
Extr.: Bernadette Poperechny, 2210 Lido Lane, Wilmington, DE 19810.
- IVY T. JAMES, dec'd.**
Late of the Borough of Yeadon, Delaware County, PA.
Extr.: Coreatha James c/o Sheri L. Pecarsky, Esquire, 110 Marter Ave., Ste. 103, Moorestown, NJ 08057.
- SHERI L. PECARSKY, ATTY.**
Broder Law Group, P.C.
110 Marter Ave.
Ste. 103
Moorestown, NJ 08057
- RUTH WACHS LEVINSTEIN a/k/a RUTH W. LEVINSTEIN, dec'd.**
Late of the Township of Nether Providence, Delaware County, PA.
Extr.: Phyllis L. Lebowich 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

JANE E. MALATESTA, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Kathy Joan McCauley c/o
Michael S. Dinney, Esquire, 919
Conestoga Road, Ste. 3-114, Bryn
Mawr, PA 19010.
MICHAEL S. DINNEY, ATTY.
919 Conestoga Road
Ste. 3-114
Bryn Mawr, PA 19010

SANDRA A. MALLORY, dec'd.
Late of the City of Chester, Delaware
County, PA.
Admrs.: Andrew M. Mallory, 59
Augusta Dr., Newark, DE 19713 and
Michelle Lynn Mallory, 127 Harvey
Ave., Linwood, PA 19061.
DANIEL J. SIEGEL, ATTY.
Law Offices of Daniel J. Siegel, LLC
66 W. Eagle Rd.
Ste. 1
Havertown, PA 19083

ELENA N. MARCHINI, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Rosemarie Colantuono,
1219 W. Wynnwood Rd., Apt. 414,
Wynnwood, PA 19096.

CAROLYN A. MARSHALL, dec'd.
Late of the Township of Media,
Delaware County, PA.
Extr.: Teresa Ann Haynes 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

PATRICK J. MORAN, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Theresa Anne Moran c/o Mark
S. Pinnie, Esquire, 218 West Front
Street, Media, PA 19063.
MARK S. PINNIE, ATTY.
Barnard, Mezzanotte, Pinnie, Seelaus
& Kraft, LLP
218 West Front Street
Media, PA 19063

DOLORES J. NAY, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Robert Nay, 4317 Varney Ave.,
Fort Meade, MD 20755.

MARGARET T. NILAN-KENNEDY
a/k/a **MARGARET NILAN-**
KENNEDY and MARGARET T.
NILAN, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Joseph E. Nilan, Jr. 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

RICHARD S. ROBERTS, JR. a/k/a
RICHARD S. ROBERTS, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Wendy Roberts Zambalas c/o
Douglas L. Kaune, Esquire, 120 Gay
Street, P.O. Box 289, Phoenixville, PA
19460.
DOUGLAS L. KAUNE, ATTY.
Unruh, Turner, Burke & Frees, P.C.
120 Gay Street
P.O. Box 289
Phoenixville, PA 19460

CAROLYN M. SHAFFER, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Joseph Warren Bullen, III c/o
John R. Walker, Esquire, P.O. Box 217,
Lansdowne, PA 19050-0217.
JOHN R. WALKER, ATTY.
Hennessy Bullen Walker
P.O. Box 217
Lansdowne, PA 19050-0217

WARDELL E. SHERMAN, dec'd.
Late of the City of Chester, Delaware
County, PA.
Admx.: Carolyn C. Ross c/o S. Stacy
Mogul, Esquire, 135 S. 19th St., Ste.
200, Philadelphia, PA 19103-4907.
S. STACY MOGUL, ATTY.
Heiligman and Mogul, P.C.
135 S. 19th St.
Ste. 200
Philadelphia, PA 19103-4907

RAYMOND FREDIRICK SLOAN, III,
dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
100 W. Sixth St.
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Media, PA 19063

SYLVIA HEGG TELLEFSEN, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: F. Roger Tellefsen, 454 Hickory
Lane, Berwyn, PA 19312.

JUDITH L. TREMONTE, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Denise Ann Greenwood c/o
Dawn Getty Sutphin, Esquire, 852
Eleventh Ave., Prospect Park, PA
19076.
DAWN GETTY SUTPHIN, ATTY.
852 Eleventh Ave.
Prospect Park, PA 19076

**DONALD RICHARD WITSIL a/k/a
DONALD R. WITSIL**, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Matthew W. Witsil c/o William
H. Lunger, Esquire, Litte Falls Centre
Two, 2751 Centerville Rd., Ste. 401,
Wilmington, DE 19808.
WILLIAM H. LUNGER, ATTY.
McCollow D'Emillio Smith Uebler LLC
Litte Falls Centre Two
2751 Centerville Rd.
Ste. 401
Wilmington, DE 19808

LYNN M. YEAGER, dec'd.
Late of the Township of Thornbury,
Delaware County, PA.
Admx. C.T.A.: Cooper Lane a/k/a
Cooper McMillin Lane c/o Seamus M.
Lavin, Esquire, 122 S. Church St.,
West Chester, PA 19382.
SEAMUS M. LAVIN, ATTY.
Wetzel Gagliardi Fetter & Lavin LLC
122 S. Church St.
West Chester, PA 19382

SECOND PUBLICATION

ORAM ALLEN, dec'd.
Late of the City of Chester, Delaware
County, PA.
Extr.: Selina Allen Johnson (Named
in Will as Selina Johnson) c/o Paul
Fellman, Esquire, 100 W. 6th St., Ste.
204, Media, PA 19063.
PAUL FELLMAN, ATTY.
Gibson & Perkins, PC
100 W. 6th St.
Ste. 204
Media, PA 19063

**JEFFREY C. ALYANAKIAN a/k/a
JEFF C. ALYANAKIAN**, dec'd.
Late of the Township of Radnor,
Delaware County, PA.

Extr.: Sharon Lynn Alyanakian c/o
Stephen D. Potts, Esquire, Strafford
Office Bldg. #2, 200 Eagle Rd., Ste.
106, Wayne, PA 19087-3115.
STEPHEN D. POTTS, ATTY.
Herr, Potts & Potts, LLC
Strafford Office Bldg. #2
200 Eagle Rd.
Ste. 106
Wayne, PA 19087-3115

ROBERT W. BERNHARDT, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Timothy E. Bernhardt c/o Dana
M. Breslin, Esquire, 3305 Edgmont
Ave., Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

**WILLIAM M. BLOOM a/k/a WILLIAM
MICHAEL BLOOM**, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Paul W. Bloom, 3012 Robin
Lane, Havertown, PA 19083.

REBECCA BRILLIANT, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: William McQuillan c/o Vincent
A. Guarna, Esquire, 412 E. Street Rd.,
Feasterville, PA 19053.
VINCENT A. GUARNA, ATTY.
Law Offices of Vincent A. Guarna, P.C.
412 E. Street Rd.
Feasterville, PA 19053

BERNADETTE CONNORS, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Extr.: Francis Connors, 209 Glenfield
Ln., Kennett Square, PA 19348.

THERESA FISHER, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Admr.: James Fisher, 4014 Worrilow
Rd., Brookhaven, PA 19015.
L. THEODORE HOPPE, JR., ATTY.
25 W. Second St.
2nd Fl.
Media, PA 19063

JOAN M. FLYNN, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Eileen G. Miley.
JOSEPH C. HONER, JR., ATTY.
631 Waterside Way
Sarasota, FL 34242

HELEN GINDELE a/k/a HELEN H. GINDELE, dec'd.

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

Extr.: Carol Thomson c/o James R. Abbott, Esquire, 103 Chesley Dr., Media, PA 19063.

JAMES R. ABBOTT, ATTY.
Abbott & Overholt PC
103 Chesley Dr.
Media, PA 19063

JEAN B. HICKEY, dec'd.

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

Extr.: Lynne Carter Baum c/o Harris Resnick, Esquire, 22 State Road, Media, PA 19063.

HARRIS RESNICK, ATTY.
22 State Road
Media, PA 19063

Laurie A. Hurwitz, dec'd.

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

Extr.: Robert Francis Flood c/o Michael A. Ruggieri, Esquire, 18 Campus Blvd., Ste. 100, Newtown Square, PA 19073.

MICHAEL A. RUGGIERI, ATTY.
Ruggieri Law Offices, LLC
18 Campus Blvd.
Ste. 100
Newtown Square, PA 19073

Bernard J. Kilroy, dec'd.

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

Extr.: John Martin Kilroy (Named in Will as John M. Kilroy) c/o Ryan M. Bornstein, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312.

RYAN M. BORNSTEIN, ATTY.
Harvey Ballard & Bornstein, LLC
800 Lancaster Ave.
Ste. T-2
Berwyn, PA 19312

STEVEN C. MAGERR a/k/a STEVEN C. MAGERR, dec'd.

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

Extr.: Deborah A. Magerr, 28 Staley Road, Collingdale, PA 19023.

MARY JO C. MCGEEHIN, dec'd.

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

Co-Executors: James Thomas McGeehin and Melanne McGeehin Caverly 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

ESTHER PHILOMENA PAPA, dec'd.

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

Extr.: Gary J. Papa, 34 Smithbridge Rd., Glen Mills, PA 19342.

JOHN A. GAGLIARDI, ATTY.
Wetzel Gagliardi Fetter & Lavin LLC
122 S. Church St.
West Chester, PA 19382

ROSEMARY E. PETRICK, dec'd.

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

Extr.: Cheryl Ann Wieczorek c/o Louis F. Ballezzi, Esquire, 14 N. Lexington Ave., Havertown, PA 19083.

LOUIS F. BALLEZZI, ATTY.
14 N. Lexington Ave.
Havertown, PA 19083

DOLORES H. PRICE, dec'd.

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

Extr.: April Price Tracy (Named in Will as April S. Tracy) c/o Nancy W. Pine, Esquire, 104 S. Church St., West Chester, PA 19382.

NANCY W. PINE, ATTY.
Pine & Pine, LLP
104 S. Church St.
West Chester, PA 19382

SUSAN E. PULCHER a/k/a SUSAN PULCHER, dec'd.

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

Extr.: Christopher Richard Pulcher 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

CONCETTA M. RAUSO a/k/a CONCETTA RAUSO, dec'd.

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

Extr.: Carmine Angelo Rauso (Named in Will as Carmine Rauso) c/o Sarah A. Eastburn, Esquire, 60 East Court Street, P.O. Box 1389, Doylestown, PA 18901-0137.

SARAH A. EASTBURN, ATTY.
Eastburn and Gray, P.C.
60 East Court Street
P.O. Box 1389
Doylestown, PA 18901-0137

DENNIS L. SAACKS, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Admx.: Sharon Saacks c/o Jennifer M.
Breton, Esquire, 200 S. Broad St., Ste.
600, Philadelphia, PA 19102.
JENNIFER M. BRETON, ATTY.
Astor Weiss Kaplan & Mandel, LLP
200 S. Broad St.
Ste. 600
Philadelphia, PA 19102

JEAN M. SCHOPPET, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Lawrence C. Schoppet, III, 100
Halcyon Dr., Unit J205, Media, PA
19063.
HEATHER L. TURNER, ATTY.
Law Offices of Heather L. Turner
137 N. Narberth Ave.
Narberth, PA 19072

JUDITH A. SHECHTER, dec'd.
Late of the Borough of Chester
Heights, Delaware County, PA.
Personal Representative: Bruce Caplan
c/o Merideth E. Ketterer, Esquire, 1001
Conshohocken State Rd., Ste. 1-300,
West Conshohocken, PA 19428.
MERIDETH E. KETTERER, ATTY.
Heckscher, Teillon, Terrill
& Sager, P.C.
1001 Conshohocken State Rd.
Ste. 1-300
West Conshohocken, PA 19428

SARA ANNE SITER, dec'd.
Late of the Borough of Eddystone,
Delaware County, PA.
Admr.: Ethan Siter c/o Christopher
M. Murphy, Esquire, 3305 Edgmont
Avenue, Brookhaven, PA 19015.
CHRISTOPHER M. MURPHY, ATTY.
Breslin Murphy & Roberts, P.C.
3305 Edgmont Avenue
Brookhaven, PA 19015

**THOMAS TAKACS a/k/a THOMAS J.
TAKACS**, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Thomas John Takacs c/o
Stephen D. Molineux, Esquire, 227
MacDade Blvd., Collingdale, PA 19023.
STEPHEN D. MOLINEUX, ATTY.
227 MacDade Blvd.
Collingdale, PA 19023

FRANCIS M. TRAVASCIO, dec'd.
Late of the Township of Marple,
Delaware County, PA.

Extr.: Katherine M. Arganetto 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

H. ROSS WATSON, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: James Watson c/o Frank W.
Daly, Esquire, 100 W. 6th St., Suite
#204, Media, PA 19063.
FRANK W. DALY, ATTY.
110 W. Front Street
Media, PA 19063

IRMA M. WILSON, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Arthur Vernon Wilson c/o Conal
Hickey, Esquire, 20 West Front Street,
Media, PA 19063.
CONAL HICKEY, ATTY.
20 West Front Street
Media, PA 19063

KAREN A. WINDSOR, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Charlene M. Mangano c/o
Christina B. Roberts, Esquire, 3305
Edgmont Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

JAMES K. WOODCOCK, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Admr.: James Kerr Woodcock, 672
Aubrey Ave., Ardmore, PA 19003.
MICHAEL K. MOLINARO, ATTY.
2327 West Chester Pike
Ste. 200
Broomall, PA 19008

**HELENE P. YAMARICK a/k/a
HELENE YAMARICK**, dec'd.
Late of the Township of Thornbury,
Delaware County, PA.
Trustee: Janelle R. Yamarick c/o Paul
O'Brien, Esquire, 3801 Kennett Pike,
C204, Greenville, DE 19807.
PAUL O'BRIEN, ATTY.
Law Office of Kevin O'Brien
3801 Kennett Pike
C204
Greenville, DE 19807

PATRICIA LYNN YOUNG, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extxs.: Michelle Waldman and Brooke
Young, 3014 Reva Ridge Dr., #403,
Johns Island, SC 20455.

THIRD AND FINAL PUBLICATION

FRANK BELFATTO, 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

GROVER BENSON, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Admx: Mamie Benson, 2815 Excelsior
Dr., Aston, PA 19014.
RHONDA ANDERSON, ATTY.
Anderson Law Group
610 York Rd.
Ste. 400
Jenkintown, PA 19046

DONNA BOBO-CARTER a/k/a
DONNA M. BOBO-CARTER, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Byron Lamar Carter, 308
Governors Dr., Wallingford, PA 19086-
6647.

JAYME BOUGHNER a/k/a JAYME
HAMPTON, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Admx.: Melissa Lesniak, 15 Holyoke
Drive, Delran, NJ 08075.

TERRY A. BOWMAN, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Terrence S. Jennings, 913
Warrior Rd., Malvern, PA 19355.
LATISHA B. SCHUENEMANN,
ATTY.
Barley Snyder LLP
2755 Century Blvd.
Wyomissing, PA 19610

PAULINE F. BOYDA a/k/a PAULINE
BOYDA, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Robert Joseph Boyda 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

GRACE CHEN, dec'd.
Late of Delaware County, PA.
Extr.: Harry Chen, 100 Wisteria Lane,
Media, PA 19063.

ELZADA DAVIS, dec'd.
Late of the Borough of Sharon Hill,
Delaware County, PA.
Admx.: Jennifer Davis c/o Dan
Monahan, Esquire, 535 N. Church St.,
Suite 170, West Chester, PA 19380.
DAN MONAHAN, ATTY.
535 N. Church St.
Suite 170
West Chester, PA 19380

NORMA EVELYN DiCOCCO a/k/a
NORMA F. DiCOCCO, dec'd.
Late of the Township of Bethel,
Delaware County, PA.
Extxs.: Thomas F. Delaney, III (Named
in Will as Thomas F. Delaney), 767
Inverness Dr., West Chester, PA
19380, Louis R. DiCocco, III, 504
Karen Ln., Media, PA 19063 and Judy
D. Rizzo, 3034 Darby Rd., Ardmore, PA
19003.
GREGORY A. BARONI, ATTY.
Baroni Estate Planning &
Elder Law, PLLC
13 E. Central Ave.
Paoli, PA 19301

SUSAN MICHELLE EPRIGHT, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Admr.: Matthew S.Q. Epright, IV c/o
Arthur Girton, Esquire, 407 Avenue of
the States, Chester, PA 19013.
ARTHUR GIRTON, ATTY.
407 Avenue of the States
Chester, PA 19013

GARY A. FAIRCHILD, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: David C. Fairchild c/o Joan M.
Fairchild, Esquire, 434 North Center
Street, Corry, PA 16407.
JOAN M. FAIRCHILD, ATTY.
434 North Center Street
Corry, PA 16407

DOLORES PAULINE FETTERS
a/k/a DOLORES P. FETTERS and
DOLORES KOPP FETTERS, dec'd.
Late of the Township of Concord,
Delaware County, PA.

Extr.: Geroge Chris Cornick c/o Michael S. Bloom, Esquire, 712 W. MacDade Blvd., Milmont Park, PA 19033.

MICHAEL S. BLOOM, ATTY.
Pressman & Doyle, LLC
712 W. MacDade Blvd.
Milmont Park, PA 19033

LIANE CHARLOTTE GREEN a/k/a LIANE C. GREEN, dec'd.

Late of the Township of Aston, Delaware County, PA.
Admr.: Peter Patrick Green 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

JOSEPHINE M. HANDREN, dec'd.

Late of the Township of Marple, Delaware County, PA.
Extr.: Stephen M. Buckley, 18 Willits Way, Glen Mills, PA 19342.

GENE R. HOLBROOK, dec'd.

Late of the Borough of Lansdowne, Delaware County, PA.
Extr.: James H. Holbrook c/o Barry W. VanRensler, Esquire, 10 S. Plum St., Media, PA 19063-8760.
BARRY W. VANRENSLER, ATTY.
Plum Street Lawyers
10 S. Plum St.
Media, PA 19063-8760

MARY A. LOGUE, dec'd.

Late of the Township of Middletown, Delaware County, PA.
Extr.: Cynthia Diane Davison 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

PAUL MATTHEISS, dec'd.

Late of the Borough of Media, Delaware County, PA.
Extr.: Elizabeth T. Stefanide-Miscichowski, Esquire, 339 West Baltimore Avenue, Media, PA 19063.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

LEWIS C. MEGONIGAL, JR. a/k/a LEWIS MEGONIGAL, JR. and LEWIS CARROLL MEGONIGAL, JR., dec'd.

Late of the Township of Upper Chichester, Delaware County, PA.
Extr.: Dean Megonigal c/o Michael J. Mattson, Esquire, 21 W. Third St., Media, PA 19063.

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

ALWIN E. MICHEL, JR., dec'd.

Late of the Borough of Darby, Delaware County, PA.
Extr.: Patricia Marie Michel c/o Thomas E. Wyler, Esquire, 22 East Third Street, Media, PA 19063.
THOMAS E. WYLER, ATTY.
Falzone & Wyler LLC
22 East Third Street
Media, PA 19063

GERTRUDE MORLEY, dec'd.

Late of the Township of Bethel, Delaware County, PA.
Co-Admrs.: Daniel Morley and Deborah Butchart.
MARTIN KARDON, ATTY.
1617 John F. Kennedy Blvd., Suite 1080, Philadelphia, PA 19103.

GEORGE R. NISKALA, dec'd.

Late of the Township of Middletown, Delaware County, PA.
Extr.: Mary Ann Moore c/o Christina B. Roberts, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

LUCILLE SAPUTO, dec'd.

Late of the Borough of Lansdowne, 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

HARRY N. SAUDER, dec'd.

Late of the Township of Upper Providence, Delaware County, PA.
Extrs.: Douglas Sauder and Audrey Pino c/o Ronald A. Luongo, Esquire, 904 Saratoga Dr., West Chester, PA 19380.

RONALD A. LUONGO, ATTY.
Luongo Law Center, P.C.
904 Saratoga Dr.
West Chester, PA 19380

ANNE T. SCHMITZ a/k/a ANNE T. MANNION, dec'd.
Late of the Township of Marple, Delaware County, PA.
Extx.: Mary Ann Maxson a/k/a Mary Ann Theresa Maxson c/o Ryan M. Bornstein, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312.
RYAN M. BORNSTEIN, ATTY.
Harvey Ballard & Bornstein, LLC
800 Lancaster Ave.
Ste. T-2
Berwyn, PA 19312

ANDREW SCHWARTZ, dec'd.
Late of the Township of Bethel, Delaware County, PA.
Admr.: Darren Schwartz c/o Jay C. Glickman, Esquire, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.
JAY C. GLICKMAN, ATTY.
Rubin, Glickman, Steinberg & Gifford, P.C.
2605 N. Broad Street
P.O. Box 1277
Lansdale, PA 19446

MARY P. SMITH, dec'd.
Late of the Township of Springfield, Delaware County, PA.
Extr.: Wayne Sheridan Smith c/o Dawn Getty Sutphin, Esquire, 852 Eleventh Ave., Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
852 Eleventh Ave.
Prospect Park, PA 19076

JOAN L. SPECTER a/k/a JOAN LEVY SPECTER, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extr.: Shanin Specter c/o Bradley D. Terebelo, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428.
BRADLEY D. TEREBELO, ATTY.
Heckscher, Teillon, Terrill & Sager, P.C.
1001 Conshohocken State Rd.
Ste. 1-300
West Conshohocken, PA 19428

LOUISE STEPHENS, dec'd.
Late of the Borough of Yeadon, Delaware County, PA.

Co-Admrs.: Athena Rai Henderson and Debra A. Stephens c/o Christopher M. Murphy, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015.
CHRISTOPHER M. MURPHY, ATTY.
Breslin Murphy & Roberts, P.C.
3305 Edgmont Avenue
Brookhaven, PA 19015

DONALD PIETER van KRIEKEN, SR. a/k/a DONALD P. van KRIEKEN, SR. and DONALD P. van KRIEKEN, dec'd.
Late of the Borough of Lansdowne, Delaware County, PA.
Extx.: Nancy Jane van Krieken 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

ROBERT RAYMOND WALSH, JR. a/k/a ROBERT R. WALSH, JR., dec'd.
Late of the Borough of Ridley Park, Delaware County, PA.
Extx.: Colleen Marie Walsh a/k/a Colleen Walsh (Named in Will as Colleen Walsh) c/o Lesley M. Mehalick, Esquire, 30 Cassatt Ave., Berwyn, PA 19312.
LESLEY M. MEHALICK, ATTY.
McAndrews, Mehalick, Connolly, Hulse & Ryan P.C.
30 Cassatt Ave.
Berwyn, PA 19312

RONALD W. WILLIAMS, JR., dec'd.
Late of the Borough of East Lansdowne, Delaware County, PA.
Admx.: Jannell Leona Williams-Zahir c/o Christine M. Pickett, Esquire, 1122 Third Street, Beaver, PA 15009.
CHRISTINE M. PICKETT, ATTY.
1122 Third Street
Beaver, PA 15009

VINCENT E. ZAMPINO, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extr.: Paul DiAntonio c/o Joseph A. Bellinghieri, Esquire, 17 W. Miner St., West Chester, PA 19382.
JOSEPH A. BELLINGHERI, ATTY.
MacElree Harvey, Ltd.
17 W. Miner St.
West Chester, PA 19382

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-003814

NOTICE IS HEREBY GIVEN THAT on May 1, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Lauren Chestnut** to **Theodore Finley Chestnut**.

The Court has fixed Wednesday, October 16, 2024, at 10:15 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.

Sept. 27; Oct. 4

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-004071

NOTICE IS HEREBY GIVEN THAT on May 8, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Viollet Jenn Hawkins** to **Violet Christina Cross**.

The Court has fixed Friday, October 18, 2024, at 10:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

MARGARET PHILIPS, Solicitor
261 Pleasant Valley Road
King of Prussia, PA 19406

Sept. 20, 27

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-005027

NOTICE IS HEREBY GIVEN THAT on June 7, 2024, the Petition of Rakee Patel, a minor, by and through their parent and natural guardian, Santosh Patel, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Rakhee Santosh Patel SantoshKumar Premji Patel** to **Rakhee Santosh Patel**.

The Court has fixed Friday, October 18, 2024, at 10:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Sept. 20, 27

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-005026

NOTICE IS HEREBY GIVEN THAT on June 7, 2024, the Petition of Sahana Santosh Patel, a minor, by and through their parent and natural guardian, Sangeetha Santosh Patel, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Sahana-Santosh Patel** to **Sahana Santosh Patel**.

The Court has fixed Friday, October 18, 2024, at 10:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Sept. 20, 27

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-000454

NOTICE IS HEREBY GIVEN that the Petition of **ELIZABETH ANITA SACHS** in the above-named Court, praying for a Decree to change Petition’s name to **ELIZA MORDRED SACHS**. The Court has fixed October 18, 2024, at 10:00 a.m., Courtroom/Hearing Rm. 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.

Sept. 27; Oct. 4

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2024-005708

NOTICE IS HEREBY GIVEN THAT on June 27, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Gerald Gabriel Stevenson** to **Gabriel Salim Freeman**.

The Court has fixed Friday, November 15, 2024, at 10:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Sept. 27; Oct. 4

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-004435

NOTICE IS HEREBY GIVEN THAT on May 17, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **James Williams-Harris** to **James Harris**.

The Court has fixed Tuesday, October 1, 2024, at 9:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Sept. 20, 27

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.

Aston Corner Mart Inc

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

Sept. 27

FOREIGN CORPORATION

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about August 28, 2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows:

Children Can Shape The Future, Inc.
150 N Radnor Chester Road,
Suite A110
Radnor, PA 19087

This corporation is incorporated under the laws of New Jersey.

The address of its principal office is 150 N. Radnor Chester Road, Suite A110, Radnor, PA 19087.

The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act.

Sept. 27

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY
CIVIL DIVISION
NO. CV-2024-002744

**ACTION IN MORTGAGE
FORECLOSURE**

CITIBANK, N.A., AS TRUSTEE FOR
CMLTI ASSET TRUST, Plaintiff

vs.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER ROBERT J. O'NEILL,
Defendant(s)

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

Sept. 27; Oct. 4

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY
CIVIL DIVISION
NO. CV-2024-005721

Towd Point Mortgage Trust 2018-2, U.S.
Bank National Association, as Indenture
Trustee, PLAINTIFF

vs.

Mark Thomas Peeples, known heir of
Dovey Perry, deceased and Unknown
Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest from or under
Dovey Perry, deceased, DEFENDANTS

TO: the Defendants, Unknown Heirs,
Successors, Assigns and All Per-
sons, Firms or Associations Claim-
ing Right, Title or Interest from or
under Dovey Perry, deceased

TAKE NOTICE THAT the Plaintiff,
Towd Point Mortgage Trust 2018-2, U.S.
Bank National Association, as Indenture
Trustee has filed an action Mortgage Fore-
closure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU
MUST ENTER A WRITTEN APPEAR-
ANCE PERSONALLY OR BY ATTORNEY
AND FILE YOUR DEFENSE OR OBJEC-
TIONS WITH THE COURT. YOU ARE
WARNED THAT IF YOU FAIL TO DO
SO THE CASE MAY PROCEED WITH-
OUT YOU AND A JUDGMENT MAY BE
ENTERED AGAINST YOU WITHOUT
FURTHER NOTICE FOR THE RELIEF
REQUESTED BY THE PLAINTIFF. YOU
MAY LOSE MONEY OR PROPERTY OR
OTHER RIGHTS IMPORTANT TO YOU.

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

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

Delaware County Bar Association
335 W. Front Street
Media, PA 19063
www.delcobar.org

CHRISTOPHER A. DeNARDO, ESQUIRE
PA I.D. No. 78447
SAMANTHA GABLE, ESQUIRE
PA I.D. No. 320695
STEVEN PALMER, ESQUIRE
PA I.D. No. 334553
LESLIE J. RASE, ESQUIRE
PA I.D. No. 58365
HEATHER RILOFF, ESQUIRE
PA I.D. No. 309906
KEVIN T. TONCZYCZYN, ESQUIRE
PA I.D. No. 332616
ELIZABETH L. WASSALL, ESQUIRE
PA I.D. No. 77788
JOSEPH L. LoCASTRO, IV, ESQUIRE
PA I.D. No. 314973

Logs Legal Group LLP
985 Old Eagle School Road
Suite 514
Wayne, PA 19087
Telephone: (610) 278-6800
E-mail: pahelp@logs.com

Sept. 20, 27

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-006530

ACTION TO QUIET TITLE

1015 Remington Street LLC
v.
Nalin Phang

TO: Nalin Phang, its heirs, personal representatives, executors, administrators, successors and assigns and all persons having or claiming to have any right, lien, title, interest in or claim against 239 W. 9th Street, Chester, County of Delaware, Commonwealth of Pennsylvania

TAKE NOTICE THAT 1015 Remington Street LLC has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. 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 AND WISH TO RETAIN ONE, PLEASE CALL THE NUMBER LISTED BELOW:

LAWYER REFERRAL SERVICE
(610) 566-6625
www.delcobar.org

NADIA SILK, ESQUIRE
Attorney for Plaintiff
7 E. Main Street
Moorestown, NJ

Sept. 20, 27

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-006312

ACTION TO QUIET TITLE

239 W. 9th Street LLC
v.
City Town Realty Investment LLC and
Ketia Huertelou

TO: City Town Realty Investment LLC, Ketia Heurtelou, its heirs, personal representatives, executors, administrators, successors and assigns and all persons having or claiming to have any right, lien, title, interest in or claim against 239 W. 9th Street, Chester, County of Delaware, Commonwealth of Pennsylvania

TAKE NOTICE THAT 239 9th Street LLC has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. 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 AND WISH TO RETAIN ONE, PLEASE CALL THE NUMBER LISTED BELOW:

LAWYER REFERRAL SERVICE
(610) 566-6625
www.delcobar.org

NADIA SILK, ESQUIRE
Attorney for Plaintiff
7 E. Main Street
Moorestown, NJ

Sept. 20, 27



FREE NOTARY SERVICE FOR DCBA MEMBERS

Another benefit of membership.
If you have any questions, please call
(610) 566-6625.

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

**October 18, 2024
11:00 A.M. Prevailing Time**

BOROUGH

- Brookhaven 21
- Collingdale 1, 20, 28
- Darby 4, 30
- Folcroft 6
- Glenolden 34, 35
- Lansdowne 19, 24, 29
- Marcus Hook 39
- Prospect Park 27
- Sharon Hill 38
- Swarthmore 40
- Yeadon 3, 33

CITY

- Chester 5, 32

TOWNSHIP

- Haverford 17, 18
- Marple 16
- Middletown 7
- Newtown 23
- Ridley 2, 8
- Springfield 31
- Upper Darby 9, 10, 12,
14, 15, 36, 37
- Upper Chichester 26

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. 008608 1. 2022

MORTGAGE FORECLOSURE

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

BEING Premises: 806 Pitman Avenue.

IMPROVEMENTS CONSIST OF: residential - 2 story house.

SOLD AS THE PROPERTY OF: Hawes Enterprise LLC/Hawes Enterprises, LLC.

Hand Money \$14,577.30

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007661 2. 2023

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 212 Amosland Road, Ridley Township, PA 19043.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Corey M. Gabrielli.

Hand Money \$4,181.66

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002736 3. 2024

MORTGAGE FORECLOSURE

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

BEING Folio No. 48-00-00088-00

BEING Premises: 521 Arbor Road, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kenneth Robert Morgan, Administrator of the Estate of Roberta A. Morgan.

Hand Money \$6,202.86

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002951 4. 2023

MORTGAGE FORECLOSURE

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

Dimensions: 2 Sty Hse 25 x 95

BEING Premises: 322 Marks Avenue, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Lutfun Rahman.

Hand Money \$6,958.16

Pincus Law Group, PLLC Sherri J. Smith, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002645 5. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with th two-story brick dwelling thereon erected, SITUATE on the Easterly side of East Avon Road, formerly Twenty-Sixth Street, at the distance of 100.29 feet measured Northwardly from the Northeasterly corner of said East Avon Road and Edgmt Avenue, in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front along the Easterly side of the said East Avon Road measured North 00 degrees, 20 minutes West 22.5 feet and extending in depth of that width measured North 89 degrees, 40 minutes East 116.32 feet. The Southerly line of said lot passing through and along the party wall between the messuage hereon described and the messuage adjoining on the South. Bounded on the North by land of Floyd H. Hinton, et ux, and on the East by lands of James McKane, et al; and on the South by land of John A. Pierce, et ux.

Having thereon erected a dwelling house known and numbered as: 5 East Avon Road f/k/a 5 East Avon Street, Chester, PA 19015.

Parcel No. 49-01-01612-00

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Francine J. Brown.

Hand Money \$7,881.71 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002092 6. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 531 Willows Avenue, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: residential property

SOLD AS THE PROPERTY OF: Angela Vaughan.

Hand Money \$18,062.53

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004869 7. 2018

MORTGAGE FORECLOSURE

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

Front: 60 Depth: 129.99

BEING Premises: 206 Chestnut Avenue, Media, PA 19063.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: In Ju Kim aka In J. Kim.

Hand Money \$38,437.95

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007336 8. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 1140 Morton Avenue, Folsom, PA 19033.

Tax Parcel: 38-03-01618-01

IMPROVEMENTS CONSIST OF: residential property

SOLD AS THE PROPERTY OF: Charles Travis.

Hand Money \$7,351.04

Daniel C. Kerrick, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010059B 9. 2018

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 201 North Cedar Lane, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Helen T. Saylee and Nyon N. Saylee.

Hand Money \$13,617.30

Brock & Scott PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009083 10. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances

SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania, bounded and described in accordance with a plan of Drexel Park Gardens, made for Warner-West Corporation by Damon and Foster, C.E.'s Sharon Hill, Penna., dated December 16, 1941 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Fairfax Road (40 feet wide) at the distance of 313.33 feet measured Southeastwardly along the said side of Fairfax Road from its intersection with the Southeasterly side of State Road (50 feet wide) (both extended).

CONTAINING in front or breadth South 15 degrees, 53 minutes East, along the Southwesterly side of Fairfax Road, 18 feet and extending of that width in length or depth South 74 degrees 7 minutes West between parallel lines at right angles to the said Fairfax Road passing through a party wall separating these premises from premises adjoining to the North and South respectively and crossing a 12 feet wide driveway, which extending Northwestwardly into State Road and Southeastwardly and Northeastwardly into the turning circle of Fairfax Road, 135 feet.

BEING No. 720 Fairfax Road.

BEING the same premises which Marguerite E. Noyes, Administratrix C.T.A of the Estate of Richard J. Burke, deceased, by Indenture dated December 11, 1991 and recorded in the Recorder of Deeds, in and for the County of Delaware, aforesaid, in Volume 904 page 2270 &c., granted and conveyed unto Michael F. Powers and Carol Powers, husband and wife, in fee.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway passageway and watercourse at all times hereafter, forever in common with the owners, tenants and occupiers of the lots of ground bounding thereon and entitled to the use thereof. SUBJECT, however, to the proportionate part of the expense of keeping said driveway in good order condition and repair at all times hereafter, forever.

TITLE to said premises vested in John M. Ardovino by Deed from Michael F. Powers and Carol Powers dated December 15, 2003 and recorded on December 22, 2003 in the Delaware County Recorder of Deeds in Book 904, page 2270.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John M. Ardovino.

Hand Money \$3,000.00

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 064530 12. 2020

MORTGAGE FORECLOSURE

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

LOCATION OF PROPERTY: 421 Kent Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Dawn J. Davis.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 063653 14. 2019

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.

LOCATION OF PROPERTY: 7046 Ruskin Lane, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jacqueline Reed.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062008 15. 2019

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.

LOCATION OF PROPERTY: 1030 Bryan Street, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Richard Stephen Bussells.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009379 16. 2022

MORTGAGE FORECLOSURE

Property in the Township of Marple, County of Delaware, Commonwealth of PA on the beginning at a point on the Southerly side of Cedar Grove Road.

Front: 100 Depth: 200

BEING Premises: 815 Cedar Grove Road, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jing Wen Li and Thomas A. McGlade.

Hand Money \$50,266.01

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008760 17. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 22020007500

Property: 205 Brentwood Road, Haverford, PA 19083.

BEING the same premise which Leslie Guzman, by Deed dated August 2, 2017 and recorded September 15, 2017 in and for Delaware County, Pennsylvania in Deed Book Volume 6061, page 1442, granted and conveyed unto Jesse S. Davis.

IMPROVEMENTS CONSIST OF: House.

SOLD AS THE PROPERTY OF: Jesse S. Davis.

Hand Money \$31,604.65

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008764 18. 2013

MORTGAGE FORECLOSURE

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

Front: 115 x 120 Depth: 130 x 100

BEING Premises: 25 Garlor Drive, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael J. Turbitt and Susan J. Turbitt a/k/a Susan S. Turbitt.

Hand Money \$13,050.50

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002710 19. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Lansdowne, County of Delaware, Commonwealth of PA on the Southeast side of Woodland Avenue.

Front: 20 Depth: 100

BEING Premises: 150 Woodland Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Felicia Summerville and Loavel R. Summerville.

Hand Money \$10,315.46

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008121 20. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 434 Westmont Drive, Collingdale, PA 19023-1024.

IMPROVEMENTS CONSIST OF: residential property

SOLD AS THE PROPERTY OF: Allen W. Sims and Regina M. Sims.

Hand Money \$1,389.59

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003979 21. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 3600 Williamson Ave., Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Julie Tatum.

Hand Money \$25,512.56

Brock & Scott PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000099 23. 2023

MONEY JUDGMENT

JUDGMENT Amount: \$781,368.03

Address of Property: 11 St. Albans Circle, Newtown Square, PA 19073

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate on the Northeasterly side of St. Albans Circle Northwest of Rhoads Avenue, "St. Albans", in the Township of Newtown, County of Delaware and Commonwealth of Pennsylvania and being more particularly shown on a Conveyance Plan prepared by Franklin and Lindsey, Registered Engineers, Philadelphia, Pennsylvania, on September 25, 1956 and bounded and described according to said Plan, as follows, to wit:

BEGINNING at a point on the Northeasterly side of St. Albans Circle (50 feet wide) at the distance of 13.74 feet measured in a Northwesterly direction along the said Northeasterly side of St. Albans Circle on the arc of a circle curving to the left with a radius of 102 feet from the point of reverse curve of a 30 feet radius round corner into the Northeasterly side of Rhoads Avenue (50 feet wide), the arc of said round corner being 30.31 feet; thence extending from said beginning point in a Northwesterly direction along the said Northeasterly side of St. Albans Circle on the arc of a circle curving to the left with a radius of 102 feet, the arc distance of 49.85 feet to a corner point; thence extending North 47 degrees 53 minutes 27 seconds East along other lands of the said Harry J. Hurley, 186.14 feet to a corner point; thence extending South 41 degrees 44 minutes 20 seconds East along land now or late of Alexander DiBonia and Marianna DiBonia, his wife, 41.03 feet to a corner point; thence extending South 45 degrees 54 minutes 53 seconds West along land of Peter Hunry, 198.29 feet to the first mentioned point and place of beginning.

BEING the same premises which Peter John Hurley, Executor of the Estate of Benedict J. Hurley a/k/a Jack Hurley, deceased and Deborah Ann Hurley by Deed dated 10/3/2000 and recorded on 10/25/2000 in Delaware County in Volume 2082 page 388 conveyed unto Vincent D. D'Urso and Louis F. D'Urso, Joint Tenants with Right of Survivorship, in fee. And the said Louis F. D'Urso is also known as Louis F. D'Urso, Jr.

Parcel No. 30-00-02434-00

IMPROVEMENTS CONSIST OF: N/A.

SOLD AS THE PROPERTY OF: Louis Durso, Jessica Noble-Durso and Edward T. Clifford III.

Hand Money \$78,136.80

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

JERRY L. SANDERS, JR., Sheriff

No. 000790 24. 2024

MORTGAGE FORECLOSURE

65 Ardmore Avenue
Lansdowne, PA 19050

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

IMPROVEMENTS CONSIST OF: residential dwelling

SOLD AS THE PROPERTY OF: Judith E. White.

Hand Money \$15,885.46

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001159 26. 2024

MORTGAGE FORECLOSURE

Land situated in the Township of Upper Chichester in the County of Delaware in the State of PA.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of Upper Chichester, County of Delaware and State of Pennsylvania, bounded and described according to a Plan of 'Boothwyn Heights' made by Chester F. Baker, Registered Surveyor, Chester, Pennsylvania, February 12, 1942, as follows, to wit:

BEGINNING at a point on the Southeastly side of Thornton Road (50 feet wide) being a point of curve and measured on a radius round corner whose radius is 25 feet the arc distance of 39.27 feet from a point of tangent on the Northeastly side of Fleming Lane (509 feet wide); thence from the beginning point and extending along the Southeastly side of Thornton Road, North 65 degrees 47 minutes East 100 feet to a point and thence leaving then said road and extending South 24 degrees 13 minutes East 105 feet to a point; thence extending North 74 degrees 11 minutes 11 seconds West 152.84 feet to a point in the aforementioned radius round corner; thence extending on same on the arc of a circle curving to the right with a radius of 25 feet, the arc distance of 18.73 feet to the beginning point, being the first mentioned point and place of beginning.

BEING the same premises which Christopher Morris, by Deed dated 10/25/2018 and recorded in the Office of the Recorder of Deeds of Delaware County on 11/8/2018 in Deed Book Volume 06245, page 1577, Instrument 2018054120, granted and conveyed unto John J. Dickson, Jr.

BEING known as 961 Thornton Road, Upper Chichester, Pennsylvania 19061.

PARCEL No 09-00-03361-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John Dickson a/k/a John J. Dickson, Jr.

Hand Money \$20,605.23

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003227 27. 2024

MONEY JUDGMENT

ALL THAT CERTAIN property situated in the Borough of Prospect Park, County of Delaware, Commonwealth of Pennsylvania and is described as follows:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, being composed of Lot No. 309, and the Southeastly 16.00 feet 8 inches of Lots No. 310 on the Plan of Prospect Park, of record in the Office of the Recorder of Deeds, in and for Delaware County, Commonwealth of Pennsylvania, in Deed Book 115, page 70, situate on the Southwesterly side of Lincoln Avenue at the distance of 287.43 feet Southeastwardly from the point of intersection of the said side of Lincoln Avenue and the Southeastly side of Eleventh Avenue, in the Borough of Prospect Park, in the County of Delaware, Commonwealth of Pennsylvania,

CONTAINING in front measured thence Southeastwardly along the said side of Lincoln Avenue, 41.67 feet and extending of that width in length or depth Southwestwardly between parallel lines of the Northwesterly line thereof, 115.88 feet, more or less and on the Southeastly line thereof, 115.20 feet to a 15.00 feet wide alley as formerly laid out; bounded on the Southeast by lands now or formerly of the Delaware County Trust Company, and on the Northwest by lands now of now or formerly of Howard B. Hutchinson, et ux;

ALSO, ALL THAT CERTAIN frame dwelling and lot or piece of land and being composed on the Northwesterly 8.00 feet 4 inches of Lot No. 310, all of Lot No. 311 and the Southeasterly 8.00 feet 4 inches of Lot No. 312 on the Plan of Prospect Park, of record in the Office of the Recorder of Deeds, in and for Delaware County, Commonwealth of Pennsylvania, in Deed Book H, Volume 5, page 70; SITUATE on the Southwesterly side of Lincoln Avenue (formerly called Moore Avenue) at the distance of 245.67 feet Southeastwardly from the point of intersection of the said side of Lincoln Avenue and the Southeasterly side of Eleventh Avenue (formerly Sixty Avenue or Street) in the Borough of Prospect Park, in Delaware County and Commonwealth of Pennsylvania.

CONTAINING in front measured thence Southeastwardly along the said side of Lincoln Avenue, 41.66 feet and extending in depth of that width Southwestwardly between parallel lines, on the Northwesterly line thereof, 116.50 feet, more or less, and on the Southeasterly line thereof 115.88 feet, more or less, to a 15.00 feet wide alley as formerly laid out; BOUNDED on the Northwest by lands now or formerly of Edward B. Hutchinson and Emilie S. Hutchinson, his wife, and on the Southeast by other lands now or formerly of William J. Hutchinson.

BEING the same property which Reinhold F. Traub, Trustee under a Revocable Trust Agreement dated September 13, 1996, with Reinhold F. Traub, Settlor as amended, or his successors in Trust and Margarete A. Traub, Trustee under a Revocable Trust Agreement dated September 13, 1996, granted and conveyed unto MOB, LLC by Deed dated March 30, 2004 and recorded April 5, 2004 in the Recorder's Office of Delaware County in Record Book 3133 page 1453.

UPI No. 33-00-00920-00

IMPROVEMENTS CONSIST OF: a commercial Building and any other improvements thereon.

SOLD AS THE PROPERTY OF: 1020 Lincoln Ave LLC.

Hand Money \$162,375.98

Lyndsay E. Rowland, Esquire
Starfield & Smith, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000602 28. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 311 Roberta Ave, Upper Darby, PA 19082.

Parcel Nos. 11-00-02425-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Maurice Putman.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003189 29. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 114 Gladstone Road, Lansdowne, PA 19050.

Parcel Nos. 23000115400

IMPROVEMENTS CONSIST OF: 01 - Taxable Residential.

SOLD AS THE PROPERTY OF: Brianna Saville a/k/a Brianna Lee Steimer.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007820 30. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Borough of Darby, County of Delaware and State of Pennsylvania, and described according to a Plan of property made for Crosby-Fox Corporation by Damon and Foster, C.E., Sharon Hill, Pennsylvania on 9/14/1944 more particularly described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mulberry Street (40 feet wide) at the distance of 288 feet measured North 63 degrees 35 minutes East from the intersection of the said Southeasterly side of Mulberry Street with the Northeasterly side of Union Avenue (50 feet wide) (both extended).

CONTAINING in front or breadth on the said Mulberry Street North 634 degrees 35 minutes East 16 feet and extending of that width in length or depth between parallel lines at right angles to said Mulberry Street passing through the center line of party walls between these premises and premises adjoining on the Northeast and Southwest and crossing the bed of a 12 feet wide driveway Southeastwardly 85 feet.

BEING Lot No. 34 on said plan.

BEING the same premises which Alberta Brown Redmond by Guy N. Paolino, Attorney-in-fact by Deed dated 2/2/1987 and recorded in the Office of the Recorder of Deeds of Delaware County on 2/26/1987 in Deed Book Volume 436, page 377, granted and conveyed unto Eugene J. Allen, William A. Redmond, Jr. and Marion Redmond, his wife.

Eugene J. Allen departed this life on 10/4/2006.

BEING the same premises which Sheila M. Dickens, Administrator of the Estate of Eugene J. Allen, Sr., by Deed dated 11/29/22 and recorded in the Office of the Recorder of Deeds of Delaware County on 12/14/22 in Deed Book Volume 6878, page 2733, granted and conveyed unto William A. Redmond, Jr. and Marion Redmond.

William A. Redmond Jr. departed this life on 6/1/2010.

Marion Redmond departed this left on 9/7/2017.

BEING known as 334 Mulberry Street, Darby, Pennsylvania 19023.

PARCEL No. 14000225400

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Marion Redmond, deceased and William Redmond a/k/a William A. Redmond, III, solely in his capacity as heir of Marion Redmond, deceased.

Hand Money \$7,823.98

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001797 31. 2024

MORTGAGE FORECLOSURE

Property in the Township of Springfield, County of Delaware, Commonwealth of PA on the Northwesterly side of Powell Avenue.

Front: 25 Depth: 160

BEING Premises: 246 Powell Road, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Martin
Heath, Jr.

Hand Money \$12,846.91

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000940 32. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of
ground with the buildings and improve-
ments thereon erected, Situate in the City
of Chester, County of Delaware and State of
Pennsylvania, and bounded and described
according to a Survey and Plan of a portion
of "Highland Gardens" made by Damon and
Foster, Civil Engineers, Sharon Hill, Penn-
sylvania, on the last day of May A.D. 1943.

FOLIO: 49-11-02720-00

BEING known as: 2601 McCarey Street,
Chester, PA 19013.

BEING the same premises which Stella
Trenowski, by indenture dated July 15,
1994 and recorded January 3, 1995 in the
Office of the Recorder of Deeds in and for
the County of Delaware in Record Book
1328, page 1812, granted and conveyed unto
Althea Jean Arnold.

IMPROVEMENTS CONSIST OF: N/A.

SOLD AS THE PROPERTY OF: Althea
Jean Arnold.

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001231 33. 2024

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 100

BEING Premises: 813 Yeadon Avenue,
Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Mama-
dou Bakayoko.

Hand Money \$16,343.84

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003704 34. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Glenolden,
County of Delaware, Commonwealth of
PA on the Northwest side of Ridgeway
(formerly Lynwood) Avenue.

Front: 25 Depth: 147

BEING Premises: 24 North Ridgeway
Avenue aka 24 Ridgeway Avenue, North,
Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Joseph
C. Rota.

Hand Money \$6,647.14

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004074A 35. 2022

MONEY JUDGMENT

ALL THAT CERTAIN unit in the property known, named and identified as Contemporary Villages located in Glenolden Borough, Delaware County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101, et seq. by the recording in the County of Delaware Department of Records of a Declaration dated 4/18/1984 and recorded 8/1/1984 in Volume 176 page 619, as amended by First Amendment of Declaration dated 1/3/1985 and recorded 1/27/1986 in Vol 213 page 1811 as further amended by Second Amendment to Declaration dated 7/10/85 and recorded 1/27/86 in Volume 305 page 1720 further Amended in Volume 2523, page 173 being designated as Unit A-8 together with proportionate undivided interest in the Common Elements as defined in such Declaration.

BEING known as 100 East Glenolden Avenue, Unit B17, Glenolden, PA 19036.

ALSO BEING known as UPI No. 21-00-00899-38.

BEING the same premises which Shahab Answer, by Deed dated 6/21/21, and recorded in Delaware County on July 23, 2021 at Instrument No. 2021056846, conveyed unto Motina Services, Incorporated, in fee.

IMPROVEMENTS CONSIST OF: Residential Condominium Unit.

SOLD AS THE PROPERTY OF: Motina Services, Inc.

Hand Money \$3,000.00

Elliot H. Berton, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006448 36. 2023

MORTGAGE FORECLOSURE

Property situated in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on August 8, 2014, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 5536, at page 779.

BEING Folio No. 16-09-01222-00

BEING known as 315 Owen Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Robynne L. Thomas.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002738 37. 2024

MORTGAGE FORECLOSURE

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

BEING Folio No. 16130101500 and 16130303700.

BEING Premises: 911 Broadway Avenue, Clifton Heights, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Virginia A. Thompson.

Hand Money \$17,565.15

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000210 38. 2024

MORTGAGE FORECLOSURE

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

Front: 18 Depth: 70

BEING Premises: 59 Burnside Avenue, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jason Phim.

Hand Money \$15,781.92

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004569 39. 2024

MORTGAGE FORECLOSURE

Property situated in the Borough of Marcus Hook, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on May 10, 2005 in the Office of the Delaware County Recorder of Deed in Deed Book Volume 3481, at page 1043, as Instrument No. 2005042028.

BEING Folio No. 24000092000

BEING known as 1105 Washington Street, Marcus Hook, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Christopher W. Hillard.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005744 40. 2023

MONEY JUDGMENT

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

Property is a corner condominium unit with three (3) bedrooms, two (2) bathrooms, and a balcony. Property includes use of a carport on the premises. Carport is a single

covered space.

801 Yale Avenue, Unit 308, Swarthmore, PA 19081. Strath Haven Condominium.

Residential property is subject to a first mortgage.

Includes ownership of .55677% in the common elements, pursuant to Declaration of Condominium.

IMPROVEMENTS CONSIST OF: Carport No. 25.

SOLD AS THE PROPERTY OF: Blanton M. Dunn.

Hand Money \$3,000.00

Brian B. Toll, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

Sept. 27; Oct. 3, 10