

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

- AGNES K. BLAKE**, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Extx.: Jennifer Anne Blake c/o Jean
White E. Jones, Esquire, 130 W.
Lancaster Ave., Wayne, PA 19087.
JEAN WHITE E. JONES, ATTY.
Butera, Jones & Peterson, LLC
130 W. Lancaster Ave.
Wayne, PA 19087
- JAMES BLOXTON**, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Katrina Bloxton, 200 Westbrook
Dr., Upper Darby, PA 19018.
- WILLIE BROWN**, dec'd.
Late of the City of Chester, Delaware
County, PA.
Admx.: Gloretha Elaine Smith, Esquire
c/o Judy Ziegler Galgon, Esquire, 327
Riverview Road, Swarthmore, PA
19081.
JUDY ZIEGLER GALGON, ATTY.
327 Riverview Road
Swarthmore, PA 19081
- LOUIS L. BUCKLIN**, dec'd.
Late of the Township of Upper
Providence, Delaware County, PA.
Extx.: Mary Ann Bucklin, 414 Old
State Rd., Media, PA 19063.
- DOLORES C. BYRNE**, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Edward Byrne, Jr. 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

- ANNE M. CAVANAUGH a/k/a NANCY
CAVANAUGH**, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Paul T. Cavanaugh, 1133
Sculthorpe Drive, West Chester, PA
19380.
- BARBARA A. COOK**, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Admr.: Frederick J. Cook c/o G. Elias
Ganim, Esquire, P.O. Box 494, Paoli,
PA 19301-0494.
G. ELIAS GANIM, ATTY.
McLaughlin Ganim, Ltd.
P.O. Box 494
Paoli, PA 19301-0494
- MATTHEW LAWRENCE JUDE
DeANGELIS a/k/a MATTHEW
LAWRENCE DeANGELIS**, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Co-Admrs.: Stephen P. DeAngelis
and David T. DeAngelis c/o David
M. Hollar, Esquire, 161 Washington
Street, Suite 400, Conshohocken, PA
19428.
DAVID M. HOLLAR, ATTY.
161 Washington Street
Suite 400
Conshohocken, PA 19428
- MARGARET A. DiMARINO**, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extx.: Teresa Lochman, 207 Ridley Dr.,
Wallingford, PA 19086.
- ALICE D. FLAMINI a/k/a ALICE
DELORES FLAMINI**, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extx.: Peter A. Flamini, Jr., 993
Rocklynn Rd., Springfield, PA 19064.
DENISE M. CORDES, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063
- BERNARD ALLEN FRANCIS, JR.
a/k/a BERNARD FRANCIS**, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extx.: Katharine Hancock Francis 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

DIANA M. GOLDSTEIN a/k/a DIANA MARIE GOLDSTEIN, dec'd.
 Late of the Township of Upper Chichester, Delaware County, PA.
 Extx.: Amanda Barber c/o Sam S. Auslander, Esquire, 300 W. State St., Ste. 300, P.O. Box 319, Media, PA 19063.
SAM S. AUSLANDER, ATTY.
 Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, PC
 300 W. State St.
 Ste. 300
 P.O. Box 319
 Media, PA 19063

MARGARET LAURINO a/k/a MARGARET AMEN LAURINO and MARGARET C. LAURINO, dec'd.
 Late of the Township of Haverford, Delaware County, PA.
 Extx.: Roseanne Shepley, 148 Old Forge Crossing, Devon, PA 19333.

ROGER MORTON LEVY a/k/a ROGER M. LEVY, dec'd.
 Late of the Township of Concord, Delaware County, PA.
 Extx.: Danna Miller Levy (Named in Will as Danna M. Levy), 401 Millers Run, Glen Mills, PA 19342.
TRAVIS G. MAURER, ATTY.
 Young Conaway Stargatt & Taylor, LLP
 1000 N. King St.
 Wilmington, DE 19801

SELLORS LINDSEY, JR., dec'd.
 Late of the Township of Upper Darby, Delaware County, PA.
 Admx.: Angela D. Johnson c/o Anne DeLuca, Esquire, 3475 West Chester Pike, Suite 200, Newtown Square, PA 19073.
ANNE DeLUCA, ATTY.
 3475 West Chester Pike
 Suite 200
 Newtown Square, PA 19073

STANLEY JOHN LOBODZINSKI, JR., dec'd.
 Late of the Township of Aston, Delaware County, PA.
 Admr.: Daniel Lobodzinski, 5613 Umbletown Rd., Gap, PA 17527.

JUDITH A. MacNAMEE, dec'd.
 Late of the Township of Nether Providence, Delaware County, PA.
 Extr.: Christopher S. MacNamee c/o Bradley Zuke, Esquire, 234 N. Duke Street, Lancaster, PA 17602.

BRADLEY ZUKE, ATTY.
 May Herr and Grosh
 234 N. Duke Street
 Lancaster, PA 17602

JEAN MILIONE a/k/a JEAN T. MILIONE, dec'd.
 Late of the Township of Haverford, Delaware County, PA.
 Extr.: Richard J. Acciavatti (Named in Will as Richard Acciavatti), 1845 Middletown Rd., Glen Mills, PA 19342.
DENISE M. CORDES, ATTY.
 Anderson Elder Law
 206 State Rd.
 Media, PA 19063

MARY HELEN MOORE, dec'd.
 Late of the Township of Springfield, Delaware County, PA.
 Extr.: Richard M. Moore (Named in Will as Richard Moore) c/o Stephen T. Loester, Esquire, 100 W. Sixth St., Ste. 204, Media, PA 19063.
STEPHEN T. LOESTER, ATTY.
 Gibson & Perkins, P.C.
 100 W. Sixth St.
 Ste. 204
 Media, PA 19063

ALICE D. O'BRIEN a/k/a ALICE O'BRIEN, dec'd.
 Late of the Borough of Ridley Park, Delaware County, PA.
 Extxs.: Virginia O'Brien-Petraglia and Stephanie Jill Sweeney a/k/a Stephanie J. Sweeney, P.O. Box 305, Hardwick, MA 01037.
CHARI M. ALSON, ATTY.
 Anderson Elder Law
 206 State Rd.
 Media, PA 19063

MARIE C. OMINSKI, dec'd.
 Late of the Township of Nether Providence, Delaware County, PA.
 Extr.: John L. Ominski, III 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

VIVIAN W. PIASECKI, dec'd.
 Late of the Township of Haverford, Delaware County, PA.
 Extr.: Frank Weyerhaeuser Piasecki (Named in Will as Frank W. Piasecki) c/o Michael A. Breslow, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428.

MICHAEL A. BRESLOW, ATTY.
Heckscher, Teillon, Terrill
& Sager, P.C.
1001 Conshohocken State Rd.
Ste. 1-300
West Conshohocken, PA 19428

ALLEN E. RHOADS, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Lawrence Joseph Rhoads
(Named in Will as Joseph Rhoads) c/o
Denise M. Cordes, Esquire, 300 W.
State St., Ste. 300, Media, PA 19063.
DENISE M. CORDES, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

WILLIAM ANDY ROSA, dec'd.
Late of the Borough of Folcroft,
Delaware County, PA.
Co-Admrs.: Noah Rosa and Nicole
Steininger.
BRIAN F. LEVINE, ATTY.
Levine Law, LLC
22 E. Grant St.
New Castle, PA 16101-2279

KAREN SHANER, dec'd.
Late of the Borough of Ridley Park,
Delaware County, PA.
Extr.: Andrew Shaner, 517 Chestnut
St., Ridley Park, PA 19078.

**WILBERT TAYLOR a/k/a WILBERT
TAYLOR, SR., dec'd.**
Late of the Borough of Sharon Hill,
Delaware County, PA.
Extr.: Andrea Perry, 1 Browning
Circle, Middletown, DE 19709.
E. NEGO PILE, ATTY.
Pile Law Firm, PLLC
930 Harvest Dr.
Ste. 360
Blue Bell, PA 19422

THERESA A. WRIGHT, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Extr.: Raymond G. Wright c/o Dana M.
Breslin, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

SECOND PUBLICATION

ROBERT L. BARETT, JR., dec'd.
Late of the Township of Chester,
Delaware County, PA.
Admx.: Ms. Kathleen C. Plennert, 1838
Shallcross Avenue, Folcroft, PA 19032.
GENE A. FOEHL, ATTY.
The Law Offices of Foehl & Eyre, P.C.
27 East Front Street
Media, PA 19063

**CHARLENE M. BELL a/k/a
CHARLENE BELL and
CHARLENE MAE BELL, dec'd.**
Late of the Borough of Upland,
Delaware County, PA.
Admx.: Linda Ann Ferguson, 3730 Mill
Creek Rd., Hockessin, DE 19707-9722.

**EARL ROBERT BUCHANAN a/k/a
EARL R. BUCHANAN, dec'd.**
Late of the Township of Concord,
Delaware County, PA.
Extr.: Barbara G. Buchanan, 362
Conchester Rd., Glen Mills, PA 19342.

VIRGINIA R. COLLINS, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Co-Extrs.: Bonnell L. Piersol and
Dawn V. Armstrong c/o Christopher M.
Murphy, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
CHRISTOPHER M. MURPHY, ATTY.
Breslin Murphy & Roberts, P.C.
3305 Edgmont Ave.
Brookhaven, PA 19015

**DAVID J. COOPER a/k/a DAVID
JAMES COOPER and DAVID
COOPER, dec'd.**
Late of the Borough of Trainer,
Delaware County, PA.
Extr.: Richard Palaia c/o John Jay
Wills, Esquire, 4124 Chichester Ave.,
Boothwyn, PA 19061.
JOHN JAY WILLS, ATTY.
4124 Chichester Ave.
Boothwyn, PA 19061

NICHOLAS P. DiEMEDIO, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Susan J. Milano, 205 Edgewood
Avenue, Folsom, PA 19033.

**ANDREW J. DOUGHERTY, III a/k/a
ANDREW DOUGHERTY and A.J.
DOUGHERTY, dec'd.**
Late of the Township of Upper Darby,
Delaware County, PA.
Admx.: Meredith Schuster, 1108
Morgan Avenue, Drexel Hill, PA
19026.

MICHAEL JOSEPH ESPOSITO, SR.
a/k/a **MICHAEL ESPOSITO**, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Extrs.: Michael J. Esposito and
Michelle Bourne c/o Peter E. Bort,
Esquire, 101 Lindenwood Dr., Ste. 225-
G, Malvern, PA 19355.
PETER E. BORT, ATTY.
Bort Law
101 Lindenwood Dr.
Ste. 225-G
Malvern, PA 19355

ANNE CUSACK FALLAHNEJAD
a/k/a **ANNE MARIE CUSACK**
FALLAHNEJAD and **ANNE**
CUSACK FALLAH-NEJAD, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Robert Cyrus Fallah a/k/a
Robert Fallah c/o Peter J. Bietz,
Esquire, 1275 Drummers Ln., Ste. 210,
Wayne, PA 19087.
PETER J. BIETZ, ATTY.
Gadsden Schneider & Woodward LLP
1275 Drummers Ln.
Ste. 210
Wayne, PA 19087

CHARLES E. FOSTER, dec'd.
Late of the Township of Upper
Providence, Delaware County, PA.
Extr.: Mary Ann Foster, 8 Toft Woods
Way, Media, PA 19063.

BONNIE SUZANNE GREEN a/k/a
BONNIE GREEN and **BONNIE S.**
GREEN, dec'd.
Late of the Borough of Marcus Hook,
Delaware County, PA.
Extr.: Terry Ann Collington a/k/a
Terry Collington, 1100 Albert Rd., Apt.
12, Brookhaven, PA 19013.
BETH ANN MARSHALL, ATTY.
Knight & Moskow, P.C.
215 N. Olive St.
Ste. 203
Media, PA 19063

SHEILA V. HEGAR a/k/a **SHEILA**
VERONICA HEGAR, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Jenny Hustek c/o Anthony
Reagoso, Esquire, 817 Burmont Rd.,
Drexel Hill, PA 19026.
ANTHONY REAGOSO, ATTY.
817 Burmont Rd.
Drexel Hill, PA 19026

JEAN HENNESSEY a/k/a **JEAN M.**
HENNESSEY, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Admr.: Craig Hennessey, 1425
Lawndale Ave., Havertown, PA 19083.

ROY D. HICKEY, JR., dec'd.
Late of the Township of Tinicum,
Delaware County, PA.
Extr.: Shirley A. Hickey 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

WILLIAM WESLEY HOLMES, SR.
a/k/a **WILLIAM WESLEY HOLMES**,
dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Admx.: Nina Holmes-Lee c/o Robert
H. Holber, Esquire, 41 E. Front St.,
Media, PA 19063.
ROBERT H. HOLBER, ATTY.
41 E. Front Street
Media, PA 19063

ROBERT C. KENNEDY, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Kathy K. Massimo, 1200 Liberty
Ridge Drive, Ste. 200, Wayne, PA
19087-5569.

JULIA L. MATHEWS a/k/a **JULIA**
MATHEWS, dec'd.
Late of the Township of Darby,
Delaware County, PA.
Extr.: Stephen Benjamin Mastella
(Named in Will as Dr. Stephen
Mastella) c/o Kelly C. Hayes, Esquire,
30 Cassatt Ave., Berwyn, PA 19312.
KELLY C. HAYES, ATTY.
McAndrews, Mehalick, Connolly, Hulse
& Ryan P.C.
30 Cassatt Ave.
Berwyn, PA 19312

LORRAINE McDONOUGH, dec'd.
Late of the Borough of Collingdale,
Delaware County, PA.
Extr.: Anthony J. McDonough c/o
Stephen D. Molinuex, Esquire, 227
MacDade Blvd., Collingdale, PA 19023.
STEPHEN D. MOLINEUX, ATTY.
227 MacDade Blvd.
Collingdale, PA 19023

ANGELIKI MORSON, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Extx.: Dina Lynn Morson (Named in
 Will as Dina L. Morson) c/o Michael
 LaRosa, Esquire, 959 West Chester
 Pike, Havertown, PA 19083.
MICHAEL LaROSA, ATTY.
 LaRosa Law Firm
 959 West Chester Pike
 Havertown, PA 19083

DENISE M. O'REILLY, dec'd.
 Late of the Township of Upper Darby,
 Delaware County, PA.
 Admr.: Patrick J. O'Reilly c/o Gerard J.
 Woods, Esquire, 101 Greenwood Ave.,
 Ste. 300, Jenkintown, PA 19046.
GERARD J. WOODS, ATTY.
 101 Greenwood Ave.
 Ste. 300
 Jenkintown, PA 19046

JOSEPH C. PHILBIN, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Extr.: Kevin F. Kilgallen c/o John
 McCreesh, Esquire, 7053 Terminal
 Square, Upper Darby, PA 19082.
JOHN McCREESH, ATTY.
 7053 Terminal Square
 Upper Darby, PA 19082

MICHAEL PITTAS, dec'd.
 Late of the Township of Bethel,
 Delaware County, PA.
 Extr.: Nicholas M. Pittas c/o Carolina
 R. Heinle, Esquire, 724 Yorklyn Rd.,
 Ste. 100, Hockessin, DE 19707.
CAROLINA R. HEINLE, ATTY.
 MacElree Harvey, Ltd.
 724 Yorklyn Rd.
 Ste. 100
 Hockessin, DE 19707

**ROBERT LICKELY POST a/k/a
 ROBIN LICKELY POST**, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Extx.: Rebecca P. Goetz, 46 Teal Dr.,
 Langhorne, PA 19047.
KATHERINE B. COMMONS, ATTY.
 Commons & Commons LLP
 6377 Germantown Ave.
 Philadelphia, PA 19144

KAREN E. RUSSO, dec'd.
 Late of the Township of Newtown,
 Delaware County, PA.
 Admr.: Vincent Rocco Russo c/o Franca
 Tavella, Esquire, Three Logan Square,
 1717 Arch St., 5th Fl., Philadelphia, PA
 19103.

FRANCA TAVELLA, ATTY.
 Kleinbard LLC
 Three Logan Square
 1717 Arch St.
 5th Fl.
 Philadelphia, PA 19103

**ANN T. RUZA a/k/a ANN MIKULA
 RUZA**, dec'd.
 Late of the Township of Middletown,
 Delaware County, PA.
 Extx.: Marian T. Swain, 4 Brunswick
 Lane, Lewes, DE 19958.

ANNE M. STEPHANY, dec'd.
 Late of the Township of Upper Darby,
 Delaware County, PA.
 Extx.: Lorraine Diane Curran c/o John
 McCreesh, Esquire, 7053 Terminal
 Square, Upper Darby, PA 19082.
JOHN McCREESH, ATTY.
 7053 Terminal Square
 Upper Darby, PA 19082

THIRD AND FINAL PUBLICATION

**GLORIA T. ALEXANDROWICZ a/k/a
 GLORIA ALEXANDROWICZ**, dec'd.
 Late of the Township of Tincicum,
 Delaware County, PA.
 Extr.: Gerald Carfagno, 2138 Capers
 Drive, Marietta, GA 30064.

DORIS ANN ANDERSON, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Extr.: Mark D. Anderson, 444
 E. Township Line Rd., Unit 602,
 Havertown, PA 19083.

**PEGGY RINCLIFFE BEATTY a/k/a
 PEGGY R. BEATTY**, dec'd.
 Late of the Township of Nether
 Providence, Delaware County, PA.
 Co-Extrs.: Roy Beatty a/k/a Roy R.
 Beatty and Elizabeth Beatty Black
 a/k/a Elizabeth B. Black c/o William P.
 Lincke, Esquire, 230 N. Monroe Street,
 Media, PA 19063.
WILLIAM P. LINCKE, ATTY.
 230 N. Monroe Street
 Media, PA 19063

MARK BHRIM, dec'd.
 Late of the Township of Nether
 Providence, Delaware County, PA.
 Extx.: Danielle Bhrim, 940 N.
 Providence Rd., Apt. D6, Media, PA
 19063.

MARY ANNE THERESA BRADY a/k/a MARY ANNE BRADY and MARY ANNE T. PORTER BRADY, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extrs.: Joseph W. Brady and Brian M. Brady, 119 W. Gravers Ln., Philadelphia, PA 19118.

KENNETH JOSEPH BUTKO a/k/a KENNETH J. BUTKO, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extr.: Jonathan Geoffrey Butko, 219 Strathmore Rd., Havertown, PA 19083.

RICHARD H. COVELL, dec'd.
Late of the Township of Newtown, Delaware County, PA.
Extx.: Judith Covell c/o Paul D. Nelson, Esquire, 334 West Front Street, Media, PA 19063.
PAUL D. NELSON, ATTY.
334 West Front Street
Media, PA 19063

CAROLINE T. CRISPIN a/k/a CAROLINE CRISPIN, dec'd.
Late of the Borough of Swarthmore, Delaware County, PA.
Extr.: Paul Louis Crispin (Named in Will as Paul L. Crispin), 508 Terravilla Ln., Ridley Park, PA 19078.
MICHAEL P. PIERCE, ATTY.
Pierce & Hughes, P.C.
P.O. Box 604
Media, PA 19063

JOAN M. DePAMPHILIS, dec'd.
Late of the Township of Marple, Delaware County, PA.
Extx.: Diane V. Mongeluzi c/o Elizabeth R. Howard, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460.
ELIZABETH R. HOWARD, ATTY.
301 Gay Street
P.O. Box 507
Phoenixville, PA 19460

AGNES ELAINE DUKEMAN, dec'd.
Late of the Borough of Ridley Park, Delaware County, PA.
Extr.: Harry Kleinman, 508 Chester Pike, Norwood, PA 19074.
HARRY KLEINMAN, ATTY.
Norwood Law Center, P.C.
508 Chester Pike
Norwood, PA 19074

RICHARD J. EDELSTEIN a/k/a RICHARD EDELSTEIN, dec'd.
Late of the Township of Upper Chichester, Delaware County, PA.
Admr.: A.J. Edelstein c/o Kelly C. Hayes, Esquire, 30 Cassatt Ave., Berwyn, PA 19312.
KELLY C. HAYES, ATTY.
McAndrews, Mehalick, Connolly, Hulse & Ryan P.C.
30 Cassatt Ave.
Berwyn, PA 19312

JOYCE FREEDMAN a/k/a JOYCE T. FREEDMAN, dec'd.
Late of the Township of Marple, Delaware County, PA.
Extx.: Lynn Patricia Freedman a/k/a Lynn P. Freedman c/o James J. Ruggiero, Jr., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301.
JAMES J. RUGGIERO, JR., ATTY.
Ruggiero Law Offices, LLC
16 Industrial Blvd.
Ste. 211
Paoli, PA 19301

MARGARET E. FRIEL, dec'd.
Late of the Borough of Ridley Park, Delaware County, PA.
Admrs.: Patrick F. Friel and Michael P. Friel 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

JOSEPH GIORDANO, dec'd.
Late of the Township of Ridley, Delaware County, PA.
Extr.: Joseph Giordano, Jr., 322 Ridley Avenue, Folsom, PA 19033.

CHARLES JOSEPH GOLDSTEIN a/k/a CHARLES GOLDSTEIN, dec'd.
Late of the Township of Radnor, Delaware County, PA.
Extr.: Steven Dickstein c/o Lawrence Singer, Esquire, 308 Rush Lane, Ambler, PA 19002.
LAWRENCE SINGER, ATTY.
308 Rush Lane
Ambler, PA 19002

SALLIE J. HOLZMAN, dec'd.
Late of the Township of Middletown, Delaware County, PA.
Extr.: Ralph Lewis Holzman (Named in Will as Ralph L. Holzman), 7601 Travertine Dr., Unit 408, Baltimore, MD 21209.

R. DOUGLAS GOOD, ATTY.
Good & Harris, LLP
132 W. Main St.
New Holland, PA 17557

LAWRENCE B. JUSTICE, JR., dec'd.
Late of the Borough of Yeadon,
Delaware County, PA.
Admx.: Paula A. Rice c/o Frank C.
DePasquale, Jr., Esquire, 2332-34 S.
Broad St., Philadelphia, PA 19145.
FRANK C. DePASQUALE, JR., ATTY.
DePasquale Law Offices
2332-34 S. Broad St.
Philadelphia, PA 19145

JOHN J. KELLY, SR., dec'd.
Late of the Borough of Folcroft,
Delaware County, PA.
Admx.: Juneanne M. Baker c/o Mark S.
Pinnie, Esquire, 218 West Front Street,
Media, PA 19063.

MARK S. PINNIE, ATTY.
Barnard, Mezzanotte, Pinnie &
Seelaus, LLP
218 West Front Street
Media, PA 19063

**THERESA HELEN KILROY a/k/a
THERESA VINCI**, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Admr.: John A. Kilroy, 2009
Springhouse Rd., Broomall, PA 19008.

BARBARA A. KOURY, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Admx.: Kimerly A. Stracciolini 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

JOAN M. KUMMETH, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Robert George Kummeth c/o
Gregory J. Allard, Esquire, 24 Regency
Plaza, Glen Mills, PA 19342.
GREGORY J. ALLARD, ATTY.
24 Regency Plaza
Glen Mills, PA 19342

BARBARA KURZ, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Thomas Abel c/o Mark S. Pinnie,
Esquire, 218 West Front Street, Media,
PA 19063.

MARK S. PINNIE, ATTY.
Barnard, Mezzanotte, Pinnie &
Seelaus, LLP
218 West Front Street
Media, PA 19063

JOHN LUCCHESI, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Mary Grant, 1308 Harrington
Road, Havertown, PA 19083.

**JAMES M. McWILLIAMS a/k/a
JAMES McWILLIAMS**, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admx.: Elizabeth D. McWilliams
c/o John McCreesh, Esquire, 7053
Terminal Square, Upper Darby, PA
19082.

JOHN McCREESH, ATTY.
7053 Terminal Square
Upper Darby, PA 19082

ETHNA O'CONNOR, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Kathleen O'Connor Crump c/o
Stephen A. Durham, Esquire, 320 West
Front Street, Media, PA 19063.
STEPHEN A. DURHAM, ATTY.
320 West Front Street
Media, PA 19063

MICHAEL O. PANSINI, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extrs.: Morey Herbert Goldberg
(Named in Will as Morey H. Goldberg)
and Elisa Pansini (Named in Will as
Elisa M. Pansini) c/o Daniel R. Levine,
Esquire, 1650 Market St., Ste. 2800,
Philadelphia, PA 19103.
DANIEL R. LEVINE, ATTY.
Cozen O'Connor
1650 Market St.
Ste. 2800
Philadelphia, PA 19103

JO-ANNE N. PESSIN, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Herbert E. Pessin c/o L. Peter
Temple, Esquire, P.O. Box 384,
Kennett Square, PA 19348.
L. PETER TEMPLE, ATTY.
Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

VIRGINIA L. PIERSON, dec'd.
Late of the Township of Darby,
Delaware County, PA.
Extr.: Gregory J. Pierson, 5170
Ballycastle Circle, Alexandria, VA
22315.

RICARDO ROBINSON, dec'd.
Late of Delaware County, PA.
Admr.: Hameen Robinson, 5734
Hunter Street, Philadelphia, PA 19131.

MARY R. SAMBOR, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admx. C.T.A.: Marie S. Reilly c/o
Suzanne M. Hecht, Esquire, Two
Villanova Center, 795 E. Lancaster
Ave., Ste. 280, Villanova, PA 19085.
SUZANNE M. HECHT, ATTY.
Haney & Hecht
Two Villanova Center
795 E. Lancaster Ave.
Ste. 280
Villanova, PA 19085

ELISABETH BLANCHARD SHAWL,
dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Edward Thomas Shawl c/o
Rosalie L. Spelman, Esquire, 801 Yale
Ave., Ste. G1, Swarthmore, PA 19081.
ROSALIE L. SPELMAN, ATTY.
801 Yale Ave.
Ste. G1
Swarthmore, PA 19081

JAMES H. SMITH, JR., dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Extr.: Jeffrey A. Smith c/o Tyler J.
Therriault, Esquire, 102 W. Front
Street, Media, PA 19063.
TYLER J. THERRIAULT, ATTY.
Donaghue & Labrum, LLC
102 W. Front Street
Media, PA 19063

**JANICE J. SMITH a/k/a JANICE
SMITH**, dec'd.
Late of the Borough of Collingdale,
Delaware County, PA.
Extr.: David R. Smith, 145 Columbia
Avenue, Phoenixville, PA 19444.

**ROSE H. SNYDER a/k/a ROSE
SNYDER**, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extrs.: James B. Snyder and Karen
Lee Snyder c/o Dana M. Breslin,
Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.

DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

**ARONA SOKOLOFF a/k/a RONNIE
SOKOLOFF**, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Ronnie Sokoloff Revocable Trust dated
February 20, 1998 as amended on
March 14, 2011.
Co-Trustee: Steven Sokoloff, 217 E.
Athens Ave., Ardmore, PA 19003.
HENRY S. WARSZAWSKI, ATTY.
413 Johnson St.
Ste. 201
Jenkintown, PA 19046

**AVIS DAWN SPIES a/k/a AVIS D.
SPIES**, dec'd.
Late of the Township of Chadds Ford,
Delaware County, PA.
Extr.: William B. Spies, Sr. (Named in
Will as William B. Spies) c/o Joseph E.
Lastowka, Jr., Esquire, 300 W. State
St., Ste. 300, Media, PA 19063.
JOSEPH E. LASTOWKA, JR., ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, PC
300 W. State St.
Ste. 300
Media, PA 19063

RUTH ANN SYLVESTER, dec'd.
Late of the Borough of Trainer,
Delaware County, PA.
Admr.: Anthony John Sylvester c/o
Scott D. Galloway, Esquire, 14 South
Plum Street, Media, PA 19063.
SCOTT D. GALLOWAY, ATTY.
14 South Plum Street
Media, PA 19063

SUSAN L. UFF, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Admx.: Kimberly S. Rainer, 3465 River
Gardens Circle, Pensacola, FL 32514.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2022-008736

NOTICE IS HEREBY GIVEN THAT on October 2022, the Petition of Haumzah Laquan Baker, a minor, by and through his/her parent and natural guardian, Ayan Umar, for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Haumzah Laquan Baker** to **Haumzah Abdi Omer Hassen**.

The Court has fixed Tuesday, October 10, 2023, 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.

Sept. 29; Oct. 6

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2023-006633

NOTICE IS HEREBY GIVEN THAT on August 7, 2023, the Petition of Joyce Angel Saydee, a minor, by and through her parent and natural guardian, Garmai Kiawu, for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Joyce Angel Saydee** to **Joyce Angel Kiawu**.

The Court has fixed Friday, November 17, 2023, 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.

Sept. 29; Oct. 6

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2003-006219

NOTICE IS HEREBY GIVEN THAT on July 26, 2023, the Petition of Mikaela Rose Stringer, a minor, by and through her parent and natural guardian, Thomas J. Stapleton, 3rd, for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Mikaela Rose Stringer** to **Mikaela Rose Stapleton**.

The Court has fixed December 15, 2023, 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.

RICHARD L. COLDEN, JR., Solicitor
Stapleton & Colden
P.O. Box 350
Drexel Hill, PA 19026

Sept. 22, 29

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2023-004011

NOTICE IS HEREBY GIVEN THAT on May 10, 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 **Benedictus Wreh** to **Makarios Benedictus Ephraim**.

The Court has fixed Friday, October 20, 2023, 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.

DEAN W. BABLER, Solicitor
143-145 Long Lane
Upper Darby, PA 19082

Sept. 22, 29

CHARTER APPLICATION

NOTICE IS HEREBY GIVEN THAT Articles of Inc. were filed with the Dept. of State for

801 MOTORSPORTS & REPAIRS INC

a corp. organized under the PA Business Corp. Law of 1988.

PALMER & GRAY LLP, Solicitors
Carriage House
115 Bloomingdale Ave.
Ste. 100
Wayne, PA 19087

Sept. 29

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.

**EXEQUIEL LEMUS
LANDSCAPING, INC.**

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

Sept. 29

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, as amended, of intention to file in the Office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Delaware County, Pennsylvania, under the assumed or fictitious name, style or designation of:

Media Mobile Notary

with its principal place of business at 3406 Plumstead Ave., Drexel Hill, PA 19026.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Thomas Viscuso, 3406 Plumstead Ave., Drexel Hill, PA 19026.

The application has been/will be filed on or after July 24, 2023.

Sept. 29

Therapy 2.0

with its principal place of business at 1012 Tyler Dr., Newtown Square, PA 19073 in Delaware County.

The name(s) and address(es) of the entity owning or interested in said business is (are): TMHSC, LLC, 1012 Tyler Dr., Newtown Square, PA 19073 in Delaware County but with a commercial registered office provider c/o Corporate Creations Network Inc. in Erie County.

Sept. 29

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO.: CV-2023-005782

U.S. BANK N.A., AS TRUSTEE, ON
BEHALF OF THE HOLDERS OF
THE J.P. MORGAN MORTGAGE
ACQUISITION TRUST 2006-CH2
ASSET BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-CH2

vs.

LISA GOUVAS, AS SURVIVING
HEIR OF DIAMADO MAKRIONOTIS,
MIHALIS MAKRINIOTIS,
INDIVIDUALLY, AND AS SURVIVING
HEIR OF DIAMADO MARKINIOTIS,
DECEASED, UNKNOWN SURVIVING
HEIRS OF DIAMADO MAKRINIOTIS,
DECEASED

NOTICE

TO: The Defendants

You are hereby notified U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2006-CH2 Asset Backed Pass-Through Certificates, Series 2006-CH2, has filed a Complaint in Mortgage Foreclosure with regard to 122 Joanna Road, Havertown, PA 19083, endorsed with a Notice to Defend, against you at No. CV-2023-005782 in the Civil Division of the Court of Common Pleas of Delaware County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Delaware County Sheriff.

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

Delaware County Lawyer
Referral Service
Delaware County Bar Association
335 W. Front Street
Media, PA 19063
(610) 566-6625
www.delcobar.org

STEPHEN M. HLADIK, ESQUIRE
Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Sept. 29; Oct. 6

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO.: CV-2023-003546

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

NEWREZ LLC d/b/a SHELLPOINT
MORTGAGE SERVICING, Plaintiff

vs.

L.D., a minor, as Believed Heir and/or
Administrator of the Estate of James
Dearstyne; Unknown Heirs and/or
Administrators of the Estate of James
Dearstyne (if any), Defendants

TO: Unknown Heirs and/or Admin-
istrators of the Estate of James
Dearstyne (if any)

You are hereby notified that Plaintiff, NewRez LLC d/b/a Shellpoint Mortgage Servicing, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Delaware County, Pennsylvania, docketed to No. CV-2023-003546, seeking to foreclose the mortgage secured by the real estate located at 406 Printz Avenue, Essington, PA 19029.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611.

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

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

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

Sept. 29

SERVICE BY PUBLICATION

**COURT OF COMMON PLEAS
CIVIL DIVISION
DELAWARE COUNTY
NO.: CV-2023-003411**

Nationstar Mortgage LLC, PLAINTIFF
vs.

Debbie Schmidt, known Heir of William E. Greenan, deceased and Denise Greenan-Hotz, known Heir of William E. Greenan, deceased and Kimberly Greenan, known Heir of William E. Greenan, deceased and Christine Clift, known Heir of William E. Greenan, deceased and Amanda Greenan, known Heir of William E. Greenan, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under William E. Greenan, deceased, DEFENDANTS

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under William E. Greenan, deceased; 320 Gramercy Drive, Clifton Heights, PA 19018

Your house (real estate) at: 320 Gramercy Drive, Clifton Heights, PA 19018, Parcel ID:16130203900 is scheduled to be sold at Sheriff's Sale at Delaware County Sheriff's Office, Courthouse, Room 101, 201 West Front Street, Media, PA 19063 on December 15, 2023 at 11:00 A.M. to enforce the court judgment of \$40,359.79 obtained by Nationstar Mortgage LLC against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Nationstar Mortgage LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLP, (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

Sept. 29

SERVICE BY PUBLICATION

**COURT OF COMMON PLEAS
CIVIL DIVISION
DELAWARE COUNTY
NO.: CV-2020-000656**

JPMorgan Chase Bank,
National Association, PLAINTIFF
vs.

Unknown Heirs of successors, assigns, and All Persons, firms, or associations claimin Right, Title or Interest From or Under Annie Ruth Bevans, deceased and Jerome Burton, known heir of Annie Ruth Bevans, deceased and Lawrence Burton, known heir of Annie Ruth Bevans, deceased, DEFENDANTS

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: Unknown Heirs of successors, assigns, and All Persons, firms, or associations claiming Right, Title or Interest From or Under Annie Ruth Bevans, deceased; 2829 Excelsior Drive, Aston, PA 19014

Your house (real estate) at: 2829 Excelsior Drive, Aston, PA 19014, Parcel ID: 09-00-00183-00, is scheduled to be sold at Sheriff's Sale at Delaware County Sheriff's Office, Courthouse, Room 101, 201 West Front Street, Media, PA 19063 on November 17, 2023 at 11:00 A.M. to enforce the court judgment of \$108,659.34 obtained by JPMorgan Chase Bank, National Association against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to JPMorgan Chase Bank, National Association the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLP., (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

Sept. 29

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

SAVN LLC, Cmwth of PA Department of Revenue, 3/27/2023, \$9,553.49
 Scarduzo, Guisepppe, Cmwth Dept of Revenue, 3/13/2023, \$388.15
 Scarino, John Daniel, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/2023, \$948.25
 Scarpone, Michael, Township of Nether Providence, 3/22/2023, \$1,108.84
 Scheuer, Joseph III C, PA State Employees Credit Union, 3/31/2023, \$10,904.17
 Schmidt, Robert, LVNV Funding LLC, 3/31/2023, \$3,351.87
 Schneider, Thomas M, Commonwealth of PA Dept of Revenue, 3/20/2023, \$22,287.86

Schreffler, Jacob Steven, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/2023, \$4,510.25
 Scott, Karen M, Bayview Loan Servicing LLC, 3/31/2023, \$161,121.77
 Scott, Karen M, Bayview Loan Servicing LLC, 3/31/2023, \$161,121.77
 Scott, Trinette R, Cavalry SPV I, LLC, 3/2/2023, \$9,969.89
 Sefin, Annette Shaf, Cmwth of PA Department of Revenue, 3/15/2023, \$3,766.53
 SFR 7 LLC, Borough of Marcus Hook, 3/31/2023, \$40.00
 Sgro, Carolyn M, Cmwth of PA Department of Revenue, 3/15/2023, \$3,759.17
 Sgro, Carolyn M, Cmwth of PA Department of Revenue, 3/15/2023, \$3,759.17
 Shannon, Sean Richard, Township of Darby, 3/2/2023, \$771.65
 Shannon, Sean Richard, Township of Darby, 3/2/2023, \$771.65
 Sharpe, Dondi Lee, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/2023, \$908.25
 Sheeks, Kate, LVNV Funding LLC, 3/2/2023, \$6,045.13
 Sheerer, Robert, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/2023, \$612.75
 Sheikh, Shahzad Ahmed, Upper Darby Township, 3/22/2023, \$2,173.59
 Sheikh, Shahzad Ahmed, Upper Darby Township, 3/22/2023, \$3,057.01
 Shirey, Mary Lou, Upper Darby Township, 3/27/2023, \$2,024.53
 Signore, Richard M, Chester Downs & Marina, LLC d/b/a Harrah's Philadelphia Casino & Racetrack, 3/31/2023, \$9,455.80
 Signore, Richard M, Chester Downs & Marina, LLC d/b/a Harrah's Philadelphia Casino & Racetrack, 3/31/2023, \$9,455.80
 Sillah, Osman M, Cmwth of PA Department of Revenue, 3/28/2023, \$3,759.90
 Sillah, Sheku T, Commonwealth of Pennsylvania Department of Revenue, 3/20/2023, \$4,357.82
 Simpkins, Amanda, Commonwealth of PA Department of Revenue, 3/31/2023, \$10,321.08
 Sims, Zara, Upper Darby Township, 3/20/2023, \$2,444.03

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

**October 20, 2023
11:00 A.M. Prevailing Time**

BOROUGH

- Brookhaven 21, 33
- Collingdale 39
- Darby 27
- Folcroft 25
- Glenolden 2, 10
- Lansdowne 7, 8, 26, 35, 36
- Marcus Hook 12
- Media 28
- Norwood 13
- Parkside 22
- Prospect Park 11
- Trainer 14
- Yeadon 17, 20

CITY

- Chester 1, 19, 23, 29

TOWNSHIP

- Aston 16
- Darby 39
- Haverford 15
- Marple 38
- Ridley 9, 30
- Upper Chichester 3, 31, 37, 41, 47
- Upper Darby 4, 18, 34, 40, 42, 45, 46
- Upper Providence 32

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. 009234 1. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 1010 Kerlin Street. Chester, PA 19013.

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 Maxine Wells, deceased; Brian Wells, in his capacity as Heir of Maxine Singletary AKA Maxine Wells Singletary, deceased.

Hand Money \$8,971.50

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009806 2. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 106 N Llanwellyn Ave, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kimberly Auman.

Hand Money \$12,939.06

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001274 3. 2016

MORTGAGE FORECLOSURE

Property in the Township of Upper Chichester, County of Delaware, Commonwealth of PA on the all that certain lot or piece of land with the buildings and improvements thereon erected, situate in the Township of Upper Chichester.

Front: 120 Depth: 518

BEING Premises: 5429 Chichester Avenue, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Larry Harling.

Hand Money \$29,065.88

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003477 4. 2023

MORTGAGE FORECLOSURE

311 Highland Avenue
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: Kathleen R. Tilmon.

Hand Money \$5,841.33

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002159 7. 2021

MORTGAGE FORECLOSURE

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, SITUATE on the Southwesterly side of Jackson Avenue (formerly Fifth Avenue) at the distance of 175 feet Northwestwardly from the Northwesterly side of Plumstead Avenue, in the Borough of Lansdowne, Delaware County, Pennsylvania.

CONTAINING together in front or breadth on the said Jackson Avenue 50 feet (each lot 25 feet) and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Jackson Avenue 100 feet.

BEING LOT Nos. 502 and 503 on plan of Lots of the Highland Mutual Land Association of Lansdowne, recorded in the Office for the Recording of Deeds in Media, in and for the said County of Delaware in Deed Book K-7 page 1.

BEING the same premises deeded to James E. Small, III and Joann Small as set forth in Deed Book 1943, page 128 dated October 19, 1999 and recorded October 25, 1999 in the Office for the Recording of Deeds in and for the County of Delaware, Commonwealth of Pennsylvania.

SUBJECT TO THAT DEED from James E. Small, III dated March 7, 2019 and recorded in the Office for the Recording of Deeds in and for the County of Delaware on March 13, 2019 in Deed Book No. 6293 page 1090 which granted and conveyed the premises to Joann Small, in fee.

BEING 292 Jackson Avenue, Lansdowne, PA.

Parcel Number 23-00-01622-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joann Small.

Hand Money \$7,908.98

Phillip D. Berger, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000322 8. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 80 W. Baltimore Avenue C-312, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Darrell Lee.

Hand Money \$10,025.22

Dana Marks, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000684 9. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 727 Kedron Avenue, Morton, PA 19070.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Phillip R. Anderson.

Hand Money \$22,879.38

Dana Marks, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000838 10. 2019

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 624 West Ashland Avenue, Glenolden, PA 19036, Delaware.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Alice M. Kratz and Raymond D. Kratz.

Hand Money \$18,739.51

Dana Marks, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003491 11. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 1620 Yagle Avenue, Prospect Park, PA 19076, Delaware.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Albert J. Adams and Meagan Adams.

Hand Money \$7,285.74

Dana Marks, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001530 12. 2022

MORTGAGE FORECLOSURE

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

BEING the same premises which Thomas L. Gordy and Megan Gordy, husband and wife on November 16, 2012, recorded on December 10, 2012 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 05234, page 0712 granted and conveyed to Victoria I. Pascale.

BEING Premises: 1113 Washington Ave, Marcus Hook, PA 19061.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Victoria I. Pascale.

Hand Money \$10,811.50

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001730 13. 2023

MORTGAGE FORECLOSURE

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

BEING the same premises which Robert J. Mignone on July 8, 2005, recorded on July 26, 2005, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2005069111 granted and conveyed unto Robert J. Mignone and Jeanne M. Mignone.

BEING Premises: 307 Park Circle, Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert J. Mignone and Jeanne M. Mignone.

Hand Money \$34,911.62

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003520 14. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Borough of Trainer, Delaware County, Pennsylvania, bounded and described according to a Plan of Properties of Rebecca Winn, deceased, made by Chester F. Baker, Registered Surveyor, Chester, PA, dated 5/6/1947, as follows, to wit:

BEGINNING at a point on the Northwesterly corner of Irving Street and Third Street; thence by the Northwesterly side of said Third Street, South 55 degrees 48 minutes 34 seconds West, 37 feet to a point, a corner of lands now or late of Camille Pietropoale and Yvonne, his wife; thence along the same, North 34 degrees 11 minutes 26 seconds West, 100.55 feet to a point, a corner of lands now or late of Howard Long and Nellie Long, his wife; thence along the same, North 56 degrees 16 minutes 54 seconds East, 37 feet to the Southwesterly side of Irving Street; thence along the same, South 34 degrees 11 minutes 26 seconds East, 100.25 feet to the point and place of BEGINNING.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Charles A.J. Halpin, III, Esquire, personal representative of the Estate of Anita L. Gaulden a/k/a Anita Louise Gaulden, deceased.

Hand Money \$6,566.26

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003456 15. 2023

MORTGAGE FORECLOSURE

Property in the Township of Haverford, County of Delaware, Commonwealth of PA on the Easterly side of Tyson Road.

Front: IRR Depth: IRR

BEING Premises: 1702 Tyson Road, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: John F. Fox.

Hand Money \$19,595.06

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002531 16. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$127,706.14

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

Front: Irregular Depth: Irregular

BEING Premises: 67 Florence Avenue, Aston, PA 19014.

PARCEL: 0200100000

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: George W. Watson, Jr. and Linda S. Watson.

Hand Money \$12,770.61

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008478 17. 2019

MORTGAGE FORECLOSURE

Judgment Amount: \$244,009.86

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

Front: Irregular Depth: Irregular

BEING Premises: 601 Parkview Boulevard, Lansdowne, PA 19050.

PARCEL: 48000249900

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ferris L. Davis, III and Jeniece Davis.

Hand Money \$24,400.99

Christopher A. DeNardo, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009436 18. 2022

MORTGAGE FORECLOSURE

Judgment Amount: \$165,952.73

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

Front: Irregular Depth: Irregular

BEING Premises: 7920 Westview Avenue, Upper Darby, PA 19082.

PARCEL: 16070086700

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Nadim Lynch.

Hand Money \$16,595.27

Christopher A. DeNardo, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002965 19. 2015

MORTGAGE FORECLOSURE

Property in the City of Chester, County of Delaware, Commonwealth of Pennsylvania.

BEING Folio No. 49-01-02412-00

BEING Premises: 249 West Mowry Street, Chester, Pennsylvania 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Unknown surviving Heirs of Rebecca A. Williams, Zubbie Mae Watson, known surviving Heir of Rebecca A. Williams, Patricia Ann Williams, known surviving Heir of Rebecca A. Williams, Peggy L. Johnson, known surviving Heir of Rebecca A. Williams, Erma Jean McMillan, known surviving Heir of Rebecca A. Williams, and Joe Louis Watson, Sr., known surviving Heir of Rebecca A. Williams.

Hand Money \$13,018.49

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004556 20. 2019

MORTGAGE FORECLOSURE

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

BEING Folio No. 48000344800

BEING Premises: 718 Yeadon Avenue, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Crystal C. Jones and William T. Jones.

Hand Money \$7,249.12

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003894 21. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$233,772.85

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

Front: Irregular Depth: Irregular

BEING Premises: 204 West Forrestview Road, Brookhaven, PA 19015.

PARCEL: 05000050100

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Maria Spence.

Hand Money \$23,377.29

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005554 22. 2013

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 32-00-00413-00.

Property: 19 E. Elbon Road, Parkside, PA 19015.

BEING the same premises which Marie Dwyer John E. Dwyer and Mark J. Dwyer, by Deed dated June 27, 2008 and recorded July 3, 2008 in and for Delaware County, Pennsylvania in Deed Book Volume 4394, page 1133, granted and conveyed unto John Fitting and Andrea Fitting.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: John Fitting and Andrea Fitting.

Hand Money \$14,753.15

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005729 23. 2022

MORTGAGE FORECLOSURE

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

BEING more commonly known as: 449 Jeffrey Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Tracey L. Harris.

Hand Money \$3,000.00

Richard M. Squire & Associates, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008411 25. 2022

MORTGAGE FORECLOSURE

1561 Glen Avenue
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: Meagan L. Robinson.

Hand Money \$12,936.19

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008515 26. 2022

MORTGAGE FORECLOSURE

146 Windsor 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: Kenneth Owens a/k/a Kenneth R. Owens.

Hand Money \$9,160.91

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002829 27. 2023

MORTGAGE FORECLOSURE

619 Walnut Street
Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Pamela Everett.

Hand Money \$7,580.90

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003974 28. 2015

MORTGAGE FORECLOSURE

614 Washington Avenue
Media, PA 19063

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Maria A. Townes.

Hand Money \$19,728.75

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008317 29. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN tract, piece or parcel of SEATED land containing 1012 West 8th Street. Property situate in City of Chester in the County of Delaware and the State of Pennsylvania.

TAX Parcel ID No. 49-08-00467-00.

TITLE to said premises is vested in Anthony Freeman and Mattie Y. Freeman, husband and wife, by Deed from Michael K. Evans and Elizabeth D. Evans, husband and wife, dated October 8, 2001, recorded October 23, 2001 in the Delaware County Clerk's/Register's Office on Deed Book 2282, page 1120.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Anthony Freeman and Mattie Y. Freeman.

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002400 30. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$130,977.14

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

Front: Irregular Depth: Irregular

BEING Premises: 51 Acres Drive, Ridley Park, PA 19078.

PARCEL: 38060008400

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Cheryl Rombach and Wayne Rombach.

Hand Money \$13,097.71

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001004 31. 2022

MORTGAGE FORECLOSURE

Property in the Township of Upper Chichester, County of Delaware, Commonwealth of PA on the Westerly side of Pleasantview Avenue..

Front: 50 Depth: 100

BEING Premises: 2332 Pleasantview Avenue, Upper Chichester, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: John Tedens.

Hand Money \$20,864.24

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004522 32. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$221,788.68

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

Front: Irregular Depth: Irregular

BEING Premises: 1200 1st Avenue, Media, PA 19063.

PARCEL: 35-00-00477-0

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jennifer Leonetti.

Hand Money \$22,178.87

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003461 33. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 4911 Greenwood Street, Brookhaven, PA 19015.

PARCEL No. 05000057300

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Steven Schaefer.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000666 34. 2022

MORTGAGE FORECLOSURE

Property in the Upper Darby Township, County of Delaware, Commonwealth of PA on the Northeasterly corner of Wellington Road and Sansorn Street.

Front: 25 Depth: 69

BEING Premises: 147 Wellington Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Elizabeth Kurian, Solely in his capacity as Heir of Kurian Mathai, deceased, Mathew Kurian, Solely in his capacity as Heir of Kurian Mathai, deceased and the Unknown Heirs of Mortgager Kurian Mathai, deceased.

Hand Money \$13,861.17

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003564 35. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 527 Cherry Lane, Lansdowne, PA 19050.

PARCEL No. 16-36-083:000

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Cloytee Triplett as Trustee of the Cloytee Triplett Trust, as Trustee of the Cloytee Triplett Trust, under trust information dated 10/27/2008.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000537 36. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Borough of Lansdowne, County of Delaware, State of Pennsylvania, and described according to a Survey and Plan thereof made October 13, 1924 by Damon and Foster, Civil Engineers, as follows, to wit:

SITUATE on the South side of Essex Avenue (fifty feet wide) at the distance of one hundred forty-nine and twenty-five one-hundredths feet Westward from the West side of Wycombe Avenue (fifty feet wide).

CONTAINING in front or breadth on the said Essex Avenue eighteen feet and extending of that width in length or depth Southward between parallel lines at right angles to the said Essex Avenue eighty seven and five tenths feet to the middle of a certain fifteen feet wide driveway extending Eastward into Wycombe Avenue and Westward into Maple Avenue.

BEING known as Premises No. 194 East Essex Avenue.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway at all times hereafter, forever.

BEING the same premises which Rickie L. McDonald and Mary C. McDonald his wife, by indenture bearing dated the 13th day of January 1986, and recorded in Delaware County, in Deed Book 0385, page 2030, conveyed and granted unto Mary C. McDonald.

Folio No. 23-00-01084-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sean McDonald, solely in his capacity as Heir of Mary C. McDonald, deceased; Shannon Bowden, solely in her capacity as Heir of Mary C. McDonald, deceased; the unknown Heirs of Mary C. McDonald, solely in his capacity as Heir of Mary C. McDonald, deceased; Michael McDonald, solely in his capacity as Heir of Mary C. McDonald, deceased.

Hand Money \$12,735.45

Law Offices of Damian G. Waldman, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003644 37. 2022

MORTGAGE FORECLOSURE

Property in the Township of Chichester, County of Delaware, Commonwealth of PA on the Southwesterly side of Huntingdon Court.

Front: IRR Depth: IRR

BEING Premises: 14 Huntingdon Court, Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Gary N. Jones and Deidre R. Jones.

Hand Money \$132,452.82

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006438 38. 2022

MORTGAGE FORECLOSURE

Property in the Township of Marple, County of Delaware, Commonwealth of PA on the Southwesterly side of Cynwyd Avenue.

Front: IRR Depth: IRR

BEING Premises: 2604 Cynwyd Avenue, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Gracia H. Purcell aka Gracia Purcell, Individually and as Administratrix of the Estate of Deborah J. Purcell, Deceased.

Hand Money \$1,733.17

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009655 39. 2019

MORTGAGE FORECLOSURE

Property in the Borough of Collingdale, County of Delaware, Commonwealth of PA on the Easterly line of Rhodes Avenue.

Front: 18.75 Depth: 100

BEING Premises: 21 Rhodes Avenue, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Danielle Evans as Administratrix of the Estate of Dana P. Asbury a/k/a Dana Patrice Asbury, Deceased.

Hand Money \$10,839.25

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001176 40. 2023

MORTGAGE FORECLOSURE

Property in the Upper Darby Township, County of Delaware, Commonwealth of PA on the beginning at a point on the North-easterly side of Normandy Road.

Front: IRR Depth: IRR

BEING Premises: 109 Normandy Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Moshrraf Hossain a/ka MD Mosharraf Hossain a/k/a MD Mosharraf Hossain a/k/a MD Moshrraf Hossein.

Hand Money \$11,734.98

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002657 41. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 495 Cherry Tree Road, Upper Chichester, PA 19014.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James O. Meade.

Hand Money \$19,824.68

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009761 42. 2019

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the situated on the Northwesterly side of Elm Avenue.

Front: 24 Depth: 75

BEING Premises: 14 Elm Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Ramona R. Reeves.

Hand Money \$17,009.39

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 060100 45. 2021

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 1132 Belfield Avenue, Upper Darby, Pennsylvania.

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Shynia McKelvy.

Hand Money \$3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 063814 46. 2020

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 3709 Jones Street, Upper Darby, Pennsylvania.

IMPROVEMENTS CONSIST OF: Commercial.

SOLD AS THE PROPERTY OF: 3709 Jones Street, L.L.C.

Hand Money \$3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 001059 47. 2023

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 1704 Mill Road, Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Joseph Casey aka Joesph Casey and Rosemarie Casey.

Hand Money \$52,627.19

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

Sept. 29; Oct. 6, 13