

**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**

**JAMES C. BROWN a/k/a JAMES**

**BROWN**, dec'd.  
Late of the Borough of Glenolden,  
Delaware County, PA.  
Extx.: Patricia A. Cleary c/o Frank M.  
Fiore, Esquire, 12 Veterans Square, 1<sup>st</sup>  
Fl., Media, PA 19063.  
**FRANK M. FIORE, ATTY.**  
12 Veterans Square  
1<sup>st</sup> Fl.  
Media, PA 19063

**SHIRLEY A. COGAN**, dec'd.

Late of the Township of Concord,  
Delaware County, PA.  
Extx.: Theresa Lynn Gordon c/o Jeffrey  
A. Bauer, Esquire, 112 West Front  
Street, Media, PA 19063.  
**JEFFREY A. BAUER, ATTY.**  
Bauer, Scanlon & Wigginton, L.L.C.  
112 West Front Street  
Media, PA 19063

**MARTIN J. CONWAY**, dec'd.

Late of the Township of Tinticum,  
Delaware County, PA.  
Extx.: Kristen E. Burns c/o Frank M.  
Fiore, Esquire, 12 Veterans Square, 1<sup>st</sup>  
Fl., Media, PA 19063.  
**FRANK M. FIORE, ATTY.**  
12 Veterans Square  
1<sup>st</sup> Fl.  
Media, PA 19063

**ANITA L. COWARD**, dec'd.

Late of the Township of Middletown,  
Delaware County, PA.  
Admr.: Robert Speare, Esquire, 22 W.  
Second Street, Media, PA 19063.  
**ROBERT SPEARE, ATTY.**  
22 W. Second Street  
Media, PA 19063

**SALLIE ESTELLE DERRY**, dec'd.

Late of the Township of Upper Darby,  
Delaware County, PA.  
Admr.: John Paul Derry.  
**DENNIS J. MUIR, ATTY.**  
4 West Front Street  
Media, PA 19063

**JOANNE M. DERUGERIIS-LYNCH**,  
dec'd.

Late of the Township of Marple,  
Delaware County, PA.  
Admr.: Marc A. Zaid, Esquire c/o  
Donald J. Weiss, Esquire, 6 Dickinson  
Drive, Suite 110, Chadds Ford, PA  
19317.  
**DONALD J. WEISS, ATTY.**  
6 Dickinson Drive  
Suite 110  
Chadds Ford, PA 19317

**BRENDA FARKAS**, dec'd.

Late of the Township of Nether  
Providence, Delaware County, PA.  
Extr.: Martin Farkas, 14 Tansgate  
Blvd., Berlin, NJ 08009.

**JANIS FRANKLIN**, dec'd.

Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Rebecca Hufstader, 1621 S. 17th  
Street, Philadelphia, PA 19145-1524.

**DIANE GALLAGHER a/k/a DIANE**

**MARIE GALLAGHER**, dec'd.  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extx.: Kelly Ann Pekala (Named in  
Will as Kelly Ann Pekala (Gallagher))  
c/o Frank M. Fiore, Esquire, 12  
Veterans Square, 1<sup>st</sup> Fl., Media, PA  
19063.  
**FRANK M. FIORE, ATTY.**  
12 Veterans Square  
1<sup>st</sup> Fl.  
Media, PA 19063

**JUNE GILLON**, dec'd.

Late of the Borough of Glenolden,  
Delaware County, PA.  
Extr.: Michael Gillon, 437 Lawnton  
Terrace, Holmes, PA 19043.

**SHIRLEY M. JONES**, dec'd.

Late of the Borough of Media,  
Delaware County, PA.  
Extx.: Susan J. Grant, 132 Golfview  
Rd., Ardmore, PA 19003.  
**REBECCA H. DINUCCI, ATTY.**  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**ROBERT P. LEON**, dec'd.  
 Late of the City of Chester, Delaware County, PA.  
 Admrs.: Kathleen Quinn, 21 Elmcreek Rd., Cochranville, PA 19330 and William Leon, 718 Creghan Ave., Swarthmore, PA 19081.  
**ANITA M. D'AMICO**, ATTY.  
 D'Amico Law, P.C.  
 65 S. Third St.  
 Oxford, PA 19363

**BETTY LOUGHEAD a/k/a BETTY TROTT LOUGHEAD and BETTY TROTT SPEARE**, dec'd.  
 Late of the Township of Middletown, Delaware County, PA.  
 Extr.: Robert Speare, Esquire, 22 W. Second Street, Media, PA 19063.  
**ROBERT SPEARE**, ATTY.  
 22 W. Second Street  
 Media, PA 19063

**MICHAEL A. MALLON**, dec'd.  
 Late of the Township of Newtown, Delaware County, PA.  
 Admx.: Patricia Haase.  
**DAVID T. VIDEON**, ATTY.  
 110 W. Front Street  
 Media, PA 19063

**BRUCE MEIKLE**, dec'd.  
 Late of the Township of Ridley, Delaware County, PA.  
 Extx.: Michelle Renae Bader, 633 Fulmer Circle, Swarthmore, PA 19081.  
**JEREMY Z. MITTMAN**, ATTY.  
 Law Offices Jeremy Z. Mittman  
 593 Bethlehem Pike  
 Suite 10  
 Montgomeryville, PA 18936

**MARY G. MORTON**, dec'd.  
 Late of the Borough of Media, Delaware County, PA.  
 Extx.: Denise M. Blythe c/o Timothy Rice Estate and Elder Law Firm, 1202 Laurel Oak Road, Suite 207, Vorhees, NJ 08043.  
**TIMOTHY RICE ESTATE AND ELDER LAW FIRM**, ATTYS.  
 1202 Laurel Oak Road  
 Suite 207  
 Vorhees, NJ 08043

**HENRY OWEN NICHOLS a/k/a HENRY O. NICHOLS and HENRY NICHOLS**, dec'd.  
 Late of the Township of Radnor, Delaware County, PA.  
 Extr.: Jeffrey Nichols, 612 Wiltshire Lane, Newtown Square, PA 19073.

**JAMES EDWARD PERRY, JR.**, dec'd.  
 Late of the Township of Thornbury, Delaware County, PA.  
 Extr.: Stephen Perry, 3154 Glendale Blvd., #1050, Los Angeles, CA 90039-1830.

**ANITA M. PRIMO**, dec'd.  
 Late of the Borough of Morton, Delaware County, PA.  
 Admr.: Christopher A. Jones c/o Robert W. Hershman, Jr., Esquire, 1 West 3<sup>rd</sup> Street, Suite 103, Media, PA 19063.  
**ROBERT W. HERSHMAN, JR.**, ATTY.  
 1 West 3<sup>rd</sup> Street  
 Suite 103  
 Media, PA 19063

**GERALDINE RAPINESI a/k/a GERALDINE RAPINESI-REITH**, dec'd.  
 Late of the Township of Tincicum, Delaware County, PA.  
 Extr.: Marc Louis Rapinesi (Named in Will as Marc Rapinesi) c/o Frank M. Fiore, Esquire, 12 Veterans Square, 1<sup>st</sup> Fl., Media, PA 19063.  
**FRANK M. FIORE**, ATTY.  
 12 Veterans Square  
 1<sup>st</sup> Fl.  
 Media, PA 19063

**PHILIP C. RICCI**, dec'd.  
 Late of the Borough of Darby, Delaware County, PA.  
 Extx.: Christine Grace Ricci 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

**DOMINIC JOSEPH SANDY**, dec'd.  
 Late of the Borough of Ridley Park, Delaware County, PA.  
 Admr.: Kimmo H. Abbasi, Esquire, 1000 Floral Vale Blvd., Suite 300, Yardley, PA 19067.

**GEORGE E. SANTELLO**, dec'd.  
 Late of the Township of Marple, Delaware County, PA.  
 Extr.: Ken Santello, 2412 Patricia Dr., Broomall, PA 19008.

**LILA P. SCIUBBA**, dec'd.  
 Late of the Borough of Media, Delaware County, PA.  
 Extr.: David R. Sciubba c/o Jeffrey Pelesh, Esquire, 938 Lincoln Avenue, Springfield, PA 19064.

JEFFREY PELESH, ATTY.  
938 Lincoln Avenue  
Springfield, PA 19064

**MARY L. SCOTT, dec'd.**  
Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Mark E. Lewis, 1221 Fitzwater  
Street, Philadelphia, PA 19147.

**PETER G. SIVES, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Christine M. Sammaciccia 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

**FREDRIK ZWIEBEL, JR. a/k/a**  
**FREDRIK ZWIEBEL, dec'd.**  
Late of the Borough of Media,  
Delaware County, PA.  
Co-Extrs.: Debra L. Heptig and Sharon  
L. Mathusa 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

**SECOND PUBLICATION**

**PEARLINE ABNER, dec'd.**  
Late of the City of Chester, Delaware  
County, PA.  
Extr.: Gwendolyn Abner Smith 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

**JOAN BRANDT, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Jennifer Brandt Attn.:  
Glen Hassett, CPA, P.O. Box 486,  
Wynnewood, PA 19096.

**LINDA GAY CASERTA a/k/a**  
**LINDA G. CASERTA and LINDA**  
**CASERTA, dec'd.**  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extr.: Jennifer Enea Caserta 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

**EDMOND H. CHEDEVILLE a/k/a**  
**EDMOND CHEDEVILLE and**  
**EDMOND HENRY CHEDEVILLE,**  
dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Extr.: Reneé Pietropolo, 830 Parkside  
Blvd., Claymont, DE 19703.

**CARLO NICHOLAS CIABATTONI,**  
dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Nancy Lynn Nessler, 2200  
William Campbell Way, Glen Mills, PA  
19342.

**RICHARD O. DANLEY, SR., dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Russell T. Danley 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

**ZARIA PIA D'AURIZIO, dec'd.**  
Late of the Borough of Swarthmore,  
Delaware County, PA.  
Co-Executors: Maria Rankin and  
Francis D'Aurizio.  
**DENNIS J. MUIR, ATTY.**  
4 West Front Street  
Media, PA 19063

**JOSEPH J. DEL VISCIO a/k/a**  
**JOSEPH JAMES DEL VISCIO,**  
dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Administratrix: Gail Lee Del Viscio c/o  
Robert M. Firkser, Esquire, 333 West  
Baltimore Avenue, Media, PA 19063.  
**ROBERT M. FIRKSER, ATTY.**  
333 West Baltimore Avenue  
Media, PA 19063

**BERNADETTE T. EUSTACE, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admx.: Kierstan Kallam c/o Sarah M.  
Ford, Esquire, 585 Skippack Pike, Ste.  
100, Blue Bell, PA 19422.

SARAH M. FORD, ATTY.  
Ford and Buckman, PC  
585 Skippack Pike  
Ste. 100  
Blue Bell, PA 19422

**LOUIS J. FARAONE, dec'd.**  
Late of the Borough of Chester Heights, Delaware County, PA.  
The Revocable Deed of Trust of Louis J. Faraone dated 09/21/2022.  
Trustee: Ferdinando D'Ambrosio, Jr.  
c/o Michael J. Maransky, Esquire, P.O. Box 3001, Blue Bell, PA 19422.  
**MICHAEL J. MARANSKY, ATTY.**  
Fox Rothschild LLP  
P.O. Box 3001  
Blue Bell, PA 19422

**SHIRLEY V. HILL, dec'd.**  
Late of the Township of Middletown, Delaware County, PA.  
Admx.: Virginia L. Ward c/o Robert H. Holbert, Esquire, 41 E. Front Street, Media, PA 19063.  
**ROBERT H. HOLBERT, ATTY.**  
41 E. Front Street  
Media, PA 19063

**PATSY ANNE HOLMES, dec'd.**  
Late of the Township of Upper Darby, Delaware County, PA.  
Admx.: Jacquelyne Ximines c/o Martin J. Pezzner, Esquire, 100 W. State St., Ste. 204, Media, PA 19063.  
**MARTIN J. PEZZNER, ATTY.**  
Gibson & Perkins, PC  
100 W. State St.  
Ste. 204  
Media, PA 19063

**ANNA T. HORSEY, dec'd.**  
Late of the Township of Middletown, Delaware County, PA.  
Extr.: Raymond Bruce Penn, Jr., 822 Elderberry Ln., West Chester, PA 19380.

**HELEN M. HOUGH, dec'd.**  
Late of the Township of Concord, Delaware County, PA.  
Extr.: Mary Macomber, 321 James Mill Road, Elverson, PA 19520.  
**ELIZABETH T. STEFANIDE, ATTY.**  
339 W. Baltimore Avenue  
Media, PA 19063

**ELIZABETH A. HUSAIN, dec'd.**  
Late of the Township of Newtown, Delaware County, PA.  
Extrs.: Karim P. Husain, Zaheer T. Husain and Omar D. Husain, Harshorne Mansion, 535 N. Church St., Ste. 220, West Chester, PA 19380.

KARIM P. HUSAIN, ATTY.  
Harshorne Mansion  
535 N. Church St.  
Ste. 220  
West Chester, PA 19380

**YOSHIKO JO, dec'd.**  
Late of the Borough of Swarthmore, Delaware County, PA.  
Admx.: Rosalie Spelman, Esquire, 801 Yale Ave., #707, Swarthmore, PA 19081.  
**ROSALIE L. SPELMAN, ATTY.**  
801 Yale Ave.  
#707  
Swarthmore, PA 19081

**EILEEN R. KLEINERT, dec'd.**  
Late of the Township of Bethel, Delaware County, PA.  
Extr.: William V. Kleinert c/o Vincent G. Iannello, Jr., Esquire, 110 W. Front Street, Media, PA 19063.  
**VINCENT G. IANNELLO, JR., ATTY.**  
110 W. Front Street  
Media, PA 19063

**JAMES SAMUEL LADISLAW, dec'd.**  
Late of the Borough of Ridley Park, Delaware County, PA.  
Admx.: Carol Neary c/o Valerie K. Williams, Esquire, 101 E. Darby Road, Havertown, PA 19083.  
**VALERIE K. WILLIAMS, ATTY.**  
101 E. Darby Road  
Havertown, PA 19083

**IRIS LIGHTBOURNE a/k/a IRIS M. LIGHTBOURNE, dec'd.**  
Late of the Borough of Yeadon, Delaware County, PA.  
Extr.: Donovan Lightbourne, 41 Lincoln Ave., Yeadon, PA 19050.  
**HARRY KLEINMAN, ATTY.**  
Hennessy Bullen Walker Law Office  
55 N. Lansdowne Ave.  
Lansdowne, PA 19050

**ROBERT JOSEPH MAHONEY a/k/a ROBERT J. MAHONEY and ROBERT MAHONEY, dec'd.**  
Late of the Township of Radnor, Delaware County, PA.  
Extr.: John Paul Mahoney, 731 Panmure Rd., Haverford, PA 19041.  
**D. ADDISON MURRAY, ATTY.**  
**KENNETH C. RUSSELL, ATTY.**  
Russell Law, P.C.  
3500 Reading Way  
Huntingdon Valley, PA 19006

**JOHN CHARLES McCAFFERTY, JR.**  
**a/k/a JOHN C. McCAFFERTY and**  
**JOHN McCAFFERTY, dec'd.**  
Late of the Borough of Prospect Park,  
Delaware County, PA.  
Admx.: Denise Marie Clark, 1015  
Hidden Hollow Lane, West Chester,  
PA 19380.

**JOSEPH B. McCUNNEY a/k/a**  
**JOSEPH BERNARD McCUNNEY**  
**and JOSEPH McCUNNEY, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admr.: Robert McCunney c/o Rosalie L.  
Spelman, Esquire, 801 Yale Ave., #707,  
Swarthmore, PA 19081.  
**ROSALIE L. SPELMAN, ATTY.**  
801 Yale Ave.  
#707  
Swarthmore, PA 19081

**URSULA MUEHLEHNER, dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Extx.: Tessa Muehlechner, 121 5th St.  
SE, Washington, DC 20003.

**GARY J. MUSCELLA a/k/a GARY**  
**MUSCELLA, dec'd.**  
Late of the Township of Middletown,  
Delaware County, PA.  
Extx.: Diane McDonald c/o Lindsey  
Conan, Esquire, 755 North Monroe St.,  
Media, PA 19063.  
**LINDSEY CONAN, ATTY.**  
755 North Monroe St.  
Media, PA 19063

**DORIS R. NEGRON a/k/a DORIS**  
**NEGRON, dec'd.**  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Admrs.: Wilfred Negron, Jr. and Eric  
Christopher Negron, 2103 Lawrence  
Drive, Wilmington, DE 19810.

**ROBERT O'DRISCOLL, dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Admx.: Rose O'Driscoll, 404 Cheswick  
Place, Apt. 364, Bryn Mawr, PA 19010.

**TIMOTHY P. OWENS a/k/a TIMOTHY**  
**PATRICK OWENS, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Kevin Thomas Owens c/o Jay G.  
Fischer, Esquire, 342 East Lancaster  
Avenue, Downingtown, PA 19335.  
**JAY G. FISCHER, ATTY.**  
342 East Lancaster Avenue  
Downingtown, PA 19335

**MARGARET E. PASTUSZEK, dec'd.**  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Joseph W. Pastuszek c/o Robert  
Speare, Esquire, 22 W. Second Street,  
Media, PA 19063.  
**ROBERT SPEARE, ATTY.**  
22 W. Second Street  
Media, PA 19063

**DORIS L. PELTZ, dec'd.**  
Late of the Borough of Glenolden,  
Delaware County, PA.  
Extr.: John D. Peltz c/o Donald  
Havens, Esquire, 625 8th Avenue,  
Folsom, PA 19033.  
**DONALD HAVENS, ATTY.**  
625 8th Avenue  
Folsom, PA 19033

**CHARLES W. PRISCOPO, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extx.: Melissa Joyce c/o Alfred V.  
Altopiedi, Esquire, 902 Old Marple  
Road, Springfield, PA 19064.  
**ALFRED V. ALTOPIEDI, ATTY.**  
902 Old Marple Road  
Springfield, PA 19064

**ROSALYN GIBBS SCHWARTZ**  
**a/k/a ROSALYN SCHWARTZ**  
**FINGERHOOD and ROSALYN**  
**SCHWARTZ, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Extxs.: Alison Schwartz and Melissa  
Sterling, 532 Olivia Way, Lafayette  
Hill, PA 19444.

**EILEEN M. SHOMO, dec'd.**  
Late of the Township of Bethel,  
Delaware County, PA.  
Extr.: Brad David Shomo 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

**VINCENT SMITH SR. a/k/a VINCENT**  
**FRANCES SMITH, SR. a/k/a**  
**VINCENT SMITH a/k/a VINCENT**  
**F. SMITH, SR. and VINCENT F.**  
**SMITH, dec'd.**  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Admr.: Christopher Jordan Smith c/o  
David M. D'Orlando, Esquire, 53 S.  
Main St., Yardley, PA 19067.

DAVID M. D'ORLANDO, ATTY.  
The D'Orlando Firm, PLLC  
53 S. Main St.  
Yardley, PA 19067

**JARILAND SPENCE**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.

Admx.: Jasmine Jarla Omorogbe, 6  
Shire Court, Somerdale, NJ 08083.  
COURTNEY RICHARDSON, ATTY.  
734 E. Phil Ellena Street  
Philadelphia, PA 19119

**ROBERT E. STANSELL**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admx.: Debra G. Speyer, Esquire, Two  
Bala Plaza, Suite 300, Bala Cynwyd,  
PA 19004.

**ALBERT L. STRUBLE**, dec'd.  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extr.: Albert Padley c/o Harris J.  
Resnick, Esquire, 22 State Road,  
Media, PA 19063.  
HARRIS J. RESNICK, ATTY.  
22 State Road  
Media, PA 19063

**STEPHEN CHRISTOPHER TRUITT,  
II**, dec'd.  
Late of the Borough of Swarthmore,  
Delaware County, PA.  
Admx.: Stephanie Sciarra Truitt c/o  
Michael J. Mattson, Esquire, 21 N.  
Third St., Media, PA 19063.  
MICHAEL J. MATTSON, ATTY.  
Musi, Mattson, Daubenberger &  
Clark, LLP  
21 N. Third St.  
Media, PA 19063

**SHARON VENEZIALE**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extr.: Arlene Margaret Simolike, 1867  
Augusta Dr., Jamison, PA 18929.  
ARLENE GLENN SIMOLIKE, ATTY.  
Arlene Glenn Simolike Associates PC  
9223 Frankford Avenue  
Philadelphia, PA 19114

**MARY CATHERINE VITULLO**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Admr.: Thomas Vitullo c/o John S.  
Custer, III, Esquire, 7 Saint Albans  
Circle, Newtown Square, PA 19073.  
JOHN S. CUSTER, III, ATTY.  
Custer & Custer  
7 Saint Albans Circle  
Newtown Square, PA 19073

**THIRD AND FINAL PUBLICATION**

**JOHN H. BRADLEY, JR.**, dec'd.  
Late of the Borough of Folcroft,  
Delaware County, PA.  
Extr.: Theresa O'Malley, 2130 Valley  
View Drive, Folcroft, PA 19032.

**DAWN A. BREYER a/k/a DAWN ANN  
BREYER**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extr.: Alfred C. Pinelli c/o Daniel R.  
Coleman, Esquire, 300 W. State St.,  
Ste. 300, Media, PA 19063.  
DANIEL R. COLEMAN, ATTY.  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**GLORIA JOAN BROUGH**, dec'd.  
Late of the Borough of Darby,  
Delaware County, PA.  
Extr.: Marjorie Ann McFadden c/o  
Nicholas M. Orloff, Esquire, 1 W. Third  
St., Suite 110, Media, PA 19063.  
NICHOLAS M. ORLOFF, ATTY.  
Lamb McErlane, P.C.  
1 W. Third St.  
Suite 110  
Media, PA 19063

**EILEEN C. CARPENTER**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Dawn M. Donahue (Named in  
Will as Dawn MacMillan) c/o Dawn  
Getty Sutphin, Esquire, 852 Eleventh  
Ave., Prospect Park, PA 19076.  
DAWN GETTY SUTPHIN, ATTY.  
852 Eleventh Ave.  
Prospect Park, PA 19076

**JOSETTA R. CHRISTY**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Admx.: Mary Novelli c/o David S.  
Daniel, Esquire, 319 West Front  
Street, Media, PA 19063.  
DAVID S. DANIEL, ATTY.  
319 West Front Street  
Media, PA 19063

**DOLORES JEANNE ERICKSON**,  
dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Barbara Erickson Sawby  
(Named in Will as Barbara E. Sawby)  
c/o Mary Elizabeth Devine, Esquire,  
5248 Township Line Rd., P.O. Box 324,  
Drexel Hill, PA 19026.

- MARY ELIZABETH DEVINE, ATTY.  
Devine Law Associates, P.C.  
5248 Township Line Rd.  
P.O. Box 324  
Drexel Hill, PA 19026
- PAUL A. FAGGIOLA, dec'd.**  
Late of the Township of Drexel Hill,  
Delaware County, PA.  
Admr.: Jason Gaggiola 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
- KENNETH E. GILMORE, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Stephen R. Gilmore.  
**DAVID T. VIDEON, ATTY.**  
110 W. Front Street  
Media, PA 19063
- JOSEPH E. HART a/k/a JOSEPH E.  
HART, SR., dec'd.**  
Late of the Township of Springfield,  
Borough of Media, Delaware County,  
PA.  
Extr.: Marjorie H. Lehigh.  
**L. EDWIN LEHIGH, ATTY.**  
74 Shelburne Rd.  
Springfield, PA 19064.
- JONATHAN T. HENNESSEY, dec'd.**  
Late of the Borough of Morton,  
Delaware County, PA.  
Admx.: Linda Hennessy, 177 Bridge  
St., Morton, PA 19070.  
**D. ADDISON MURRAY, ATTY.**  
Russell Law, P.C.  
3500 Reading Way  
Huntingdon Valley, PA 19006
- ERIC M. HIRSCH, dec'd.**  
Late of the Borough of Collingdale,  
Delaware County, PA.  
Admx.: Diane Hirsch c/o Joseph Honer,  
Esquire, 819 Connell Avenue, Yeadon,  
PA 19050.  
**JOSEPH HONER, ATTY.**  
819 Connell Avenue  
Yeadon, PA 19050
- MICHAEL P. IVEY, dec'd.**  
Late of the Township of Thornbury,  
Delaware County, PA.  
Extr.: Francis C. Miller, Esquire, 21  
W. Washington Street, Suite D, West  
Chester, PA 19380.  
**FRANCIS MILLER, ATTY.**  
21 W. Washington Street  
Suite D  
West Chester, PA 19380
- DAVID MALCOLM JORDAN a/k/a  
DAVID M. JORDAN, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: D. Jordan Born (Named in Will  
as Diana Megan Jordan) c/o Karen M.  
Stockmal, Esquire, 1235 Westlakes  
Dr., Ste. 320, Berwyn, PA 19312.  
**KAREN M. STOCKMAL, ATTY.**  
KMS Law Offices, LLC  
1235 Westlakes Dr.  
Ste. 320  
Berwyn, PA 19312
- EDWARD J. KINSLOW, JR., dec'd.**  
Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Annette K. Lucidi c/o MaryKaye  
Anthony, Esquire, 3305 Edgmont Ave.,  
Brookhaven, PA 19015.  
**MaryKaye ANTHONY, ATTY.**  
Breslin Murphy & Roberts, P.C.  
3305 Edgmont Ave.  
Brookhaven, PA 19015
- RICHARD F. KIRCHNER a/k/a  
RICHARD FREDERICK  
KIRCHNER and RICHARD  
KIRCHNER, dec'd.**  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Extr.: Catherine L. Camp c/o Susan  
Garrison, Esquire, 24 Veterans Square,  
Media, PA 19063.  
**SUSAN GARRISON, ATTY.**  
24 Veterans Square  
Media, PA 19063
- ELISE STOKES MEADE a/k/a ELISE  
STOKES KIRKLAND, dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Elise Story Picard (Named in  
Will as Elise Story Bingenheimer)  
c/o Laura M. Tobey, Esquire, 724 W.  
Lancaster Ave., Ste. 215, Wayne, PA  
19087.  
**LAURA M. TOBEY, ATTY.**  
Reidenbach & Associates, LLC  
724 W. Lancaster Ave.  
Ste. 215  
Wayne, PA 19087
- MARIBEL WALDO MOLYNEAUX  
a/k/a MARIBEL MOLYNEAUX,  
dec'd.**  
Late of the Borough of Swarthmore,  
Delaware County, PA.  
Extr.: Nancy J. Molyneaux, 68 N.  
Brookside Road, Springfield, PA 19064.  
**ELIZABETH T. STEFANIDE, ATTY.**  
339 W. Baltimore Avenue  
Media, PA 19063

**DOROTHY PRINCE**, dec'd.  
Late of the Borough of Lansdowne,  
Delaware County, PA.  
Extr.: Richard J. Prince, 2012 Jessica  
Ln., West Chester, PA 19380.

**JOHN G. REAVEY**, dec'd.  
Late of the Borough of Lansdowne,  
Delaware County, PA.  
Extr.: Brendan Floyd c/o Joseph T.  
Mattson, Esquire, 21 W. Third St.,  
Media, PA 19063.  
**JOSEPH T. MATTSON**, ATTY.  
Musi, Mattson, Daubenberger &  
Clark, LLP  
21 W. Third St.  
Media, PA 19063

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**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-011198

NOTICE IS HEREBY GIVEN THAT on  
December 8, 2025, the Petition of Jaehyeon  
Jang, minor, by and through his parent  
and natural guardian, Youngki Jang, for  
a Change of Name was filed in the above  
named Court, praying for a decree to change  
the name of **Jaehyeon Jang** to **Jayden  
Jaehyeon Jang**.

The Court has fixed Tuesday, May 26,  
2026, at 9:00 a.m. in Courtroom "TBA",  
Delaware County Courthouse, Media, PA  
as the time and place for the hearing of  
said Petition, when and where all persons  
interested may appear and show cause, if  
any they have, why the prayer of the said  
Petition should not be granted.

Apr. 24; May 1

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-011193

NOTICE IS HEREBY GIVEN THAT on  
December 8, 2025, the Petition of Sihyeon  
Jang, minor, by and through his parent  
and natural guardian, Youngki Jang, for  
a Change of Name was filed in the above  
named Court, praying for a decree to change  
the name of **Sihyeon Jang** to **Luke Sihyeon  
Jang**.

The Court has fixed Tuesday, May 26,  
2026, at 9:00 a.m. in Courtroom "TBA",  
Delaware County Courthouse, Media, PA  
as the time and place for the hearing of  
said Petition, when and where all persons  
interested may appear and show cause, if  
any they have, why the prayer of the said  
Petition should not be granted.

Apr. 24; May 1

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**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2026-000018

NOTICE IS HEREBY GIVEN THAT on  
January 2, 2026, a Petition for a Change of  
Name was filed in the above named Court,  
praying for a decree to change the name(s)  
of **Donghui Li** to **Lee Woolfe**.

The Court has fixed Monday, June 8,  
2026, at 9:00 a.m. in Courtroom "TBA",  
Delaware County Courthouse, Media, PA  
as the time and place for the hearing of  
said Petition, when and where all persons  
interested may appear and show cause, if  
any they have, why the prayer of the said  
Petition should not be granted.

Apr. 17, 24

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2026-000019

NOTICE IS HEREBY GIVEN THAT on January 2, 2026, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Roxanne Neumaier** to **Adalene Woolfe**.

The Court has fixed Monday, June 8, 2026, at 9:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Apr. 17, 24

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-009693

NOTICE IS HEREBY GIVEN THAT on October 24, 2025, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Luke Shreiner** to **Luke Vorenus**.

The Court has fixed Monday, June 8, 2026, at 9:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Apr. 17, 24

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2026-000912

NOTICE IS HEREBY GIVEN THAT on January 30, 2026, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Robert William Walker, Jr.** to **Robert William Mottola**.

The Court has fixed June 9, 2026, at 9:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

ROBERT B. GEORGE, Solicitor  
300 W. State Street  
Suite 300  
Media, PA 19063

Apr. 17, 24

**CHARTER APPLICATION  
NON-PROFIT**

NOTICE IS HEREBY GIVEN THAT an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Non-Profit Corporation which was organized under the provisions of the Pennsylvania Non-Profit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is:

**Velaris Investment Partners**

The Articles of Incorporation have been (are to be) filed on Monday, October 20, 2025.

The purpose or purposes for which it was organizes are as follows: Charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

SAXTON & STUMP, Solicitors  
280 Granite Run Drive  
Ste. 300  
Lancaster, PA 17603

Apr. 24

**CLASSIFIED AD**

**ESTATE PARALEGAL**

Media law firm seeks full-time Estate Paralegal. Practice focus is estate administration and estate planning.

Our candidate would be required to:

Be familiar with all aspects of estate administration. Create and assemble documents for probate and begin the estate administration process by organizing files, recording information received and monitoring the estate administration process, preparing the inheritance tax return, assisting in estate administration management, preparing estate accountings, and working with attorneys in preparing closing documents. For estate litigation, the candidate would assist the attorneys in the management of cases and in preparing estates for Audit.

Our candidate must have:

At least 3 years legal experience;

Strong organizational skills;

Familiarity with Excel and Lackner (or similar estate administration program).

Collegial work environment with competitive salary and excellent benefits.

Please send your resume in confidence to devine@csklaw.com.

Apr. 17, 24

**CORPORATE DISSOLUTION**

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Maureen Kelly, M.D., P.C.**, with its registered office at 306 S. Roberts Rd., Rosemont, PA 19010, a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Apr. 24

**SERVICE BY PUBLICATION**

IN THE OFFICE OF THE REGISTER OF WILLS OF DELAWARE COUNTY, PENNSYLVANIA  
FILE NO.: 2325-2007

IN RE: ESTATE OF JOANNE M. DERUGERIIS-LYNCH, DECEASED

RE: Petition for Citation to Show Cause Why Petitioner's Nominee Marc A. Zaid, Esquire should not be appointed as Administrator

**RULE**

AND NOW, this 2nd day of April, 2026, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a Rule to Show Cause is issued and directed upon the Commonwealth of Pennsylvania, Department of Revenue, Office of Chief Counsel, as Statutory Heir, to show cause why this Petition should not be granted.

Respondent(s) shall submit a written response on or before the 13th day of May, 2026 via one or more of the following options: (1) U.S. mail at ATTN: Register of Wills, 201 W. Front Street, Media PA 19063; (2) In-Person or drop-box at the Office of the Register of Wills, First Floor, Government Center Building, Media, PA 19063; and/or (3) fax at 610-891-4812.

No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted, and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7.

By the Register of Wills  
/s/ Vincent A. Rongione, Esquire  
Register of Wills and  
Clerk of Orphans' Court

Apr. 24; May 1

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO.: CV-2025-004144

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MESA TRUST 2001-5, ASSET BACKED CERTIFICATES, SERIES 2001-5,  
Plaintiff  
v.

THE UNITED STATES OF AMERICA  
C/O THE UNITED STATES ATTORNEY  
FOR THE EASTERN DISTRICT OF PA;  
STACIE DURKIN IN HER CAPACITY  
AS HEIR TO THE ESTATE OF  
THOMAS J. FEENEY III a/k/a THOMAS  
J. FEENEY a/k/a THOMAS FEENEY,  
DECEASED; SHEILA DOUGHERTY  
IN HER CAPACITY AS HEIR TO THE  
ESTATE OF THOMAS J. FEENEY  
III a/k/a THOMAS J. FEENEY a/k/a  
THOMAS FEENEY, DECEASED;  
MICHELE DOUGHERTY IN HER  
CAPACITY AS HEIR TO THE ESTATE  
OF THOMAS J. FEENEY III a/k/a  
THOMAS J. FEENEY a/k/a THOMAS  
FEENEY, DECEASED; THOMAS  
DURKIN IN HIS CAPACITY AS HEIR  
TO THE ESTATE OF THOMAS J.  
FEENEY III a/k/a THOMAS J. FEENEY  
a/k/a THOMAS FEENEY, DECEASED;  
TARA DURKIN IN HER CAPACITY AS  
HEIR TO THE ESTATE OF THOMAS J.  
FEENEY III a/k/a THOMAS J. FEENEY  
a/k/a THOMAS FEENEY, DECEASED;  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE, OR INTEREST FROM OR  
UNDER, THOMAS J. FEENEY III a/k/a  
THOMAS J. FEENEY a/k/a THOMAS  
FEENEY, DECEASED; PATRICK LIAM  
DURKIN IN HIS CAPACITY AS HEIR  
TO THE ESTATE OF THOMAS J.  
FEENEY III a/k/a THOMAS J. FEENEY  
a/k/a THOMAS FEENEY, DECEASED,  
Defendants

NOTICE

NOTICE TO: UNKNOWN HEIRS, SUC-  
CESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIM-  
ING RIGHT, TITLE, OR  
INTEREST FROM OR UN-  
DER, THOMAS J. FEE-  
NEY III a/k/a THOMAS J.  
FEENEY a/k/a THOMAS  
FEENEY, DECEASED

You are hereby notified on that on May  
5, 2025, Plaintiff, WELLS FARGO BANK,  
NATIONAL ASSOCIATION, AS TRUST-  
EE FOR MESA TRUST 2001-5, ASSET  
BACKED CERTIFICATES, SERIES 2001-5  
filed a Complaint against you in the Court  
of Common Pleas of DELAWARE County,  
Pennsylvania, Docket No. CV-2025-004144,  
wherein Plaintiff seeks to enforce its rights  
under its loan documents.

If you wish to defend, you must enter  
a written appearance personally or by at-  
torney and file your defenses or objections  
in writing with the Court. You are warned  
that if you fail to do so the case may pro-  
ceed 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 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 PER-  
SONS AT A REDUCED FEE OR NO FEE.

LAWYERS' REFERENCE SERVICE  
335 W. Front St.  
Media, PA 19063  
Telephone: (610) 566-6625  
www.delcobar.org

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

Apr. 24

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY  
CIVIL ACTION—LAW  
NO.: CV-2024-010825

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

U.S. BANK TRUST NATIONAL  
ASSOCIATION NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY  
AS OWNER TRUSTEE FOR RCF 2  
ACQUISITION TRUST, Plaintiff

v.  
MELISSA K. GRAHAM, IN HER  
CAPACITY AS HEIR OF MARY  
HARRIS a/k/a MARY GRAHAM; ET AL.,  
Defendants

COMPLAINT IN MORTGAGE  
FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES HARRIS a/k/a JAMES W. HARRIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY HARRIS a/k/a MARY GRAHAM, Defendants, 119 ACADEMY ROAD, CLIFTON HEIGHTS, PA 19018

You are hereby notified that Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of DELAWARE County, PA docketed to No. CV-2024-010825, seeking to foreclose the mortgage secured on your property located, 119 ACADEMY ROAD CLIFTON HEIGHTS, PA 19018.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail

to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.


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

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

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

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

Apr. 17, 24



**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**

**May 15, 2026  
11:00 A.M. Prevailing Time**

**BOROUGH**

Colwyn 43, 62  
Darby 34, 50, 59  
East Lansdowne 6, 26  
Folcroft 55  
Lansdowne 12, 18, 39, 46  
Marcus Hook 37  
Upper Chichester 24  
Yeadon 41, 45

**CITY**

Chester 32, 33

**TOWNSHIP**

Aston 17  
Chester 56  
Darby 54, 60  
Haverford 38  
Lower Chichester 36  
Marple 28  
Nether Providence 11  
Radnor 47  
Ridley 1, 31, 61  
Upper Darby 4, 8, 9, 10, 14, 16, 19, 22,  
40, 42, 44, 48, 51, 53, 58, 63, 64, 65

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. 006012 1. 2024**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 119 Fairview Road, Woodlyn, PA 19094.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Davis Road Holdings, LLC.

Hand Money \$25,395.49

Friedman Vartolo LLP, Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 063364 4. 2022**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE at Drexel Hill, in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 1016 Belfield Avenue, Drexel Hill, Pennsylvania 19026.

Folio Number: 16-10-00082-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Nicole E. Ruffin.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 065689 6. 2019

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 250 Melrose Avenue, East Lansdowne, Pennsylvania 19050.

Folio Number: 17-00-00610-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Daniel Ings and Nyah Ings.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 010067 8. 2025

**MORTGAGE FORECLOSURE**

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

BEING Premises: 102 North Fairview Avenue, Upper Darby, PA 19082.

BEING Folio No. 16060032000

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Anthony B. Robinson.

Hand Money \$6,049.64

McCabe, Weisberg & Conway, LLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 006529 9. 2025

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 2426 Cedar Lane, a/k/a 2426 S. Cedar Lane, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Vonkurt Redley.

Hand Money \$10,923.78

Brock & Scott, PLLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 065538 10. 2023

**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 State of Pennsylvania.

LOCATION OF PROPERTY: 500 Bloomfield Avenue, Drexel Hill, Pennsylvania 19026.

Folio Number: 16-11-00438-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Levon Derkrikorian.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 004454 11. 2025

**MORTGAGE FORECLOSURE**

633 Niblick Lane Unit No. 28  
Wallingford, PA 19086

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

IMPROVEMENTS CONSIST OF: taxable residential dwelling.

SOLD AS THE PROPERTY OF: Joanne Feeney.

Hand Money \$17,142.30

Duane Morris, LLP, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 000537 12. 2022

**MORTGAGE FORECLOSURE**

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

BEING Premises: 194 E Essex Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Shannon Bowden, the unknown Heirs, Michael McDonald and Sean McDonald.

Hand Money \$12,735.45

Orlans Law Group PLLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 061587 14. 2022

**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 State of Pennsylvania.

LOCATION OF PROPERTY: 60 S. Kirklyn Avenue, Upper Darby, Pennsylvania 19026.

Folio Number: 16-08-01853-01

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kulwant Dhillon and Satnam Singh.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 060779 16. 2023

**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 State of Pennsylvania.

LOCATION OF PROPERTY: 267 N. Wycombe Avenue, Lansdowne, Pennsylvania 19026.

Folio Number: 16-04-02468-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Hyun Sook Park.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 004719 17. 2019**

**MORTGAGE FORECLOSURE**

Property in the Township of Aston, County of Delaware, Commonwealth of PA on the .

Front: 32 Depth: 170

BEING Premises: 58 Green Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Troy Cannon and Nicole Sheeky.

Hand Money \$27,995.29

KML Law Group, P.C., Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 011263 18. 2016**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 182 Hansell Road, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming, right title or interest from or under Alice N. Cusick, deceased.

Hand Money \$11,745.73

Orlans Law Group PLLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 067489 19. 2023**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 200 Bishop Avenue, Secane, Pennsylvania.

Folio Number: 16-13-00637-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John Thomas Grovola and Dianne F. Grovola.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 061058 22. 2022

**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 State of Pennsylvania.

LOCATION OF PROPERTY: 5138 Whitehall Drive, Clifton Heights, Pennsylvania 19026.

Folio Number: 16-13-03802-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Richard W. Whitman, Jr.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 006993 24. 2025

**MONEY JUDGMENT**

ALL THAT CERTAIN Unit in the property known, named and identified as Homes of Hidden Valley, located in Upper Chichester Township, County of Delaware and State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act of Pennsylvania Act of July 3, 1963 P.L. by the recorded in the Office for the Recording of Deeds &c., in and for the County of Delaware of the Declaration of Condominium dated 1-30-1980 and recorded 2-1-1980 in Deed Book 2729 page 781, a First Amendment thereto dated 11-12-1980 and recorded 11-17-1980 in Deed Book 2763 page 891, a Second Amendment thereto dated 4-27-1981 and recorded 5-5-1981 in Deed Book 2782 page 492, a Declaration Plan of "Homes of Hidden Valley", dated 11-1-1979 and recorded 2-3-1980 in Condominium Drawer No. 2, an Amendment thereto dated 7-2-1981 and recorded 7-2-1981 by Letter attached to said Declaration Plan in Condominium Drawer No. 2 and a Code of Regulations of said Condominium dated 1-30-1980 and recorded 2-1-1980 in Deed Book 2729 page 798, being known and designated on such Declaration Plan as Unit No. H-130, Building H as more fully described and set forth in such Declaration Plan and Declaration of Condominium, together with an undivided interest in the Common Elements (as defined in such Declaration of Condominium of 0.01316%).

BEING 777 Cherry Tree Road, Unit H-130, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Rhonda B. Miller.

Hand Money \$3,000.00

Donald J. Weiss, Esquire, Attorney

**SIDDIQ KAMARA, Sheriff**

No. 065144 26. 2012

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 419 E. Baltimore Avenue, Pennsylvania 19050.

Folio Number: 17-00-00001-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Frankie Francis and Abigail Williams.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 008183 28. 2025

**MORTGAGE FORECLOSURE**

207 Marple Woods Drive Unit 207  
Springfield PA 19064

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Natalie N. Bean.

Hand Money \$24,377.83

RAS Citron, PLLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 064724 31. 2023

**MONEY JUDGMENT**

ALL THAT CERTAIN unit in the property, (located in Ridley Township), known, named and identified as Clarenbridge.

LOCATION OF PROPERTY: 214 Elmwood Avenue, Unit B, Ridley Township, Pennsylvania 19094.

Folio Number: 38-02-00723-10

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Andrew Briner.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 009596 32. 2025

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware, Commonwealth of PA on the Northwesterly side of 24th Street.

Front: 49 Depth: 152

BEING Premises: 316 East 24th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Antoine Jamaal Jones.

Hand Money \$13,840.92

KML Law Group, P.C., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 004945B 33. 2017

**MORTGAGE FORECLOSURE**

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

BEING Premises: 798 East 24th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Archie Fredericks and Esther Clarke a/k/a Esther Fredericks.

Hand Money \$8,774.69

Friedman Vartolo LLP, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 010270 34. 2025

**MORTGAGE FORECLOSURE**

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

BEING Premises: 1206 Main Street, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: SO Gray LLC.

Hand Money \$23,463.65

Friedman Vartolo LLP, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 002389A 36. 2024

**MORTGAGE FORECLOSURE**

Property in the Township of Lower Chichester, Delaware County, Pennsylvania.

BEING Premises: 326 Cranston Avenue, a/k/a 326 Cranston Street, Linwood, PA 19061.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Krystal Orene Baker.

Hand Money \$12,757.12

Orlans Law Group PLLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 000045 37. 2025

**MORTGAGE FORECLOSURE**

Property in the Borough of Marcus Hook, County of Delaware, Commonwealth of PA on the Southwardly along the said Washington Street.

Front: 17.5 Depth: 95

BEING Premises: 1028 Washington Avenue, Marcus Hook aka Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Dawn Michelle Marshall.

Hand Money \$9,725.13

KML Law Group, P.C., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 006506 38. 2024

**MORTGAGE FORECLOSURE**

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

BEING Premises: 710 Lawson Avenue, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Kathleen A. McHugh-Zaleski aka Kathleen A. McHugh.

Hand Money \$37,070.32

Friedman Vartolo LLP, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 010720 39. 2025

**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 and Commonwealth of Pennsylvania.

BEING known as: 212 North Maple Avenue, Lansdowne, PA.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sinniah Williams and Marian S. Williams.

Hand Money \$17,083.60

Powers Kirn, LLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 064311 40. 2024

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 426 Burnley Lane Drexel Hill, Pennsylvania.

Folio Number: 16-11-00743-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Keanita Y. Castle.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 064849 41. 2011

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected, SITUATE in the Borough of Yeadon, County of Delaware, State of Pennsylvania.

LOCATION OF PROPERTY: 524 Brookside Avenue, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-00501-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jason Lawrence Terrell and Sheila D. Terrell.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 066138 42. 2022

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 3801 School Lane, Drexel Hill, Pennsylvania 19026.

Folio Number: 16-11-01515-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Robert T. Melvin, Jr. and Jenifer L. Melvin.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 065269 43. 2019

**MONEY JUDGMENT**

ALL THAT CERTAIN brick message and lot or piece of land, SITUATE on the Southerly side of Francis Street, at the distance of 150 feet Eastwardly from the Eastwardly side of Third Street, in Colwyn Borough, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 208 Francis Street, Colwyn, Pennsylvania 19023.

Folio Number: 12-00-00299-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kar-moh Fofana.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 065920 44. 2023

**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 Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 7109 Hilltop Road, Upper Darby, Pennsylvania.

Folio Number: 16-05-00564-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sheikh M. Siddique.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 060173 45. 2021

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 722 Church Lane, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-00937-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Urban Comm Physicians Advisory Board L.L.C.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 064432 46. 2023**

**MONEY JUDGMENT**

ALL THAT CERTAIN frame dwelling house and lot or piece of ground,

SITUATE in the Southwesterly side of Highland Avenue formerly Third Avenue, at the distance of 100 feet Northwestwardly from the Northwestery side of Plumstead Avenue in the Borough of Lansdowne, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 286 N. Highland Avenue, Lansdowne, Pennsylvania 19050.

Folio Number: 23-00-01560-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Charles W. Glotfelty.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 062687 47. 2023**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of land with the semi-detached dwelling house thereon erected, Hereditaments and Appurtenances, SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 135 Summit Terrace, Bryn Mawr, Pennsylvania.

Folio Number: 36-07-05103-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Douglas H. Grant.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 062063A 48. 2019**

**MONEY JUDGMENT**

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

SITUATE on the Northeastwardly side of West Chester Pike (60 feet wide) at the distance of 173 feet, 9 inches Northwestwardly from the Northwestery side of Sunshine Avenue (40 feet wide) in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 7421 West Chester Pike, Upper Darby, Pennsylvania.

Folio Number: 16-06-01261-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Nikolaos Antonogiannis.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 002081 50. 2025**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 1022 Tyler Avenue, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Geraldine E. Bateman Benfatti a/k/a Geraldine E. Politowski (deceased).

Hand Money \$8,463.59

Friedman Vartolo LLP, Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 011287 51. 2025**

**MORTGAGE FORECLOSURE**

7276 Lamport Road  
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: RSN Properties, LLC.

Hand Money \$10,416.49

RAS Citron, PLLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 005200 53. 2025**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$157,527.58

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

Front: Irregular Depth: Irregular

BEING Premises: 240 Glendale Road, Upper Darby, PA 19082.

Folio Number: 16030052000

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Samantha Beattie and Malcolm Mack.

Hand Money \$15,752.76

LOGS Legal Group LLP, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 008840 54. 2024

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Darby, County of Delaware and Commonwealth of Pennsylvania, being Lot No. 52 on a conveyance plan of lots for Mason-McDowell Corp. made by Damon and Foster, Civil Engineers of Sharon Hill, Pennsylvania on November 19th, 1954 which plan is recorded in the Office for the Recording of Deeds in and for the County of Delaware at Media on December 9th, 1954 in Plan Case 11 Plate 1.

BEING the same premises which Leroy P. Maitland, III, by Deed dated 2/20/2018 and recorded in the Office of the Recorder of Deeds of Delaware County on 2/22/2018 in Deed Book Volume 6132, page 2391, granted and conveyed unto Collette Higney.

BEING known as 1063 North Academy Avenue a/k/a Academy Avenue, Glenolden, Pennsylvania 19036.

PARCEL No. 15-00-00086-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Collette Higney.

Hand Money \$10,847.25

Powers Kirn, LLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 010638 55. 2019

**MORTGAGE FORECLOSURE**

Judgment Amount: \$283,113.28

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

Front: Irregular Depth: Irregular

BEING Premises: 2010 Carter Road, Folcroft, PA 19032.

Folio Number: 20-00-00269-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Eugene Maxwell; A.A. Minor, known heir of Cira Colbert, deceased; and Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Ciara Colbert, deceased.

Hand Money \$28,311.32

LOGS Legal Group LLP, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 010183 56. 2025

**MORTGAGE FORECLOSURE**

Property situated in the Chester Township, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on July 28, 2006, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 3865, at page 0639, as Instrument No. 2006070361.

Folio No. 07-00-00585-13

BEING known as: 3814 Powell Road, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Stephanie A. Finley.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

**SIDDIQ KAMARA, Sheriff**

No. 062623 58. 2019

**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 Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 5012 Smithfield Road, Drexel Hill, Pennsylvania 19026.

Folio Number: 16-11-01563-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Stephanie A. Casey.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 063099 59. 2022

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Borough of Darby, and partly in the Borough of Colwyn, County of Delaware and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 411 S. 6th Street, Darby, Pennsylvania 19023.

Folio Number: 12-00-00579-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Farmers Invest Properties LLC.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 008950 60. 2025

**MORTGAGE FORECLOSURE**

Property situated in the Township of Darby, County of Delaware and Commonwealth of Pennsylvania, being more fully described in the Deed recorded on February 1, 1980, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 2729, at page 705.

Folio No. 15-00-03199-51

BEING known as 1533 Roosevelt Drive, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph R. Burnett and Carolyn Burnett, husband and wife.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

**SIDDIQ KAMARA, Sheriff**

No. 009925 61. 2025

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware, Commonwealth of PA on the beginning at a point on the Southwesterly side of Michell Street.

Front: 45.55 Depth: 121

BEING Premises: 526 Michell Street, Ridley Park, PA 19078.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Dana Marie Swoyer as Executrix of the Estate of Jason Swoyer aka Jason Paul Swoyer, deceased.

Hand Money \$29,305.29

KML Law Group, P.C., Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 061004 62. 2021**

**MONEY JUDGMENT**

ALL THAT CERTAIN brick message and lot or piece of land, SITUATE in the Borough of Colwyn, County of Delaware and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 325 S. 3rd Street, Colwyn, Pennsylvania 19023.

Folio Number: 12-00-00652-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Herbert Falligan.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 063572 63. 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, Delaware County, Pennsylvania.

LOCATION OF PROPERTY: 821 Terwood Road, Drexel Hill, Pennsylvania 19026.

Folio Number: 16-11-01869-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Martha Friedman.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 060864 64. 2024**

**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 Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 7 S. Madison Avenue, Upper Darby, Pennsylvania.

Folio Number: 16-07-00597-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joseph P. Melito.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 062036 65. 2023**

**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 Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 110 Margate Road, Upper Darby, Pennsylvania 19082.

Folio Number: 16-04-01315-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Patricia A. Matkowski.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

Apr. 24; May 1, 8

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