

**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**

- THERESE E. ASHWORTH a/k/a THERESE ELIZABETH ASHWORTH**, dec'd.  
 Late of the Township of Haverford, Delaware County, PA.  
 Extr.: Anne Callahan, 232 Warrior Rd., Drexel Hill, PA 19026.  
**DENNIS P. SHEEHAN, ATTY.**  
 30 W. Third St.  
 2<sup>nd</sup> Fl.  
 Media, PA 19063
- NANCY BAZROD a/k/a NANCY H. BAZROD**, dec'd.  
 Late of the Township of Concord, Delaware County, PA.  
 Extr.: David N. Bazrod, 518 Vernon Woods, Glen Mills, PA 19342.  
**CHARI M. ALSON, ATTY.**  
 Anderson Elder Law  
 206 State Rd.  
 Media, PA 19063
- KATHLEEN A. BLOCK**, dec'd.  
 Late of Delaware County, PA.  
 Admr.: John Ueland c/o Daniel Monahan, Esquire, 600 Eagleview Blvd., Suite 300, Exton, PA 19341.  
**DANIEL MONAHAN, ATTY.**  
 600 Eagleview Blvd.  
 Suite 300  
 Exton, PA 19341
- MICHELE A. BRAMBLE a/k/a MICHELE ANN McARTHUR and MICHELE McARTHUR**, dec'd.  
 Late of the Borough of Prospect Park, Delaware County, PA.  
 Extr.: Jeanine Maraj, 1211 Morton Ave., Folsom, PA 19033.

- CHARLES WALTER BRAYTON**, dec'd.  
 Late of the Township of Upper Darby, Delaware County, PA.  
 Admx.: Sylvia M. Spaeth-Brayton c/o David S. Daniel, Esquire, 319 West Front Street, Media, PA 19063.  
**DAVID S. DANIEL, ATTY.**  
 319 West Front Street  
 Media, PA 19063
- LESLIE A. BULLOCK a/k/a LESLIE ANN BULLOCK**, dec'd.  
 Late of the Township of Springfield, Delaware County, PA.  
 Admx.: Renate C. Johnston c/o Joan D. Gallagher, Esquire, 1600 Market St., Ste. 1320, Philadelphia, PA 19103-4104.  
**JOAN D. GALLAGHER, ATTY.**  
 Gallagher Law, P.C.  
 1600 Market St.  
 Ste. 1320  
 Philadelphia, PA 19103-4104
- ANNA M. CARULLO**, dec'd.  
 Late of the Township of Springfield, Delaware County, PA.  
 Extr.: Dominic John Carullo (Named in Will as Dominic Carullo) c/o Dawn Getty Sutphin, Esquire, 852 Eleventh Ave., Prospect Park, PA 19076.  
**DAWN GETTY SUTPHIN, ATTY.**  
 852 Eleventh Ave.  
 Prospect Park, PA 19076
- JOANNE ROSS COLLINS a/k/a JOANNE R. COLLINS and JOANNE COLLINS**, dec'd.  
 Late of the Township of Edgmont, Delaware County, PA.  
 Extr.: Thomas F. Collins, 5875 Mountain Road, 3C, Stowe, VT 05672.  
**JACQUELYN S. GOFFNEY, ATTY.**  
 339 W. Baltimore Avenue  
 Media, PA 19063
- KATHLEEN M. CONNEEN**, dec'd.  
 Late of the Township of Marple, Delaware County, PA.  
 Admr.: Joseph F. Conneen c/o Stephen M. Asbel, Esquire, Cira Centre, 2929 Arch Street, 13th Floor, Philadelphia, PA 19104.  
**STEPHEN M. ASBEL, ATTY.**  
 Cira Centre  
 2929 Arch Street  
 13th Floor  
 Philadelphia, PA 19104
- JOHNPHILIP EDWARD COPPOLA**, dec'd.  
 Late of the Borough of Glenolden, Delaware County, PA.

Extr.: Jeanmarie A. Coppola (Named as Jeanmarie Coppola in Will) c/o Gary A. Zlotnick, Esquire, One Commerce Sq., 2005 Market St., 16th Fl., Philadelphia, PA 19103.  
**GARY A. ZLOTNICK, ATTY.**  
 Zarwin Baum DeVito Kaplan Schaer & Toddy, PC  
 One Commerce Sq.  
 2005 Market St.  
 16th Fl.  
 Philadelphia, PA 19103

**GEORGE JAMES COX, SR. a/k/a**

**GEORGE JAMES COX, dec'd.**  
 Late of the Borough of Folcroft, Delaware County, PA.  
 Extr.: George J. Cox (Named in Will as George J. Cox, Jr.) c/o Dawn Getty Sutphin, Esquire, 852 Eleventh Ave., Prospect Park, PA 19076.  
**DAWN GETTY SUTPHIN, ATTY.**  
 852 Eleventh Ave.  
 Prospect Park, PA 19076

**ELLEN A. DICKINSON, dec'd.**

Late of the Borough of Media, Delaware County, PA.  
 Extr.: Linda Gillespie c/o Christina B. Roberts, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.  
**CHRISTINA B. ROBERTS, ATTY.**  
 3305 Edgmont Ave.  
 Brookhaven, PA 19015

**JEFFRY DAVID DRANOFF, dec'd.**

Late of the Township of Upper Chichester, Delaware County, PA.  
 Extr.: Gai A. Dranoff (Named in Will as Gai Allen Dranoff) c/o Brian R. Gilboy, Esquire, Two Logan Square, 100 N. 18<sup>th</sup> St., Ste. 1825, Philadelphia, PA 19103.  
**BRIAN R. GILBOY, ATTY.**  
 Gilboy & Gilboy LLP  
 Two Logan Square  
 100 N. 18<sup>th</sup> St.  
 Ste. 1825  
 Philadelphia, PA 19103

**JOSEPHINE T. ELLIOTT, dec'd.**

Late of the Township of Springfield, Delaware County, PA.  
 Extr.: Mary Jo Elliott Gibson c/o Joseph J. Del Sordo, Esquire, 333 West Baltimore Avenue, Media, PA 19063.  
**JOSEPH J. DEL SORDO, ATTY.**  
 333 West Baltimore Avenue  
 Media, PA 19063

**GEORGE R. ELLIS a/k/a GEORGE R. ELLIS, JR. and GEORGE ELLIS, dec'd.**

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

Extr.: Paula R. Engard c/o William P. Culp, Jr., Esquire, 614 Darby Rd., Havertown, PA 19083.  
**WILLIAM P. CULP, JR., ATTY.**  
 614 Darby Rd.  
 Havertown, PA 19083

**JUNE ESSAF, dec'd.**

Late of the Township of Aston, Delaware County, PA.  
 Extr.: George Essaf, 2121 North Lee Ln., Aston, PA 19014.

**JAMES JOSEPH GILLIGAN, dec'd.**

Late of the Township of Ridley, Delaware County, PA.  
 Admr: James J. Gilligan, Jr., 2304 Leeds Court, West Chester, PA 19382.  
**ELIZABETH T. STEFANIDE, ATTY.**  
 339 W. Baltimore Avenue  
 Media, PA 19063

**HAZEL M. HAMMOND, dec'd.**

Late of the Township of Edgmont, Delaware County, PA.  
 Extr.: Annemarie E. Leinhauser c/o Kyle A. Burch, Esquire, 22 State Road, Media, PA 19063-1442.  
**KYLE A. BURCH, ATTY.**  
 22 State Road  
 Media, PA 19063-1442

**RICHARD C. HAMPTON, dec'd.**

Late of the Borough of Morton, Delaware County, PA.  
 Extr.: Desirae Davis, 1 Beech St., Morton, PA 19070.

**ROBERT WILSON HURD a/k/a**

**ROBERT W. HURD, dec'd.**  
 Late of the Township of Concord, Delaware County, PA.  
 Extr.: Robert C. Hurd, 126 Fernwood Road, Cochranville, PA 19330.

**GEORGE WILSON JACKSON a/k/a**

**GEORGE W. JACKSON, dec'd.**  
 Late of the Township of Middletown, Delaware County, PA.  
 Extr.: William T. Jackson c/o Dana M. Breslin, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.  
**DANA M. BRESLIN, ATTY.**  
 3305 Edgmont Ave.  
 Brookhaven, PA 19015

**MARTIN DENNIS KLEINSCHMIDT**

**a/k/a MARTIN KLEINSCHMIDT**  
**a/k/a MARTIN D. KLEINSCHMIDT**  
**and MARTY KLEINSCHMIDT, dec'd.**  
 Late of the Borough of Aldan, Delaware County, PA.

Admx.: Carol Truitt Kleinschmidt  
c/o Ryan M. Bornstein, Esquire, 800  
Lancaster Ave., Ste. T-2, Berwyn, PA  
19312.

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

**PRISCILLA BOWDEN KRARUP,**  
dec'd.

Late of the Township of Middletown,  
Delaware County, PA.  
Extx.: Suzannah Krarup Emmons, 490  
Farnum Road, Media, PA 19063.

**DANIEL J. LAFFERTY, JR. a/k/a  
DANIEL LAFFERTY and DANIEL  
JOSEPH LAFFERTY,** dec'd.

Late of the Township of Haverford,  
Delaware County, PA.  
Admx.: Maura Bridget Wilson c/o Paul  
Panepinto, Esquire, 1806 Callowhill  
St., Philadelphia, PA 19130.  
PAUL PANEPINTO, ATTY.  
1806 Callowhill St.  
Philadelphia, PA 19130

**WILLIAM M. LEWIS a/k/a WILLIAM  
MARKLE LEWIS and WILLIAM  
LEWIS,** dec'd.

Late of the Township of Upper Darby,  
Delaware County, PA.  
Admx.: Florence A. Lewis c/o Catherine  
T. Duffy, Esquire, 300 W. State St.,  
Ste. 300, Media, PA 19063.  
CATHERINE T. DUFFY, ATTY.  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**DEANNA M. LIPKA,** dec'd.

Late of the Borough of Clifton Heights,  
Delaware County, PA.  
Extr.: David M. Lipka, 443 Westbridge  
Road, Glenolden, PA 19036.

**ALICE M. LOFTUS,** dec'd.

Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Michelle Debra Franklin  
(Named in Will as Michelle D.  
Franklin) c/o William P. Culp, Jr.,  
Esquire, 614 Darby Rd., Havertown,  
PA 19083.  
WILLIAM P. CULP, JR., ATTY.  
614 Darby Rd.  
Havertown, PA 19083

**ELLEN M. MARHANKA a/k/a ELLEN  
MARIE MARHANKA,** dec'd.

Late of the Borough of Glenolden,  
Delaware County, PA.  
Extx.: Ellen L. Jackson (Named in  
Will as Ellen Louise Jackson) 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

**ELISABETH MEIER,** dec'd.

Late of the Township of Middletown,  
Delaware County, PA.  
Extx.: Lilian Meier c/o Joseph Lesniak,  
Esquire, 334 West Front Street, Media,  
PA 19063.

JOSEPH LESNIAK, ATTY.  
Law Offices of Joseph Lesniak  
334 West Front Street  
Media, PA 19063

**JEROME MILSTEIN,** dec'd.

Late of the Township of Springfield,  
Delaware County, PA.  
Admrs.: Helena Sherman and Andrew  
Ivker c/o Donald Pettrille, Jr., Esquire,  
116 E. Court St., Doylestown, PA  
18901.  
DONALD PETRILLE, JR., ATTY.  
High Swartz LLP  
116 E. Court St.  
Doylestown, PA 18901

**ROBERT FREEMAN**

**MORGENSTERN,** dec'd.  
Late of Fredericksburg, Stafford  
County, VA and the Township of  
Aston, Delaware County, PA.  
Extr.: Michael Morgenstern c/o Donald  
Pettrille, Jr., Esquire, 116 E. Court St.,  
Doylestown, PA 18901.  
DONALD PETRILLE, JR., ATTY.  
High Swartz LLP  
116 E. Court St.  
Doylestown, PA 18901

**MARY ANN L. MURRAY,** dec'd.

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Anthony J. Murray c/o Robert  
C. Ewing, Esquire, 116 W. Baltimore  
Avenue, P.O. Box 728, Media, PA  
19063.  
ROBERT C. EWING, ATTY.  
116 W. Baltimore Avenue  
P.O. Box 728  
Media, PA 19063

**CATHERINE M. NAVICKAS a/k/a CATHERINE MARIE NAVICKAS and CATHERINE NAVICKAS, dec'd.**  
 Late of the Borough of Prospect Park, Delaware County, PA.  
 Extx.: Patricia Conrad (Named in Will as Patricia T. Conrad) c/o Guy F. Matthews, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.  
**GUY F. MATTHEWS, ATTY.**  
 Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, PC  
 300 W. State St.  
 Ste. 300  
 Media, PA 19063

**GLORIA M. O'KEEFE, dec'd.**  
 Late of the Borough of Glenolden, Delaware County, PA.  
 Admx.: Christel M. McCabe c/o Dawn Getty Sutphin, Esquire, 852 Eleventh Ave., Prospect Park, PA 19076.  
**DAWN GETTY SUTPHIN, ATTY.**  
 852 Eleventh Ave.  
 Prospect Park, PA 19076

**ALICE M. PARKE, dec'd.**  
 Late of the Township of Springfield, Delaware County, PA.  
 Extr.: Michael R. Parke, 464 Maplewood Rd., Spingfield, PA 19064.  
**KENNETH R. RUSSELL, ATTY.**  
 Russell Law, P.C.  
 3500 Reading Way  
 Huntingdon Valley, PA 19006

**LEONARD F. RAZZI, SR., dec'd.**  
 Late of the Township of Upper Darby, Delaware County, PA.  
 Extr.: Leonard F. Razzi, Jr. c/o Louis N. Teti, Esquire, 17 W. Miner St., P.O. Box 600 West Chester, PA 19381-0660.  
**LOUIS N. TETI, ATTY.**  
 MacElree Harvey, Ltd.  
 17 W. Miner St.  
 P.O. Box 600  
 West Chester, PA 19381-0660

**STEPHEN C. SHUSTER a/k/a STEVE SHUSTER, dec'd.**  
 Late of the Township of Concord, Delaware County, PA.  
 Admr.: Joseph Shuster, 213 Morton Ave., Broomall, PA 19008.

**PHYLLIS A. STEVICK, dec'd.**  
 Late of the Township of Upper Providence, Delaware County, PA.  
 Extrs.: Glenn E. Stevick, Jr. (Named in Will as Glenn E. Stevick) and Gerald Eugene Stevick (Named in Will as Gerald E. Stevick) c/o Robert L. Pinto, Esquire, 11 W. Third St., Media, PA 19063.

**ROBERT L. PINTO, ATTY.**  
 11 W. Third St.  
 Media, PA 19063

**CAROL ANN TITZEL a/k/a CAROL TITZEL, dec'd.**  
 Late of the Township of Newtown, Delaware County, PA.  
 Extx.: Linda Gray Neumann (Named in Will as Linda Neumann) 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

**BENJAMIN SETH WAGNER, dec'd.**  
 Late of the Township of Chadds Ford, Delaware County, PA.  
 Admx.: Eileen M. Lenz c/o Edward J. Greene, Esquire, 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341.  
**EDWARD J. GREENE, ATTY.**  
 Riley Riper Hollin & Colagreco  
 717 Constitution Dr.  
 Ste. 201  
 P.O. Box 1265  
 Exton, PA 19341

**GALE WARD, dec'd.**  
 Late of the Township of Aston, Delaware County, PA.  
 Extr.: Wayne Fawley c/o David DiPasqua, Esquire, 230 N. Monroe Street, Media, PA 19063.  
**DAVID DiPASQUA, ATTY.**  
 230 N. Monroe Street  
 Media, PA 19063

**GEORGE GUYER YOUNG, III a/k/a G. GUYER YOUNG, III, dec'd.**  
 Late of the Township of Newtown, Delaware County, PA.  
 Admx.: Melody Young c/o Lisa Comber Hall, Esquire, 27 S. Darlington St., West Chester, PA 19382.  
**LISA COMBER HALL, ATTY.**  
 27 S. Darlington St.  
 West Chester, PA 19382

**ARMEN HUMPARTSOUM ZEMANIAN a/k/a ARMEN H. ZEMANIAN, dec'd.**  
 Late of the Township of Radnor, Delaware County, PA.  
 Extr.: Peter Gilbert Zemanian (Named in Will as Peter G. Zemanian), 223 E. City Hall Ave., Norfolk, VA 23510.

CAROL R. LIVINGOOD, ATTY.  
Timoney Knox, LLP  
130 W. Lancaster Ave.  
P.O. Box 191  
Wayne, PA 19087

**SECOND PUBLICATION**

**SUSAN SHELTON ATWATER a/k/a  
SUSAN S. ATWATER and SUSAN  
ATWATER, dec'd.**

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

Admr.: Allen R. Atwater, IV.  
DENNIS WOODY, ATTY.

110 West Front Street  
Media, PA 19063

**JOSEPH F. BUSH, dec'd.**

Late of the City of Chester, Delaware  
County, PA.

Extx.: Jane S. Bush c/o James  
Dolan, Esquire, 1009 Girard Avenue,  
Swarthmore, PA 19081.

JAMES DOLAN, ATTY.  
1009 Girard Avenue  
Swarthmore, PA 19081

**CRAIG ANTHONY BUTLER, dec'd.**

Late of the City of Chester, Delaware  
County, PA.

Extx.: Brandi Christian Butler c/o  
Michael P. Dignazio, Esquire, 229 N.  
Olive Street, Media, PA 19063.

MICHAEL P. DIGNAZIO, ATTY.  
229 N. Olive Street  
P.O. Box 428  
Media, PA 19063

**BEVERLY A. CONRAD a/k/a**

**BEVERLY ANNE CONRAD, dec'd.**

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

Extx.: Ross K. Conrad c/o William  
J. Luttrell, III, Esquire, 11 S. Olive  
Street, 2nd Floor, P.O. Box 1081,  
Media, PA 19063-8081.

WILLIAM J. LUTTRELL, III, ATTY.  
11 S. Olive Street  
2nd Floor  
P.O. Box 1081  
Media, PA 19063-8081

**WALTER COOKE, dec'd.**

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

Admr.: Frank W. Daly, Esquire, 100 W.  
Sixth St., Suite 204, Media, PA 19063.

FRANK W. DALY, ATTY.  
100 W. Sixth Street  
Suite 204  
Media, PA 19063

**PATRICIA DETORA, dec'd.**

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

Extx.: Carol J. Hershey, 851 N.  
Providence Road, Media, PA 19063.  
JACQUELYN S. GOFFNEY, ATTY.

339 W. Baltimore Avenue  
Media, PA 19063

**ALLENE H. GOLUB, dec'd.**

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

Extx.: Nina Pringle, 504 Reeds Rd.,  
Downingtown, PA 19335.

**EUGENIA HUGHES, dec'd.**

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

Extx.: Carol Curnoles and Barbara  
Masishin c/o Christina B. Roberts,  
Esquire, 3305 Edgmont Ave.,  
Brookhaven, PA 19015.

CHRISTINA B. ROBERTS, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**WILLIAM R. KERR a/k/a WILLIAM  
RAYMOND KERR, dec'd.**

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

Extx.: Aimee C. Alven c/o Mary Kaye  
Anthony, Esquire, 3305 Edgmont Ave.,  
Brookhaven, PA 19015.

MARY KAYE ANTHONY, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**DAVID A. KRAMP a/k/a DAVID  
KRAMP, dec'd.**

Late of the Borough of Sharon Hill,  
Delaware County, PA.

Admr.: Evan Kramp, 222 Paddock  
Road, Havertown, PA 19083.

**PATRICIA TULLY MANIX a/k/a**

**PATRICIA T. MANIX, dec'd.**

Late of the Township of Nether  
Providence, Delaware County, PA.

Extx.: Susan P. Manix, 319 Caversham  
Rd., Bryn Mawr, PA 19010.

ELIZABETH ZWAAN MILNE, ATTY.  
Elizabeth Zwaan Milne, LLC  
P.O. Box 161  
Berwyn, PA 19312

**MARGARET L. McGUIGON, dec'd.**

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

Extx.: Janice Marie McGuigon 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

**MATTHEW GLENN MILLER a/k/a MATTHEW G. MILLER**, dec'd.  
Late of the Borough of Clifton Heights, Delaware County, PA.  
Admr.: Tristan Scott Miller c/o Joseph A. Bellinghieri, Esquire, 17 W. Miner St., West Chester, PA 19382.  
**JOSEPH A. BELLINGHERI, ATTY.**  
MacElree Harvey, Ltd.  
17 W. Miner St.  
West Chester, PA 19382

**SYLVIA PONN**, dec'd.  
Late of the Township of Middletown, Delaware County, PA.  
Extr.: Wendy Coopersmith Dignazio c/o Michael P. Dignazio, Esquire, 229 N. Olive Street, Media, PA 19063.  
**MICHAEL P. DIGNAZIO, ATTY.**  
229 N. Olive Street  
P.O. Box 428  
Media, PA 19063

**PATRICK PURCELL**, dec'd.  
Late of the Township of Upper Darby, Delaware County, PA.  
Admx.: Magdalene Purcell, 5017 Fairway Road, Drexel Hill, PA 19026.

**WILLARD A. SELL**, dec'd.  
Late of the City of Chester, Delaware County, PA.  
Extr.: Ronald A. Sell c/o Mary Kaye Anthony, Esquire, 3305 Edgmt Ave., Brookhaven, PA 19015.  
**MARY KAYE ANTHONY, ATTY.**  
3305 Edgmt Ave.  
Brookhaven, PA 19015

**JOHN E. SHALLES**, dec'd.  
Late of the Township of Newtown, Delaware County, PA.  
Admx.: Debra A. Shalles c/o Kyle A. Burch, Esquire, 22 State Road, Media, PA 19063-1442.  
**KYLE A. BURCH, ATTY.**  
22 State Road  
Media, PA 19063-1442

**DAVID STEUBER**, dec'd.  
Late of the Township of Springfield, Delaware County, PA.  
Admr.: Patton Steuber, 45 Papermill Rd., Springfield, PA 19064.

**CARL SUTTON**, dec'd.  
Late of the Township of Upper Chichester, Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, 100 W. Sixth St., Suite 204, Media, PA 19063.  
**FRANK W. DALY, ATTY.**  
100 W. Sixth Street  
Suite 204  
Media, PA 19063

**WILLIAM T. TAYLOR**, dec'd.  
Late of the Borough of Lansdowne, Delaware County, PA.  
Admx.: Lyn Boocock-Taylor, 298 Bryn Mawr Avenue, Lansdowne, PA 19050.

**THIRD and FINAL PUBLICATION**

**ROBERT BAUDOUX**, dec'd.  
Late of the Township of Aston, Delaware County, PA.  
Extr.: Gary Baudoux c/o Daniel Martin, Esquire, 44 E. Front Street, Media, PA 19063.  
**DANIEL MARTIN, ATTY.**  
44 E. Front Street  
Media, PA 19063

**JAMES ADAM BEACH**, dec'd.  
Late of the Township of Springfield, Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, 110 West Front Street, Media, PA 19063.  
**FRANK W. DALY, ATTY.**  
110 West Front Street  
Media, PA 19063

**PHYLLIS M. BETZ**, dec'd.  
Late of the Township of Concord, Delaware County, PA.  
Extr.: Carol Lamarra-Dunn, 13 Celeste Lane, Coatesville, PA 19320.

**GAIL M. BIRNEY**, dec'd.  
Late of the Township of Nether Providence, Delaware County, PA.  
Extr.: Nancy Marie McCarnan, 176 Indigo Circle, Smyrna, DE 19977.

**KATHRYN CARL a/k/a KATHRYN M. CARL**, dec'd.  
Late of the Township of Edgmt, Delaware County, PA.  
Extr.: Stewart Robert Carl (Named in Will as Stewart R. Carl) c/o Charles E. McKee, Esquire, 1 N. Ormond Ave., Office, Havertown, PA 19083.  
**CHARLES E. MCKEE, ATTY.**  
Donohue, McKee & Mattson, Ltd.  
1 N. Ormond Ave.  
Office  
Havertown, PA 19083

**DOROTHY J. CARTER**, dec'd.  
Late of the Township of Springfield, Delaware County, PA.  
Extr.: William J. Carter and Richard L. Carter, 2901 Belmont Ave., Ardmore, PA 19003.

**SALLY FEITIG CARUSO a/k/a SALLY F. CARUSO**, dec'd.  
Late of the Township of Radnor, Delaware County, PA.

Extrs.: Gerald N. Holtz (Named in Will as Gerald Holtz), 201 Ashwood Dr., Villanova, PA 19085 and Gary R. Dilella, 207 Warren Ave., Berwyn, PA 19312.

**ERNEST D. PALMARELLA, ATTY.**  
Palmarella, Curry & Raab, PC  
1255 Drummers Ln.  
St. 105  
Wayne, PA 19087

**MURIEL F. CHAPMAN, dec'd.**  
Late of the Township of Middletown, Delaware County, PA.  
Extx.: Suzanne Chapman Bolger  
c/o Dana M. Breslin, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.  
**DANA M. BRESLIN, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**DOROTHEA L. COOK, dec'd.**  
Late of the City of Chester, Delaware County, PA.  
Admr.: Howard M. Soloman, Esquire, 1819 JFK Blvd., Ste. 303, Philadelphia, PA 19103.  
**HOWARD M. SOLOMAN, ATTY.**  
1819 JFK Blvd.  
Ste. 303  
Philadelphia, PA 19103

**DANIELLE L. DiROCCO a/k/a DANIELLE LEE DiROCCO, dec'd.**  
Late of the Township of Marple, Delaware County, PA.  
Extx.: Robert DiRocco c/o Robert E. O'Connor, Esquire, 341 West State Street, Media, PA 19063.  
**ROBERT E. O'CONNOR, ATTY.**  
341 West State Street  
Media, PA 19063

**LOIS ANN FARRELL a/k/a LOIS A. FARRELL, dec'd.**  
Late of the Township of Middletown, Delaware County, PA.  
Admx.: Judith J. Firkser c/o Robert M. Firkser, Esquire, 333 West Baltimore Avenue, Media, PA 19063.  
**ROBERT M. FIRKSER, ATTY.**  
333 West Baltimore Avenue  
Media, PA 19063

**RAMONA FLANAGAN, dec'd.**  
Late of the Township of Haverford, Delaware County, PA.  
Extx.: Lizabeth Anne Nathan (Named in Will as Lizabeth Nathan nee Flanagan) c/o Charles E. McKee, Esquire, 1 N. Ormond Ave., Office, Havertown, PA 19083.

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

**CHRISTOS GIANNAKARIOS, dec'd.**  
Late of the Township of Springfield, Delaware County, PA.  
Admx.: Dimitra Giannakarios c/o Joseph A. Bellinghieri, Esquire, 17 W. Miner St., West Chester, PA 19382.  
**JOSEPH A. BELLINGHIERI, ATTY.**  
MacElree Harvey, Ltd.  
17 W. Miner St.  
West Chester, PA 19382

**ALESSANDRA GRAVES, dec'd.**  
Late of the Township of Concord, Delaware County, PA.  
Extx.: Giulia Flora Fitzpatrick 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

**KENNETH HARRY HERRMANN a/k/a KENNETH H. HERRMANN and KENNETH HERRMANN, dec'd.**  
Late of the Township of Upper Darby, Delaware County, PA.  
Extx.: Tracy L. Turner (Named in Will as Tracey Turner) c/o Michael W. Raith, Esquire, 2 Old State Rd., Media, PA 19063-8941.  
**MICHAEL W. RAITH, ATTY.**  
2 Old State Rd.  
Media, PA 19063-8941

**ALBERT J. MELFI, JR., dec'd.**  
Late of the Township of Thornbury, Delaware County, PA.  
Extx.: Laura J. Melfi, 23 Wharton Drive, Glen Mills, PA 19342.

**SANFORD ZANE MESCHKOW, dec'd.**  
Late of the Township of Radnor, Delaware County, PA.  
Extx.: William Thomas Oswald c/o Brian R. Gilboy, Esquire, Two Logan Square, 100 N. 18<sup>th</sup> St., Ste. 1825, Philadelphia, PA 19103.  
**BRIAN R. GILBOY, ATTY.**  
Gilboy & Gilboy LLP  
Two Logan Square  
100 N. 18<sup>th</sup> St.  
Ste. 1825  
Philadelphia, PA 19103

**MARIE J. MONTELLA, dec'd.**  
Late of the Township of Concord, Delaware County, PA.

Extr.: Gerald C. Montella c/o Stephen A. Wydrzynski, Esquire, 11 West Front Street, Media, PA 19063.  
STEPHEN A. WYDRZYNSKI, ATTY.  
11 West Front Street  
Media, PA 19063

**MARK A. NEMEC**, dec'd.  
Late of the Township of Upper Darby, Delaware County, PA.  
Admr.: David Nemecek c/o Mark M. Vakil, Esquire, 22 W. Second Street, Media, PA 19063.  
MARK M. VAKIL, ATTY.  
22 W. Second Street  
Media, PA 19063

**MARGARET A. PRICE**, dec'd.  
Late of the Township of Bethel, Delaware County, PA.  
Extrs.: Janice Price and Steven Pyle, 1614 Bolton Rd., Wilmington, DE 19810.  
KENNETH C. RUSSELL, ATTY.  
Russell Law, P.C.  
3500 Reading Way  
Huntingdon Valley, PA 19006

**GLENN SCOTT SHARP**, dec'd.  
Late of the Township of Upper Darby, Delaware County, PA.  
Extr.: Christopher Steven Sharp, 340 Francis St., Drexel Hill, PA 19026.

**ROSEMARY SIEGEL**, dec'd.  
Late of the Township of Concord, Delaware County, PA.  
Extr.: Raymond Henry D'Alessio 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

**RICHARD A. SMITH a/k/a RICHARD ALLEN SMITH and RICHARD SMITH**, dec'd.  
Late of the Borough of Ridley Park, Delaware County, PA.  
Admrs.: Sadie Leigh Smith Burnell and Kenny Steven Droxler c/o Kristen L. Behrens, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.  
KRISTEN L. BEHRENS, ATTY.  
Dilworth Paxson LLP  
1500 Market St.  
Ste. 3500E  
Philadelphia, PA 19102

**IDA SPIGONARDO**, dec'd.  
Late of the Township of Marple, Delaware County, PA.  
Admr.: Giuliano Spigonardo c/o Rudolph L. Celli, Jr., Esquire, 125 Strafford Ave., Ste. 115, Wayne, PA 19087.  
RUDOLPH L. CELLI, JR., ATTY.  
Celli & Associates  
125 Strafford Ave.  
Ste. 115  
Wayne, PA 19087

**JOSEPH SMEDLEY STAPLES a/k/a JOSEPH S. STAPLES**, dec'd.  
Late of the Township of Radnor, Delaware County, PA.  
Extr.: Elizabeth Jayne Staples (Named in Will as Elizabeth J. Staples), 840 Montgomery Ave., Bryn Mawr, PA 19010.  
CHARI M. ALSON, ATTY.  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**LEONA STEVENSON**, dec'd.  
Late of the Borough of Collingdale, Delaware County, PA.  
Admr.: Andrew Wesley Stevenson c/o Stephen A. Durham, Esquire, 320 West Front Street, Media, PA 19063.  
STEPHEN A. DURHAM, ATTY.  
320 West Front Street  
Media, PA 19063

**DOROTHY ANN STIEF a/k/a DOROTHY A. STIEF**, dec'd.  
Late of the Township of Tinicum, Delaware County, PA.  
Extr.: Richard Stief, 1235 Zebley Rd., Garnet Valley, PA 19060.

**ELIZABETH OLGA STURGIS a/k/a ELIZABETH O. STURGIS**, dec'd.  
Late of the Borough of Brookhaven, Delaware County, PA.  
Extr.: George H. Sturgis, III, 55 Madison Rd., Pittsgrove, NJ 08318.

**WILLIAM T. TAYLOR**, dec'd.  
Late of the Borough of Lansdowne, Delaware County, PA.  
Extr.: Lyn Boocock-Taylor, 298 Bryn Mawr Ave., Lansdowne, PA 19050.



**AUDIT**

**ORPHANS' COURT**

**Estates listed for Audit on  
APRIL 24, 2024  
10:30 A.M. Prevailing Time**

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

**HARRISSON** - First Account of Wells Fargo Bank, N.A. (formerly Wachovia Bank, N.A.) and Peggy Ann Burnett, Trustees, Trust established under Will of Joseph Harrison.

**TALOTTA** - Final Accounting of Dolores Talotta, Executrix, Estate of Rita M. Talotta, Deceased.

**O'CONNELL** - First and Final Account of E. Todd Wilkinson, Administrator, Estate of William P. O'Connell a/k/a William P. O'Connell, Jr., Deceased.

VINCENT A. RONGIONE, ESQUIRE  
Register of Wills  
and Clerk of  
Orphans' Court Division

Apr. 5, 12, 19

**CHANGE OF NAME**

**IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2024-001084**

NOTICE IS HEREBY GIVEN THAT on February 5, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Maimouna Coulibaly to Maimouna Kone.**

The Court has fixed Friday, June 21, 2024, at 10:00 a.m. in Courtroom "TBA", Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Apr. 12, 19

**CHANGE OF NAME**

**IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2024-001066**

NOTICE IS HEREBY GIVEN THAT on February 2, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Abdul-Aleem Drew-Stanton to Abdul-Aleem Smith.**

The Court has fixed May 17, 2024, at 10:00 a.m. in Courtroom "TBA", Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Apr. 5, 12

**CHANGE OF NAME**

**COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
NO. 2024-000041**

NOTICE IS HEREBY GIVEN THAT the Petition of KAREN WILSON on behalf of her grandchild was filed in the above-named Court, praying for a Decree to have her birth certificate amended from **BABY GIRL HARVIN to ALAYAH LASHAE HARVIN.** The Court has fixed May 21, 2024 at 9:00 a.m. in Courtroom "TBA", Delaware County Courthouse, Media, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

KATHRYN A. MELONI, P.C.  
Attys. for Petitioner  
117-119 N. Olive St.  
Media, PA 19063  
(610) 565-1260

LAWRENCE S. RUBIN, Solicitor  
337 W. State St.  
Media, PA 19063

Apr. 5, 12

Apr. 12, 19

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2023-010928

NOTICE IS HEREBY GIVEN THAT on February 14, 2024, the Petition of Nang Noom Lao, a minor, by and through his/her parent and natural guardian, Nang Tin Tin Htwe, for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Nang Noom Lao to Noom Lao.**

The Court has fixed Friday, May 17, 2024, at 10:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Apr. 5, 12

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2024-000051

NOTICE IS HEREBY GIVEN THAT on January 4, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Stephanie Dayton Murphy to Daytona Stephanie Murphy.**

The Court has fixed Friday, June 21, 2024, at 10:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2024-000021

NOTICE IS HEREBY GIVEN THAT on January 3, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Allison Day Norley to Allison Scattergood Day.**

The Court has fixed Friday, June 21, 2024, at 10:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Apr. 5, 12

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2024-001083

NOTICE IS HEREBY GIVEN THAT on February 5, 2024, the Petition of Marjorie Alexandra Padilla Siguencia, a minor, by and through her parent and natural guardian, Nube Siguencia, for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Marjorie Alexandra Padilla Siguencia to Max Alexandra Padilla Siguencia.**

The Court has fixed Friday, June 21, 2024, at 10:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Apr. 5, 12

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2023-010378

NOTICE IS HEREBY GIVEN THAT on March 15, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Dylan Michael Anthony Tuohey** to **Dylan Michael Anthony Ricca**.

The Court has fixed Tuesday, May 21, 2024, at 9:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Apr. 12, 19

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2023-000695

NOTICE IS HEREBY GIVEN THAT on January 24, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Tri Koencoro Wibowo** to **Johan Gunawan**.

The Court has fixed June 21, 2024, at 10:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

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

Apr. 5, 12

**CHARTER APPLICATION**

NOTICE IS HEREBY GIVEN THAT a corporation is to be or has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Authentic Kitchen Seafood  
& Grill, Inc.**

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

PETER GEORGE MYLONAS, Solicitor  
Marple Exec. Center  
2725 West Chester Pike  
Broomall, PA 19008

Apr. 12

**CHARTER APPLICATION  
NONPROFIT**

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:

**DELCO HORROR HAVEN**

DiORIO & SERENI, L.L.P., Solicitors  
21 West Front Street  
P.O. Box 1789  
Media, PA 19063

Apr. 12

The name of the corporation is:

**Paths to Dignity Project, Inc**

The Articles of Incorporation have been (are to be) filed on: Friday, September 8, 2023.

The purpose or purposes for which it was organized are as follows: Provide live music performances in homeless shelters.

Apr. 12

**CORPORATE DISSOLUTION**

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Directors of **Saling Roofers, Inc.**, a Pennsylvania corporation, with a registered address at 3806 Berry Ave., Drexel Hill, PA 19026 a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

FOX ROTHSCHILD LLP, Solicitors  
747 Constitution Dr.  
Ste. 100  
P.O. Box 673  
Exton, PA 19341-0673

Apr. 12

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Vaughan Realty Corporation**, with its registered office at 347 E. Conestoga Road, Wayne, PA 19087, 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.

WILLIAM J. BUKRE, III, Solicitor  
P.O. Box 515  
West Chester, PA 19381

Apr. 12

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY  
FAMILY DIVISION  
NO. 2023-002102

Shakora Rose, Plaintiff  
vs.  
Courtney Williams, Defendant

IN DIVORCE  
NOTICE OF DIVORCE

NOTICE IS HEREBY GIVEN THAT a divorce action has been filed between Shakora Rose and Courtney Williams on March 10, 2023, in the Court of Common Pleas of Delaware County.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defense or objections in writing with the Court. You are warned that if you fail to do so, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

LAWYER REFERRAL SERVICE  
Delaware County Bar Association  
Front and Lemon Streets  
Media, PA 19063  
(610) 566-6625  
www.delcobar.org

KIMBERLY HOLLENBACK, ESQUIRE  
334 W. Front St.  
Media, PA 19063

Apr. 12

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2023-010901

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 c/o U.S. BANK  
TRUST NATIONAL ASSOCIATION,  
Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MOMODU KUYATEH, Defendants

COMPLAINT IN MORTGAGE FORECLOSURE

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MOMODU KUYATEH, Defendants, 1143 CHESTNUT STREET, DARBY, PA 19023

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 c/o U.S. BANK TRUST NATIONAL ASSOCIATION, 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-2023-010901, seeking to foreclose the mortgage secured on your property located, 1143 CHESTNUT STREET, DARBY, PA 19023.

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 Street  
Media, PA 19063  
(610) 566-6625  
www.delcobar.org

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

Apr. 12

SERVICE BY PUBLICATION

OFFICE OF THE REGISTER OF WILLS OF DELAWARE COUNTY, PENNSYLVANIA NO. 2323-3839

IN RE: ESTATE OF FREDERICK GRANDIZIO, JR. a/k/a FREDERICK J. GRANDIZIO, DECEASED

RE: SECOND PETITION FOR RULE TO SHOW CAUSE WHY LETTERS OF ADMINISTRATION PENDENTE LITE SHOULD NOT BE GRANTED TO CARMEN T. GRANDIZIO

TO: LISA M. WALTZ, in her Capacity as Intestate Heir of Frederick Grandizio, Jr.; and JOHN GRANDIZIO, in his Capacity as Intestate Heir of Frederick Grandizio, Jr.

RULE

AND NOW, this 29<sup>th</sup> day of February, 2024, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED, that a Rule to Show Cause is issued and directed upon Lisa M. Waltz and John Grandizio to show cause why this Petition should not be granted. In addition to serving the parties at their addresses, Service of Process by Publication has been authorized pursuant to Rule 430(b) of the Pennsylvania Rules of Civil Procedure.

Respondent(s) shall submit a written response on or before the 17<sup>th</sup> day of April, 2024, 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 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.

/s/ BY THE REGISTER OF WILLS  
VINCENT A. RONGIONE, ESQUIRE  
Register of Wills and  
Clerk of Orphans' Court

Apr. 12

**JUDGMENT NOTICES**

JUDGMENTS, VERDICTS, LIENS, WAIVER OF LIENS and OTHER MATTERS ENTERED IN THE JUDGMENT INDEX IN THE OFFICE OF JUDICIAL SUPPORT AT MEDIA, PENNA.

The Name of the person against whom such entry is made in each case appears first, followed by the Name of the person in whose favor the entry is made and the amount. Details concerning the Nature of the entry are available in the Judicial Support record.

The Judgment Index in the Judicial Support office at Media discloses that the following judgments, verdicts, liens, waiver of liens and other matters have been entered on the dates indicated.

**Accuracy of the entries  
is not guaranteed**

Maffei, Jessica, CmwltH Dept of Revenue, 6/26/2023, \$2,629.88  
Magness & Sons General Contracting, CmwltH of PA Department of Revenue, 12/18/2023, \$528.79  
Magnin, Jeneen, City of Chester, 9/6/2023, \$916.31  
Magnin, Joseph, City of Chester, 9/6/2023, \$916.31  
Mahoney & Mahoney Landscaping Inc, Commonwealth Department of Revenue, 11/29/2023, \$5,042.45  
Mahoney, Scott P, Internal Revenue Service, 8/29/2023, \$12,884.47

Majcher, Eric, Eddystone Borough, 8/8/2023, \$301.50  
Malcolm, Langston Albert, Probation Dept of Delaware County, 6/20/2023, \$972.50  
Malik, Khaled, Commonwealth Department of Revenue, 11/3/2023, \$2,319.66  
Malik, Khaled, Commonwealth of PA Department of Revenue, 11/3/2023, \$2,764.87  
Malik, Khaled, Internal Revenue Service, 9/28/2023, \$40,556.63  
Mannan, Abdul, Delcora, 9/11/2023, \$188.31  
Mannan, Abdul, Delcora, 9/11/2023, \$3,098.36  
Mannan, Abdul, Delcora, 9/11/2023, \$365.90  
Marchese, Danielle, Township of Aston, 12/28/2023, \$460.50  
Marchese, Danielle, Township of Aston, 12/28/2023, \$460.50  
Marchese, Michael C, Township of Aston, 12/28/2023, \$460.50  
Marchese, Michael C, Township of Aston, 12/28/2023, \$460.50  
Marchetti, John, Borough of Darby, 9/29/2023, \$716.28  
Marchetti, John, Darby Borough, 9/29/2023, \$689.13  
Marchetti, Ralph M, Probation Dept of Delaware County, 10/11/2023, \$1,421.50  
Marhoum, Abdelaziz G, Township of Upper Darby, 10/24/2023, \$451.40  
Marhoum, Abdelaziz G, Township of Upper Darby, 10/24/2023, \$518.65  
Marhoum, Abdelaziz G, Township of Upper Darby, 10/24/2023, \$518.65  
Marhoum, Abdelaziz G, Upper Darby Township, 10/24/2023, \$376.65  
Marhoum, Abdelaziz G, Upper Darby Township, 10/24/2023, \$378.20  
Marhoum, Abdelaziz G, Upper Darby Township, 10/24/2023, \$378.20  
Marker, Elaine T, Southwest Delaware County Municipal Authority, 8/18/2023, \$783.10  
Martin, Kelli A, Delcora, 12/26/2023, \$268.71  
Masterpieces Fine Art & Custom Frame, Commonwealth of Pennsylvania Department of Revenue, 11/3/2023, \$3,113.15  
Mastroianni, Christina, Chester City, 12/28/2023, \$12,979.00  
Mathai, Kurian, Upper Darby Township, 12/20/2023, \$189.10

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

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

**BOROUGH**  
Brookhaven 39  
Collingdale 13, 17, 32, 34  
Lansdowne 6  
Marcus Hook 12  
Prospect Park 23  
Ridley Park 10  
Sharon Hill 26  
Yeadon 11

**CITY**  
Chester 14

**TOWNSHIP**  
Aston 16, 29  
Haverford 7  
Lower Chichester 38  
Marple 37  
Nether Providence 35  
Radnor 21  
Ridley 8  
Tinicum 1, 5, 9  
Upper Chichester 25  
Upper Darby 2, 3, 4, 15, 18, 22,  
24, 27, 30, 31, 33, 36  
Upper Providence 28

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. 010543A 1. 2016**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 215 Chippewa Street, Lester, PA 19029.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Patricia F. Giordano, Kenneth D. Norcutt and United States of America.

Hand Money \$8,694.80

Dana Marks et al., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 003293 2. 2022**

**MORTGAGE FORECLOSURE**

Property situated in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on July 8, 2010, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 4767, at page 2307, as Instrument No. 2010038104.

Folio No. 16-08-01068-00

BEING known as 842 Fairfax Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Maria D. Southard, deceased.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

No. 006212 3. 2022

**MORTGAGE FORECLOSURE**

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

Dimensions: Hse Gar 15 x 60

BEING Premises: 7100 Emerson Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Carletta G. Ward.

Hand Money \$6,220.81

Pincus Law Group, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 003904A 4. 2021

**MORTGAGE FORECLOSURE**

Property situated in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on December 27, 2000, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 2106, at page 981.

Folio No. 16-05-00835-00

BEING known as 632 Merion Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jeanine M. MacWilliams.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

No. 000099 5. 2020

**MORTGAGE FORECLOSURE**

Property situated in the Township of Tincicum, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on September 17, 1991, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 882, at page 594.

Folio No. 45000144900 and 45000145000

BEING known as 210-212 Powhattan Avenue, Essington, PA 19029.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Helen J. Maenner.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

No. 006878 6. 2023

**MORTGAGE FORECLOSURE**

Judgment Amount: \$95,420.16

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

Front: Irregular Depth: Irregular

BEING Premises: 88 East Stewart Avenue, Lansdowne, PA 19050.

Folio Number: 23000304000

IMPROVEMENTS CONSIST OF: residential property.



SOLD AS THE PROPERTY OF: Jan E. Lewis.

Hand Money \$9,542.02

Kevin T. Tonzczyn, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 006859 7. 2019**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$90,065.80

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

Front: 52 ft Depth: 117 ft

BEING Premises: 1617 Hampton Road, Havertown, PA 19083.

Folio Number: 22-07-00590-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Miranda Tsang.

Hand Money \$9,006.58

Christopher A. DeNardo, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 006558 8. 2023**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$258,216.25

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

Front: Irregular Depth: Irregular

BEING Premises: 115 Norwood Avenue, Holmes, PA 19043.

Folio Number: 38040156801

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jonathan Wallace and Svetlana Wallace.

Hand Money \$25,821.63

Samantha Gable, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 003882 9. 2023**

**MORTGAGE FORECLOSURE**

12 Seneca Street  
Essington, PA 19029

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Laura A. Bishop, in her capacity as Heir of George S. Hutchins.

Hand Money \$10,767.18

RAS Citron, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 000791 10. 2023**

**MORTGAGE FORECLOSURE**

Property in the Borough of Ridley Park, County of Delaware, Commonwealth of Pennsylvania.

BEING Folio No. 37000166800.

BEING Premises: 30 W Ridley Avenue, Ridley Park, Pennsylvania 19078,

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jennifer M. Torpey.

Hand Money \$19,713.11

McCabe, Weisberg & Conway, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 009158 11. 2021**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 48000309700.

BEING Premises: 1112 Serrill Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Marie P. Spicer.

Hand Money \$22,127.24

McCabe, Weisberg & Conway, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 009628 12. 2022**

**MORTGAGE FORECLOSURE**

1008 McClenachan Terrace  
Marcus Hook, PA 19061

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Susan A. Ferrara a/k/a Susan Alice Ferrara a/k/a Susan Ferrara, deceased.

Hand Money \$8,477.57

RAS Citron, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 003047 13. 2023**

**MORTGAGE FORECLOSURE**

1015 Andrew Avenue  
Collingdale, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Wendy A. Peterson a/k/a Wendy Ann Peterson, deceased.

Hand Money \$3,151.32

RAS Citron, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 000254 14. 2023**

**MORTGAGE FORECLOSURE**

231 E. Avon Road  
Chester, PA 19015

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Horace A. Collier Jr., a/k/a Horace J. Collier Jr., deceased.

Hand Money \$14,642.04

RAS Citron, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 004290 15. 2023**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware and Commonwealth of PA on the beginning at a point on the Northeasterly side of Margate Road.

Front: IRR Depth: IRR

BEING Premises: 213 Margate Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Tyrin L. Sherwood.

Hand Money \$10,659.74

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 008012 16. 2023**

**MORTGAGE FORECLOSURE**

Property situated in the Township of Aston, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on December 28, 2007, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 4271, at page 0473, as Instrument No. 2007109332.

Folio No. 02000216800

BEING known as 12 Rosalie Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Nancy Coan.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 008178 17. 2023**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 642 Rively Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Olive Yeah Myers fka Watchen Johnson.

Hand Money \$16,012.25

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 007522 18. 2023**

**MORTGAGE FORECLOSURE**

Property in Drexel Hill a/k/a Upper Darby Township, County of Delaware, Commonwealth of Pennsylvania.

BEING Premises: 460 Lombardy Road, Drexel Hill, a/k/a Upper Darby Township, PA 19026-1329.

Parcel Nos. 16090105700

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Gerald J. Gallagher a/k/a Gerald Gallagher.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 006424 21. 2023**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 109S Radnor Rd, Radnor, PA 19087.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christine M. Kline and John C. Kline, wife and husband.

Hand Money \$41,634.35

Brock & Scott, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 007210 22. 2023**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware and Commonwealth of PA on the Easterly side of Wycombe Avenue.

Front: IRR Depth: IRR

BEING Premises: 219 North Wycombe Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Diana Mainardi.

Hand Money \$12,157.48

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 006661 23. 2023**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 630 17th Avenue, Prospect Park, PA 19076.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lisa Friedberg.

Hand Money \$14,254.39

Brock & Scott, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 002455 24. 2023**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware and Commonwealth of PA on the South side of Cleveland Avenue.

Front: IRR Depth: IRR

BEING Premises: 7020 Cleveland Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Faith Boose.

Hand Money \$2,355.21

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 004138 25. 2023**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Chichester, County of Delaware and Commonwealth of PA on the beginning at a point on the Southeasterly side of Carver Road.

Front: IRR Depth: IRR

BEING Premises: 1049 Excelsior Drive, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael Caple.

Hand Money \$21,881.79

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 008382 26. 2022**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$138,406.93

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

Front: Irregular Depth: Irregular

BEING Premises: 314 Felton Avenue, Sharon Hill, PA 19079.

Folio Number: 41-00-00861-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Shirley Wilson.

Hand Money \$13,840.69

Christopher A. DeNardo, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 003513 27. 2023**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, described according to a survey and plan made by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania on October 23, 1964 and revised November 23, 1954, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ashland Avenue (60 feet wide) which point is measured North 24 degrees 58 minutes West, 44.59 feet from a point, which point is measured on the arc of a circle curving to the left, having a radius of 25 feet the arc distance of 36.87 feet from a point on the Northwesterly side of Wynnbrook Road (50 feet wide); thence extending South 65 degrees 2 minutes West, 104.07 feet to a point; thence extending North 81 degrees 37 minutes 50 seconds West, 57.13 feet to a point; thence extending North 41 degrees 44 minutes East, 65.22 feet to a point; thence extending North 65 degrees 2 minutes East, 85.72 feet to a point on the Southwesterly side of Ashland Avenue; thence extending along the Southwesterly side of Ashland Avenue South 24 degrees 58 minutes East, 60 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 96.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Anthony C. Sulpizio, Jr. a/k/a Anthony Sulpizio and Mackenzie Sulpizio.

Hand Money \$17,046.86

Law Office of Gregory Javardian, LLC, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 004648B 28. 2019**

**MONEY JUDGMENT**

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

BEING Premises: 109 Parkview Circle, Media, PA 19063.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John Taddei, Stacy Taddei.

Hand Money \$4,000.00

Richard O'Neill, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 004886A 29. 2019**

**MORTGAGE FORECLOSURE**

Property in the Township of Aston, County of Delaware and Commonwealth of PA on the Northeasterly side of Morgan Road.

Front: IRR Depth: IRR

BEING Premises: 23 Morgan Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Craig M. Huska.

Hand Money \$28,916.09

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 009344 30. 2023**

**MORTGAGE FORECLOSURE**

7828 Westview Avenue  
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Prayva Hussain.

Hand Money \$3,501.10

Orlans PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 004600 31. 2023**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Property: 1712 South State Road, Upper Darby, PA 19082.

BEING the same premises which Ronald E. Slaughter (Executor of the Estate of Ruth Slaughter), by Deed dated September 16, 2022 and recorded February 15, 2023 in and for Delaware County, Pennsylvania in Deed Book Volume 6888, page 5018, granted and conveyed unto Sir Naseem H. Slaughter.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Sir Naseem H. Slaughter.

Hand Money \$17,171.22

Katherine M. Wolf, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 008886 32. 2022**

**MORTGAGE FORECLOSURE**

Property in the Borough of Collingdale, County of Delaware and Commonwealth of PA on the beginning at a point on the Southeasterly side of Rively Avenue.

Front: IRR Depth: IRR

BEING Premises: 448 Rively Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jennifer Auge.

Hand Money \$8,961.99

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 006461 33. 2023**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, and described according to a Plan of Lots surveyed for James J. Andrien by Damon and Foster, Civil Engineers, Upper Darby, Pennsylvania, February 10, 1925, and more particularly described as follows, to wit:

BEGINNING at a point in the center line of Fairview Avenue (40 feet wide) at the distance of 370 feet on a course North 20 degrees, 3 minutes, 20 seconds East, measured from the intersection of the center line of Fairview Avenue (40 feet wide) with the center line of Lenox Avenue (40 feet wide); thence along the center line of Fairview Avenue (40 feet wide), North 20 degrees, 3 minutes, 20 seconds East, 25 feet and extending of that width in length or depth between parallel line at a right angles to said center line of Fairview Avenue the Northeasterly line thereof passing through the center of a party wall between this and the premises adjoining on the Northeast and the Southeasterly line thereof passing through a joint driveway on a course North 69 degrees, 56 minutes, 40 seconds West, 110 feet.

TOGETHER with the free and common use, right, liberty and privilege in common with the owners, tenants or occupiers of the adjoining lot or ground to the South thereof of a certain driveway extending Eastward and Westward between the two properties and intended for the use of each thereof now and forever.

More Commonly known as 128 N. Fairview Avenue, Upper Darby Township, PA 19082.

BEING Folio No. 16-06-00333-00.

TITLE to same premises is vested in Joseph Wilson and Kimberly Reddick, their heirs and assigns, as joint tenants with right of survivorship, by Deed from Brian J. Rogers and Mary P. O'Neill a/k/a Mary P. Rogers, dated 9/30/2002, and recorded on 10/11/2002, in the Delaware County Recorder of Deeds Office in Book 02554, page 0192 Instrument Number 2002109011.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph Wilson, Kimberly Reddick-Wilson a/k/a Kimberly Reddick.

Hand Money \$11,150.61

Parker McCay, P.A., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 001568A 34. 2023**

**MORTGAGE FORECLOSURE**

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

BEING Lots Nos. 258 and 259 on Plan of lots of the Clifton Land.

Front: 50 Depth: 100

BEING Premises: 1117 Chestnut Street, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: Improved single-family residential property.

SOLD AS THE PROPERTY OF: 1117 Chestnut Street, LLC.

Hand Money \$21,525.50

James T. Shoemaker, Esquire, Attorney Hourigan, Kluger & Quinn, PC

**JERRY L. SANDERS, JR., Sheriff**

**No. 006098B 35. 2017**

**MORTGAGE FORECLOSURE**

The Real Estate, which is the subject matter of the Complaint, is situate in the Township of Nether Providence, County of Delaware and Commonwealth of Pennsylvania.

BEING known as 319 Pritchard Lane, Wallingford, PA 19086, DBV 5542, page 883, Parcel Number 34-00-02080-04.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Kim A. Tilghman.

Hand Money \$33,493.64

Lois M. Vitti, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 008759A 36. 2022**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 403 Winfield Ave., Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Irene M. Oliver.

Hand Money \$13,648.00

Brock & Scott, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**



No. 008904 37. 2023

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Marple, County of Delaware and Commonwealth of Pennsylvania, as shown on a Plan for Frank Albani, made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated the 5th day of June A.D., 1961 and revised on the 9th day of October A.D., 1961, being bounded and described as follows:

BEGINNING at a point on the Southwesterly side of North Marple Road, 50 feet wide, said point being located by the following four courses and distances from the intersection of the center line and title line of said North Marple Road with the center line of Darby Creek Road, 50 feet wide: (1) extending along the said center line of said North Marple Road North 71 degrees 11 minutes West, 369.47 feet to a point of curve; and (2) still by same by the arc of a circle of 763.94 feet radius curving Northwestwardly in a clockwise direction, an arc distance of 179.55 feet to a point of tangency and (3) still along said center line North 57 degrees 43 minutes West, 158.66 feet to a point; and (4) leaving said center line South 5 degrees 11 minutes 52 seconds West, 28.08 feet to the point to a point of curve; thence by the arc of a circle of 30.60 feet radius curving Southwardly in a clock wise direction an arc distance of 42.21 feet to a point of reverse curve on the Northwesterly side of a proposed 50 feet wide road; thence along the same by the arc of a circle of 175 feet radius, curving Southeastwardly in a counter-clockwise direction an arc distance of 147.19 feet to a point of reverse curve; thence by the arc of a circle of 125 feet radius curving Southwardly in a clockwise direction, an arc distance of 105.13 feet to a point; thence North 69 degrees 41 minutes West, 175.61 feet to a point in line of lands now or late of Alfred E. Troncelliti; thence by said lands North 19 degrees 47 minutes 31 seconds East, 69.33 feet to a pipe; thence North 5 degrees 11 minutes 52 seconds East, 214.52 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 1 on said Plan.

BEING Premises: 475 Marple Road, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lily Lee and Hyunki Kim, the United States of America.

Hand Money \$31,539.10

Law Office of Gregory Javardian, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 002655 38. 2023

**MORTGAGE FORECLOSURE**

Property situated in the Township of Lower Chichester, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on May 1, 2007, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 4089, at page 1232, as Instrument No. 2007038473.

Folio No. 08-00-01049-00

BEING known as 1530 Summit Street, Linwood, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Rene A. Ortiz.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

No. 007135A 39. 2019

**MORTGAGE FORECLOSURE**

1534 Rainer Road  
Brookhaven, PA 19015

Property in the Township of Chester,  
County of Delaware and State of Penn-  
sylvania.

IMPROVEMENTS CONSIST OF: resi-  
dential dwelling.

SOLD AS THE PROPERTY OF: Tiffany  
Matthews.

Hand Money \$10,904.55

RAS Citron, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

Mar. 29; Apr. 5, 12

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