

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**ANDREW RAYMOND ANDL a/k/a****ANDREW R. ANDL**, dec'd.Late of the Township of Haverford,
Delaware County, PA.Extr.: Deborah Louise Schwenk
(Named in Will as Deborah Schwenk)
c/o Sally A. Farrell, Esquire, 17 W.
Miner St., West Chester, PA 19382.**SALLY A. FARRELL**, ATTY.

MacElree Harvey, Ltd.

17 W. Miner St.

West Chester, PA 19382

ROBERT ARTHUR AUCLAIR**a/k/a ROBERT A. AUCLAIR and
ROBERT AUCLAIR**, dec'd.Late of the Borough of Media,
Delaware County, PA.Extrs.: Allison Rebecca Marshaleck
(Named in Will as Allison R.
Marshaleck) and Stephen Vincent
Bottiglieri (Named in Will as Stephen
V. Bottiglieri), 899 Cassatt Rd., Ste.
320, Berwyn, PA 19312.**NICHOLAS W. STATHES**, ATTY.

Toscani, Stathes & Zoeller, LLC

899 Cassatt Rd.

Ste. 320

Berwyn, PA 19312

DOROTHEA E. CARLIN a/k/a**DOROTHEA CARLIN**, dec'd.Late of the Township of Haverford,
Delaware County, PA.Extr.: Rose Helen Keath c/o David J.
Moloznik, Esquire, 45 Brennan Dr.,
Bryn Mawr, PA 19010.**DAVID J. MOLOZNIK**, ATTY.Law Offices of David J. Moloznik
45 Brennan Dr.

Bryn Mawr, PA 19010

TERESA ANN CASTAGNA, dec'd.Late of the Township of Lower
Chichester, Delaware County, PA.

Admr.: Vincent C. Castagna, 111

Edward St., Linwood, PA 19061.

DEBORAH A. CHOATE, dec'd.Late of the Township of Upper Darby,
Delaware County, PA.Admr.: William J. Ruggieri, Jr., 25
Acoma Lane, Collegeville, PA 19426.**EMINDA M. COLAMECO**, dec'd.Late of the Township of Springfield,
Delaware County, PA.Extrs.: Robert A. Colameco and Joann
M. Colameco (Named in Will as Joann
Colameco) c/o Nicholas M. Orloff,
Esquire, 1 W. Third St., Media, PA
19063.**NICHOLAS M. ORLOFF**, ATTY.

Orloff Law

1 W. Third St.

Media, PA 19063

MICHAEL JOSEPH CRANE**a/k/a MICHAEL J. CRANE and
MICHAEL CRANE**, dec'd.Late of the Township of Ridley,
Delaware County, PA.Extr.: Alexander D. Crane, 616
Michigan Ave., Swarthmore, PA 19081.**JUNE ELIZABETH CURLEY a/k/a****JUNE E. CURLEY**, dec'd.Late of the Township of Springfield,
Delaware County, PA.Admr. Pendente Lite: Elizabeth
T. Stefanide, Esquire, 338 West
Baltimore Avenue, Media, PA 19063.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063**JOHN DAVID DAVIES a/k/a JOHN D.****DAVIES**, dec'd.Late of the Borough of Morton,
Delaware County, PA.Admx.: Kathleen Dellavecchia, 19
Overlook Circle, Media, PA 19063.**DOROTHY MARIE DUNN**, dec'd.Late of the Borough of Media,
Delaware County, PA.Extr.: Denise Miller c/o Dana M.
Breslin, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.**DANA M. BRESLIN**, ATTY.

3305 Edgmont Ave.

Brookhaven, PA 19015

WENDY CAROL EISENHOFER, dec'd.Late of the Township of Newtown,
Delaware County, PA.

Extx.: Amy Cait Eisenhower 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

JAMES M. FREELAND, SR., dec'd.
Late of the City of Chester, Delaware
County, PA.
Extr.: James M. Freeland, Jr. c/o Mark
S. Pinnie, Esquire, 844 E. Street Road,
P.O. Box 5, Westtown, PA 19395.
MARK S. PINNIE, ATTY.
Barnard, Mezzanotte, Pinnie &
Seelaus, LLP
844 E. Street Road
P.O. Box 5
Westtown, PA 19395

PAUL G. GAVAR, JR., dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Eric P. Gavar c/o Jamison C.
MacMain, Esquire, 118 W. Market
Street, Suite 300, West Chester, PA
19382-2928.
JAMISON C. MacMAIN, ATTY.
Buckley Brion McGuire & Morris LLP
118 W. Market Street
Suite 300
West Chester, PA 19382-2928

**RONNIE MARTHA GOOD a/k/a
RONNIE M. GOOD and RONNIE
GOOD,** dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Brodie Harlan Good 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

WHARTON JESSE HIRST, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Robert A. Carpenter, Jr., 421
Sherman Rd., Springfield, PA 19064.
GUY F. MATTHEWS, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, PC
300 W. State St.
Ste. 300
Media, PA 19063

FLORENCE B. KASSAB, dec'd.
Late of the Borough of Swarthmore,
Delaware County, PA.
Extx.: Cynthia Kassab LaROSA c/o
Michael LaRosa, Esquire, 959 West
Chester Pike, Havertown, PA 19083.
MICHAEL LaROSA, ATTY.
LaRosa Law Firm
959 West Chester Pike
Havertown, PA 19083

DONALD A. KIDDER, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extxs.: Susan D. Kidder and Linda
Kidder Yarlott (Named in Will as
Linda Kidder) 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

MARILYN H. KRALL, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Timothy J. Krall c/o Scott Hoh,
Esquire, 606 North 5th St., Reading,
PA 19601.
SCOTT HOH, ATTY.
606 North 5th St.
Reading, PA 19601

**ROBERTA V. LYNAM-WALLACE
a/k/a ROBERTA VIRGINIA
LYNAM-WALLACE,** dec'd.
Late of the Township of Concord,
Delaware County, PA.
Admr.: Christopher Allan Lynam, 92
Mendenhall Dr., Glen Mills, PA 19342.

HUGH A. MacDONALD, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extx.: Marguerite D. MacDonald c/o
Jonathan E. Becker, Esquire, 300 W.
State St., Ste. 300, Media, PA 19063.
JONATHAN E. BECKER, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

MARTIN J. MALLOY, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: James Joseph Malloy 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

**ANN McKENNA a/k/a ANN MARIE
McKENNA and ANN HAWRYLAK,**
dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Extx.: Marianne Marie Oronzio, 255
Highland Ave., Glen Riddle, PA 19063.

JOYCE A. MOORE, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Joel Belcher, 4320 Oak Chase
Dr., Keller, TX 76244.

WILLIAM MARTIN MURPHY, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Admxs.: Megan Rose Knapp and
Shannon Grace Murphy, 320 S. Olive
Street, Rear, Media, PA 19063.

**AFRODITE NAZIRIDES a/k/a AFRO
NAZIRIDES and APHRODITE
NAZIRIDES,** dec'd.
Late of the Borough of Swarthmore,
Delaware County, PA.
Extrs.: Michael Nazirides and
Marianthe Geroulanos 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

ANNE T. NICHOLS, dec'd.
Late of the Township of Edgmont,
Delaware County, PA.
Revocable Trust of Anne T. Nichols
Dated June 26, 2002 as Amended and
Restated on October 30, 2024.
Trustee: James H. Nichols, Jr., 535
Gradyville Rd., V-198, Newtown
Square, PA 19073-2812.
DOUGLAS L. KAUNE, ATTY.
Unruh Turner Burke & Frees
120 Gay St.
P.O. Box 289
Pheonixville, PA 19460

MARC NIEGOWSKI, dec'd,
Late of the Borough of Media,
Delaware County, PA.
Extx.: Jane Niegowski (Named in Will
as Emma Jane Niegowski) c/o Richard
B. Bateman, Jr., Esquire, 113 N. Olive
St., 1st Fl., Media, PA 19063.

RICHARD B. BATEMAN, JR., ATTY.
Law Office of Richard B. Bateman, Jr.
113 N. Olive St.
1st Fl.
Media, PA 19063

**CHIDI CHARLES NWACHUKWU
a/k/a CHIDI C. NWACHUKWU,**
dec'd.
Late of the Borough of Darby,
Delaware County, PA.
Admxs.: Teri M. Yaqar, 239 Rice Dr.,
Bear, DE 19701 and Eleanor Nneoma
Chuta, 5216 Klein Orchard Dr.,
Houston, TX 77066.
DAVID V. BOGDAN, ATTY.
2725 West Chester Pike
Broomall, PA 19008

KATHRYN L. SAMMARTINO, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extrs.: Frank J. Sammartino and
Joan Sammartino Turner c/o Denis A.
Gray, Esquire, Carriage House, 115
Bloomingdale Ave., Ste. 100, Wayne,
PA 19087.
DENIS A. GRAY, ATTY.
Palmer & Gray LLP
Carriage House
115 Bloomingdale Ave.
Ste. 100
Wayne, PA 19087

**FRANCIS W. WALLIN a/k/a FRANCIS
WALTER WALLIN,** dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Daniel Wallin, 1015 Lincoln
Avenue, Springfield, PA 19064.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

**HELEN YOHN a/k/a HELEN MARIE
YOHN a/k/a HELEN M. YOHN and
HELEN MARIE V. YOHN,** dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: MacElree Harvey, Ltd., 17 W.
Miner St., West Chester, PA 19382.
SALLY A. FARRELL, ATTY.
MacElree Harvey, Ltd.
17 W. Miner St.
West Chester, PA 19382

SECOND PUBLICATION

DAVID ANTONICELLO, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Admx.: Oksana Antonicello, 7 Amanda
Dr., Broomall, PA 19008.

JOANNE MICHELLE BALKOW, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Admr.: Daniel J. Hudson, 608 E.
Vernon Rd., Philadelphia, PA 19119.
JAMIE SHUSTER MORGAN, ATTY.
Fendrick Morgan LLC
1950 Route 70
Ste. 200
Cherry Hill, NJ 08003

LARAINÉ A. BANKS, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: James E. Banks, Jr. c/o
Christina B. Roberts, Esquire, 3305
Edgmont Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

FLORENCE M. BATTEN a/k/a

FLORENCE BATTEN, dec'd.
Late of the Borough of Glenolden,
Delaware County, PA.
Extr.: Robert A. Batten, Jr. c/o Sam S.
Auslander, Esquire, 300 W. State St.,
Ste. 300, Media, PA 19063.
SAM S. AUSLANDER, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, PC
300 W. State St.
Ste. 300
Media, PA 19063

KATHLEEN A. BONADUCE, dec'd.

Late of the Borough of Marcus Hook,
Delaware County, PA.
Extr.: Toni M. Bonaduce-Loughead c/o
Michael J. Mattson, Esquire, 21 W.
Front St., Media, PA 19063.
MICHAEL J. MATTSON, ATTY.
Musi, Mattson, Daubenberger &
Clark, LLP
21 W. Front St.
Media, PA 19063

BARBARA JOAN BRASKO a/k/a

BARBARA BRASKO, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Co-Extrs.: Jane Brasko Kelly and
Noel Francis Kelly a/k/a Noel Kelly
c/o William P. Lincke, Esquire, 230 N.
Monroe Street, Media, PA 19063.

RICHARD J. BRYANT, II a/k/a

RICHARD J. BRYANT, JR., dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Elaine J. Hubbell (Named in
Will as Elaine Hubbell), 103 Mulberry
St., Darby, PA 19023.

NICHOLAS J. CANIGLIA, ATTY.
Pierce, Caniglia & Taylor
125 Strafford Ave.
Ste. 110
Wayne, PA 19087

WILLFORD T. CHARTIER, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extr.: Debra Chartier Smith c/o
Christina B. Roberts, Esquire, 3305
Edgmont Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

LYDIA V. CIMINO, dec'd.

Late of the Township of Marple,
Delaware County, PA.
Extr.: Carolyn Cimino, 402 Redhill
Drive, Broomall, PA 19008.

NANCY JANE CORNELIUS a/k/a

NANCY H. CORNELIUS, dec'd.
Late of the Township of Edgmont,
Delaware County, PA.
Extr.: The Bryn Mawr Trust Company
c/o Carol R. Livingood, Esquire, 130 W.
Lancaster Ave., P.O. Box 191, Wayne,
PA 19087-0191.
CAROL R. LIVINGOOD, ATTY.
Timoney Knox, LLP
130 W. Lancaster Ave.
P.O. Box 191
Wayne, PA 19087

JEANNE MARIE CURRIE, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Co-Extrs.: Mary Gallagher and John
Carrie, III.
CARRIE WOODY, ATTY.
Woody Law Offices
110 West Front Street
Media, PA 19063

PATRICIA DOWNS a/k/a PATRICIA

L. DOWNS, dec'd.
Downs, Patricia a/k/a Downs, Patricia
L. late of the Borough of Media,
Delaware County, PA. George J.
Downs, III, c/o Paul J. Perpiglia,
Esq., Perpiglia & Assocs., PC, 1332
Jackson St., Philadelphia, PA 19148,
Administratrix, c.t.a. First named
Executor George J. Downs, Sr. having
passed on 1/18/2021 and the alternate
Executrix having passed on 9/20/2024.
PAUL J. PERPIGLIA, ATTY.
Perpiglia & Assocs., PC
1332 Jackson St.
Philadelphia, PA 19148

PATRICIA ELLEN ENGELBRECHT,
dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extr.: David J. Engelbrecht, 237
Fawnhill Road, Broomall, PA 19008.

CLAUDIA FERGUSON, dec'd.

Late of the City of Chester, Delaware
County, PA.
Admr.: Robert E. Ferguson c/o Jacquie
Jones, Esquire, 215 N. Olive Street,
Ste. 202, Media, PA 19063.
JACQUIE JONES, ATTY.
215 N. Olive Street
Ste. 202
Media, PA 19063

ANTHONY L. FREEDMAN, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Admr.: Hernando A. Trujillo, 139
Lathrop Ct., Kingston, PA 18704.

ROBERT M. FRITZ, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extx.: Deirdre A. Rosado.
WILLIAM HABURCAK, ATTY.
755 North Monroe Street
Media, PA 19063

**JOSEPH JOHN FYNES a/k/a JOE
FYNES and JOSEPH J. FYNES,**
dec'd.

Late of the Borough of Darby,
Delaware County, PA.
Extx.: Lynn I. Fynes, 1025 Tremont
Dr., Glenolden, PA 19036.

DOROTHY T. GAUNTLETT, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extr.: Robert Christian Gauntlett, Jr.
c/o Michaelangelo Dippolito, Esquire,
712 Kimberton Road, Chester Springs,
PA 19425.

MICHAELANGELO DIPPOLITO,
ATTY.

712 Kimberton Road
Chester Springs, PA 19425

JOSEPH M. GRANEY, SR. a/k/a**JOSEPH M. GRANEY,** dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extx.: Patricia Elizabeth Herron
(Named in Will as Patricia Herron)
c/o Joseph N. Frabizzio, Esquire, 2200
Renaissance Blvd., Ste. 270, King of
Prussia, PA 19406.

JOSEPH N. FRABIZZIO, ATTY.

Robson & Robson P.C.
2200 Renaissance Blvd.
Ste. 270
King of Prussia, PA 19406

CHRISTOPHER F.X. HANNAN a/k/a**CHRISTOPHER HANNAN,** dec'd.

Late of the Township of Aston,
Delaware County, PA.
Admx.: Jacqueline Hannan, 3 Brinton
Avenue, Media, PA 10963.

BERNADINE MARIE HAYNES, dec'd.

Late of the Borough of Darby,
Delaware County, PA.
Admr.: Richard Michael Sand c/o Bess
M. Collier, Esquire, 820 Homestead
Rd., Jenkintown, PA 19046.
BESS M. COLLIER, ATTY.
Feldman, Feldman & Collier, LLP
820 Homestead Rd.
Jenkintown, PA 19046

HENRY FREDERICK HECKROTH,
dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: Richard Heckroth, 6 Mars Rd.,
Neward, DE 19711.

MUBEEN BANO KHAN a/k/a**MUBEEN KHAN,** dec'd.

Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Imran Ahmed c/o Lesley M.
Mehalick, Esquire, 30 Cassatt Ave.,
Berwyn, PA 19312.
LESLEY M. MEHALICK, ATTY.
McAndrews, Mehalick, Connolly, Hulse
& Ryan P.C.
30 Cassatt Ave.
Berwyn, PA 19312

ANGELINA M. MACCARIO, dec'd.

Late of the Township of Marple,
Delaware County, PA.
Personal Representative: Michael
LaRosa, 959 West Chester Pike,
Havertown, PA 19083.
MICHAEL LaROSA, ATTY.
LaRosa Law Firm
959 West Chester Pike
Havertown, PA 19083

MARY G. MALLAS a/k/a MARY**GEORGE MALLAS,** dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extx.: Jamie Mallas Wilson (Named
in Will as Jamie M. Wilson) c/o John
Yanoshak, Esquire, 17 E. Front St.,
P.O. Box 626, Media, PA 19063-0626.

JOHN YANOSHAK, ATTY.
Kaop Law
17 E. Front St.
P.O. Box 626
Media, PA 19063-0626

MELODY JANE MAZUK a/k/a

MELODY MAZUK, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Michael Cory Mazuk c/o
Matthew D. Gilbert, Esquire, 1275
Dummers Ln., Ste. 210, Wayne, PA
19087.
MATTHEW D. GILBERT, ATTY.
Gadsen Schneider & Woodward LLP
1275 Drummers Ln.
Ste. 210
Wayne, PA 19087

ANTHONY L. MELVIN, JR. a/k/a

ANTHONY LEO MELVIN, JR.,
dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Anthony A. Melvin c/o Brain
Baillie, Esquire, P.O. Box 502,
Broomall, PA 19008.
BRIAN BAILLIE, ATTY.
P.O. Box 502
Broomall, PA 19008

JOHN O'DONNELL a/k/a JACK

O'DONNELL, dec'd.
Late of the Borough of Morton,
Delaware County, PA.
Extr.: Kathleen Pfeffer, 216 W. Sylvan
Ave., Morton, PA 19070.

RUSSELL W. PATTON, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extr.: Kristin Carroll, 307 Harding
Ave., Milmont Park, PA 19033.

TEVINE PEN, dec'd.

Late of the Township of Havertown,
Delaware County, PA.
Admr.: Norene Pen c/o Michaelangelo
Dippolito, Esquire, 712 Kimberton
Road, Chester Springs, PA 19425.
MICHAELANGELO DIPPOLITO,
ATTY.
712 Kimberton Road
Chester Springs, PA 19425

JOSEPH J. PULCINELLA, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: Dorothy E. Pulcinella c/o John
Jay Wills, Esquire, 4124 Chichester
Ave., Boothwyn, PA 19061.

JOHN JAY WILLS, ATTY.
4124 Chichester Ave.
Boothwyn, PA 19061

**HELEN G. REYNOLDS a/k/a HELEN
GROPENBACHER REYNOLDS**,
dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Stephen A. Smith c/o John S.
Custer, Esquire, 7 Saint Albans Circle,
Newtown, Square, PA 19073.
JOHN S. CUSTER, ATTY.
Custer & Custer
7 Saint Albans Circle
Newtown Square, PA 19073

ROBERTA LEE STACK a/k/a

**ROBERT L. STACK and ROBERTA
STACK**, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: Michael Robert Stack, 1302
Radford Road, Wilmington, DE 19803.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

LILLIBETH C. VELASCO, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Sherwyn Velasco, 104
Woodlawn Avenue, Upper Darby, PA
19082.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

THIRD AND FINAL PUBLICATION

CATHERINE V. DONOHIE, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Therese A. Carnes, 43380
Hyland Hills St., South Riding, VA
20152-1768.

RUSSELL LAW, P.C., ATTYS.
3500 Reading Way
Huntingdon Valley, PA 19006

MARK A. GALLAGHER, JR., dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Admr.: Brian J. Schnepf, 507 Apple
Tree Ln., Oxford, PA 19363.
MISTY A. TOOTHMAN, ATTY.
Twin Valley Law, PLLC
P.O. Box 235
Elverson, PA 19520

MARGARET M. GEHRLEIN, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Laurie S. Haines, 2750 Barley
Sheaf Rd., Coatsville, PA 19320.

NICOLAS F. METER, ATTY.
Meter Law Offices, LLC
1401 E. High St.
Pottstown, PA 19464

SERENA GILLIN, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Admr.: William Cruthers c/o James
Halligan, Esquire, 31 Rose Tree
Village, Media, PA 19063.
JAMES HALLIGAN, ATTY.
31 Rose Tree Village
Media, PA 19063

MARY JANE THORNTON GILROY
a/k/a MARY JANE T. GILROY a/k/a
MARY JANE GILROY and MARY J.
GILROY, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Mary Jane Schroeder, 1019
Dogwood Lane, West Chester, PA
19382.

ANGELA GROFF a/k/a ANGELA B.
GROFF, dec'd.
Late of the Borough of Norwood,
Delaware County, PA.
Extr.: Harold Gold Emerson (Named in
Will as Harold G. Emerson) c/o Andrew
Gavrin, Esquire, 306 Clairemont Rd.,
Villanova, PA 19085.
ANDREW GAVRIN, ATTY.
The Law Office of Andrew Gavrin
306 Clairemont Rd.
Villanova, PA 19085

ELIZABETH JOYCE McGOWAN,
dec'd.
Late of the Township of Newtown,
Delaware County, PA.
The McGowan Family Trust.
Trustees: Lizann McGowan-Killmeyer,
Mary Patricia Heilmann and Kelly
Ann Hill 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

JOANN P. MURRAY a/k/a JO ANN
PATRICIA MURRAY, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Co-Extrs.: John F. Murray and
Matthew P. Murray c/o William Adair
Bonner, Esquire, 40 Blossom Road,
Glen Mills, PA 19342.

WILLIAM ADAIR BONNER, ATTY.
40 Blossom Road
Glen Mills, PA 19342

WILLIAM BURR PECK a/k/a
WILLIAM B. PECK, dec'd.
Late of the Township of Bethel,
Delaware County, PA.
Extr.: Kevin W. Peck, 200 N. Deer Run
Dr., Lincoln University, PA 19352.

MARY ELIZABETH RESWEBER,
dec'd.
Late of the Borough of Swarthmore,
Delaware County, PA.
Admr.: Scott Andrew Resweber, 420 S.
Chester Rd., Swarthmore, PA 19081.

JOSEPH SAN FILIPPO, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Diane Mertsock c/o Dawn Getty
Sutphin, Esquire, 852 Eleventh Ave.,
Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
852 Eleventh Ave.
Prospect Park, PA 19076

WILLIAM F. SCHREPPLE a/k/a
WILLIAM FRANCIS SCHREPPLE,
dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extx.: Beverly M. Schrepple c/o John J.
Del Casale, Esquire, 300 W. State St.,
Ste. 207, Media, PA 19063-2639.
JOHN J. DEL CASALE, ATTY.
M. Mark Mendle, Ltd.
300 W. State St.
Ste. 207
Media, PA 19063-2639

THOMAS SEWELL a/k/a THOMAS
D. SEWELL and THOMAS DAVID
SEWELL, dec'd.
Late of the City of Chester, Delaware
County, PA.
Extr.: Roger Lamont Sewell c/o John
S. Custer, Jr., Esquire, 7 Saint Albans
Circle, Newtown Square, PA 19073.
JOHN S. CUSTER, JR., ATTY.
Custer & Custer, PLLC
7 Saint Albans Circle
Newtown Square, PA 19073

MARGARET L. SHIMKAITIS a/k/a
MARGARET WENNER, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Mark Shimkaitis, 2600 Willow
Street Pike N, Willow Street, PA
17584.

DONALD F. TONGE, dec'd.

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

Extr.: Leo A. Hackett, Jr., 13201 Sherburne Circle 104, Bonita Springs, FL 34135.

LEO A. HACKETT, JR., ATTY.

13201 Sherburne Circle 104

Bonita Springs, FL 34135

DANIELE LAKEESHA WILLIAMS, dec'd.

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

Admx.: Jacquelyne Ximines c/o Martin J. Pezzner, Esquire, 100 W. 6th St., Ste. 204, Media, PA 19063.

MARTIN J. PEZZNER, ATTY.

Gibson & Perkins, P.C.

100 W. 6th St.

Ste. 204

Media, PA 19063

JUDITH ANN YELLIN a/k/a JUDITH A. YELLIN, dec'd.

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

Extxs.: Talia Yellin Fisher and Elana Livneh c/o Amy J. Newnam, Esquire, 30 S. 17th St., #820, Philadelphia, PA 19103-4003.

AMY J. NEWNAM, ATTY.

Doolittle Williams, LLP

30 S. 17th St.

#820

Philadelphia, PA 19103-4003

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2026-005731

NOTICE IS HEREBY GIVEN THAT on June 16, 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 **Susan Lynne Ganbari** to **Susan Lynne VanAllen**.

The Court has fixed Tuesday, October 6, 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.

SHELLEY C. DUGAN, Solicitor

1215 W. Baltimore Pike

Suite 10

Media, PA 19063

Aug. 7, 14

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2026-006216

NOTICE IS HEREBY GIVEN THAT the Petition of MEGAN COLL, Mother of **I.M.M.**, a minor, in the above-named Court, praying for a Decree to change the minor's name to **I.M.C.** The Court has fixed 10/13/2026, at 9:00 a.m., Courtroom/Hearing Rm. TBA, Delaware County Courthouse, Media PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

L. THEODORE HOPPE, JR., Solicitor

Atty. for Petitioner

25 W. Second St.

2nd Fl.

Media, PA 19063

(610) 497-3579

Aug. 7, 14

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2026-004558

NOTICE IS HEREBY GIVEN THAT on May 7, 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 **Gwendolyn Lee Moody** to **Gwendolyn Moody**.

The Court has fixed Tuesday, October 6, 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.

LINDA BERMAN, Solicitor
303 W. Lancaster Ave.
#136
Wayne, PA 19087

Aug. 14, 21

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2026-005937

NOTICE IS HEREBY GIVEN THAT on June 25, 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 **Jennifer Elizabeth Stahl to Jennifer Elizabeth Paci-Stahl**.

The Court has fixed Tuesday, October 13, 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.

Aug. 7, 14

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2026-003765

NOTICE IS HEREBY GIVEN THAT on April 14, 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 **Angelina Stea to Angelina Vrobel-Jimenez**.

The Court has fixed Wednesday, September 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.

Aug. 14, 21

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.

VICS, Inc.

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

HARRY J. KARAPALIDES, Solicitor
42 Copley Road
Upper Darby, PA 19082

Aug. 14

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:

Andrew Greenleaf Memorial Foundation, Inc.

ANTHONY S. PINNIE, Solicitor
Kenneth R. Schuster & Assocs.
334 West Front Street
Media, PA 19063

Aug. 14

The name of the corporation is:

Friends of Upper Providence Parks and Recreation

ROBERT W. SCOTT, Solicitor
205 North Monroe Street
P.O. Box 468
Media, PA 19063

Aug. 14

CLASSIFIED AD

**Associate Attorney—Litigation
Media, PA**

Marcus & Hoffman, P.C., a well-established Media, Delaware County firm with over 25 years of practice in community association law, construction litigation, and real estate, is seeking an associate attorney with 5–15+ years of litigation experience.

What you'll need:

- Working knowledge of civil litigation practice from pleadings through trial including attending hearings, arbitrations, depositions, discovery and motion practice
- Strong research, writing, and organizational skills
- Ability to work independently as well as collaboratively as part of a team
- Familiarity with hourly billing

What we offer:

- Competitive salary
- Excellent office work environment, with opportunities for working remotely
- Private office and experienced support staff
- Vacation, sick time, and paid holidays
- Firm-sponsored medical and dental
- Matched 401(k) and Profit Sharing

To apply: Submit resume, writing sample, references, and salary requirements to resume@marcushoffman.com.

Aug. 7, 14, 21, 28

SERVICE BY PUBLICATION

IN THE OFFICE OF THE REGISTER
OF WILLS OF DELAWARE COUNTY,
PENNSYLVANIA
FILE: 2326-1594

IN RE: ESTATE OF SHELLY
LORRAINE WEIMER, DECEASED

RE: Petition to Appoint Administrator

RULE

AND NOW, this 20th day of July, 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 John E. Weimer to show cause why this Petition should not be granted.

Respondent(s) shall submit a written response on or before the 3rd day of September, 2026, via one or more of the following options: (1) U.S. mail at ATTN: Register of Wills, 201 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
VINCENT A. RONGIONE, ESQUIRE
Register of Wills and
Clerk of Orphans' Court

Aug. 7, 14

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2026-002034

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

WINDSTREAM CAPITAL LLC, Plaintiff
vs.

STEPHEN MORRISON, IN HIS
CAPACITY AS HEIR OF VIRGINIA K.
MORRISON; 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 VIRGINIA K. MORRISON Defendant, 810 PARK DR GLENOLDEN, PA 19036

You are hereby notified that Plaintiff, WINDSTREAM CAPITAL LLC, 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-2026-002034, seeking to foreclose the mortgage secured on your property located, 810 PARK DR., GLENOLDEN, PA 19036.

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

Aug. 14, 21

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-011669

ARBITRATION

AFAF COFFE LLC, MOHCINE AFAF,
Plaintiff
vs.
ABDELJALIL BOUDRAA, Defendant

LEGAL NOTICE

You are hereby notified that AFAF Coffee, LLC, Plaintiff, has commenced a civil action against you in the Court of Common Pleas of Delaware County, PA, at No. CV-2025-011669. The action arises from claims for breach of contract and related damages concerning construction and renovation work. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFO. ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFO. ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

SHINTIA RIVA, ESQUIRE
Spadea & Assoc., LLC
Atty. for Plaintiffs
1300 MacDade Blvd.
#1
Folsom, PA 19033
(610) 521-0604

Aug. 7, 14

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2026-004295

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

PNC BANK, NATIONAL ASSOCIATION,
Plaintiff

v.

EMILY ZACHARCZYK, IN HER
CAPACITY AS HEIR OF BENJAMIN
ZACHARCZYK; ET AL., Defendants

COMPLAINT IN MORTGAGE FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSIONS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER BENJAMIN ZACHARCZYK
Defendant(s), 2625 3RD AVENUE,
BOOTHWYN, PA 19061

You are hereby notified that Plaintiff,
PNC BANK, 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-2026-004295,
seeking to foreclose the mortgage
secured on your property located,
2625 3RD AVENUE BOOTHWYN,
PA 19061.

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

Aug. 14, 21

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-009482

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

Chase Home Lending Mortgage Trust
2023-RPL1 Mortgage Pass-Through
Certificates, Series 2023-RPL1, Plaintiff
v.

Unknown Heirs Successors Assigns
and all Persons Firms or Associations
claiming Right Title or Interest from
or under Judith Lohouse, Deceased,
Defendant

NOTICE

TO: Unknown Heirs Successors As-
signs and all Persons Firms or
Associations claiming Right Title
or Interest from or under Judith
Lohouse, Deceased

You are hereby notified that on April
27, 2026, Plaintiff, Chase Home Lending
Mortgage Trust 2023-RPL1 Mortgage Pass-
Through Certificates, Series 2023-RPL1
filed an Amended Mortgage Foreclosure
Complaint endorsed with a Notice to De-
fend, against you in the Court of Common
Please of Delaware County Pennsylvania,
docket to TERM, No. CV-2025-009482.
Wherein Plaintiff seeks to foreclose on the
mortgage secured on your property located
at 2459 West Helms Manor, Boothwyn a/k/a
Upper Chichester, PA 19061 whereupon
your property would be sold by the Sheriff
of Delaware County.

You are hereby notified to plead to the
above referenced Complaint on or before
20 day from the date of this publication or
a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish
to defend against the claims set forth in
the following pages, you must take action
within twenty (20) days after this Com-
plaint and notice are served, by entering
a written appearance personally or by at-
torney 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 further notice for any money
claimed in the complaint or for any other
claim or relief requested by the Plaintiff.
You may lose money or property or other
rights important to you.

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

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

Aug. 14, 21

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. CV-2023-010731

FREEDOM MORTGAGE
CORPORATION, Plaintiff
v.

ROBERT A. JOHNSTON, III,
ADMINISTRATOR OF THE ESTATE
OF BRONELLE M. BARRETT-LEE
a/k/a BROWNELLE M. BARRETT-LEE,
DECEASED; DONALD J. LEE IN HIS
CAPACITY AS HEIR TO THE ESTATE
OF BRONELLE M. BARRETT-LEE
a/k/a BROWNELLE M. BARRETT-
LEE, DECEASED; MARKELL LEE
IN HIS CAPACITY AS HEIR TO
THE ESTATE OF BRONELLE M.
BARRETT-LEE a/k/a BROWNELLE M.
BARRETT-LEE, DECEASED; MONET
LEE IN HER CAPACITY AS HEIR
TO THE ESTATE OF BRONELLE M.
BARRETT-LEE a/k/a BROWNELLE M.
BARRETT-LEE, DECEASED; C.N., A
MINOR IN HER CAPACITY AS HEIR
TO THE ESTATE OF BRONELLE M.
BARRETT-LEE a/k/a BROWNELLE M.
BARRETT-LEE, DECEASED; M.L., A
MINOR IN HIS CAPACITY AS HEIR
TO THE ESTATE OF BRONELLE M.
BARRETT-LEE a/k/a BROWNELLE
M. BARRETT-LEE, DECEASED;
UNKNOWN HEIR, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER BRONELLE M. BARRETT-LEE
a/k/a BROWNELLE M. BARRETT-LEE,
DECEASED, Defendant(s)

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

NOTICE TO: DONALD J. LEE IN HIS
CAPACITY AS HEIR TO
THE ESTATE OF BRO-
NELLE M. BARRETT-LEE
a/k/a BROWNELLE M.
BARRETT-LEE, DE-
CEASED; UNKNOWN
HEIR, SUCCESSORS, AS-
SIGNS AND ALL PER-
SONS, FIRMS OR ASSO-
CIATIONS CLAIMING
RIGHT, TITLE OR INTER-
EST FROM OR UNDER
BRONELLE M. BARRETT-
LEE a/k/a BROWNELLE
M. BARRETT-LEE, DE-
CEASED

Being Premises: 1005 Lincoln St., Ches-
ter, PA 19013.

Being in CITY OF CHESTER, County
of DELAWARE, Commonwealth of Penn-
sylvania, 49070144500 a/k/a 49-07-01445-
00; Improvements consist of residential
property.

Sold as the property of Bronelle M.
Barrett-Lee.

Your house (real estate) at 1005 Lincoln
St., Chester, PA 19013 is scheduled to be
sold at the Sheriff's Sale on October 16,
2026 at 11:00 A.M., at the DELAWARE
COUNTY COURT HOUSE, 201 W. FRONT
ST., MEDIA, PA 19063, to enforce the Court
Judgment of \$46,721.36 obtained by, FREE-
DOM MORTGAGE CORPORATION (the
mortgagee), against the above premises.

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

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

Aug. 14

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY
CIVIL DIVISION
NO. CV-2016-011263

Laelia LLC
v.

Unknown Heirs, Successors, Assigns,
and all Persons, Firms, or Associations
Claiming, Right Title, or Interest from or
under Alice N. Cusick, Deceased

**ACTION IN MORTGAGE
FORECLOSURE**

To: Alice M. Cusick and Unknown
Heirs

You are hereby notified that Plaintiff,
Laelia LLC, filed a mortgage foreclosure
complaint against you in the above-
captioned matter wherein Plaintiff seeks to
foreclose on the mortgage on the property
at 182 Hansell Road, Lansdowne, PA 19050
whereupon your property could be sold by
the Delaware County Sheriff.

NOTICE

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

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

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

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

Aug. 14

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW

Docket/Case Number: CV-2025-010213

Roland Oris, Plaintiff

v.

Nhan Van Nguyen, Xuan T. Vo, et al.,
Defendants

IN QUIET TITLE

TO: Nhan Van Nguyen & Xuan T. Vo

YOU HAVE BEEN SUED IN COURT TO QUIET TITLE TO: 250 Huntley Road, Upper Darby, PA 19082; BEING FOLIO NO: 16-04-00936-00.

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 WITHIN TWENTY (20) DAYS FROM THE DATE OF PUBLICATION OF THIS NOTICE, THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF(S). 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, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

Aug. 14, 21

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

**August 21, 2026
11:00 A.M. Prevailing Time**

BOROUGH

Clifton Heights 27, 52
Collingdale 7, 30, 35
Darby 1, 32, 48
Eddystone 4
Lansdowne 43
Marcus Hook 15
Norwood 36, 37
Prospect Park 51
Ridley Park 21, 47
Sharon Hill 45
Upland 41

CITY

Chester 8, 12, 25, 26

TOWNSHIP

Aston 9, 42, 44
Chester 38
Haverford 2
Nether Providence 10, 29, 31
Radnor 5, 18, 46
Ridley 20, 39
Springfield 13, 33
Upper Chichester 6, 14
Upper Darby 11, 16, 17, 22,
24, 28, 34, 40, 50

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. 001048A 1. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with, SITUATE in the first ward of the Borough of Darby, County of Delaware and State of Pennsylvania and more fully described as follows:

BEING the same premises which Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5, by Deed dated 09/10/2021 and recorded 12/18/2021 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 6780, page 523, in Instrument No. 2021095237, granted and conveyed unto Hawes Enterprise LLC.

Tax ID No. 14-00-03371-00

BEING known as 227 North 10th Street, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Hawes Enterprise LLC.

Hand Money \$3,000.00

Sarah A. Elia, Attorney

SIDDIQ KAMARA, Sheriff

No. 011698 2. 2025

MORTGAGE FORECLOSURE

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

BEING Premises: 400 Glendale Road, Unit 154 a/k/a 400 Glendale Road, 154, Havertown, PA 19083.

Parcel Nos. 220901143977

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Denise Ricchini.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 010843 4. 2025

MORTGAGE FORECLOSURE

Property in the Borough of Eddystone, County of Delaware, Commonwealth of PA on the.

Front: IRR Depth: IRR

BEING Premises: 1414 E 13th St., Eddystone, PA 19022.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Francis Finley and John Robert Rocco aka John Rocco.

Hand Money \$17,813.73

KML Law Group, P.C., Attorneys

SIDDIQ KAMARA, Sheriff

No. 006108 5. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 13 Old Oaks Road, Bryn Mawr a/k/a Township of Radnor, PA 19010.

Parcel Nos. 36070492600

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: John M. Moran Jr and Regina G. Moran.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 005753 6. 2025

MORTGAGE FORECLOSURE

1104 Galbraith Avenue
Upper Chichester, PA 19061

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Michael David Mitchell.

Hand Money \$9,601.96

RAS Citron PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 007204 7. 2025

MORTGAGE FORECLOSURE

126 Hansen Terrace
Darby, 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: Ava L. Headlam.

Hand Money \$17,815.77

RAS Citron PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 070870 8. 2014

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 1145 Keystone Road, Chester, Pennsylvania.

Folio Number: 49-11-01690-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Elizabeth Johnson.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

SIDDIQ KAMARA, Sheriff

No. 009701 9. 2025

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 2453 Weir Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Melissa A. Eggear.

Hand Money \$33,379.21

Brock & Scott, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 006792 10. 2025

MORTGAGE FORECLOSURE

406 Albany Court
Wallingford, PA 19086

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Billy Joe Rewis, deceased and Shirley A. Rewis, deceased, husband and wife.

Hand Money \$13,291.58

RAS Citron PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 006790 11. 2025

MORTGAGE FORECLOSURE

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

BEING the same premises which Benjamin Morris Freed and David Nathan Freed and Ellen Carol Freed Krause, on November 14, 2007, recorded December 10, 2007, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument No. 2007104913 granted and conveyed unto Cihan Calkap and Christine Hinkle.

BEING Premises: 2210 Windsor Ave.,
Drexel Hill, PA 19026

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Chris-
tine Hinkle and Cihan Calkap.

Hand Money \$12,503.80

Hill Wallack, LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 069451 12. 2014

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of
ground, Hereditamennts and Appurtenanc-
es, SITUATE in the City of Chester, County
of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 2901 W.
9th Street, Chester, Pennsylvania 19013.

Folio Number: 49-11-00889-00

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Mustafa
Ilyaa and United States of America.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

SIDDIQ KAMARA, Sheriff

No. 002080 13. 2026

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 27 Congress Avenue,
Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Chris A.
DeMalta and Sandy A. Barycki.

Hand Money \$20,261.00

Brock & Scott, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 003644B 14. 2022

MORTGAGE FORECLOSURE

Property in the Township of Upper
Chichester, County of Delaware, Common-
wealth of PA on the Southwesterly side of
Huntingdon Court.

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

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

Hand Money \$132,452.82

KML Law Group, P.C., Attorneys

SIDDIQ KAMARA, Sheriff

No. 006736 15. 2025

MORTGAGE FORECLOSURE

Property in the Borough of Marcus Hook,
County of Delaware, Commonwealth of
PA on the Northwestern side of West 8th
Street.

Front: 20 Depth: 51.25

BEING Premises: 14 West 8th Street,
Marcus Hook, PA 19061.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Laura
Ann Poore as Administratrix of the Estate
of James A. Poore, deceased.

Hand Money \$6,875.88

KML Law Group, P.C., Attorneys

SIDDIQ KAMARA, Sheriff

No. 004531 16. 2022

MORTGAGE FORECLOSURE

134 N Madison Avenue
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: Resi-
dential Dwelling.

SOLD AS THE PROPERTY OF: Anne
Elizabeth Stewart a/k/a Anne E. Stewart,
Deceased.

Hand Money \$16,161.54

RAS Citron PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 012047 17. 2025

MORTGAGE FORECLOSURE

Judgment Amount: \$43,725.78

Property in the Township of Upper
Darby, County of Delaware and Common-
wealth of Pennsylvania.

Front: Irregular Depth: Irregular

BEING Premises: 7022 Walnut Street,
Upper Darby, PA 19082.

Parcel: 16030181900

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Gerlus
Biassou, Guiteau Biassou, Sherly Biassou,
Nancy Vibert AKA FKA Nancy Biassou.

Hand Money \$4,372.58

Alyk L. Oflazian, Esquire, Attorney

SIDDIQ KAMARA, Sheriff

No. 011223 18. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 500 E. Lancaster Ave
Apt 133D, Wayne, PA 19087.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Michael
F. White, Jr.

Hand Money \$14,086.59

Brock & Scott, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 009324C. 20. 2018

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 38-04-01972-00

Property: 2138 6th Avenue, Morton, PA 19070.

BEING the same premises which William H. Keller and Linda J. Keller, by Deed dated August 5, 1995 and recorded May 3, 1996 in and for Delaware County, Pennsylvania in Deed Book Volume 1467, page 2021, granted and conveyed unto Robert W. Powers and Jennifer C. Powers, husband and wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Robert W. Powers and Jennifer C. Powers, husband and wife.

Hand Money \$36,213.76

Katherine M. Wolf, Attorney

SIDDIQ KAMARA, Sheriff

No. 007760 21. 2025

MORTGAGE FORECLOSURE

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

Front: 26 Depth: 168

BEING Premises: 340 Comerford Terrace, Ridley Park, PA 19078.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kathleen A. Wilent.

Hand Money \$10,354.22

KML Law Group, P.C., Attorneys

SIDDIQ KAMARA, Sheriff

No. 001648 22. 2026

MORTGAGE FORECLOSURE

7250 Walnut Street
Upper Darby, PA 19062

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

IMPROVEMENTS CONSIST OF: Stonehurst Court Apartments.

SOLD AS THE PROPERTY OF: Stonehurst Apts LLC.

Hand Money \$1,386,176.04

Benesch Friedlander Coplan & Aronoff LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 010490B 24. 2012

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 16080213700

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

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

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Euston Mitchell.

Hand Money \$22,533.67

Katherine M. Wolf, Attorney

SIDDIQ KAMARA, Sheriff

No. 000717 25. 2026

MORTGAGE FORECLOSURE

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

BEING Premises: 214 West 21st Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Peters Holdings LLC.

Hand Money \$11,838.08

Friedman Vartolo LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 005963 26. 2025

MORTGAGE FORECLOSURE

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

BEING Premises: 1924 West 6th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Karen M. Scott.

Hand Money \$18,846.54

Friedman Vartolo LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 002559 27. 2026

MORTGAGE FORECLOSURE

Property in the Chester Heights Borough, County of Delaware, Commonwealth of Pennsylvania.

Front: Depth:

BEING Premises: 251 Bodley Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Edward B. Fallon and Marianne Nerelli Fallon.

Hand Money \$10,890.82

Brock & Scott, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 004924A 28. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 4930 Woodland Avenue, Drexel Hill, PA 19026-4608.

Parcel Nos. 16-11-02118-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Thomas Ethan Lee, Jr. a/k/a Thomas E. Lee and Victoria L. Delbonifro.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 008780A 29. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 217 Emerald Lane, Media, PA 19063.

Parcel No. 34000084819

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: Bruce Rambert.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 002119 30. 2026

MORTGAGE FORECLOSURE

Property in the Borough of Collingdale, County of Delaware, Commonwealth of PA on the Northwesterly side of Roberta Avenue.

Front: 16 Depth: 100

BEING Premises: 227 Roberta Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Enjoli D. Pace a/k/a Enjoli Danielle Pace.

Hand Money \$13,936.43

KML Law Group, P.C., Attorneys

SIDDIQ KAMARA, Sheriff

No. 002809 31. 2025

MORTGAGE FORECLOSURE

606 Wallingford Avenue
Media, PA 19063

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michael D Onofrio; Stephanie M. D Onofrio.

Hand Money \$2,562.27

RAS Citron, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 002037 32. 2026

MORTGAGE FORECLOSURE

Property in Darby Borough, County of Delaware, Commonwealth of PA.

Front: 16 Depth: 91

BEING Premises: 47 Concord Road, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Ashley C. Wilson.

Hand Money \$17,702.34

KML Law Group, P.C., Attorneys

SIDDIQ KAMARA, Sheriff

No. 011291A 33. 2024

MORTGAGE FORECLOSURE

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

BEING the same premises which Joanna M. Mahoney and Anna Pinizzotto on June 16, 1995, recorded on June 26, 1995, in the Office of the Recorder of Deeds in and for the County of Delaware in Book 1373, page 0685 granted and conveyed unto Mark J. Wertman and Carolann M. Wertman. Mark J. Wertman departed this life on or about December 1, 2020.

BEING Premises: 510 Hawarden Road, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Carolann M. Wertman.

Hand Money \$22,614.82

Hill Wallack LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 006999 34. 2025

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or track of land, hereditaments and appurtenances, situate in the Upper Darby Township, County of Delaware and State of Pennsylvania.

BEING the same premises which Katie P. Walker and Sophie C. Walker, on June 16, 1964, recorded on June 17, 1964 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 2177, page 672 granted and conveyed to William T. Wright and Theresa C. Wright. Teresa C. Wright departed this life on or about October 3, 2022.

BEING Premises: 7121 Radbourne Road., Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Patty Abel, solely in her capacity as Heir of Teresa C. Wright, deceased, Teresa Cecilia Wright a/k/a Teresa C. Wright, solely in her capacity as Heir of Teresa C. Wright, deceased and the Unknown Heirs of Teresa C. Wright, deceased.

Hand Money \$13,352.22

Hill Wallack, LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 008896 35. 2025

MORTGAGE FORECLOSURE

229 Jackson Avenue
Darby, 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: Aviance Smith.

Hand Money \$15,030.65

RAS Citron, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 009069 36. 2025

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 101 Sylvan Ave., Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William T. Weeks.

Hand Money \$14,294.67

Brock & Scott, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 000400 37. 2025

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 13 Love Lane, a/k/a 13 N Love Lane, Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Cory Bethrant.

Hand Money \$18,880.60

Brock & Scott, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 009611 38. 2025

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 4022 Gideon Road, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael Francis Jay.

Hand Money \$5,852.87

Brock & Scott, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 008247 39. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 109 Chester Ave., Folsom, PA 19033-3611.

Parcel Nos. 38-05-00290-05

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Carl E. White and Theresa M. Gavin-White.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 008931 40. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 7056 Radbourne Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: single family residential dwelling.

SOLD AS THE PROPERTY OF: RSN Funding, LLC.

Hand Money \$12,634.21

Friedman Vartolo LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 007326A 41. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Upland, County of Delaware, State of Pennsylvania.

BEING Premises: 5 8th Street, Upland, PA 19015.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Graystar Partners, LLC.

Hand Money \$14,059.04

Friedman Vartolo LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 003248 42. 2025

MORTGAGE FORECLOSURE

106 Valley Green Drive
Aston, PA 19014

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Christopher Cubler, in his capacity as Heir of Frederick A. Cubler.

Hand Money \$42,261.28

RAS Citron, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 008797 43. 2025

MORTGAGE FORECLOSURE

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

BEING Premises: 203 N Maple Ave, Lansdowne, PA 19050-1608.

Parcel Nos. 23000200900

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Sara Jeanne Raudenbush, solely in her capacity as Administratrix to the Estate of Byron Banks a/k/a Byron Quentin Banks a/k/a Byron Quent Banks, deceased.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 001599 44. 2026

MORTGAGE FORECLOSURE

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

BEING the same premises which William C. Maiden on October 29, 2020, recorded on December 8, 2020, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2020066574 granted and conveyed unto Savanna Aldridge and James Aldridge, Jr.

BEING Premises: 2910 Concord Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James Aldridge, Jr. and Savanna Aldridge.

Hand Money \$19,854.20

Hill Wallack, LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 002266 45. 2026

MORTGAGE FORECLOSURE

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

BEING Premises: 89 Barker Avenue, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: SADA Investment Group, LLC.

Hand Money \$12,624.66

Friedman Vartolo LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 000843 46. 2026

MORTGAGE FORECLOSURE

Judgment Amount: \$377,997.33

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

Front: Irregular Depth: Irregular

BEING Premises: 5 Marlyn Circle, Wayne, PA 19087.

Folio Number: 36010037300

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Barry W. Van Rensler, Administrator of the Estate of Layton Fireng, deceased.

Hand Money \$37,799.73

LOGS Legal Group, LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 000719 47. 2026

MORTGAGE FORECLOSURE

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

BEING Premises: 5 East Rogers Street, Ridley Park, PA 19078

Parcel Nos. 37000188700

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Margaret-Mary Orjih.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 003835 48. 2025

MORTGAGE FORECLOSURE

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

Dimensions: 16 ft x 62 ft IRR

BEING Premises: 118 N. 7th St., Darby, PA 19023.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Momoh Mariatu.

Hand Money \$10,000.00

Pellegrino Law PLLC
Michael A. Pellegrino, Esquire, Attorney

SIDDIQ KAMARA, Sheriff

No. 004734 50. 2016

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the message of tenement thereon erected,

SITUATE in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

SITUATE on the Northwest corner of Hampden Road and Sansom Street.

CONTAINING in front or breadth on the said Hampden Road, 38 feet and extending of that width in length or depth Westwardly between parallel lines at right angles to the said Hampden Road, the South line thereof being along the North side of Sansom Street, 75.5 feet.

UNDER AND SUBJECT to certain Restrictions as of record.

BEING Premises: 118 Hampden Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Charles DePaulis and Maria DePaulis.

Hand Money \$12,500.00

Law Office of Gregory Javardian, LLC,
Attorneys

SIDDIQ KAMARA, Sheriff

No. 011001 51. 2025

MORTGAGE FORECLOSURE

Property situated in the Borough of Prospect Park, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on January 5, 2018, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 6112, at page 203 and Document No. 2018000628.

BEING known as 630 17th Avenue, Prospect Park, PA 19076.

Folio Number: 33-00-01777-00

IMPROVEMENTS CONSIST OF: a single family residential property.

SOLD AS THE PROPERTY OF: Lisa Friedberg.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

SIDDIQ KAMARA, Sheriff

No. 007867 52. 2025

MORTGAGE FORECLOSURE

The land referred to herein below is situated in the of Borough of Clifton Heights, County of Delaware, Commonwealth of Pennsylvania and described as follows:

Map/Parcel/Plate: 10-00-00259-00

BEING Premises: 33-39 W. Baltimore Avenue, Clifton Heights, PA 19018

IMPROVEMENTS CONSIST OF: a Funeral Home.

SOLD AS THE PROPERTY OF: J. F. Lombardo Properties, LLC.

AND

ALL THAT CERTAIN lot or piece of ground situate in Springfield Township, County of Delaware, Commonwealth of Pennsylvania.

Map Number: 42-15-249:000

BEING Premises: 530-536 W. Woodland Avenue, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: a Funeral Home.

SOLD AS THE PROPERTY OF: J. F. Lombardo Properties, LLC.

Sheriff to collect: \$1,463,955.43 (plus accrued interest, Attorney's fees, and costs)

Hand Money \$146,395.54

Hourigan, Kluger & Quinn, P.C
James T. Shoemaker, Esquire, Attorney

SIDDIQ KAMARA, Sheriff

July 31; Aug. 7, 14



**FREE NOTARY SERVICE FOR
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(610) 566-6625.