

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 settlers 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

JEAN R. ANDREWS, dec'd.

Late of the Township of Newtown, Delaware County, PA.
 Extr.: Alyce Gesner Andrews (Named in Will as Alyce G. Andrews) c/o William W. Keffer, Esquire, 1735 Market St., 19th Fl., Philadelphia, PA 19103.
WILLIAM W. KEFFER, ATTY.
 Montgomery McCracken Walker & Rhoads, LLP
 1735 Market St.
 19th Fl.
 Philadelphia, PA 19103

HAMZA ATAY, dec'd.

Late of the Township of Upper Darby, Delaware County, PA.
 Admr.: Frank W. Daly, Esquire, 100 W. Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
 100 W. Sixth St.
 Suite 204
 Media, PA 19063

CHESTINE BOGAN a/k/a CHESTINE D. BOGAN, dec'd.

Late of the Borough of Sharon Hill, Delaware County, PA.
 Admrs.: Antoinette Bogan and Kevin Bogan, 200 Yale Court, Trappe, PA 19426.

SUSAN P. BOWERS, dec'd.

Late of the Township of Radnor, Delaware County, PA.
 Extr.: Jennifer Bowers, 23 Dwight St., #2, Boston, MA 02118.
GARTH G. HOYT, ATTY.
 McNeese Wallace & Nurick, LLC
 426 W. Lancaster Ave.
 Ste. 110
 Devon, PA 19333

JEAN JOLY BRENNAN a/k/a JEAN J. BRENNAN, dec'd.

Late of the Township of Concord, Delaware County, PA.
 Extr.: Jason J. Brennan (Named in Will as Jason Brennan), 420 N. Matlack St., West Chester, PA 19380.
CAROL R. LIVINGOOD, ATTY.
 Timoney Knox, LLP
 130 W. Lancaster Ave.
 P.O. Box 191
 Wayne, PA 19087

ELAINE CAPONI, dec'd.

Late of the Township of Ridley, Delaware County, PA.
 Extr.: Andrea Zlatkus c/o Stephen A. Wydrzynski, Esquire, 11 West Front Street, Media, PA 19063.
STEPHEN A. WYDRZYNSKI, ATTY.
 11 West Front Street
 Media, PA 19063

MADALINE CASEY, dec'd.

Late of the Township of Middletown, Delaware County, PA.
 Extr.: Joseph D. Casey, III 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

CAROLE CHAMPLIN, dec'd.

Late of the Township of Haverford, Delaware County, PA.
 Admr.: Frank W. Daly, Esquire, 100 W. Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
 100 W. Sixth St.
 Suite 204
 Media, PA 19063

GEORGE COOK, dec'd.

Late of the Borough of Folcroft, Delaware County, PA.
 Admr.: Frank W. Daly, Esquire, 100 W. Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
 100 W. Sixth St.
 Suite 204
 Media, PA 19063

DOROTHY DeIVECCHIO a/k/a DOROTHY F. DeIVECCHIO and DOROTHY FRANCIS DeIVECCHIO, dec'd.

Late of the Borough of Morton, Delaware County, PA.
 Extr.: Mark Thomas DeVecchio c/o Stephen D. Molinuex, Esquire, 227 MacDade Blvd., Collingdale, PA 19023.

STEPHEN D. MOLINEUX, ATTY.
227 MacDade Blvd.
Collingdale, PA 19023

JOHN A. DOCKRAY, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Joseph P. McDevitt c/o Andrew
H. Dohan, Esquire, 460 E. King Rd.,
Malvern, PA 19355-3049.
ANDREW H. DOHAN, ATTY.
Wisler Pearlstine, LLP
460 E. King Rd.
Malvern, PA 19355-3049

WILLIAM C. EICHELBERGER, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Marion T. Fowler, 64 Billings
Drive, Dover, DE 19901.

**WALLACE J. EICHMAN a/k/a
WALLACE JAMES EICHMAN and
WALLACE EICHMAN, dec'd.**
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Robert Henry Eichman (Named
in Will as Robert H. Eichman) c/o
Richard E. Javage, Jr., Esquire, 3350
Township Line Rd., Drexel Hill, PA
19026.
RICHARD E. JAVAGE, JR., ATTY.
3350 Township Line Rd.
Drexel Hill, PA 19026

**WILLIAM CARL ENSSLEN, JR. a/k/a
BILL ENSSLEN and WILLIAM C.
ENSSLEN, dec'd.**
Late of the Township of Edgmont,
Delaware County, PA.
Extr.: Kathleen E. Feuerstein and
Karen Ensslen Larson, 1165 Hewes
Street, Ambler, PA 19002.

**GUY GHISU a/k/a GUY ALBERT
SYLVESTER GHISU, dec'd.**
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Joan Marie Crowsers, 2503
Turner Rd., Wilmington, DE 19803.

**HELGA FRIEDERIKE GUTMANN
a/k/a HELGA F. GUTMANN, dec'd.**
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Nicholas H. Pfund (Named in
Will as Nicholas Pfund), 14 Horace
Court, Brooklyn, NY 11218.
HEATHER L. TURNER, ATTY.
Law Office of Heather L. Turner
137 N. Narberth Ave.
Narberth, PA 19072

**MARION SALLIE HARRIS a/k/a
MARION S. HARRIS, dec'd.**
Late of the Borough of Yeadon,
Delaware County, PA.
Extr.: Marshall Keith Harris and
Mark K. Harris (Named in Will
as Mark Kendall Harris) c/o Sean
Murphy, Esquire, 340 N. Lansdowne
Ave., Lansdowne, PA 19050.
SEAN MURPHY, ATTY.
340 N. Lansdowne Ave.
Lansdowne, PA 19050

**HELEN MARY HOATH a/k/a PEGGY
HOATH, dec'd.**
Late of the Township of Concord,
Delaware County, PA.
Extr.: Kathleen Bredariol, 17613
Horizon Place, Derwood, MD 20855.

CHRISTINE M. JAFOLLA, dec'd.
Late of the Borough of Ridley Park,
Delaware County, PA.
Extr.: Domenic R. Jafolla, Jr., 43 S.
Portland Dr., Little Egg Harbor, NJ
08087.

**HAGOP KRIKOR KEVORKIAN a/k/a
HAGOP K. KEVORKIAN and JACK
KEVORKIAN, dec'd.**
Late of the Borough of Swarthmore,
Delaware County, PA.
Admr.: Kev Toumaian c/o Christopher
M. Murphy, Esquire, 3305 Edgmont
Ave., Brookhaven, PA 19015.
CHRISTOPHER M. MURPHY, ATTY.
Breslin Murphy & Roberts, P.C.
3305 Edgmont Ave.
Brookhaven, PA 19015

GAIL LYNNETTE KOZICKI, dec'd.
Late of the Township of Thornbury,
Delaware County, PA.
Extr.: Gordon E. Kozicki, 98 Stoney
Bank Rd., Glen Mills, PA 19342.

STEPHEN J. LEUTER, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Admr.: David M. Leuter, 999 Font Rd.,
Glenmore, PA 19343.
JOSEPH A. BELLINGHIERI, ATTY.
MacElree Harvey, Ltd.
17 W. Miner St.
West Chester, PA 19382

JUDY L. METELLI, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Admx.: Heather M. DiGuseppe c/o
Robert W. Hershman, Jr., Esquire, 6
East Hinckley Avenue, 1st Floor, Ridley
Park, PA 19078.

ROBERT W. HERSHMAN, JR., ATTY.
6 East Hinckley Avenue
Ridley Park, PA 19078

**SUSAN C. MILES a/k/a SUSAN
C. CANNA and SUSAN C.
STILLWELL, dec'd.**

Late of the Township of Upper
Chichester, Delaware County, PA.
Extrs.: Rebecca Canna and Scott
Canna, 406 Bryn Mawr Ave., Bala
Cynwyd, PA 19004.

**JOSHUA D. MYERS a/k/a JOSHUA
DONALD MYERS, dec'd.**

Late of the Township of Ridley,
Delaware County, PA.
Extr.: Kimberly Myers, 541
Eisenhower Ave., Woodlyn, PA 19094.

**MARY LYDIA NEIMAN a/k/a MARY
L. NEIMAN and MARY NEIMAN,
dec'd.**

Late of the Township of Radnor,
Delaware County, PA.
Extr.: Tracey Curran, 110 Bellows
Way, Lansdale, PA 19446.

JOSEPH ANTHONY READ, dec'd.
Late of the Township of Marple,
Delaware County, PA.

Extr.: Brian A. Read 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

DAVID E. ROBINSON, dec'd.
Late of the City of Chester, Delaware
County, PA.

Admx.: Anna Maria Robinson.
LINDSEY J. CONAN, ATTY.
755 North Monroe St.
Media, PA 19063

KAREN E. ROHRER, dec'd.

Late of the Borough of Ridley Park,
Delaware County, PA.
Extr.: Keith A. Van Brunt c/o Daniel
Lippard, Esquire, 229 N. Olive Street,
P.O. Box 1788, Media, PA 19063.
DANIEL LIPPARD, ATTY.
229 N. Olive Street
P.O. Box 1788
Media, PA 19063

EDUARDO RYDER, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.

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

**MARIA J. TESTA-NAZIONALE a/k/a
MARIA J. TESTA, dec'd.**

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Anthony J. Testa, Jr., 510
Brighton Road, Wilmington, DE 19809.

**JOSEPH KIM TRAN a/k/a THIEN
KIM TRAN, dec'd.**

Late of the Township of Upper Darby,
Delaware County, PA.
Admx.: Kathy Thi Tran c/o Peter J.
Gilbert, Esquire, 200 Highpoint Drive,
Suite 211, Chalfont, PA 18914.
PETER J. GILBERT, ATTY.
200 Highpoint Drive
Suite 211
Chalfont, PA 18914

TIFFANY WINSLOW, dec'd.

Late of the Borough of Swarthmore,
Delaware County, PA.
Extr.: Richard L. Martorell c/o Daniel
Lippard, Esquire, 229 N. Olive Street,
P.O. Box 1788, Media, PA 19063.
DANIEL LIPPARD, ATTY.
229 N. Olive Street
P.O. Box 1788
Media, PA 19063

MICHAEL J. WITSCH, dec'd.

Late of the Borough of Norwood,
Delaware County, PA.
Alt. Extr.: Michael C. Witsch (First
Named Ex. Ellen M. Witsch having
died 5/30/2023) c/o Maureen M. Farrell,
Esquire, 1628 JFK Blvd., Suite 1901,
Philadelphia, PA 19103.
MAUREEN M. FARRELL, ATTY.
1628 JFK Blvd.
Suite 1901
Philadelphia, PA 19103

SECOND PUBLICATION

**MARY ELEANOR ARGUTO a/k/a
ELEANOR ARGUTO, dec'd.**

Late of the Township of Aston,
Delaware County, PA.
Admx.: Diana M. Robinson.
CARRIE WOODY, ATTY.
110 West Front St.
Media, PA 19063

EDWARD BURCH a/k/a EDWARD D. BURCH and EDWARD DALE BURCH, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extr.: Justin Dicaire, 1700 Imperial Cup Dr., Las Vegas, NV 89117.

ANNA M. CAMORATTO a/k/a ANNA MARIE CAMORATTO and ANNA MARIE CAMORATTO-HART, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extr.: Gerard T. Hart a/k/a Gerard Hart, 610 Penfield Ave., Havertown, PA 19083.
DANIEL J. SIEGEL, ATTY.
Law Offices of Daniel J. Siegel, LLC
66 W. Eagle Rd.
Ste. 1
Havertown, PA 19083

DAVID O. CLARK, dec'd.
Late of the Township of Middletown, Delaware County, PA.
Co-Extxs.: Jeanine A. Smith and Maureen C. Brady c/o Joseph Honer, Jr., Esquire, 631 Waterside Way Siesta Key, Sarasota, FL 34242.
JOSEPH HONER, JR., ATTY.
631 Waterside Way Siesta Key
Sarasota, FL 34242

FREDERICK W. ECKLEY, dec'd.
Late of the Borough of Collingdale, Delaware County, PA.
Extr.: Gwendolyn K. Heron c/o Andrew J. Donaghy, Esquire, 17 W. Third St., Media, PA 19063.
ANDREW J. DONAGHY, ATTY.
17 W. Third St.
Media, PA 19063

BETTY M. GRAHAM, dec'd.
Late of the Township of Upper Chichester, Delaware County, PA.
Extr.: Susan Triggiani, 1301 Baltimore Pike, Springfield, PA 19064.

ELIZABETH M. JANCZUK, dec'd.
Late of the Township of Tinicum, Delaware County, PA.
Extr.: Elizabeth T. Janczuk, 311 Seneca St., Lester, PA 19029.
MICHAEL P. PIERCE, ATTY.
Pierce and Hughes, P.C.
P.O. Box 604
Media, PA 19063

MARY MASON JOHNSON a/k/a MARY M. JOHNSON and MARY WATTS HATTON MASON JOHNSON, dec'd.
Late of the Township of Concord, Delaware County, PA.
Admx.: Mary Johnson Ryan c/o Carrie A.S. Kennedy, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301.
CARRIE A.S. KENNEDY, ATTY.
Connor, Weber & Oberlies
171 W. Lancaster Ave.
Paoli, PA 19301

REBECCA LYNN KELLEY a/k/a REBECCA L. KELLEY and REBECCA KELLEY, dec'd.
Late of the Borough of Morton, Delaware County, PA.
Admr.: Ronald Francis Kelley, 169 Bridge St., Morton, PA 19070.
DENISE M. DiCARLO, ATTY.
365 Yorkshire Rd.
Bryn Mawr, PA 19010-1215

FRANCES LASTOWKA a/k/a FRANCES McGEEHAN LASTOWKA and FRANCES LEONETTE LASTOWKA, dec'd.
Late of the Township of Edgmont, Delaware County, PA.
Extr.: Joseph Edward Lastowka, Jr. (Named in Will as Joseph E. Lastowka, Jr.), 300 W. State St., Ste. 300, Media, PA 19063.
JOSEPH E. LASTOWKA, JR., ATTY.
Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

MARY A. LASTOWKA a/k/a MARY ANN LASTOWKA, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extrs.: Marie J. Freeman and Joseph Edward Lastowka, Jr. (Named in Will as Joseph E. Lastowka, Jr.), 300 W. State St., Ste. 300, Media, PA 19063.
JOSEPH E. LASTOWKA, JR., ATTY.
Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

EMANUEL LEVENTELIS, dec'd.
Late of the Township of Marple, Delaware County, PA.
Extr.: Nikki C. Serafim c/o D. Selaine Keaton, Esquire, 21 W. Front Street, P.O. Box 1970, Media, PA 19063.

D. SELAINE KEATON, ATTY.
21 W. Front Street
P.O. Box 1970
Media, PA 19063

**EDWARD JOHN LOUGHLIN a/k/a
EDWARD LOUGHLIN, dec'd.**

Late of the Township of Darby,
Delaware County, PA.
Extx.: Christina Dean c/o James R.
Abbott, Esquire, 103 Chesley Dr.,
Media, PA 19063.

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

**ELAINE V. MALONEY a/k/a ELAINE
MALONEY, dec'd.**

Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Alice Washco Strine c/o John
Yanoshak, Esquire, 17 E. Front St.,
P.O. Box 626, Media, PA 19063.

JOHN YANOSHAK, ATTY.
KAO Law Associates
17 E. Front St.
P.O. Box 626
Media, PA 19063

**EILEEN ANNE McGOVERN a/k/a
EILEEN A. McGOVERN and
EILEEN McGOVERN, dec'd.**

Late of the Township of Radnor,
Delaware County, PA.
Extx.: James P. Borden c/o James
Cunilio, Esquire, P.O. Box 989, Bryn
Mawr, PA 19010.

JAMES CUNILIO, ATTY.
P.O. Box 989
Bryn Mawr, PA 19010

JAMES P. MULLARKEY, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Admx.: Eileen Mary Hierdahl, 1432
Carroll Brown Way, West Chester, PA
19382.

JENNIFER FELD, ATTY.
312 Huntington Court
West Chester, PA 19380

**HENRY R. NACRELLI a/k/a HENRY
T. NACRELLI, dec'd.**

Late of the Township of Newtown,
Delaware County, PA.
Admx.: Vivien Gloria Nacrelli, 4113
Meadow Ln., Newtown Square, PA
19073.

GENEVIEVE PARYLAK, dec'd.

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

Admx.: Michele Kay Walsh c/o Thomas
L. Kelly, Esquire, 36 East Second
Street, P.O. Box 1048, Media, PA
19063.

THOMAS L. KELLY, ATTY.

Kelly Grimes Pietrangelo & Vakil, P.C.
36 East Second Street
P.O. Box 1048
Media, PA 19063

BARBARA RUBINSTEIN, dec'd.

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

Extx.: Susan Rubinstein, 217 Ivy Rock
Lane, Havertown, PA 19083.

ANDREW S. SANTANGELO, dec'd.

Late of the Borough of Clifton Heights,
Delaware County, PA.

Extx.: Catherine T. Santangelo
c/o John McCreesh, Esquire, 7053
Terminal Square, Upper Darby, PA
19082.

JOHN McCREESH, ATTY.

7053 Terminal Square
Upper Darby, PA 19082

**WILLIAM ALBERT SIGMUND,
SR. a/k/a WILLIAM ALBERT
SIGMUND and WILLIAM A.
SIGMUND, SR., dec'd.**

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

Extx.: William A. Sigmund, Jr. c/o
Robert Schweitzer, Esquire, 954
Greentree Road, Pittsburgh, PA 15220.

ROBERT SCHWEITZER, ATTY.
954 Greentree Road
Pittsburgh, PA 15220

NANCY V. SNYDER, dec'd.

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

Extx.: Robert J. Curran (Named in
Will as Robert E.J. Curran, Esquire)
and Joshua David Snyder (Named
in Will as Joshua D. Snyder) c/o
Joseph E. Lastowka, Jr., Esquire and
Jonathan E. Becker, Esquire, 300 W.
State St., Ste. 300, Media, PA 19063.

JOSEPH E. LASTOWKA, JR., ATTY.
JONATHAN E. BECKER, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

THIRD AND FINAL PUBLICATION

AGNES K. BLAKE, dec'd.
 Late of the Township of Aston,
 Delaware County, PA.
 Extx.: Jennifer Anne Blake c/o Jean
 White E. Jones, Esquire, 130 W.
 Lancaster Ave., Wayne, PA 19087.
JEAN WHITE E. JONES, ATTY.
 Butera, Jones & Peterson, LLC
 130 W. Lancaster Ave.
 Wayne, PA 19087

JAMES BLOXTON, dec'd.
 Late of the Township of Upper Darby,
 Delaware County, PA.
 Extx.: Katrina Bloxton, 200 Westbrook
 Dr., Upper Darby, PA 19188.

WILLIE BROWN, dec'd.
 Late of the City of Chester, Delaware
 County, PA.
 Admx.: Gloretta Elaine Smith, Esquire
 c/o Judy Ziegler Galgon, Esquire, 327
 Riverview Road, Swarthmore, PA
 19081.
JUDY ZIEGLER GALGON, ATTY.
 327 Riverview Road
 Swarthmore, PA 19081

LOUIS L. BUCKLIN, dec'd.
 Late of the Township of Upper
 Providence, Delaware County, PA.
 Extx.: Mary Ann Bucklin, 414 Old
 State Rd., Media, PA 19063.

DOLORES C. BYRNE, dec'd.
 Late of the Township of Upper Darby,
 Delaware County, PA.
 Admr.: Edward Byrne, Jr. c/o Thomas
 E. Wyler, Esquire, 22 East Third
 Street, Media, PA 19063.
THOMAS E. WYLER, ATTY.
 Falzone & Wyler LLC
 22 East Third Street
 Media, PA 19063

**ANNE M. CAVANAUGH a/k/a NANCY
 CAVANAUGH**, dec'd.
 Late of the Township of Middletown,
 Delaware County, PA.
 Extx.: Paul T. Cavanaugh, 1133
 Sculthorpe Drive, West Chester, PA
 19380.

BARBARA A. COOK, dec'd.
 Late of the Township of Radnor,
 Delaware County, PA.
 Admr.: Frederick J. Cook c/o G. Elias
 Ganim, Esquire, P.O. Box 494, Paoli,
 PA 19301-0494.
G. ELIAS GANIM, ATTY.
 McLaughlin Ganim, Ltd.
 P.O. Box 494
 Paoli, PA 19301-0494

**MATTHEW LAWRENCE JUDE
 DeANGELIS a/k/a MATTHEW
 LAWRENCE DeANGELIS**, dec'd.
 Late of the Township of Radnor,
 Delaware County, PA.
 Co-Admrs.: Stephen P. DeAngelis
 and David T. DeAngelis c/o David
 M. Hollar, Esquire, 161 Washington
 Street, Suite 400, Conshohocken, PA
 19428.
DAVID M. HOLLAR, ATTY.
 161 Washington Street
 Suite 400
 Conshohocken, PA 19428

MARGARET A. DiMARINO, dec'd.
 Late of the Township of Marple,
 Delaware County, PA.
 Extx.: Teresa Lochman, 207 Ridley Dr.,
 Wallingford, PA 19086.

**ALICE D. FLAMINI a/k/a ALICE
 DELORES FLAMINI**, dec'd.
 Late of the Township of Springfield,
 Delaware County, PA.
 Extr.: Peter A. Flamini, Jr., 993
 Rocklynn Rd., Springfield, PA 19064.
DENISE M. CORDES, ATTY.
 Anderson Elder Law
 206 State Rd.
 Media, PA 19063

**BERNARD ALLEN FRANCIS, JR.
 a/k/a BERNARD FRANCIS**, dec'd.
 Late of the Township of Marple,
 Delaware County, PA.
 Extx.: Katharine Hancock Francis c/o
 Stephen D. Potts, Esquire, Strafford
 Office Bldg. #2, 200 Eagle Rd., Ste.
 106, Wayne, PA 19087-3115.
STEPHEN D. POTTS, ATTY.
 Herr, Potts & Potts, LLC
 Strafford Office Bldg. #2
 200 Eagle Rd.
 Ste. 106
 Wayne, PA 19087-3115

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

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

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

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

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

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

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

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

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

MARIE C. OMINSKI, dec'd.
Late of the Township of Nether Providence, Delaware County, PA.
Extr.: John L. Ominski, III c/o J. Adam Matlawski, Esquire, 1223 N. Providence Rd., Media, PA 19063.
J. ADAM MATLAWSKI, ATTY.
McNichol, Byrne & Matlawski, P.C.
1223 N. Providence Rd.
Media, PA 19063

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

ALLEN E. RHOADS, dec'd.
Late of the Township of Springfield, Delaware County, PA.
Extr.: Lawrence Joseph Rhoads (Named in Will as Joseph Rhoads) c/o Denise M. Cordes, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.

DENISE M. CORDES, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

WILLIAM ANDY ROSA, dec'd.
Late of the Borough of Folcroft,
Delaware County, PA.
Co-Admrs.: Noah Rosa and Nicole
Steininger.

BRIAN F. LEVINE, ATTY.
Levine Law, LLC
22 E. Grant St.
New Castle, PA 16101-2279

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

**WILBERT TAYLOR a/k/a WILBERT
TAYLOR, SR.**, dec'd.

Late of the Borough of Sharon Hill,
Delaware County, PA.
Extx.: Andrea Perry, 1 Browning
Circle, Middletown, DE 19709.

E. NEGO PILE, ATTY.
Pile Law Firm, PLLC
930 Harvest Dr.
Ste. 360
Blue Bell, PA 19422

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

GARRISON - First and Final Account
for Walter R. Garrison Deed of Trust Dated
April 26, 1994, as Amended and Restated
May 30, 2017, and further Amended June
6, 2017, and July 5, 2018, Stated by Barton
J. Winokur, Trustee.

MOUNT ZION - Biennial Account for
Mount Zion Cemetery Perpetual Care Trust
Under Agreement Dated August 1, 1998,
Stated by Mount Zion Memorial Park Inc.,
Trustee.

DARHUN - First and Final Account of
Benjamin P. Darhun, Executor for Estate
of Peter Darhun, Jr., Deceased.

DEMUTIS - First and Final Account of
Donald Edmond Demutis, Executor for the
Estate of Patricia E. Demutis.

RACHEL EZZELL BERRY, ESQUIRE
Register of Wills
and Clerk of
Orphans' Court Division

Oct. 6, 13

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2023-007100

NOTICE IS HEREBY GIVEN THAT on
August 18, 2023, the Petition for a Change
of Name was filed in the above named
Court, praying for a decree to change the
name(s) of **Ryan Leroy Goulden** to **Ryan
Leroy Walden**.

The Court has fixed Friday, December
15, 2023, at 10:00 a.m. in Courtroom TBA,
Delaware County Courthouse, Media,
Pennsylvania, as the time and place for the
hearing of said Petition, when and where
all persons interested may appear and show
cause, if any they have, why the prayer of
said Petition should not be granted.

Oct. 6, 13

AUDIT

ORPHANS' COURT

**Estates listed for Audit on
OCTOBER 18, 2023
10:30 A.M. Prevailing Time**

Notice is hereby given to the heirs, lega-
tees, 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.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2023-005742

NOTICE IS HEREBY GIVEN THAT on July 7, 2023, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Megan Claire McCarthy-Alfano** to **Megan Claire McCarthy-White**.

The Court has fixed Friday, November 17, 2023, at 10:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Oct. 6, 13

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2023-007103

NOTICE IS HEREBY GIVEN THAT on August 18, 2023, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Brian Michael Walsh** to **Brian Michael Walden**.

The Court has fixed Friday, December 15, 2023, at 10:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Oct. 6, 13

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2022-002370

NOTICE IS HEREBY GIVEN THAT on April 1, 2023, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Akie Yonemoto** to **Akie Kobeayahshi**.

The Court has fixed December 12, 2023, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

JAMES CUNILIO, Solicitor
P.O. Box 989
Bryn Mawr, PA 19010

Oct. 6, 13

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.

368 BAR, INC.

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

McCREESH, McCREESH, McCREESH & CANNON, Solicitors
7053 Terminal Square
Upper Darby, PA 19082

Oct. 13

Be Clear Communications, Inc.

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

RUSSELL LAW P.C., Solicitors
1000 N. Providence Road
Media, PA 19063

Oct. 13

Kalon Auto Center, Inc.

a statutory close corporation has been incorporated under the provisions of the Business Corporation Law of 1988.

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

Oct. 13

CLASSIFIED AD

Established and successful Central Pennsylvania Law Firm seeks 1 or 2 experienced Associates for a partner track/succession relationship. Litigation, Transactions, Corporate, Collections, Estate Planning and Administration, Bankruptcy, Landlord/Tenant (Landlord), Personal Injury, Municipal and Real Estate are the primary practice areas of the firm at present. A book of business is not required but, if consistent with the firm's practice, is preferred. Position is based in Central Pennsylvania, but the practice is statewide (primarily to the East), so (partial) remote work is anticipated, and some travel may be required. Expressions of interest may be directed to:

Bruce J. Warshawsky, Esquire
Cunningham, Chernicoff &
Warshawsky, P.C.
2320 N. Second St.
Harrisburg, PA 17110
(717) 238-6570x235
(717) 649-5544 Cell
(717) 238-4809 (Fax)

Oct. 13

FOREIGN CORPORATION

Acts I, Inc., a corporation organized under the laws of the state of Delaware, has applied for registration in Pennsylvania under the provisions of Chapter 4 of the Associations Code. The address of its principal office under the laws of the jurisdiction of formation is 256 Meadows Dr., Dover, DE 19904 and the address of its proposed registered office in this Commonwealth is 45 Garrett Rd., Upper Darby, PA 19082.

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

Oct. 13

SERVICE BY PUBLICATION

IN THE OFFICE OF THE
REGISTER OF WILLS OF
DELAWARE COUNTY,
PENNSYLVANIA
FILE NO.: 2323-1872

IN RE: ESTATE OF
WANDA L. SEEKELL, DECEASED

RE: PETITION TO ADMIT COPY OF
WILL TO PROBATE

RULE

AND NOW, this 12th day of September, 2023, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a Rule to Show Cause is issued and directed upon Tina Kline Saint James to show cause why this Petition should not be granted.

Respondent(s) shall submit a written response on or before the 1st day of November, 2023, 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; (3) fax at (610) 891-4812; and/or (4) e-mail at RegofWills@co.delaware.pa.us.

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/ Rachel Ezzell Berry
RACHEL EZZELL BERRY, ESQUIRE
Register of Wills and
Clerk of Orphans' Court

Oct. 6, 13

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY
CIVIL ACTION—LAW
CIVIL ACTION NUMBER:
CV-2023-004078

Bank of New York Mellon Trust
Company, N.A. as Trustee for Mortgage
Assets Management Series I Trust c/o
PHH Mortgage Corporation, Plaintiff
v.

Eileen B. Colgan, solely in her capacity as heir of Shirley Bones, deceased and the Unknown Heirs of Shirley Bones, Deceased, Defendants

TO: Eileen B. Colgan, solely in her capacity as heir of Shirley Bones, deceased and the Unknown Heirs of Shirley Bones, Deceased

You have been sued in mortgage foreclosure on premises: 112 Raymond Avenue, Aston, PA 19014 based on defaults since June 6, 2022. You owe \$277,574.48, plus interest.

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 A 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.

Delaware County Bar Association
Lawyers' Reference Service
335 W. Front Street
Media, PA 19063
Telephone: (610) 566-6625
Fax: (610) 566-7952
www.delcobar.org

STERN & EISENBERG, PC
Counsel for Plaintiff
The Shops at Valley Square
1581 Main St.
Ste. 200
Warrington, PA 18976
(215) 572-8111
Fax: (215) 572-5025

Oct. 13, 20

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO.: CV-2022-009234
SALE NO.: ORIGINAL 10/20/23 SALE

LOANDEPOT.COM, LLC, Plaintiff
v.

BRIAN WELLS, IN HIS CAPACITY
AS HEIR OF MAXINE SINGLETARY
a/k/a MAXINE WELLS SINGLETARY,
DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER MAXINE
WELLS, DECEASED, Defendants

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

NOTICE TO: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Maxine Wells, Deceased

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

Being in CHESTER CITY, County of DELAWARE, Commonwealth of Pennsylvania, 49-07-01383-00.

Improvements consist of residential property.

Sold as the property of Maxine Wells Singletary and Sidney Singletary

Your house (real estate) at 1010 Kerlin Street, Chester, PA 19013 is scheduled to be sold at the Sheriff's Sale on December 15, 2023 at 11:00 A.M., at the PA—DELAWARE, DELAWARE COUNTY COURTHOUSE, 201 W. FRONT ST., MEDIA, PA 19063, to enforce the Court Judgment of \$89,684.63 obtained by, LOANDEPOT.COM, LLC (the mortgagee), against the above premises.

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

Oct. 6, 13

SERVICE BY PUBLICATION

CIVIL ACTION
COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO.: CV-2022-009628

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR AMERIQUEST MORTGAGE
SECURITIES INC., ASSET-BACKED
PASS-THROUGH CERTIFICATES,
SERIES 2006-R1, Plaintiff

v.

SOPHIA YASMIN EL ALAMI a/k/a
SOPHIA EL ALAMI a/k/a SOPHIA Y.
EL ALAMI, IN HER CAPACITY AS
ADMINISTRATRIX AND HEIR OF THE
ESTATE OF SUSAN A. FERRARA a/k/a
SUSAN ALICE FERRARA a/k/a SUSAN
FERRARA ET AL., Defendants

COMPLAINT IN
MORTGAGE FORECLOSURE

TO: Unknown Heirs, Successors, As-
signs, and All Persons, Firms,
or Associations, Claiming Right,
Title, or Interest From or Under
Susan A. Ferrara a/k/a Susan
Alice Ferrara a/k/a Susan Ferrara,
Defendant(s), 1008 McClenachan
Terrace, Marcus Hook, PA 19061

You are hereby notified that Plaintiff,
DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR AMERI-
QUEST MORTGAGE SECURITIES INC.,
ASSET-BACKED PASS-THROUGH CER-
TIFICATES, SERIES 2006-R1, 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-2022-
009628, seeking to foreclose the mortgage
secured on your property located, 1008
McCLENACHAN TERRACE, MARCUS
HOOK, 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 writ-
ten 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 HIR-
ING A LAWYER.

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

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

JONATHAN M. ETKOWICZ, ESQUIRE
ID No. 208786
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

Oct. 13, 20

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
DOCKET/CASE NO.: 2022 006378

BREACH OF CONTRACT
AND REPLEVIN

BMO HARRIS BANK NA, Plaintiff
vs.
PHILADELPHIA TRUCK LINE, INC.,
Defendant

NOTICE

YOU HAVE BEEN SUED IN COURT. 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 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.

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

MARK W. FIDANZA, ESQUIRE
Reed Smith LLP
1717 Arch Street
Suite 3100
Philadelphia, PA 19103
(215) 851-8264

Oct. 13, 20

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO.: CV-2023-005960

ROCKET MORTGAGE, LLC f/k/a
QUICKEN LOANS, LLC f/k/a QUICKEN
LOANS INC., Plaintiff

v.

DE'LISA L. ARONSON IN HER
CAPACITY AS HEIR TO THE ESTATE
OF MARK C. ARONSON, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATION CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER MARK C. ARONSON,
DECEASED, Defendant(s)

NOTICE

NOTICE TO: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Association Claiming Right, Title or Interest From or Under Mark C. Aronson, Deceased

You are hereby notified on that on July 13, 2023, Plaintiff, ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC f/k/a QUICKEN LOANS INC. filed a Complaint against you in the Court of Common Pleas of DELAWARE County, Pennsylvania, Docket No. CV-2023-005960, wherein Plaintiff seeks to enforce its rights under its loan documents.

If you wish to defend, you must enter a written appearance personally or by 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

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

Oct. 13

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO.: CV-2023-004691

UNITED WHOLESALE MORTGAGE,
LLC, Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS,
OR ASSOCIATION CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER HARRY SOROKA, DECEASED;
ABBIE SOROKA CHOWANSKY,
KNOWN HEIR OF HARRY SOROKA,
Defendant(s)

NOTICE

NOTICE TO: Unknown Heirs, Suc-
cessors, Assigns and All
Persons, Firms, or Associa-
tion Claiming Right, Title
or Interest from or under
Harry Soroka, deceased

You are hereby notified on that on June
2, 2023, Plaintiff, UNITED WHOLESALE
MORTGAGE, LLC filed a Complaint
against you in the Court of Common Pleas of
DELAWARE County, Pennsylvania, Docket
No. CV-2023-004691, wherein Plaintiff
seeks to enforce its rights under its loan
documents.

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

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

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

Delaware County Bar Association
335 W. Front Street
Media, PA 19063
(610)348500
www.delcobar.org

Oct. 13

SERVICE BY PUBLICATION

CIVIL ACTION
COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO.: CV-2023-003047

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

THE BANK OF NEW YORK MELLON
f/k/a THE BANK OF NEW YORK
AS SUCCESSOR TRUSTEE FOR
JPMORGAN CHASE BANK, N.A., AS
TRUSTEE FOR THE BENEFIT OF THE
CERTIFICATEHOLDERS OF POPULAR
ABS, INC. MORTGAGE PASS-
THROUGH CERTIFICATES SERIES
2006-D, Plaintiff

v.

JEFF PETERSON a/k/a JEFFREY
BRANDON PETERSON a/k/a JEFFREY
B. PETERSON, IN HIS CAPACITY
AS CO-ADMINISTRATOR AND
HEIR OF THE ESTATE OF WENDY
A. PETERSON a/k/a WENDY ANN
PETERSON et al., Defendants

**COMPLAINT IN
MORTGAGE FORECLOSURE**

TO: Unknown Heirs, Successors, As-
signs, and All Persons, Firms,
or Associations, Claiming Right,
Title, or Interest, From or Under
Wendy A. Peterson a/k/a Wendy
Ann Peterson, Defendant(s), 1015
Andrews Avenue, Collingdale, PA
19023

You are hereby notified that Plaintiff, THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-D, 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-2023-003047, seeking to foreclose the mortgage secured on your property located, 1015 ANDREWS AVE., COLLINGDALE, 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
 Delaware County Bar Association
 335 W. Front Street
 Media, PA 19063
 (610) 566-6625
 www.delcobar.org

JONATHAN M. ETKOWICZ, ESQUIRE
 ID No. 208786
 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

Oct. 13, 20

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

- Singh, Kuljinder, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/30/2023, \$537.75
- Singleton, William E., MCLP Asset Company, Inc., 3/10/2023, \$204,546.97
- Skehan, Exec. of the Est. of Constance Colella, Coleen M, Borough of Lansdowne, 3/22/2023, \$2,677.48
- Slater, Juan J, CmwltH of PA Department of Revenue, 3/30/2023, \$3,662.92
- Slice It Up Pizza and Catering Inc., CmwltH of PA Department of Revenue, 3/21/2023, \$14,776.29
- Slice It Up Pizza and Catering Inc., CmwltH of PA Department of Revenue, 3/21/2023, \$14,776.29
- Smith, Cheryl, Borough of Eddystone, 3/21/2023, \$299.50
- Smith, Cheryl, Borough of Eddystone, 3/21/2023, \$299.50

- Smith, Donya, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/2023, \$1,652.75
- Smith, Jeffrey A, Borough of Eddystone, 3/21/2023, \$302.50
- Smith, Jeffrey, Borough of Eddystone, 3/21/2023, \$299.50
- Smith, William, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/2023, \$1,796.25
- Somerville, Casandra, CmwltH Dept of Revenue, 3/13/2023, \$313.12
- Somerville, Cassandra, CmwltH Dept of Revenue, 3/13/2023, \$117.01
- Somerville, Cassandra, CmwltH Dept of Revenue, 3/13/2023, \$459.68
- Somerville, Cassandra, CmwltH Dept of Revenue, 3/13/2023, \$734.37
- Sowti, Mahnaz E, Citibank N A, 3/31/2023, \$2,268.30
- Sowti, Mahnaz E, Citibank N A, 3/31/2023, \$2,777.23
- Spellman, Eileen P, Capital One Bank (USA) N.A., 3/3/2023, \$9,378.50
- Stackhouse Jr, Lawrence E, Internal Revenue Service, 3/7/2023, \$15,046.27
- Stackhouse, Kenneth R, Cavalry SPV I, LLC, 3/21/2023, \$3,939.29
- Stanowski Sr., Thomas J, CmwltH of PA Department of Revenue, 3/29/2023, \$4,055.86
- Staton, Chenaiah, Cavalry SPV I, LLC, as, 3/21/2023, \$1,497.81
- Stewart Ave LLC, Township of Springfield, 3/21/2023, \$275.00
- Stillwell, Michael, Commonwealth of PA Dept of Revenue, 3/1/2023, \$40,693.52
- Stillwell, Michael, Commonwealth of PA Dept of Revenue, 3/1/2023, \$40,693.52
- Stokar, Adam J, CmwltH of PA Department of Revenue, 3/23/2023, \$113,228.21
- Sullivan, Donald J, CmwltH of PA Department of Revenue, 3/17/2023, \$3,757.58
- Sullivan, Donald J, CmwltH of PA Department of Revenue, 3/17/2023, \$3,757.58
- Sumo, David, Commonwealth of PA Dept of Revenue, 3/17/2023, \$98.71
- Sumo, David, Commonwealth of PA Dept of Revenue, 3/20/2023, \$33,417.08
- Talotta, Guiseppe, Bah, Aguibou, 3/8/2023, \$2,634.75
- Tamanji, Abel N., Upper Darby Township, 3/23/2023, \$1,541.28
- Taylor, Edward T, CmwltH of PA Department of Revenue, 3/22/2023, \$3,732.06
- Taylor, Edward T, CmwltH of PA Department of Revenue, 3/22/2023, \$3,732.06
- Taylor, Keren A, Probation Dept of Delaware County, 3/1/2023, \$774.50
- Thai D C K Inc., CmwltH of PA Department of Revenue, 3/28/2023, \$12,445.14
- The Charge Group LLC, CmwltH of PA Department of Revenue, 3/27/2023, \$12,290.64
- The Estate of Constance Colella, Borough of Lansdowne, 3/22/2023, \$2,677.48
- The Penguins Club, Borough of Darby, 3/30/2023, \$1,429.37
- The William R Sautter Irrevocable T Claire Sautter, Commonwealth of PA Dept of Revenue, 3/1/2023, \$4,790.53
- Thomas, Michael, Delaware County Juvenile Court, 3/14/2023, \$134.96
- Thomas, Michael, Delaware County Juvenile Court, 3/14/2023, \$194.49
- Thomas, Selina, Upper Darby Township, 3/24/2023, \$1,424.76
- Thompson, Steven F, CmwltH Dept of Revenue, 3/13/2023, \$583.69
- Thomson, Dwayne, Borough of Darby, 3/30/2023, \$317.32
- TKP Holdings LLP, CmwltH of PA Department of Revenue, 3/23/2023, \$3,253.89
- TLC Gourmet Food Radnor LLC, CmwltH of PA Department of Revenue, 3/21/2023, \$15,354.45
- TLC Gourmet Food Radnor LLC, CmwltH of PA Department of Revenue, 3/21/2023, \$15,354.45
- Tools 2 Market LLC Attn: Jerome Elio, Commonwealth of PA Dept of Revenue, 3/31/2023, \$1,493.76
- Topalidis, Michael, CmwltH of PA Department of Revenue, 3/22/2023, \$3,725.73
- Topalidis, Michael, CmwltH of PA Department of Revenue, 3/22/2023, \$3,725.73
- Trader, Dupree, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/2023, \$2,751.25
- Trainer, Deborah, Absolute Resolutions Investments, LLC, 3/8/2023, \$4,280.27
- Tran, Thanh H, Borough of Clifton Heights, 3/22/2023, \$1,718.56
- Tran, Tommy, CmwltH of PA Department of Revenue, 3/14/2023, \$7,586.43
- Travers, Damion, Amer Int Ins Co/Robert McClennan, 3/21/2023, \$1,098.76

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

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

BOROUGH

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

CITY

- Chester 1, 19, 23, 29

TOWNSHIP

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

Conditions: \$ 3,000.00 cash or certified check at time of sale (unless otherwise stated in advertisement), balance in ten days. Other conditions on day of sale.

To all parties in interest and claimants:

TAKE NOTICE that a Schedule of Distribution will be filed within thirty (30) days from the date of sale and distribution will be made in accordance with the Schedule of Distribution unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the Schedule of Distribution will be given.

No. 009234 1. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Maxine Wells, deceased; Brian Wells, in his capacity as Heir of Maxine Singletary AKA Maxine Wells Singletary, deceased.

Hand Money \$8,971.50

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009806 2. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kimberly Auman.

Hand Money \$12,939.06

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001274 3. 2016

MORTGAGE FORECLOSURE

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

Front: 120 Depth: 518

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Larry Harling.

Hand Money \$29,065.88

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003477 4. 2023

MORTGAGE FORECLOSURE

311 Highland Avenue
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kathleen R. Tilmon.

Hand Money \$5,841.33

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002159 7. 2021

MORTGAGE FORECLOSURE

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

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

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

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

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

BEING 292 Jackson Avenue, Lansdowne, PA.

Parcel Number 23-00-01622-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joann Small.

Hand Money \$7,908.98

Phillip D. Berger, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000322 8. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Darrell Lee.

Hand Money \$10,025.22

Dana Marks, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000684 9. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Phillip R. Anderson.

Hand Money \$22,879.38

Dana Marks, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000838 10. 2019

MORTGAGE FORECLOSURE

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

Front: Depth:

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$18,739.51

Dana Marks, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003491 11. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

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

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Hand Money \$7,285.74

Dana Marks, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001530 12. 2022

MORTGAGE FORECLOSURE

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

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

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Victoria I. Pascale.

Hand Money \$10,811.50

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001730 13. 2023

MORTGAGE FORECLOSURE

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

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

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$34,911.62

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003520 14. 2023

MORTGAGE FORECLOSURE

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

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$6,566.26

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003456 15. 2023

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: John F. Fox.

Hand Money \$19,595.06

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002531 16. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$127,706.14

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

Front: Irregular Depth: Irregular

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

PARCEL: 0200100000

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$12,770.61

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008478 17. 2019

MORTGAGE FORECLOSURE

Judgment Amount: \$244,009.86

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

Front: Irregular Depth: Irregular

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

PARCEL: 48000249900

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$24,400.99

Christopher A. DeNardo, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009436 18. 2022

MORTGAGE FORECLOSURE

Judgment Amount: \$165,952.73

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

Front: Irregular Depth: Irregular

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

PARCEL: 16070086700

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Nadim Lynch.

Hand Money \$16,595.27

Christopher A. DeNardo, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002965 19. 2015

MORTGAGE FORECLOSURE

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

BEING Folio No. 49-01-02412-00

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

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Hand Money \$13,018.49

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004556 20. 2019

MORTGAGE FORECLOSURE

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

BEING Folio No. 48000344800

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

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Hand Money \$7,249.12

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003894 21. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$233,772.85

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

Front: Irregular Depth: Irregular

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

PARCEL: 05000050100

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Maria Spence.

Hand Money \$23,377.29

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005554 22. 2013

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 32-00-00413-00.

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

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

IMPROVEMENTS CONSIST OF: house.

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

Hand Money \$14,753.15

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005729 23. 2022

MORTGAGE FORECLOSURE

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

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Tracey L. Harris.

Hand Money \$3,000.00

Richard M. Squire & Associates, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008515 26. 2022

MORTGAGE FORECLOSURE

146 Windsor Avenue
Lansdowne, PA 19050

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kenneth Owens a/k/a Kenneth R. Owens.

Hand Money \$9,160.91

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002829 27. 2023

MORTGAGE FORECLOSURE

619 Walnut Street
Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Pamela Everett.

Hand Money \$7,580.90

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003974 28. 2015

MORTGAGE FORECLOSURE

614 Washington Avenue
Media, PA 19063

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Maria A. Townes.

Hand Money \$19,728.75

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008317 29. 2022

MORTGAGE FORECLOSURE

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

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

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

IMPROVEMENTS CONSIST OF: n/a.

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

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002400 30. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$130,977.14

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

Front: Irregular Depth: Irregular

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

PARCEL: 38060008400

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$13,097.71

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001004 31. 2022

MORTGAGE FORECLOSURE

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

Front: 50 Depth: 100

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: John Tedens.

Hand Money \$20,864.24

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004522 32. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$221,788.68

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

Front: Irregular Depth: Irregular

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

PARCEL: 35-00-00477-0

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jennifer Leonetti.

Hand Money \$22,178.87

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003461 33. 2023

MORTGAGE FORECLOSURE

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

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

PARCEL No. 05000057300

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Steven Schaefer.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000666 34. 2022

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 69

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$13,861.17

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003564 35. 2023

MORTGAGE FORECLOSURE

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

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

PARCEL No. 16-36-083:000

IMPROVEMENTS CONSIST OF: residential.

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

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000537 36. 2022

MORTGAGE FORECLOSURE

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

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

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

BEING known as Premises No. 194 East Essex Avenue.

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

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

Folio No. 23-00-01084-00.

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$12,735.45

Law Offices of Damian G. Waldman, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003644 37. 2022

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$132,452.82

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006438 38. 2022

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$1,733.17

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009655 39. 2019

MORTGAGE FORECLOSURE

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

Front: 18.75 Depth: 100

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$10,839.25

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001176 40. 2023

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$11,734.98

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002657 41. 2022

MORTGAGE FORECLOSURE

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

Front: Depth:

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James O. Meade.

Hand Money \$19,824.68

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009761 42. 2019

MORTGAGE FORECLOSURE

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

Front: 24 Depth: 75

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Ramona R. Reeves.

Hand Money \$17,009.39

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 060100 45. 2021

MONEY JUDGMENT

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

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

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Shynia McKelvy.

Hand Money \$3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 063814 46. 2020

MONEY JUDGMENT

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

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

IMPROVEMENTS CONSIST OF: Commercial.

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

Hand Money \$3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 001059 47. 2023

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$52,627.19

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

Sept. 29; Oct. 6, 13