

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**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

LARAINA 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.
Extx.: Kathleen Pfeffer, 216 W. Sylvan
Ave., Morton, PA 19070.

RUSSELL W. PATTON, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extx.: 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.
Extx.: 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

SECOND PUBLICATION**CATHERINE V. DONOHIE, dec'd.**

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

Extx.: 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.

Extx.: 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.

Extx.: 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.

Extx.: 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. Schreppe 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

THIRD AND FINAL PUBLICATION DONNA LEE BECKER a/k/a DONNA L. BECKER, dec'd.

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

Administratrix: Sandra L. Becker c/o Andre R. Desir, Esquire, 4001 Main Street, Suite 107, Philadelphia, PA 19127.

ANDRE R. DESIR, ATTY.

Vexillum Law
4001 Main Street
Suite 107
Philadelphia, PA 19127

LESLIE J. DEAN a/k/a LESLIE JACK DEAN, dec'd.

Late of the Borough of Ridley Park, Delaware County, PA.

Extx.: Elizabeth G Brown (Named in Will as Elizabeth Brown of Principled Money Management, LLC), 1110 Sherbook Dr., West Chester, PA 19382.
CHARI M. ALSON, ATTY.

Anderson Elder Law
206 State Rd.
Media, PA 19063

PHILLIPPE de GAIN, dec'd.

Late of the Township of Nether Providence, Delaware County, PA.
Admx.: Duyen Tran de Gain c/o Solaris A. Power, Esquire, 76 E. Euclid Avenue, Suite 300, Haddonfield, NJ 08033.

SOLARIS A. POWER, ATTY.

76 E. Euclid Avenue
Suite 300
Haddonfield, NJ 08033

DEBORAH ANN DENI, dec'd.

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

Alt. Extx.: Holly Ann Larkin c/o Paul Bilker, Esquire, 49 Terry Drive, Feasterville, PA 19053.

PAUL BILKER, ATTY.
49 Terry Drive
Feasterville, PA 19053

ALISON L. FANELLI, dec'd.

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

Extx.: Jennifer L. Fanelli c/o Neil Hilkert, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462.

NEIL HILKERT, ATTY.
600 West Germantown Pike
Suite 400
Plymouth Meeting, PA 19462

CHRISTOPHER MAHER, dec'd.

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

Admr.: Christopher Joseph Cute c/o Justin M. Bernstein, Esquire, 334 W. Front Street, Media, PA 19063.

JUSTIN M. BERNSTEIN, ATTY.

334 W. Front Street
Media, PA 19063

WILLIAM MARCHESE, dec'd.

Late of the Borough of Prospect Park, Delaware County, PA.

Admx.: Carol Ann Viau 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

CLARK V. NATALI, dec'd.

Late of the Borough of Media, Delaware County, PA.

Extr.: Anita Frances McGinn-Natali c/o Stephen M. Porter, Esquire, 125 Strafford Ave., Ste. 112, Wayne, PA 19087.

STEPHEN M. PORTER, ATTY.

Brett Senior & Associates, P.C.
125 Strafford Ave.
Ste. 112

Wayne, PA 19087

ISABELLE MARLENE NOWICKI

a/k/a MARLENE NOWICKI, dec'd.

Late of the Borough of Media, Delaware County, PA.

Extr.: James Joshua Nowicki c/o Kara Chickson, Esquire, 820 Homestead Rd., Jenkintown, PA 19046.

KARA CHICKSON, ATTY.

Feldman & Feldman, LLP
820 Homestead Rd.
Jenkintown, PA 19046

LORRAINE GEUTHER SCOTT a/k/a

LORRAINE G. SCOTT, dec'd.

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

Extrs.: Cindy Scott Marra, 119 Amber Dr., Oxford, PA 19363 and James Christopher Scott, 2 Winston Cutting, Malvern, PA 19355.

CHARI M. ALSON, ATTY.

Anderson Elder Law
206 State Rd.
Media, PA 19063

DELORES R. SHELTON, dec'd.

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

Extr.: John Shelton, Jr., 601 Barclay Street, Apartment 4, Chester, PA 19013.

ELIZABETH T. STEFANIDE, ATTY.

339 W. Baltimore Avenue
Media, PA 19063

DONALD THOMAS YOST, dec'd.

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

Co-Extrs.: Linda Ragan and Darlene Chambers, 1818 Saw Mill Drive, Wilmington, DE 19810.

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-2026-005937

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-2026-002881

NOTICE IS HEREBY GIVEN THAT on March 30, 2026, the Ishmael B. Sungbeh, minor, by and through his parent and natural guardian, Marvai M. Bardell, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Ishmael Ben Sungbeh** to **Jeremiah B. Bardell**.

The Court has fixed Friday, October 2, 2026, at 4:30 p.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.

July 31; Aug. 7

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.

LICENSE TO POUR, 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

Aug. 7

**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:

**Northbank Anderson
Homeowners Community**

The Articles of Incorporation have been (are to be) filed on Friday, July 24, 2026.

Aug. 7

CLASSIFIED ADS

JOB OPENINGS

Smith Kane Holman, LLC has been servicing clients in the Philadelphia region since 1997 and presently has five lawyers practicing in a variety of areas, including commercial litigation, fiduciary litigation, business bankruptcies and workouts, and commercial transactions.

The Firm's main office is located in Malvern, PA and is easily accessible from Route 202 at the Fraser, Route 401 Exit.

The Firm is seeking to expand its commercial litigation and business bankruptcy practices by hiring additional attorneys in each area. While the Firm prefers at least one to six years of experience, it is by no means required. The Firm values other qualities beyond experience, including a great work ethic and a willingness to learn from significantly experienced lawyers. In fact, the Firm values the opportunity for its more experienced attorneys to teach and mentor its less experienced lawyers.

Business Bankruptcy Position:

- The Firm represents businesses and individual business owners in distressed commercial loans both in and out of bankruptcy.
- Bankruptcy cases include bankruptcies under chapter 11 and chapter 7 (not chapter 13).
- Written tasks include motion practice and drafting a variety of discovery and pleadings in bankruptcy litigation.
- Oral skills include regular in-person and Zoom oral arguments, evidentiary hearings and trials.
- Extensive opportunities for contact with clients and opposing counsel.

Commercial Litigation Position:

- The Firm handles various types of commercial litigation ranging from debtor/creditor disputes to a variety of other business disputes.
- The litigation occurs in a variety of state courts (mostly in Philadelphia County and the surrounding four counties, but also includes other counties throughout the Commonwealth) and federal courts in both PA and NJ.
- Written tasks include all aspects of prosecuting or defending cases from start to finish, including drafting pleadings and discovery.
- Oral tasks include arguing motions, conducting evidentiary hearings and trials.
- Extensive opportunities for contact with clients and opposing counsel.
- The Firm prefers to deal with candidates directly and not through recruiters or agencies. Interested candidates should submit a resume to the David Smith, the Firm's managing member, at dsmith@skhlaw.com.

July 17, 24, 31; Aug. 7

**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

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Greenstreet Coffee Co.**, a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Aug. 7

FICTITIOUS NAME

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

The Chadds Ford Community Association

with its principal place of business at 6 Dickinson Dr., Ste. 110, Chadds Ford, PA 19317.

The name(s) and address(es) of the entity(s) owning or interested in said business is (are): Chadds Ford Township Residents Association, 6 Dickinson Dr., Ste. 110, Chadds Ford, PA 19317.

The application has been/will be filed on or after Thursday, July 23, 2026.

DONALD J. WEISS, Solicitor
6 Dickinson Dr.
Ste. 110
Chadds Ford, PA 19317

Aug. 7

DELCO Tin Can Coffee

with its principal place of business at 1410 Blackroad Road, Swarthmore, PA 19081.

The name(s) and address(es) of the entity(s) owning or interested in said business is (are): Tin Can Company LLC, 1410 Blackrock Road, Swarthmore, PA 19081.

The application has been/will be filed on or after Monday, July 20, 2026.

Aug. 7

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

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
DOCKET NO.: 0051 of 2026A

NOTICE OF HEARING

TO: JOHN DOE

NOTICE IS HEREBY GIVEN THAT a Petition for Termination of Parental Rights has been filed on behalf of Petitioner by Alicia Fastman, Esquire, 215 N. Olive Street, Suite 202, Media, PA 19063, (610)-222-5930, seeking the termination of the parental rights of John Doe parent of Anabel Margaret Crawford in the Court of Common Pleas of Delaware County, Pennsylvania.

A hearing with respect to said Petition is scheduled for September 22, 2026, before Judge William C. Mackrides at 9:30 a.m.

You have the right to appear at said Hearing to contest the Petition for Termination, and if you fail to do so, your parental rights may be terminated.

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 WHERE YOU CAN GET LEGAL HELP.

Delaware County Lawyer
Referral Service
335 W. Front St.
Media, Pennsylvania 19063
(610) 566-6625

Aug. 7

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2022-008129

**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. 7, 14

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.
ABDELIJALIL 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
CIVIL ACTION
NO. CV-2022-008129

MORTGAGE FORECLOSURE

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Credit Risk Transfer Trust, Series 2018-1 c/o NewRez d/b/a Shellpoint Mortgage Servicing (f/k/a Specialized Loan Servicing LLC), Plaintiff

vs.

Nicole Miller, Known Heir to Holly M. Miller, deceased mortgagor, Dean Miller, Known Heir to Holly M. Miller, deceased mortgagor and Unknown heirs, devisees and/or persons claiming right in, or title to, the real property of Holly M. Miller, deceased mortgagor, Defendants

TO: Nicole Miller, Known Heir to Holly M. Miller, deceased mortgagor, 140 Cricket Hill Rd., #A, Hawley, PA 18424; Dean Miller, Known Heir to Holly M. Miller, deceased mortgagor, 8 Daisy Dr., West Grove, PA 19380; Nicole Miller, Known Heir to Holly M. Miller, deceased mortgagor, 126 West 21st St., Chester, PA 19013; Dean Miller, Known Heir to Holly M. Miller, deceased mortgagor, 126 W. 21st St., Chester, PA 19013 and Unknown heirs, devisees and/or persons claiming right in, or title to, the real property of Holly M. Miller, deceased mortgagor 126 W. 21st St., Chester, PA 19013, Defendants

The real estate located at 126 W. 21st St., Chester, PA 19013 is scheduled to be sold at Sheriff's Sale on 9/18/26 at 11:00 AM, in the Delaware County Council Meeting Rm., Court House, 1st Fl., Media, PA, to enforce the court judgment of \$68,794.03, plus fees, costs and other charges obtained by Plaintiff against you.

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

1. This sale will be canceled if you pay the judgment to Daniel J. Capecci, Esq., 9000 Midlantic Dr., Ste. 300, P.O. Box 5054, Mt. Laurel, NJ 08054-1539. To find out how much you must pay, you may call (856) 810-5815.

2. You may be able to stop the sale by filing a petition asking the court to strike or open the judgment, if the judgment was improperly entered. You may also ask the court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

**RIGHTS EVEN IF THE SHERIFF'S
SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff's Office at (610) 891-4296 or Daniel J. Capecci, Esq. at (856) 810-5815.

2. You may be able to petition the court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office at (610) 891-4296 or Daniel J. Capecci, Esq. at (856) 810-5815.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on the 30th day after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days of the preparation of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**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 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 PER-
SONS AT A REDUCED FEE OR NO FEE.**

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

DANIEL J. CAPECCI, ESQUIRE
 Parker McCay P.A.
 Attys. for Plaintiff
 9000 Midlantic Dr.
 Ste. 300
 P.O. Box 5054
 Mt. Laurel, NJ 08054-1539
 (856) 810-5815

July 31; Aug. 7

SERVICE BY PUBLICATION

IN THE OFFICE OF THE
 REGISTER OF WILLS OF
 DELAWARE COUNTY, PA
 FILE #2326-1904

IN RE: ESTATE OF
 ELIZABETH FRITCHEY, DEC'D.

RE: Petition for Citation to Show
 Cause Why Heather Woodward Should
 Not be Appointed

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 April O'Connor to show cause why this Petition should not be granted. Respondent(s) shall submit a written response on or before 9/4/26, via one or more of the following options: (1) U.S. mail at ATTN: Register of Wills, 201 W. Front St., Media, PA 19063; (2) In-Person or drop-box at the Office of the Register of Wills, 1st Fl., Gov't. Center Bldg., Media, PA, 19063; and/or (3) fax at (610) 891-4812. No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted, and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7.

By The Register of Wills
 /s/ Vincent A. Rongione, Esquire
 Register Of Wills &
 Clerk of Orphans' Court

July 31; Aug. 7

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
 PLEAS OF DELAWARE COUNTY,
 PENNSYLVANIA
 CIVIL DIVISION
 NO. CV-2025-006999

U.S. BANK TRUST NATIONAL
 ASSOCIATION, AS TRUSTEE OF
 WATERFALL VICTORIA III-NB
 GRANTOR TRUST c/o Carrington
 Mortgage Services, LLC, Plaintiff
 vs.

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;

THE UNKNOWN HEIRS OF TERESA C.
 WRIGHT, DECEASED, Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: PATTY ABEL, SOLELY IN HER
 CAPACITY AS HEIR OF TERESA
 C. WRIGHT, DECEASED; TERE-
 SA CECILIA WRIGHT a/k/a TE-
 RESA C. WRIGHT, SOLELY IN
 HER CAPACITY AS HEIR OF TE-
 RESA C. WRIGHT, DECEASED;
 THE UNKNOWN HEIRS OF TE-
 RESA C. WRIGHT, DECEASED

Your house (real estate) at: 7121 Rad-
 bourne Rd., Upper Darby, PA 19082 is
 scheduled to be sold at Sheriff's Sale on
 August 21, 2026, at 11:00 a.m. in the
 County Council Room, Courthouse, Media,
 Pennsylvania 19063 to enforce the judg-
 ment of \$133,522.24 plus interest from May
 1, 2026, to August 21, 2026, at a per annum
 of 6.000% obtained by US Bank Trust Na-
 tional Association as trustee of Waterfall
 Victoria III-NB Grantor Trust against you.

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

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

1. The sale will be cancelled if you pay
 back to the Plaintiff the amount of the judg-
 ment plus interest, costs, and reasonable
 attorney fees due or the back payments,
 late charges, costs, interest and reasonable
 attorney fees due. To find out how much you
 must pay, you may call Hill Wallack LLP
 at (215) 579-7700.

2. You may be able to stop the sale by
 filing a petition asking the Court to strike
 or open the judgment, if the judgment was
 improperly entered. You may also ask the
 Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE
YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE
SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Hill Wallack LLP at (215) 579-7700.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office at (610) 891-4296.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff, and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO
NOT HAVE A LAWYER OR CANNOT AF-
FORD ONE, GO TO OR TELEPHONE THE
OFFICE LISTED BELOW TO FIND OUT
WHERE YOU CAN GET LEGAL HELP.**

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

**PURSUANT TO THE FAIR DEBT COL-
LECTION PRACTICES ACT YOU ARE
ADVISED THAT THIS LAW FIRM IS
DEEMED TO BE A DEBT COLLECTOR
ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE.**

MICHAEL J. SHAVEL, ESQUIRE
(Attorney ID.: #60554)
JILL M. FEIN, ESQUIRE
(Attorney ID.: #318491)
KAITLIN D. SHIRE, ESQUIRE
(Attorney ID.: #324226)
Hill Wallack LLP
Attorneys for Plaintiff
1000 Floral Vale Blvd.
Ste 300
Yardley, PA 19067
Tel. (215) 579-7700
Fax (215) 579-9248

July 31; Aug. 7

SERVICE BY PUBLICATION

**IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. CV-2025-010833**

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE, NOT
IN ITS INDIVIDUAL CAPACITY BUT
SOLELY IN ITS CAPACITY AS SUCH,
THE TRUSTEE ON BEHALF OF
WFL HOMES TRUST c/o Statebridge
Company, LLC, Plaintiff
vs.**

ROSEMARIE DEPAOLA, SOLELY IN HER CAPACITY AS HEIR OF THE ESTATE OF MARY RUNNER, DECEASED;
MARYANN DECOSTANZA, SOLELY IN HER CAPACITY AS HEIR OF THE ESTATE OF MARY RUNNER, DECEASED;
JENNIFER ROWDON, SOLELY IN HER CAPACITY AS HEIR OF THE ESTATE OF MARY RUNNER, DECEASED;
CHRISTINE RUNNER, SOLELY IN HER CAPACITY AS HEIR OF THE ESTATE OF MARY RUNNER, DECEASED;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY RUNNER, DECEASED, Defendants

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ROSEMARIE DEPAOLA, SOLELY IN HER CAPACITY AS HEIR OF THE ESTATE OF MARY RUNNER, DECEASED; MARYANN DECOSTANZA, SOLELY IN HER CAPACITY AS HEIR OF THE ESTATE OF MARY RUNNER, DECEASED; JENNIFER ROWDON, SOLELY IN HER CAPACITY AS HEIR OF THE ESTATE OF MARY RUNNER, DECEASED; CHRISTINE RUNNER, SOLELY IN HER CAPACITY AS HEIR OF THE ESTATE OF MARY RUNNER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY RUNNER, DECEASED

Your house (real estate) at: 639 7th Ave., Swarthmore, PA 19081 is scheduled to be sold at Sheriff's Sale on September 18, 2026, at 11:00 a.m. in the County Council Room, Courthouse, Media, Pennsylvania 19063 to enforce the judgment of \$233,018.88 plus interest from May 29, 2026, to September 18, 2026, at a per diem of \$18.29 obtained by Wilmington Savings Fund Society, FSB, as trustee, not in its individual capacity but solely in its capacity as such, the trustee on behalf of WFL Homes Trust against you.

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

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

1. The sale will be cancelled if you pay back to the Plaintiff the amount of the judgment plus interest, costs, and reasonable attorney fees due or the back payments, late charges, costs, interest and reasonable attorney fees due. To find out how much you must pay, you may call Hill Wallack LLP at (215) 579-7700.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE
YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE
SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Hill Wallack LLP at (215) 579-7700.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office at (610) 891-4296.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff, and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

MICHAEL J. SHAVEL, ESQUIRE
(Attorney ID.: #60554)
JILL M. FEIN, ESQUIRE
(Attorney ID.: #318491)
KAITLIN D. SHIRE, ESQUIRE
(Attorney ID.: #324226)
Hill Wallack LLP
Attorneys for Plaintiff
1000 Floral Vale Blvd.
Ste 300
Yardley, PA 19067
Tel. (215) 579-7700
Fax (215) 579-9248

July 31; Aug. 7

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. CV-2023-009285
SALE NO.: 27 JUNE 2026

WELLS FARGO BANK, N.A., Plaintiff
v.
TITUS A. ROBINSON INDIVIDUALLY
AND IN HIS CAPACITY AS
ADMINISTRATOR OF THE ESTATE
OF BARBARA L. ROBINSON a/k/a
BARBARA LYNN ROBINSON,
DECEASED, Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

NOTICE TO: TITUS A. ROBINSON
INDIVIDUALLY AND IN
HIS CAPACITY AS AD-
MINISTRATOR OF THE
ESTATE OF BARBARA
L. ROBINSON a/k/a BAR-
BARA LYNN ROBINSON,
DECEASED

Being Premises: 523 E. 22nd Street,
Chester, PA 19013.

Being in CITY OF CHESTER, County of
DELAWARE, Commonwealth of Pennsylvania,
49-01-00928-00 & 49-01-00929-00.

Improvements consist of residential
property.

Sold as the property of Irvin N. Robinson
and Barbara L. Robinson

Your house (real estate) at 523 E. 22nd
Street, Chester, PA 19013 is scheduled to
be sold at the Sheriff's Sale on August 21,
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 \$72,081.40 obtained by,
WELLS FARGO BANK, N.A. (the mort-
gagee), against the above premises.

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

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

July 31; Aug. 7

**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

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