

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

HARRY FRANCIS ALBERT, SR.,

dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Steven J. Albert 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

ANN H. ASHMEAD a/k/a ANN

HARNWELL ASHMEAD, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Theodora W. Ashmead c/o
Michael S. Dinney, Esquire, 919
Conestoga Road, Ste. 3-114, Bryn
Mawr, PA 19010.
MICHAEL S. DINNEY, ATTY.
919 Conestoga Road
Ste. 3-114
Bryn Mawr, PA 19010

NORMAN S. ATKINS a/k/a NORMAN

STEWART ATKINS, dec'd.
Late of the Township of Lower
Chichester, Delaware County, PA.
Extrs.: Christopher Shawn Atkins
and Jean Marie Atkins c/o Dana M.
Breslin, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

CHESTINE D. BOGAN, dec'd.

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

Admrs.: Antoinette L. Bogan and
Kevin Anthony Bogan c/o Scott D.
Galloway, Esquire, 14 South Plum
Street, Media, PA 19063.
SCOTT D. GALLOWAY, ATTY.
14 South Plum Street
Media, PA 19063

DOROTHY J. BONGHI, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Admr.: Henry DiBenedetto Forrest,
Esquire, 1001 E. Darby Road,
Havertown, PA 19083.
HENRY DiBENEDETTO FORREST,
ATTY.
1001 E. Darby Road
Haverford, PA 19083

LORRAINE BERYL CLARK a/k/a

LORRAINE B. CLARK, dec'd.
Late of the Township of Thornbury,
Delaware County, PA.
Extr.: Linda R. Clark c/o Stephen H.
Kalis, Esquire, P.O. Box 673, Exton,
PA 19341-0673.
STEPHEN H. KALIS, ATTY.
Fox Rothschild LLP
P.O. Box 673
Exton, PA 19341-0673

JEANETTE JOHNSON COOPER,
dec'd.

Late of the Borough of Lansdowne,
Delaware County, PA.
Extr.: Terence Clark, 7 Hillcrest Drive,
Downingtown, PA 19335.
MATTHEW KONCHEL, ATTY.
Law Offices of Konchel & Associates,
P.C.
13 Davenport Drive
Downingtown, PA 19335

RICHARD CURRIE a/k/a RICHARD

D.E. CURRIE a/k/a RICHARD
EDDINGTON CURRIE and
RICHARD E. CURRIE, dec'd.
Late of the Township of Chadds Ford,
Delaware County, PA.
Extr.: Laurie A. DeGrazia c/o Mark
M. Dalle Pазze, Esquire, 15 Center
Meeting Road, Wilmington, DE 19807.
MARK M. DALLE PАЗZE, ATTY.
15 Center Meeting Road
Wilmington, DE 19807

ANTHONY P. DELUCA, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Peter De Luca c/o Stephen
Carroll, Esquire, P.O. Box 1440, Media,
PA 19063.

STEPHEN CARROLL, ATTY.
Carroll & Karagelian LLP
P.O. Box 1440
Media, PA 19063

JOSEPH N. De SANTIS, dec'd.
Late of the Borough of Upland,
Delaware County, PA.
Extr.: Kevin T. Vitelli, 813 S. New
Street, West Chester, PA 19382.

JESSE B. FABIAN, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extxs.: Mary Katherine McCullen and
Marie MacLackin c/o Neil Hilkert,
Esquire, 600 W. Germantown Pike,
Suite 400, Plymouth Meeting, PA
19462.

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

ABIGAIL AVA GILLON, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Admx.: Kristen L. Behrens,
Esquire, 1650 Market St., Ste. 1200,
Philadelphia, PA 19103.

KRISTEN L. BEHRENS, ATTY.
Dilworth Paxson LLP
1650 Market St.
Ste. 1200
Philadelphia, PA 19103

**MARILYN J. GRAY a/k/a MARILYN J.
GARY**, dec'd.

Late of the Borough of Brookhaven,
Delaware County, PA.
Extr.: Brian M. Bubel 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

JAMES M. KIRK a/k/a JAMES KIRK,
dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: James W. Kirk c/o Stephen D.
Potts, Esquire, Strafford Office Bldg.
#2, 200 Eagle Rd., Ste. 106, Wayne, PA
19087.

STEPHEN D. POTTS, ATTY.
Herr, Potts & Potts, LLC
Strafford Office Bldg. #2
200 Eagle Rd.
Ste. 106
Wayne, PA 19087

**MONITA M. LANK a/k/a MONITA
MAY LANK and MONITA M.
THORP**, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: Rodger Craig Lank c/o Vincent
Carosella, Jr., Esquire, 822 S. Matlack
Street, Suite 101, West Chester, PA
19382.

VINCENT CAROSELLA, JR., ATTY.
Carosella & Associates, P.C.
822 S. Matlack Street
Suite 101
West Chester, PA 19382

THOMAS D. LEONARD, JR., dec'd.
Late of the Borough of Sharon Hill,
Delaware County, PA.

Admr.: John Lacey, 419 Stratford Rd.,
Glenolden, PA 19036.

MICHAEL P. PIERCE, ATTY.
Pierce & Hughes, P.C.
P.O. Box 604
Media, PA 19063

KATHRYN W. MARTIN, dec'd.

Late of the Borough of Folcroft,
Delaware County, PA.
Extx.: Kathryn Bailey McCaw c/o
William J. Luttrell, III, 11 S. Olive
St., Fl. 2, P.O. Box 1081, Media, PA
19063-8081.

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

EDWARD McCULLOUGH, dec'd.

Late of the Borough of Brookhaven,
Delaware County, PA.
Admx.: Patricia Anne McCullough,
53-8 Revere Rd., Drexel Hill, PA 19026.
D. ADDISON MURRAY, ATTY.
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Media, PA 19063

PATRICIA ANNE McGEE, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extx.: Susan E. McAnally c/o Joan D.
Gallagher, Esquire, 1600 Market St.,
Ste. 1320, Philadelphia, PA 19103-
4104.

JOAN D. GALLAGHER, ATTY.
Joan Gallagher Law, P.C.
1600 Market St.
Ste. 1320
Philadelphia, PA 19103-4104

STEVEN IAN MEISEL, dec'd.

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

Extx.: Linda S. Schiffer c/o Anne K. DeLuca, Esquire, 3475 West Chester Pike, Ste. 200, Newtown Square, PA 19073.

ANNE K. DeLUCA, ATTY.
Law Office of Sand Gibbs, PC
3475 West Chester Pike
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Newtown Square, PA 19073

FRANCES M. O'CONNOR, dec'd.
Late of the Township of Springfield, Delaware County, PA.
Extx.: Elizabeth T. Stefanide, Esquire, 339 West Baltimore Avenue, Media, PA 19063.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

WILLIAM GERARD PARKER, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Admx. C.T.A.: Cynthia F. Parker c/o Kristen L. Behrens, Esquire, 1650 Market St., Ste. 1200, Philadelphia, PA 19103.
KRISTEN L. BEHRENS, ATTY.
Dilworth Paxson LLP
1650 Market St.
Ste. 1200
Philadelphia, PA 19103

VIRGIN BRENDA PAYNE a/k/a VIRGIN B. PAYNE, dec'd.
Late of the Township of Upper Chichester, Delaware County, PA.
Admx. d.b.n.c.t.a.: Lindsey J. Conan, Esquire, 755 North Monroe Street, Media, PA 19063.
LINDSEY J. CONAN, ATTY.
Conan Law Office, LLC
755 North Monroe Street
Media, PA 19063

JOSEPH PRACH, dec'd.
Late of the Borough of Brookhaven, Delaware County, PA.
Admx.: Courtney Prach, P.O. Box 20056, Towson, MD 21284.

ANNA MARIE SANTORE a/k/a ANNA M. SANTORE a/k/a ANNA SANTORE and ANN SANTORE, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extx.: Ann Mulé c/o Justin H. Brown, Esquire, 1735 Market St., 51st Fl., Philadelphia, PA 19103.

JUSTIN H. BROWN, ATTY.
Ballard Spahr LLP
1735 Market St.
51st Fl.
Philadelphia, PA 19103

WENDELL WILMER SATTERTHWAIT a/k/a WENDELL W. SATTERTHWAIT, dec'd.
Late of the Township of Middletown, Delaware County, PA.
Admx. C.T.A.: Beth Lynne Kaniefski c/o Joseph A. Bellinghieri, Esquire, 17 W. Miner St., West Chester, PA 19382.
JOSEPH A. BELLINGHERI, ATTY.
MacElree Harvey, Ltd.
17 W. Miner St.
West Chester, PA 19382

STEPHEN JAY SMALL a/k/a STEPHEN J. SMALL, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Admx.: Rachel Sarah Small c/o Jennifer L. Zegel, Esquire, Three Logan Square, 1717 Arch St., 5th Fl., Philadelphia, PA 19103.
JENNIFER L. ZEGEL, ATTY.
Kleinbard LLC
Three Logan Square
1717 Arch St.
5th Fl.
Philadelphia, PA 19103

JUDITH M. TARLECKI, dec'd.
Late of the Borough of Collingdale, Delaware County, PA.
Extx.: Judith M. Andrews, 271 Palmer Road, Covington, PA 16917.
HENRY DiBENEDETTO FORREST, ATTY.
1001 E. Darby Road
Haverford, PA 19083

WENDY PLUMB THOMAS, dec'd.
Late of the Borough of Media, Delaware County, PA.
Extrs.: Lisa Thomas and Tim Thomas, 315 W. Cota St., Apt. B, Santa Barbara, CA 93101.

MARIETA BEZJIAN TOVMASSIAN, dec'd.
Late of the Borough of Broomall, Delaware County, PA.
Extr.: L. Edwin Lehigh, 74 Shelburne Rd., Springfield, PA 19064.

SHERI WARD, dec'd.
Late of the Township of Springfield, Delaware County, PA.
Extr.: Michael J. Ward, 705 Parker Lane, Springfield, PA 19064.

SECOND PUBLICATION

LAURETTA M. ASHBROOK, dec'd.
 Late of the Township of Springfield,
 Delaware County, PA.
 Extr.: Thomas John Ashbrook (Named
 in Will as Thomas J. Ashbrook) c/o
 Stephen Loester, Esquire, 100 W. 6th
 St., Ste. 204, Media, PA 19063.
STEPHEN LOESTER, ATTY.
 Gibson & Perkins, PC
 100 W. 6th St.
 Ste. 204
 Media, PA 19063

VITO BARBUTO, dec'd.
 Late of the Township of Aston,
 Delaware County, PA.
 Extr.: Lisa Ashton c/o Mark Vakil,
 Esquire, 22 W. Second Street, Media,
 PA 19063.

MARK VAKIL, ATTY.
 22 W. Second Street
 Media, PA 19063

GAIL H. BLANCHARD, dec'd.
 Late of the Township of Aston,
 Delaware County, PA.
 Extr.: Laura Blanchard (Named in
 Will as Laura Blanchard Trout), 901
 Tryens Rd., Aston, PA 19014.

DAVID R. WHITE, JR., ATTY.
 Horst Krekstein & Runyon LLC
 610 W. Germantown Pike
 Ste. 350
 Plymouth Meeting, PA 19462

PATTIANN R. BOYER, dec'd.
 Late of the Township of Newtown,
 Delaware County, PA.
 Admr.: William Paul Boyer, 2077 N.
 63rd St., Philadelphia, PA 19151.
HEATHER L. TURNER, ATTY.
 Law Office of Heather L. Turner
 137 N. Narberth Ave.
 Narberth, PA 19072

ORIAN JAMES BROWN, SR., dec'd.
 Late of the Township of Upper
 Chichester, Delaware County, PA.
 Admx.: Joann Karen Brown, 3131
 Meetinghouse Rd., E16, Boothwyn, PA
 19061.

JANICE B. CIARABELLINI, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Admr.: Alexander Ciarabellini, 34 N.
 Belfield Avenue, Havertown, PA 19083.
ELIZABETH T. STEFANIDE, ATTY.
 339 W. Baltimore Avenue
 Media, PA 19063

ROBERT T. COBURN, JR. a/k/a
ROBERT THOMAS COBURN, JR.,
 dec'd.
 Late of the Borough of Clifton Heights,
 Delaware County, PA.
 Admx.: Rebecca A. Coburn, 31 Penns
 Court, Aston, PA 19014.
LINDSEY HOELZLE, ATTY.
 Hoelzle Law LLC
 P.O. Box 98
 Birchrunville, PA 19421

BRENDAN CONNORS a/k/a
BRENDAN P. CONNORS and
BRENDAN PATRICK CONNORS,
 dec'd.
 Late of the Township of Concord,
 Delaware County PA.
 Admr.: Patrick J. Connors, 26 Patriot
 Lane, Thornton, PA 19373.

WILLIAM J. DALEY, dec'd.
 Late of the Township of Marple,
 Delaware County, PA.
 Extrs.: Katelynne A. Daley-Yankanich
 and Michael P. Gallen c/o Kevin D.
 Birkhead, Equire, 400 Maryland Dr.,
 P.O. Box 7544, Ft. Washington, PA
 19034-7544.

KEVIN D. BIRKHEAD, ATTY.
 Timoney Knox, LLP
 400 Maryland Dr.
 P.O. Box 7544
 Ft. Washington, PA 19034-7544

MARY LOUISE FETCHKO, dec'd.
 Late of the Township of Newtown,
 Delaware County, PA.
 Extr.: Nancy Brooke Muhl c/o James
 J. Ruggiero, Jr., Esquire, 16 Industrial
 Blvd., Ste. 211, Paoli, PA 19301.
JAMES J. RUGGIERO, ATTY.
 Ruggiero Law Offices, LLC
 16 Industrial Blvd.
 Ste. 211
 Paoli, PA 19301

JUDITH M. FITZGERALD, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Admr. C.T.A.: Robert Michael Slutsky,
 Esquire, 600 W. Germantown Pike,
 Ste. 400, Plymouth Meeting, PA 19462.
ROBERT M. SLUTSKY, ATTY.
 Slutsky Elder Law P.C.
 600 W. Germantown Pike
 Ste. 400
 Plymouth Meeting, PA 19462

GEORGE P. GASPER a/k/a GEORGE
PAUL GASPER, dec'd.
 Late of the Township of Concord,
 Delaware County, PA.

Extr.: Gayle A. Gasper c/o Jonathan E. Becker, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.
JONATHAN E. BECKER, ATTY.
 Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C.
 300 W. State St.
 Ste. 300
 Media, PA 19063

RONALD J. GRECO a/k/a RONALD GRECO, dec'd.
 Late of the Township of Upper Darby, Delaware County, PA.
 Extr.: Richard Greco, 284 Candlebrook Road, King of Prussia, PA 19406.

ANNEMARIE K. HEGLAND a/k/a ANNEMARIE HEGLAND, dec'd.
 Late of the Township of Nether Providence, Delaware County, PA.
 Extr.: Christopher Scott Hegland (Named in Will as Christopher Hegland) c/o Walter J. Timby, III, Esquire, 100 W. 6th St., Ste. 204, Media, PA 19063.
WALTER J. TIMBY, III, ATTY.
 Gibson & Perkins, P.C.
 100 W. 6th St.
 Ste. 204
 Media, PA 19063

JAMES R. JARVIS, III, dec'd.
 Late of the Township of Newtown, Delaware County, PA.
 Admr.: David T. Videon, Esquire.
VINCENT G. IANNELLO, JR., ATTY.
 110 W. Front Street
 Media, PA 19063

CHRISANTHI KATSANOS, dec'd.
 Late of the Township of Haverford, Delaware County, PA.
 Extr.: Van Hercules Katsanos (Named in Will as Van H. Katsanos), 2 Christopher Rd., Marlton, NJ 08053.
C. WILLIAM WATTS, ATTY.
 61 Union St.
 Medford, NJ 08055

FRANK G. KLEIN, dec'd.
 Late of the Township of Newtown, Delaware County, PA.
 Extr.: Robert S. Winter, Jr.
DAVID T. VIDEON, ATTY.
 110 W. Front Street
 Media, PA 19063

MARIANNE LEAGANS, dec'd.
 Late of the Township of Aston, Delaware County, PA.
 Extr.: Susan C. Lancellotti c/o Robert M. Firkser, Esquire, 333 West Baltimore Avenue, Media, PA 19063.

ROBERT M. FIRKSER, ATTY.
 333 West Baltimore Avenue
 Media, PA 19063

STEVEN A. LYON a/k/a STEVEN LYON, dec'd.
 Late of the Township of Nether Providence, Delaware County, PA.
 Admx.: Tiffany DiMeo, 121 Brookhill Rd., Newtown Square, PA 19073.

DAVID PHILIP MAIDEN, SR., dec'd.
 Late of the Borough of Collingdale, Delaware County, PA.
 Extr.: Steven Maiden, Sr., 437 Walnut Avenue, Aldan, PA 19018.

ANTOINETTE CATHERINE MAIMONE a/k/a ANTOINETTE C. MAIMONE, dec'd.
 Late of the Township of Haverford, Delaware County, PA.
 Extr.: Michael R. Maimone c/o Michael LaRosa, Esquire, 959 West Chester Pike, Havertown, PA 19083.
MICHAEL LaROSA, ATTY.
 LaRosa Law Firm
 959 West Chester Pike
 Havertown, PA 19083

BRUCE A. MOFFATT, dec'd.
 Late of the Township of Ridley, Delaware County, PA.
 Extr.: Jean N. Bosshardt c/o Christina B. Roberts, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
 3305 Edgmont Ave.
 Brookhaven, PA 19015

MARY WILLIAMS MOSLEY a/k/a MARY W. MOSLEY, dec'd.
 Late of the Borough of Media, Delaware County, PA.
 Admr.: Kenneth Bryan Mosley c/o William Bonner, Esquire, 40 Blossom Hill Road, Glen Mills, PA 19342.
WILLIAM BONNER, ATTY.
 40 Blossom Hill Road
 Glen Mills, PA 19342

ROBERT A. PASTUSZEK a/k/a ROBERT ANTHONY PASTUSZEK, dec'd.
 Late of the Township of Nether Providence, Delaware County, PA.
 Extr.: Mariaelena Pastuszek c/o Andrew J. Haas, Esquire, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998.
ANDREW J. HAAS, ATTY.
 Blank Rome LLP
 One Logan Square
 130 N. 18th St.
 Philadelphia, PA 19103-6998

LOIS H. PECK, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Frederick W. Peck.
DAVID T. VIDEON, ATTY.
110 W. Front Street
Media, PA 19063

CAROL A. SEYMOUR, dec'd.
Late of the Township of Swarthmore,
Delaware County, PA.
Extr.: Elizabeth Seymour Morrison c/o
Shannon McFadden, Esquire, P.O. Box
1440, Media, PA 19063.
SHANNON McFADDEN, ATTY.
Carroll & Karagelian LLP
P.O. Box 1440
Media, PA 19063

MARGARET CAROLINE SOHANEY,
dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: David Keammerer c/o Sean
Murphy, Esquire, 340 N. Lansdowne
Ave., Lansdowne, PA 19050.
SEAN MURPHY, ATTY.
340 N. Lansdowne Ave.
Lansdowne, PA 19050

RICHARD A. VERDI, SR. a/k/a
RICHARD ANTHONY VERDI, dec'd.
Late of the Township of Thornbury,
Delaware County, PA.
Extr.: Richard Alexander Verdi
c/o John Jay Wills, Esquire, 4124
Chichester Ave., Boothwyn, PA 19061.
JOHN JAY WILLS, ATTY.
4124 Chichester Ave.
Boothwyn, PA 19061

THIRD AND FINAL PUBLICATION

JUDITH F. BURGSTEIN a/k/a F.
JUDITH BURGSTEIN, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Joseph A. Bellinghieri, 17 W.
Miner St., West Chester, PA 19382.
JOSEPH A. BELLINGHIERI, ATTY.
MacElree Harvey, Ltd.
17 W. Miner St.
West Chester, PA 19382

JOAN M. COSTELLO a/k/a JOAN
COSTELLO, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Joseph John Costello a/k/a
Joseph J. Costello, 209 Millers Run,
Glen Mills, PA 19342.

DONNA DiSANTIS, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.

Extr.: Joseph M. Hargadon c/o
MaryKaye Anthony, Esquire, 3305
Edgmt Ave., Brookhaven, PA 19015.
MaryKaye ANTHONY, ATTY.
Breslin Murphy & Roberts, P.C.
3305 Edgmt Ave.
Brookhaven, PA 19015

ERIC MATTHEWS DiVARIO, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Deborah DiVario c/o Michael
Puppio, Esquire, 19 West Third Street,
Media, PA 19063.
MICHAEL PUPPIO, ATTY.
19 West Third Street
Media, PA 19063

ANNIE DOOHAN a/k/a ANNE F.
DOOHAN a/k/a ANN FRIEL
DOOHAN and ANNIE FRIEL, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Caroline Rose Sheila Wilkinson
c/o Joseph McIntosh, Esquire, 23 West
Second Street, Media, PA 19063.
JOSEPH McINTOSH, ATTY.
23 West Second Street
Media, PA 19063

HELEN DUKES a/k/a MARGARET
DUKES, dec'd.
Late of the Borough of Collingdale,
Delaware County, PA.
Extr.: Floyd Dukes, 217 Pershing Ave.,
Collingdale, PA 19023.

FRANK S. DZEDZY a/k/a FRANK
DZEDZY, dec'd.
Late of the Borough of Eddystone,
Delaware County, PA.
Admr.: Frank P. Dzedzy, Jr. c/o
Christopher M. Murphy, Esquire, 3305
Edgmt Avenue, Brookhaven, PA
19015.
CHRISTOPHER M. MURPHY, ATTY.
Breslin Murphy & Roberts, P.C.
3305 Edgmt Avenue
Brookhaven, PA 19015

DOROTHY F. ELICKER a/k/a
DOROTHY ELICKER, dec'd.
Late of the Township of Edgmtont,
Delaware County, PA.
Extr.: John Edward Elicker, Jr. c/o
Nicholas W. Stathes, Esquire, 899
Cassatt Rd., Ste. 320, Berwyn, PA
19312.
NICHOLAS W. STATHES, ATTY.
Toscani, Stathes & Zoeller, LLC
899 Cassatt Rd.
Ste. 320
Berwyn, PA 19312

ROBERT J. FERRIGNO, JR. a/k/a ROBERT J. FERRIGNO, dec'd.
 Late of the Township of Ridley, Delaware County, PA.
 Extx.: Jennifer Suzanne Ferrigno (Named in Will as Jennifer Ferrigno) c/o Lisa M. Nentwig, Esquire, 1650 Market St., Ste. 1200, Philadelphia, PA 19103.
 LISA M. NENTWIG, ATTY.
 Dilworth Paxson LLP
 1650 Market St.
 Ste. 1200
 Philadelphia, PA 19103

SARAH E. FOX, dec'd.
 Late of the Township of Upper Chichester, Delaware County, PA.
 Admr.: Brian F. Levine, Esquire, 22 E. Grant St., New Castle, PA 16101-2279.
 BRIAN F. LEVINE, ATTY.
 Levine Law, LLC
 22 E. Grant St.
 New Castle, PA 16101-2279

SARAH REX GEARY a/k/a SARAH R. GEARY, dec'd.
 Late of the Township of Newtown, Delaware County, PA.
 Admr.: John Geary, 616 Andover Rd., Newtown Square, PA 19073.

JOEL GOLDSTEIN a/k/a JOEL B. GOLDSTEIN, dec'd.
 Late of the Township of Radnor, Delaware County, PA.
 Extx.: Ann Deborah Goldstein, 939 Sulgrave Ln., Bryn Mawr, PA 19010.
 KRIS E. FENDROCK, ATTY.
 Myers, Brier & Kelly, LLP
 425 Biden St.
 Ste. 200
 Scranton, PA 18503

CLARE M. GORMLEY a/k/a CLARE MARIE GORMLEY and CLARE MARIE EVANS GORMLEY, dec'd.
 Late of the Township of Springfield, Delaware County, PA.
 Extx.: Joseph Edward Gormley, Jr., 1006 Barberrry Lane, Collegeville, PA 19426.

VIRGINIA MAE GROER, dec'd.
 Late of the Township of Aston, Delaware County, PA.
 Extx.: Thomas Groer c/o Stephen Carroll, Esquire, P.O. Box 1440, Media, PA 19063.
 STEPHEN CARROLL, ATTY.
 Carroll & Karagelian LLP
 P.O. Box 1440
 Media, PA 19063

WILLIAM J. GUILLEMIN, JR. a/k/a WILLIAM JOHN GUILLENMIN, JR. and WILLIAM GUILLEMIN, JR., dec'd.
 Late of the Borough of Clifton Heights, Delaware County, PA.
 Extx.: Daphne Guillemmin, 60 Jacqueline Drive, Paoli, PA 19301.

RUTH A. GUNDLACH a/k/a RUTH S. GUNDLACH and RUTH A.S. GUNDLACH, dec'd.
 Late of the Township of Middletown, Delaware County, PA.
 Extx.: Carol R. Schneider, 236 Indian Ln., Media, PA 19063.

CONSTANCE A. HALEY a/k/a CONSTANCE HALEY, dec'd.
 Late of the Borough of Clifton Heights, Delaware County, PA.
 Extx.: Jason Haley (Named in Will as Jason H. Haley) c/o Jennifer L. Simons, Esquire, 30 Cassatt Ave., Berwyn, PA 19312.

JENNIFER L. SIMONS, ATTY.
 McAndrews, Mehalick, Connolly, Hulse & Ryan P.C.
 30 Cassatt Ave.
 Berwyn, PA 19312

DORETHA HAYES, dec'd.
 Late of the Borough of Sharon Hill, Delaware County, PA.
 Admr.: Tawanda Hayes, 4072 White Creek Circle, Chester, VA 23831.

RICHARD D. HICKEY, dec'd.
 Late of the Township of Springfield, Delaware County, PA.
 Extx.: Robert D. Hickey c/o Joseph T. Mattson, Esquire, 1 N. Ormond Ave., Office, Havertown, PA 19083.
 JOSEPH T. MATTSON, ATTY.
 Donohue, McKee & Mattson, Ltd.
 1 N. Ormond Ave.
 Office
 Havertown, PA 19083

WESLEY F. HULL, II a/k/a WESLEY F. HULL a/k/a WESLEY HULL and WES HULL, dec'd.
 Late of the Township of Middletown, Delaware County, PA.
 Admx.: Diana Sue Hull c/o Catherine T. Duffy, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.
 CATHERINE T. DUFFY, ATTY.
 Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C.
 300 W. State St.
 Ste. 300
 Media, PA 19063

GWENDOLYN MARCIA IRVING a/k/a GWENDOLYN IRVING, dec'd.

Late of the Borough of Media, Delaware County, PA.
Admx.: Brianna Diamond Irving 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

NANCY M. KITTS a/k/a NANCY KITTS, dec'd.

Late of the Township of Upper Darby, Delaware County, PA.
Extx.: Carol J. Hershey, Senior Care of Pennsylvania, 851 N. Providence Road, Media, PA 19063.

JACQUELYN S. GOFFNEY, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

JULIA ANN LEWIS, dec'd.

Late of the Township of Middletown, Delaware County, PA.
Admx.: Laura E. Comisiak c/o Michaelangelo Dippolito, Esquire, 712 Kimberton Road, Chester Springs, PA 19425.

MICHAELANGELO DIPPOLITO, ATTY.
712 Kimberton Road
Chester Springs, PA 19425

PHILLIP MARTELLI, dec'd.

Late of the Township of Ridley, Delaware County, PA.
Extr.: James Martelli.

WILLIAM HABURCAK, ATTY.
755 North Monroe Street
Media, PA 19063

JOAN M. MARTIN, dec'd.

Late of the Township of Middletown, Delaware County, PA.
Extr.: Merritt J. Harman, IV c/o Guy F. Matthews, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.

GUY F. MATTHEWS, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

ANN M. McCORMICK a/k/a ANN McCORMICK and ANN MARY McCORMICK, dec'd.

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

Extx.: Joanne M. Barr, 29 West Avenue, Springfield, PA 19064.

MARY M. McHUGH a/k/a MARY MARGARET McHUGH and MARY McHUGH, dec'd.

Late of the Township of Haverford, Delaware County, PA.
Admx.: Maureen McElwee, 1818 Lynnewood Drive, Havertown, PA 19083.

JAMES RONALD MECKLIN, dec'd.

Late of the Township of Concord, Delaware County, PA.
Extxs.: C-Les Dee Mecklin and Rone Del Galeone c/o Jonathan E. Becker, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.

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

JONATHAN MICHAEL MILLER, dec'd.

Late of the Township of Newtown, Delaware County, PA.
Admx.: Mary Rose Grambsch c/o Bridget Monaghan Wible, Esquire, 8500 West Chester Pike, Upper Darby, PA 19082.

BRIDGET MONAGHAN WIBLE, ATTY.
8500 West Chester Pike
Upper Darby, PA 19082

MARYANN NERO, dec'd.

Late of the Borough of Darby, Delaware County, PA.
Extx.: Donna M. Nero Gonzalez (Named in Will as Donna Marie Nero Gonzalez) c/o Daniel J. Siegel, Esquire, 66 W. Eagle Rd., Ste. 1, Havertown, PA 19083.

DANIEL J. SIEGEL, ATTY.
Law Offices of Daniel J. Siegel
66 W. Eagle Rd.,
Ste. 1
Havertown, PA 19083

DAVID KEITH NOAH a/k/a DAVID K. NOAH, dec'd.

Late of Borough of Ridley Park, Delaware County, PA.
Admx.: Chloe Marie Noah, 838 7th St., Verona, PA 15147.

ANNE K. DeLUCA, ATTY.
Law Office of Sand Gibbs, PC
3475 West Chester Pike
Ste. 200
Newtown Square, PA 19073

LEWIS W. ONIMUS, dec'd.
Late of the Borough of Folcroft,
Delaware County, PA.
Admx.: Mary E. Horne-Onimus c/o
Robert M. Firkser, Esquire, 333 West
Baltimore Avenue, Media, PA 19063.
ROBERT M. FIRKSER, ATTY.
333 West Baltimore Avenue
Media, PA 19063

**KATHERINE E. PARSONS a/k/a
KATHERINE PARSONS a/k/a
KATHERINE ELIZABETH
PARSONS and CATHERINE E.
PARSONS**, dec'd.
Late of the Borough of Ridley Park,
Delaware County, PA.
Admx.: Mary Katherine Bohannon c/o
Christopher M. Brown, Esquire, 1240
West Chester Pike, Ste. 210, West
Chester, PA 19382.
CHRISTOPHER M. BROWN, ATTY.
Law Offices of Christopher M. Brown,
PLLC
1240 West Chester Pike
Ste. 210
West Chester, PA 19382

LUNA K. PATTELA, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Admr.: Chand Pattela, 2701
Sunnybrook Lane, Ardmore, PA 19003.

JAMES REDDITT, JR., dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extx.: Janet Marie Redditt c/o
Joseph DiGiorgio, Esquire, 1800 East
Lancaster Avenue, Suite L, Paoli, PA
19301.
JOSEPH DIGIORGIO, ATTY.
1800 East Lancaster Avenue
Suite L
Paoli, PA 19301

**MARY ANN RUFO a/k/a MARY ANN
L. RUFO**, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Ronald T. Hewes c/o Josele
Finney, Esquire, 10000 Lincoln Drive
East, Ste. 201, Marlton, NJ 08053.
JOSELE FINNEY, ATTY.
10000 Lincoln Drive East
Ste. 201
Marlton, NJ 08053

CHRISTINE K. SARSFIELD, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admx.: Shawna L. Sarsfield c/o Bridget
Wible, Esquire, 8500 West Chester
Pike, Upper Darby, PA 19082.

BRIDGET WIBLE, ATTY.
8500 West Chester Pike
Upper Darby, PA 19082

LINDA SCHWEIZER, dec'd.
Late of the Borough of Morton,
Delaware County, PA.
Extr.: Stephen Schweizer, 4923
Greenwood Street, Brookhaven, PA
19015.

**GILBERT A. SMITH a/k/a GILBERT
AINSWORTH SMITH**, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: Natalie Ann Schickling c/o Barry
S. Rabin, Esquire, 797 E. Lancaster
Avenue, Suite 13, Downingtown, PA
19335.
BARRY S. RABIN, ATTY.
797 E. Lancaster Avenue
Suite 13
Downingtown, PA 19335

LETICIA SMITH, dec'd.
Late of the Borough of Marcus Hook,
Delaware County, PA.
Extr.: James Smith, Jr. c/o Vincent
Carosella, Jr., Esquire, 822 S. Matlack
Street, Suite 101, West Chester, PA
19382.
VINCENT CAROSELLA, JR., ATTY.
822 S. Matlack Street
Suite 101
West Chester, PA 19382

**ROBERT H. WHEELER, IV a/k/a
ROBERT H. WHEELER, JR. and
ROBERT H. WHEELER**, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Extx.: Mary Jane Wheeler c/o Patricia
Leisner Clements, Esquire, 516 Falcon
Road, Audubon, PA 19403.
PATRICIA LEISNER CLEMENTS,
ATTY.
516 Falcon Road
Audubon, PA 19403

BARBARA L. WILSON, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Roman J. Koropey, Esquire, 237
South Bryn Mawr Avenue, Suite 100,
Bryn Mawr, PA 19010.
TIMONEY KNOX LLP
237 South Bryn Mawr Avenue
Suite 100
Bryn Mawr, PA 19010

**MARGARET ZOOK WRIGHT a/k/a
MARGARET Z. WRIGHT and
MARGARET WRIGHT**, dec'd.
Late of the Township of Newtown,
Delaware County, PA.

Extr.: Robert Townsend Wright c/o Nikolaos I. Tsouros, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406. NIKOLAOS I. TSOUROS, ATTY. Law Offices of Wendy F. Blecinski Valley Forge Square II 661 Moore Rd. Ste. 105 King of Prussia, PA 19406

STEVEN ZANGARI, dec'd. Late of the Township of Newtown, Delaware County, PA. Extr.: Steven A. Zangari c/o MaryKaye Anthony, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015. MaryKaye ANTHONY, ATTY. Breslin Murphy & Roberts, P.C. 3305 Edgmont Ave. Brookhaven, PA 19015

CHANGE OF NAME

COURT OF COMMON PLEAS DELAWARE COUNTY, PENNSYLVANIA NO. CV-2025-011370

NOTICE IS HEREBY GIVEN that the Petition of **GIANNA MARIE DALEY**, in the above-named Court, praying for a Decree to change her name to **GIANNA MARIE PELLEGRINO**. The Court has fixed 4/21/26 at 9:00 A.M. in Courtroom TBA, Delaware County Courthouse, Media PA, If any persons interested, to show cause, or if they have any objections why the prayer of the said Petition should not be granted, please contact the Delaware County Courthouse.

KATHRYN A. MELONI, P.C., Solicitors Attys. for Petitioner 117-119 N. Olive St. 2nd Fl. Media, PA 19063 (610) 565-1260

Mar. 6, 13

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA CIVIL ACTION—LAW NO. CV-2025-009444

NOTICE IS HEREBY GIVEN THAT on October 17, 2025, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Kyle Daniel Menasion, Jr.** to **Kyle Daniel Marchetti**.

The Court has fixed Friday, April 10, 2026, at 2:00 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.

Mar. 13, 20

CHANGE OF NAME

COURT OF COMMON PLEAS DELAWARE COUNTY, PENNSYLVANIA NO. CV-2025-008921

NOTICE IS HEREBY GIVEN that the Petition of **RITU MITTAL**, in the above-named Court, praying for a Decree to change her name to **RITU AGRAWAL SHANBHAG**. The Court has fixed 4/21/26 at 9:00 A.M. in Courtroom TBA, Delaware County Courthouse, Media PA, If any persons interested, to show cause, or if they have any objections why the prayer of the said Petition should not be granted, please contact the Delaware County Courthouse.

KATHRYN A. MELONI, P.C., Solicitors Attys. for Petitioner 117-119 N. Olive St. 2nd Fl. Media, PA 19063 (610) 565-1260

Mar. 13, 20

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2025-009929

NOTICE IS HEREBY GIVEN that the Petition of **JOSEPH PATRICK O'GRADY, JR.**, in the above-named Court, praying for a Decree to change his name to **J. PATRICK O'GRADY, JR.** The Court has fixed 4/10/26 at 2:00 P.M. in Courtroom TBA, Delaware County Courthouse, Media PA, If any persons interested, to show cause, or if they have any objections why the prayer of the said Petition should not be granted, please contact the Delaware County Courthouse.

GARTH G. HOYT, Solicitor
McNees Wallace & Nurick, LLC
Attys. for Petitioner
170 N. Radnor Chester Rd.
#350
Radnor, PA 19087
(484) 329-8044

Mar. 13, 20

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2025-008732

NOTICE IS HEREBY GIVEN THAT on September 29, 2025, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Sardar Sabnom Onia** to **Sabnom Onia Sardar**.

The Court has fixed Tuesday, April 21, 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.

ALLYSON ECHEVARRIA, Solicitor

Mar. 13, 20

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-007645

NOTICE IS HEREBY GIVEN THAT on August 26, 2025, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Steven Scott Stewart** to **Steven Stewart Macia**.

The Court has fixed Friday, April 10, 2026, at 2:00 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.

VICKI ELLEN HERR, Solicitor
14 S. Orange Street
Media, PA 19063

Mar. 13, 20

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2025-011531

NOTICE IS HEREBY GIVEN that the Petition of **CHRISTOS TSIOURIS, JR.** a/k/a **CHRIS TSIOURIS, JR.**, in the above-named Court, praying for a Decree to change his name to **CHRIS TSIOURIS, JR.** The Court has fixed 4/14/26 at 9:00 A.M. in Courtroom TBA, Delaware County Courthouse, Media PA, If any persons interested, to show cause, or if they have any objections why the prayer of the said Petition should not be granted, please contact the Delaware County Courthouse.

PAUL FELLMAN, Solicitor
Gibson & Perkins, P.C.
Attys. for Petitioner
100 W. 6th St.
#204
Media, PA 19063
(610) 565-1708

Mar. 13, 20

**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:

Nehemiah Charity

The Articles of Incorporation have been (are to be) filed on February 23, 2026.

The purpose or purposes for which it was organizes are as follows: to engage in religious missionary work (spreading the Gospel), charitable support to orphanages, funding and assistance to fire departments and police departments, support for seminaries, and acquisition/ownership of property for these exempt religious and charitable purposes.

Mar. 13

**CHARTER APPLICATION
PROFESSIONAL**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for

Semper Servus, Inc.

a corporation organized under the Professional Corporation Law of 1988.

J. OLIVER GINGRICH, Solicitor
114 E. Broad St.
P.O. Box 64769
Souderton, PA 18964

Mar. 13

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:

Friends of Judy Trombetta

with its principal place of business at 2113 Darby Creek Road, Havertown, PA 19083.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Judy Trombetta, 2113 Darby Creek Road, Havertown, PA 19083.

The application has been/will be filed on or after Wednesday, February 25, 2026.

Mar. 13

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
DOCKET/CASE NUMBER:
CV-2025-007421

Roland Oris, Plaintiff

vs.

Lewis Graham, Jr., Defendant

IN QUIET TITLE

TO: Lewis Graham, Jr.

YOU HAVE BEEN SUED IN COURT TO QUIET TITLE TO [PROPERTY ADDRESS]: 1413 Clifton Avenue, Sharon Hill, PA 19079, BEING FOLIO NO: 15-00-01047-06.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO WITHIN TWENTY (20) DAYS FROM THE DATE OF PUBLICATION OF THIS NOTICE, THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF(S). YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

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

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

Mar. 13, 20

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY
CIVIL ACTION—LAW
NO.: CV-2024-007929

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2025-HB1, Plaintiff

v.

FRANK FERZETTI, JR., IN HIS CAPACITY AS HEIR OF ELIZABETH D. FERZETTI; ET AL., Defendants

**COMPLAINT IN
MORTGAGE FORECLOSURE**

To: FRANK FERZETTI, JR., IN HIS CAPACITY AS HEIR OF ELIZABETH D. FERZETTI; STEVE FERZETTI, IN HIS CAPACITY AS HEIR OF ELIZABETH D. FERZETTI; MICHAEL FERZETTI, IN HIS CAPACITY AS HEIR OF ELIZABETH D. FERZETTI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELIZABETH D. FERZETTI Defendant(s), 2131 N. BENT LANE, ASTON, PA 19014

You are hereby notified that Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2025-HB1, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of DELAWARE County, PA docketed to No. CV-2024-007929, seeking to foreclose the mortgage secured on your property located, 2131 N. BENT LANE, ASTON, PA 19014.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

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

Mar. 13, 20

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY
CIVIL ACTION
NO.: CV-2025-002081

MORTGAGE FORECLOSURE

U.S. BANK NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY IN ITS CAPACITY AS
INDENTURE TRUSTEE OF CIM
TRUST 2021-R4, Plaintiff

v.

ANDREA FEESER, KNOWN HEIR OF
GERALDINE E. BATEMAN BENFATTI
a/k/a GERALDINE E. POLITOWSKI,
DECEASED, NANNETTE BURNETTE,
KNOWN HEIR OF GERALDINE
E. BATEMAN BENFATTI a/k/a
GERALDINE E. POLITOWSKI,
DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
GERALDINE E. BATEMAN BENFATTI
a/k/a GERALDINE POLITOWSKI,
DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER

ROBERT T. POLITOWSKI, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER JOANN MARIE BUNDRICK
a/k/a JOANNE M. BUNDRICK a/k/a
JOANNE POLITOWSKI BUNDRICK
a/k/a JOANNE POLITOWSKI,
DECEASED, Defendants

**NOTICE OF SHERIFF'S
SALE OF REAL ESTATE**

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robert T. Politowski, Deceased at 1022 Tyler Avenue, Darby, PA 19023, and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 1022 Tyler Avenue, Darby, PA 19023, owned by Geraldine E. Bateman Benfatti a/k/a Geraldine E. Politowski, Deceased, is scheduled to be sold at Sheriff's Sale on May 15, 2026 at 11:00 a.m., prevailing time, in the Delaware County Council Meeting Room, 1st floor of the Government Center Building, Delaware County Court House, Front St. & Veterans Square, Media, PA 19063 to enforce the court judgment of \$84,635.88, plus fees, costs and other charges obtained by U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R4 against Andrea Feeser Known Heir of Geraldine E. Bateman a/k/a Geraldine E. Politowski, Deceased, Nannette Burnette Known Heir of Geraldine E. Bateman Benfatti a/k/a Geraldine E. Politowski, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Geraldine E. Bateman Benfatti a/k/a Geraldine E. Politowski, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robert T. Politowski, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Joann Marie Bundrick a/k/a Joanne M. Bundrick a/k/a Joanne Politowski Bundrick a/k/a Joanne Politowski, Deceased.

**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 to U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R4, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at (212) 471-5100 and/or e-mail to pafigures@friedmanvartolo.com.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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. (See notice below 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 NOT
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 bid price by calling (212) 471-5100.

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 (212) 471-5100.

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 from the date of the Sheriff's 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 after the schedule of distribution is filed.

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.**

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

YVONNE GANLEY, ESQUIRE
(337459)
Friedman Vartolo LLP
Attorneys for Plaintiff
1325 Franklin Avenue
Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150

Mar. 13, 20

SERVICE BY PUBLICATION

**COURT OF COMMON PLEAS
DELAWARE COUNTY
CIVIL ACTION
NO.: CV-2025-002081**

MORTGAGE FORECLOSURE

**U.S. BANK NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY IN ITS CAPACITY AS
INDENTURE TRUSTEE OF CIM
TRUST 2021-R4, Plaintiff**

v.

ANDREA FEESER, KNOWN HEIR OF GERALDINE E. BATEMAN BENFATTI a/k/a GERALDINE E. POLITOWSKI, DECEASED, NANNETTE BURNETTE, KNOWN HEIR OF GERALDINE E. BATEMAN BENFATTI a/k/a GERALDINE E. POLITOWSKI, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERALDINE E. BATEMAN BENFATTI a/k/a GERALDINE POLITOWSKI, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT T. POLITOWSKI, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOANN MARIE BUNDRICK a/k/a JOANNE M. BUNDRICK a/k/a JOANNE POLITOWSKI BUNDRICK a/k/a JOANNE POLITOWSKI, DECEASED, Defendants

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Geraldine E. Bateman Benfatti A/K/A Geraldine Politowski, Deceased at 1022 Tyler Avenue, Darby, PA 19023, and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 1022 Tyler Avenue, Darby, PA 19023, owned by Geraldine E. Bateman Benfatti a/k/a Geraldine E. Politowski, Deceased, is scheduled to be sold at Sheriff's Sale on May 15, 2026 at 11:00 a.m., prevailing time, in the Delaware County Council Meeting Room, 1st floor of the Government Center Building, Delaware County Court House, Front St. & Veterans Square, Media, PA 19063 to enforce the court judgment of \$84,635.88, plus fees, costs and other charges obtained by U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R4 against Andrea Feeser Known Heir of Geraldine E. Bateman a/k/a Geraldine E. Politowski, Deceased, Nan-

nette Burnette Known Heir of Geraldine E. Bateman Benfatti a/k/a Geraldine E. Politowski, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Geraldine E. Bateman Benfatti a/k/a Geraldine E. Politowski, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robert T. Politowski, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Joann Marie Bundrick a/k/a Joanne M. Bundrick a/k/a Joanne Politowski Bundrick a/k/a Joanne Politowski, Deceased.

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 to U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R4, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at (212) 471-5100 and/or e-mail to pfigures@friedmanvartolo.com.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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. (See notice below 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 NOT 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 bid price by calling (212) 471-5100.

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 (212) 471-5100.

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 from the date of the Sheriff's 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 after the schedule of distribution is filed.

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.

Delaware County
Lawyers Reference Service
Delaware County Bar Association
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YVONNE GANLEY, ESQUIRE
(337459)
Friedman Vartolo LLP
Attorneys for Plaintiff
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Mar. 13, 20

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COURT OF COMMON PLEAS
DELAWARE COUNTY
CIVIL ACTION
NO.: CV-2025-002081

MORTGAGE FORECLOSURE

U.S. BANK NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY IN ITS CAPACITY AS
INDENTURE TRUSTEE OF CIM
TRUST 2021-R4, Plaintiff

v.

ANDREA FEESER, KNOWN HEIR OF
GERALDINE E. BATEMAN BENFATTI
a/k/a GERALDINE E. POLITOWSKI,
DECEASED, NANNETTE BURNETTE,
KNOWN HEIR OF GERALDINE
E. BATEMAN BENFATTI a/k/a
GERALDINE E. POLITOWSKI,
DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
GERALDINE E. BATEMAN BENFATTI
a/k/a GERALDINE POLITOWSKI,
DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
ROBERT T. POLITOWSKI, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER JOANN MARIE BUNDRICK
a/k/a JOANNE M. BUNDRICK a/k/a
JOANNE POLITOWSKI BUNDRICK
a/k/a JOANNE POLITOWSKI,
DECEASED, Defendants

NOTICE OF SHERIFF'S
SALE OF REAL ESTATE

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Mar. 13, 20

SERVICE BY PUBLICATION

DOCKET NO.: CV-2024-005013

ASSAULT AND BATTERY

Nixon Guartan, Plaintiff
vs.

48 Garrett Road Café & Restaurant, Inc. t/a
SA Café & Lounge; Ramiro Arenas; Melvin
Rodriguez, Defendants

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.

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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
Lawyer Referral and Information Service
335 W. Front Street
Media, PA 16093
(610) 566-6625
www.delcobar.org

Mar. 13, 20

SERVICE BY PUBLICATION

OFFICE OF THE REGISTER OF WILLS
DELAWARE COUNTY
FILE #2325-2457

IN RE: ESTATE OF
DAVID JOHN SHEILS, DEC'D.

RE: Amended Petition to Probate the
Last Will and Testament

RULE

AND NOW, this 13th day of Feb. '26, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a new Rule to Show Cause has been issued so that service can properly be effectuated. This Rule to show cause is directed upon David B. Sheils, as parent/natural guardian of minor, Wren Sheils and Colleen Cummings to show cause why this Petition should not be granted. Respondent(s) shall submit a written response on or before 4/1/26, 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

Mar. 6, 13

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY
CIVIL DIVISION
NO.: CV-2025-009797

ACTION IN
MORTGAGE FORECLOSURE

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, AS
TRUSTEE, AS SUCCESSOR-IN-
INTEREST TO U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY
AS INDENTURE TRUSTEE, FOR THE
HOLDERS OF THE CIM TRUST 2021-
R4, MORTGAGE-BACKED NOTES,
SERIES 2021-R4, Plaintiff

vs.

JOHN W. BATEMAN, KNOWN HEIR
OF JOAN E. BATEMAN, DECEASED; et
al., Defendant(s)

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.

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

Mar. 6; 13



FREE NOTARY SERVICE FOR DCBA MEMBERS

Another benefit of membership.
If you have any questions, please call
(610) 566-6625.

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

**March 20, 2026
11:00 A.M. Prevailing Time**

BOROUGH
Brookhaven 7
Clifton Heights 3
Colwyn 21
Lansdowne 22
Norwood 4
Prospect Park 9
Sharon Hill 14
Yeadon 24, 27, 32, 38

CITY
Chester 6, 10, 33, 34, 36, 37

TOWNSHIP
Ridley 8
Upper Darby 1, 2, 5, 11, 12, 13,
16, 18, 19, 36

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. 003970 1. 2023

MORTGAGE FORECLOSURE

JUDGMENT Amount: \$274,767.97

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

BEING Premises: 219 Chapman Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Anna M Mainardi.

Hand Money \$27,476.80

Fein, Such, Kahn & Shepard, P.C., Attorneys

SIDDIQ KAMARA, Sheriff

No. 004891 2. 2024

MORTGAGE FORECLOSURE

208 Hampden Road
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Rhonda Belford.

Hand Money \$9,271.91

RAS Citron, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 006713 3. 2025

MORTGAGE FORECLOSURE

21 W Wyncliffe Avenue
Clifton Heights, PA 19018

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Christopher R. Cull.

Hand Money \$14,127.97

RAS Citron, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 008311 4. 2025

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 150

BEING Premises: 629 Delaware Avenue, Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Adolfo Vazquez.

Hand Money \$19,729.63

KML Law Group, P.C., Attorneys

SIDDIQ KAMARA, Sheriff

No. 002586 5. 2025

MORTGAGE FORECLOSURE

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

BEING Premises: 322 Upland Way, Drexel Hill, PA 19026.

Parcel No. 16090136800

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Tyrona Brown.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 008129 6. 2022

MORTGAGE FORECLOSURE

Property in the City of Chester, County of Delaware, Commonwealth of PA on the Northwesterly side of 21st Street.

BEING Premises: 126 W. 21st Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Holly M. Miller.

Hand Money \$7,004.17

Parker McCay, P.A., Attorneys

SIDDIQ KAMARA, Sheriff

No. 008865 7. 2025

MORTGAGE FORECLOSURE

161 Trimble Blvd
Brookhaven, PA 19015

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Cheryl
A. Peabody.

Hand Money \$2,632.47

RAS Citron, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 002814A 8. 2024

MORTGAGE FORECLOSURE

Property in Ridley Township, County of
Delaware, Commonwealth of Pennsylvania.

Front: Depth:

BEING Premises: 1216 Redwood Ave.,
Folsom, PA 19033.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sean
Bohannon and Christine Bohannon.

Hand Money \$23,968.32

Brock & Scott, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 007121A 9. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 724 9th Avenue, Prospect
Park, PA 19076.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Charles
Johnson and Shanise Palmer.

Hand Money \$21,481.24

Brock & Scott, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 062912 10. 2024

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: 2415 Upland
Street, Chester, Pennsylvania 19013.

Folio Number: 49-01-02914-00

IMPROVEMENTS CONSIST OF: Residential
Dwelling.

SOLD AS THE PROPERTY OF: Anthony
L. Taylor.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

SIDDIQ KAMARA, Sheriff

No. 062914 11. 2019

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 105 Englewood Road, Upper Darby, Pennsylvania 19082.

Folio Number: 16-06-00305-00

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Sean Smith.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

SIDDIQ KAMARA, Sheriff

No. 008997 12. 2024

MORTGAGE FORECLOSURE

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

Front/Depth: 16 x 60

BEING Premises: 7018 Atlantic Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: RSN Funding, LLC

Hand Money \$3,000.00

Eckert Seamans Cherin and Mellott, Attorneys

SIDDIQ KAMARA, Sheriff

No. 007888 13. 2025

MORTGAGE FORECLOSURE

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

BEING Folio No. 16-05-01069-00

BEING Premises: 7006 Pennsylvania Ave., Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Erik A. Moore, Jr.

Hand Money \$13,728.16

McCabe, Weisberg & Conway, LLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 005904 14. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 1434 Sharon Park Drive, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Richard P. Rippel and Tina Rippel.

Hand Money \$9,902.06

Michael S. Bloom, Esquire, Attorney

SIDDIQ KAMARA, Sheriff

No. 064045 16. 2023

MONEY JUDGMENT

ALL THOSE TWO CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, known and designated as Lots Nos. 1900 and 1901 on a certain plan of lots called "Aronimink Sections", Upper Darby Township, County of Delaware and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 3314 Highland Avenue, Drexel Hill, Pennsylvania.

Folio Number: 16-10-00978-00

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Bryan L. Smith and Sarina M. Smith.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

SIDDIQ KAMARA, Sheriff

No. 066673 18. 2022

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 2708 Eldon Avenue, Drexel Hill, Pennsylvania.

Folio Number: 16-09-00330-00

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Barbara M. Turner.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

SIDDIQ KAMARA, Sheriff

No. 009135 19. 2025

MORTGAGE FORECLOSURE

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

Dimensions: 40 feet x 193 feet

BEING Premises: 139 Burmont Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property, 2 sty hse add gar.

SOLD AS THE PROPERTY OF: Padmesh Chhita.

Hand Money \$5,000.00

Pellegrino Law PLLC, Michael A. Pellegrino, Esquire, Attorney

SIDDIQ KAMARA, Sheriff

No. 007352 21. 2021

MORTGAGE FORECLOSURE

519 South Fourth Street Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Theresa Teta.

Hand Money \$16,214.07

RAS Citron, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 009357 22. 2025

MORTGAGE FORECLOSURE

145 Blackburn 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: Marie A. Palmerino.

Hand Money \$7,875.66

RAS Citron, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 064001 24. 2020

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 914 Rundale Avenue, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-02895-00

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Leslie A. Russell.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

SIDDIQ KAMARA, Sheriff

No. 062749 27. 2016

MONEY JUDGMENT

ALL THOSE THREE CERTAIN lots or pieces of ground with the buildings and improvements thereon erected,

SITUATE in the Borough of Yeadon, County of Delaware and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 517 Church Lane, Yeadon, Pennsylvania 19050.

Folio Number: 48-00-00794-00

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Jaks Development, L.L.C.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

SIDDIQ KAMARA, Sheriff

No. 009177 32. 2025

MORTGAGE FORECLOSURE

ALL THAT CERTAIN land and premises situate in the Borough of Yeadon, County of Delaware and Commonwealth of Pennsylvania, and more particularly described as follows:

TAX ID No. 48000174300

BEING known as 835 Fern Street, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Karima Robinson.

Hand Money \$3,000.00

Sarah A. Elia, Attorney

SIDDIQ KAMARA, Sheriff

No. 006822 33. 2025

MORTGAGE FORECLOSURE

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

Dimensions: 18.55 feet x 90 feet

BEING Premises: 749 E. 12th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential property, 2 sty hse.

SOLD AS THE PROPERTY OF: Omar Miles a/k/a Omar A. Miles.

Hand Money \$5,000.00

Pellegrino Law PLLC,

Michael A. Pellegrino, Esquire, Attorney

SIDDIQ KAMARA, Sheriff

No. 006004 34. 2025

MORTGAGE FORECLOSURE

Property situated in the City of Chester, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on September 5, 1956, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 1852, at page 98.

Folio No. 49-08-01240-00

BEING known as 936 Pennell Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Hampton Evans.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

SIDDIQ KAMARA, Sheriff

No. 062950 35. 2023

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 665 Long Lane, Upper Darby, Pennsylvania 19082.

Folio Number: 16-02-01420-00

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: A & L Deli Grocery, L.L.C.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

SIDDIQ KAMARA, Sheriff

No. 008016 36. 2025

MORTGAGE FORECLOSURE

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

BEING Premises: 1135 Thomas Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Pottstown Homes LLC.

Hand Money \$12,450.75

Friedman Vartolo, LLP, Attorney

SIDDIQ KAMARA, Sheriff

No. 004982 37. 2025

MORTGAGE FORECLOSURE

2426 Bethel Road
Chester, PA 19013

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michelin Jones, in his capacity as heir of Elizabeth Jones.

Hand Money \$12,684.27

RAS Citron, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 006686B 38. 2024

MORTGAGE FORECLOSURE

JUDGMENT Amount: \$307,802.77

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

Front: Irregular Depth: Irregular

BEING Premises: 7 Robin Road, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tony A. Wilburn.

Hand Money \$30,780.28

William Miller, Esquire, Attorney

SIDDIQ KAMARA, Sheriff

Feb. 27; Mar. 6, 13