

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlers set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION

YOLANDA J. CATONA a/k/a
YOLANDA MARCUCCI CATONA,
 dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Extr.: Augustine Edward Catona, Jr.
 c/o Harry Kleinman, Esquire, 508
 Chester Pike, Norwood, PA 19074.
HARRY KLEINMAN, ATTY.
 Norwood Law Center, P.C.
 508 Chester Pike
 Norwood, PA 19074

LINDA L. CLIFTON a/k/a LINDA L.
JORDAN, dec'd.
 Late of the Borough of Lansdowne,
 Delaware County, PA.
 Extr.: Kimyatta Frazier, 1 Maple
 Hollow Ln., Sicklerville, NJ 08081.

SANDER H. COHEN, dec'd.
 Late of the Township of Concord,
 Delaware County, PA.
 Extr.: Judith F. Cohen c/o Michael
 Perna, Esquire, 610 Millers Hill, P.O.
 Box 96, Kennett Square, PA 19348.
MICHAEL PERNA, ATTY.
 610 Millers Hill
 P.O. Box 96
 Kennett Square, PA 19348

RALPH THOMPSON CRANE, III
a/k/a RALPH THOMPSON CRANE
a/k/a R. THOMPSON CRANE and
TOM CRANE, dec'd.
 Late of the Township of Radnor,
 Delaware County, PA.
 Extr.: Diana K. Mizer c/o Laura M.
 Tobey, Esquire, 229 W. Wayne Ave.,
 Wayne, PA 19087.
LAURA M. TOBEY, ATTY.
 Reidenbach & Associates, LLC
 229 W. Wayne Ave.
 Wayne, PA 19087

KRISTIN ANN CURRY, dec'd.
 Late of the Township of Newtown,
 Delaware County, PA.
 Admx.: Colleen Robinson, 1035 Tyler
 Drive, Newtown Square, PA 19073.

CHARLES H. DOYLE, dec'd.
 Late of the Township of Radnor,
 Delaware County, PA.
 Extr.: Noel M. Bingham c/o Andrew
 H. Dohan, Esquire, 460 E. King Rd.,
 Malvern, PA 19355-3049.
ANDREW H. DOHAN, ATTY.
 Lentz, Cantor & Massey, Ltd.
 460 E. King Rd.
 Malvern, PA 19355-3049

EUGENE L. ECKENRODE a/k/a
EUGENE LEE ECKENRODE, dec'd.
 Late of the Township of Upper Darby,
 Delaware County, PA.
 Admr.: David Eugene Eckenrode, 2409
 E. Firth St., Philadelphia, PA 19125.
MARGARET V. CORCORAN, ATTY.
 Anderson Elder Law
 206 State Rd.
 Media, PA 19063

JEAN CAROLINE GUNTHER a/k/a
JEAN C. GUNTHER, dec'd.
 Late of the Township of Concord,
 Delaware County, PA.
 Extr.: John G. Gunther 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, PC
 300 W. State St.
 Ste. 300
 Media, PA 19063

SARA ELLEN HALPERN a/k/a SARA
HALPERN, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Extr.: Warren Jay Kauffman (Named
 in Will as Warren J. Kauffman), 1650
 Market Street, Ste. 1800, Philadelphia,
 PA 19103.
WARREN JAY KAUFFMAN, ATTY.
 White and Williams LLP
 1650 Market Street
 Ste. 1800
 Philadelphia, PA 19103

RALPH W. HAMILTON, JR., dec'd.
 Late of the Township of Middletown,
 Delaware County, PA.
 Extr.: Steven Hamilton c/o Guy F.
 Matthews, Esquire, 300 W. State St.,
 Ste. 300, Media, PA 19063.

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

**PATRICIA ROSE HILFERTY a/k/a
PATRICIA R. HILFERTY**, dec'd.
Late of the Borough of Norwood,
Delaware County, PA.
Extx.: Heather A. Cellini c/o William
T. Neill, III, Esquire, P.O. Box 219,
Woodlyn, PA 19094.
WILLIAM T. NEILL, III, ATTY.
P.O. Box 219
Woodlyn, PA 19094

CATHERINE E. JONES, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Kathleen Arias, 1112 Ridge
Place, Crownsville, MD 21032.

BETTY M. KELLEY, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Extx.: Lawrence C. Katzmire, 146 Lake
Arietta Ct., Auburndale, FL 33823.

JAMES W. KENNEY, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extx.: Sandra Ruth Kenney (Named in
Will and Sandra R. Kenney) c/o Carol
R. Livingood, Esquire, P.O. Box 7544,
Ft. Washington, PA 19034-7544.
CAROL R. LIVINGOOD, ATTY.
Timoney Knox, LLP
P.O. Box 7544
Ft. Washington, PA 19034-7544

JUDITH A. LOYNDS, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Extx.: Michelle L. Bondrowski c/o
Matthew C. Stone, Esquire, 4126
Edgmont Avenue, Brookhaven, PA
19015.

MATTHEW C. STONE, ATTY.
The Law Offices of Stone & Stone, LLC
4126 Edgmont Avenue
Brookhaven, PA 19015

PAUL D. MANGINELLI, SR., dec'd.
Late of the Borough of Folcroft,
Delaware County, PA.
Admx. C.T.A.: Anne Grace Pescatore
c/o Daniel R. Coleman, Esquire, 300 W.
State St., Ste. 300, Media, PA 19063.

DANIEL R. COLEMAN, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, PC
300 W. State St.
Ste. 300
Media, PA 19063

MARNEY McDONALD, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Erin Hanawalt c/o Mark
Freeman, Esquire, P.O. Box 457,
Media, PA 19063.
MARK FREEMAN, ATTY.
P.O. Box 457
Media, PA 19063

**GERALD McLAUGHLIN a/k/a
GERALD WALTER McLAUGHLIN**,
dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Gerald McLaughlin, Jr., 17
Belamour Drive, Washington Crossing,
PA 18977.

NAQUANDA ARTASIA MEDLEY,
dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Admx.: Tamika Antoinese Beneby,
2116 N. 4th St., Harrisburg, PA 17102.
JEFFREY M. COOPER, ATTY.
The Law Office of Jeffrey M. Cooper
111 E. Township Line Rd.
Upper Darby, PA 19082

THEODORE S. MELNYCHUK, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Kathleen Francis Melnychuk
(Named in Will as Kathleen F.
Melnychuk) c/o Richard S. Clarkson,
Jr., Esquire, 251 Painter Road, Media,
PA 19063.
RICHARD S. CLARKSON, JR, ATTY.
251 Painter Rd.
Media, PA 19063

VIRGINIA D. MILLER, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extrs.: Florence Miller and Berge
Joseph Miller (Named in Will as
Berge D. Miller), P.O. Box 159, West
Grove, PA 19390.

PATRICIA ANN RENZULLI, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extxs.: Michele McCormick, 265 S.
Dillwyn Rd., Newark, DE 19711 and
Cheryl McGovern, 332 14th St. S.,
Brigantine, NJ 08203.

KENNETH C. RUSSELL, ATTY.
Russell Law, P.C.
3500 Reading Way
Huntingdon Valley, PA 19006

KATHERINE S. ROBINSON, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Admr.: Thomas John Robinson c/o
Dawn Getty Sutphin, Esquire, 852
Eleventh Ave., Prospect Park, PA
19076.
DAWN GETTY SUTPHIN, ATTY.
852 Eleventh Ave.
Prospect Park, PA 19076

GERALDINE ROZNIAKOWSKI, dec'd.
Late of the Borough of Norwood,
Delaware County, PA.
Extx.: Janet Laverty c/o John A.
Wetzel, Esquire, 122 S. Church St.,
West Chester, PA 19382.
JOHN A. WETZEL, ATTY.
Wetzel Gagliardi Fetter & Lavin LLC
122 S. Church St.
West Chester, PA 19382

EARL W. SHORTLIDGE, dec'd.
Late of the City of Chester, Delaware
County, PA.
Extx.: Elaine Ticknor c/o L. Peter
Temple, Esquire, P.O. Box 384,
Kennett Square, PA 19348.
L. PETER TEMPLE, ATTY.
Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

CHRISTIAN SOLAKIAN, dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Extrs.: Louise I. Green and Rohan
A. Brown c/o Wendy Fein Cooper,
Esquire, 50 S. 16th St., Ste. 3530,
Philadelphia, PA 19102.
WENDY FEIN COOPER, ATTY.
Dolchin, Slotkin & Todd, P.C.
50 S. 16th St.
Ste. 3530
Philadelphia, PA 19102

DAVID T. STANLEY, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Admr.: William T. Stanley, 430 Erie
Ave., Carneys Point, NJ 08069.

TERESA D. STINSON, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extx.: Susan Callahan, 1239 Box Elder
Dr., West Chester, PA 19380.

ZHI QING TANG, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Jeni Rosenfeld c/o D. Selaine
Keaton, Esquire, 21 W. Front Street,
P.O. Box 1970, Media, PA 19063.
D. SELAINE KEATON, ATTY.
21 W. Front Street
P.O. Box 1970
Media, PA 19063

**ANNA VALENTINA WILLIAMS a/k/a
ANNA V. WILLIAMS and ANNA
WILLIAMS**, dec'd.
Late of the Borough of Prospect Park,
Delaware County, PA.
Extr.: Robert John Williams, Jr. c/o
Aimee M. Taylor, Esquire, 339 West
State Street, Media, PA 19063.
AIMEE M. TAYLOR, ATTY.
Mitchell, Taylor & Turco, P.C.
339 West State Street
Media, PA 19063

SECOND PUBLICATION

EDNA M. BAILEY, dec'd.
Late of the Borough of Glenolden,
Delaware County, PA.
Extx.: Erica Pantaleone, 817 14th Ave.,
Prospect Park, PA 19076.

JONAS BRACHFELD, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Eric Louis Brachfeld (Named in
Will as Eric L. Brachfeld), 890 W. End
Ave., Apt. 16D, New York, NY 10025.
GERALD E. DARLING, ATTY.
Archer & Greiner, P.C.
1025 Laurel Oak Rd.
Voorhees, NJ 08043

JAMES BUCHAKJIAN, dec'd.
Late of the Township of Edgmont,
Delaware County, PA.
Co-Extrs.: James Buchakjian, Jr.,
990 Beverly Lane, Newtown Square,
PA 19073 and Joanne Hackabee, 128
Leisure Court, Wyomissing, PA 19610.
J. ADAM MATLAWSKI, ATTY.
McNichol, Byrne & Matlawski
1223 N. Providence Road
Media, PA 19063

**ALISSA SYNOEUN CHHIM a/k/a
ALISSA S. CHHIM**, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Pemy Sokunawaddh Chhim c/o
Jennifer Hulnick, Esquire, 1288 Valley
Forge Road, Suite 63, Phoenixville, PA
19460.

JENNIFER HULNICK, ATTY.
Baer Romain & Ginty, LLP
1288 Valley Forge Road
Suite 63
Phoenixville, PA 19460

ANITA L. PACE CIPOLLA a/k/a ANITA L. PACE a/k/a ANITA CIPOLLA a/k/a ANITA P. CIPOLLA and ANITA L. PACE, OD, dec'd.
Late of the Township of Springfield, Delaware County, PA.
Admr.: Lawrence C. Cipolla, 718 W. Springfield Rd., Springfield, PA 19064.

JAMES B. CONNORS, dec'd.
Late of the Borough of Folcroft, Delaware County, PA.
Admr.: Kevin J. Connors c/o D. Selaine Keaton, Esquire, 21 W. Front Street, P.O. Box 1970, Media, PA 19063.
D SELAINE KEATON, ATTY.
21 W. Front Street
P.O. Box 1970
Media, PA 19063

LOUIS A. CROCETTI, JR., dec'd.
Late of the Township of Broomall, Delaware County, PA.
Co-Admrs.: Louis Anthony Crocetti, Sr. and Stephen Thomas Crocetti 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

FRANK J. DOELP, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extrs.: Francis Xavier Doelp (Named in Will as Frances X. Doelp) and Christine Marie Doelp (Named in Will as Christine M. Doelp) c/o Louis N. Teti, Esquire, P.O. Box 660, West Chester, PA 19381-0660.
LOUIS N. TETI, ATTY.
MacElree Harvey, Ltd.
P.O. Box 660
West Chester, PA 19381-0660

DOROTHY FINK, dec'd.
Late of the Township of Springfield, Delaware County, PA.
Admr.: Steven Todd Fink, 809 Treasure Lake, Dubois, PA 15801.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

VICKY FOTIADES, dec'd.
Late of the Township of Concord, Delaware County, PA.
Admrs.: Despo Tatasciore and Roula Fotiades-Alexander, 32 West Forge Road, Glen Mills, PA 19342.

VIRGINIA G. GORGA, dec'd.
Late of the Borough of Prospect Park, Delaware County, PA.
Extr.: Corey Allen Clark, 120 Pennsylvania Avenue, Prospect Park, PA 19076.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

BARBARA A. HAYES, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extr.: Laura Hayes, 3 Rockland Circle, Wayne, PA 19087.
GARTH G. HOYT, ATTY.
McNees Wallace & Nurick, LLC
426 W. Lancaster Ave.
Ste. 110
Devon, PA 19333

JOHN M. HERBST a/k/a JOHN HERBST, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Admx.: Sarah A. Eastburn, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901.
SARAH A. EASTBURN, ATTY.
Eastburn and Gray, PC
60 E. Court St.
P.O. Box 1389
Doylestown, PA 18901

JOSEPH S. HOCKY a/k/a JOSEPH SAMUEL HOCKY, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extr.: Eric Milton Hocky (Named in Will as Eric M. Hocky) c/o Dirk M. Simpson, Esquire, 101 W. Elm St., Ste. 400, Conshohocken, PA 19428.
DIRK M. SIMPSON, ATTY.
Royer Cooper Cohen Braunfeld LLC
101 W. Elm St.
Ste. 400
Conshohocken, PA 19428

ONORINA LAFFERTY, dec'd.
Late of the Borough of Ridley Park, Delaware County, PA.
Co-Extrs.: John P. Lafferty, 315 Municipal Dr., Thorndale, PA 19372; Margaret A. DeGrassa, 21 S. Swarthmore Ave., Ridley Park, PA 19078 and Patricia Anne Miller, 1608 W. Lynn Dr., West Chester, PA 19382.

DANIEL S. DOYLE, ATTY.
Brooks, Bradley & Doyle
21 West Second Street
Media, PA 19063

DAVID JOSEPH MacNAMEE, JR.,
dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Stephen L. MacNamee, Jr. c/o
Stephen A. Wydrzynski, Esquire, 11
West Front Street, Media, PA 19063.
STEPHEN A. WYDRZYNSKI, ATTY.
11 West Front Street
Media, PA 19063

**KURT EDWARD MILLER a/k/a KURT
E. MILLER and KURT MILLER,**
dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Extr.: Cynthia Ann Miller, 3525
Swiftwater Lane, Brookhaven, PA
19015.

LEWIS MUCHNICK, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Marc S. Goldberg, 33 Rock Hill
Rd., #300, Bala Cynwyd, PA 19004.

JOHN P. NEE, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Marianne Nee Spiotta c/o
Terrance A. Kline, Esquire, 200 E.
State St., Ste. 306, P.O. Box A, Media,
PA 19063.
TERRANCE A. KLINE, ATTY.
Law Office of Terrance A. Kline
200 E. State St.
Ste. 306
P.O. Box A
Media, PA 19063

**THOMAS WILLIAM PETERSON a/k/a
THOMAS W. PETERSON, JR. a/k/a
THOMASWIL PETERSON a/k/a
MICHAEL AGELIO a/k/a MICHAEL
AGLIO a/k/a THOMAS AKINSON
a/k/a WILLIAM T. BORRIELI
a/k/a MICHAEL T. HARTFORD
a/k/a SEAN MALNEY a/k/a SEAN
McCALLISTER a/k/a THOMAS
PETERSON a/k/a THOMAS W.
PETERSON a/k/a TOM PETERSON
and GARRETT TURNBALL,** dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.

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

**JOHN QUIGLEY a/k/a JACK
QUIGLEY,** dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Thomas Quigley c/o John
McCreech, IV, Esquire, 7053 Terminal
Square, Upper Darby, PA 19082.
JOHN McCREESH, IV, ATTY.
7053 Terminal Square
Upper Darby, PA 19082

**JOHN JOSEPH QUINLAN a/k/a
JOHN J. QUINLAN,** dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Dorothy Quinlan Braithwaite
c/o John R. Lundy, Esquire, 450 N.
Narberth Ave., Suite 200, Narberth,
PA 19072.
JOHN R. LUNDY, ATTY.
Lundy Beldecos & Milby, PC
450 N. Narberth Ave.
Suite 200
Narberth, PA 19072

**MARGARET E. SCHICKLING a/k/a
MARGARET SCHICKLING,** dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Maureen D. Fisher, 137 Ladds
Lane, Westville, NJ 08093.

**NEVA A. SCHMOLL a/k/a NEVA ANN
SCHMOLL and NEVA SCHMOLL,**
dec'd.
Late of the Borough of Glenolden,
Delaware County, PA.
Admx.: Neva Ann Jenkins, 402
Harrison Ave., Glenolden, PA 19036.

BEVERLY JEAN SMITH, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Admr.: William R. Brower c/o J.
Adam Matlawski, Esquire, 1223 N.
Providence Rd., Media, PA 19063.
J. ADAM MATLAWSKI, ATTY.
McNichol Byrne & Matlawski
1223 N. Providence Rd.
Media, PA 19063

**PATRICIA COSGROVE SPADARO
a/k/a PATRICIA C. SPADARO,**
dec'd.
Late of the Township of Haverford,
Delaware County, PA.

Extr.: John Augustine Spadaro
(Named in Will as John Augustine
Cosgrove Spadaro) c/o Richard E.
Javage, Jr., Esquire, 3350 Township
Line Rd., Drexel Hill, PA 19026.
RICHARD E. JAVAGE, JR., ATTY.
3350 Township Line Rd.
Drexel Hill, PA 19026

JOAN E. TARLECKI, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Ryan C. Tarlecki c/o Michael
J. Mattson, Esquire, 21 W. Third St.,
Media, PA 19063.
MICHAEL J. MATTSON, ATTY.
Musi, Merkins, Daubenberger
& Clark, LLP
21 W. Third St.
Media, PA 19063

JOHN W. TERRELL, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Admx.: Kristin Weber c/o David W.
Crosson, Esquire, 609 W. Hamilton St.,
Suite 210, Allentown, PA 18101.
DAVID W. CROSSON, ATTY.
Crosson Richetti & Daigle, LLC
609 W. Hamilton St.
Suite 210
Allentown, PA 18101

**ANNE TRAVIS a/k/a ANNE T.
TRAVIS, dec'd.**
Late of the Borough of Rutledge,
Delaware County, PA.
Extr.: Stanley John Travis, Jr. (Named
in Will as Stanley J. Travis, Jr.) c/o
Don J. Solomon, Esquire, 300 N. York
Rd., Hatboro, PA 19040.
DON J. SOLOMON, ATTY.
300 N. York Rd.
Hatboro, PA 19040

BARBARA J. TRIGLIA, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extrs.: Michael Steven Triglia a/k/a
Michael S. Triglia and Richard
Stephen Triglia a/k/a Richard S.
Triglia c/o Richard E. Javage, Jr.,
Esquire, 3350 Township Line Rd.,
Drexel Hill, PA 19026.
RICHARD E. JAVAGE, JR., ATTY.
3350 Township Line Rd.
Drexel Hill, PA 19026

DIANE EATON VanderVEER, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Joseph B. VanderVeer, Jr. c/o
Andrew H. Dohan, Esquire, 460 E.
King Rd., Malvern, PA 19355-3049.

ANDREW H. DOHAN, ATTY.
Lentz, Cantor & Massey, Ltd.
460 E. King Rd.
Malvern, PA 19355-3049

ELAINE M. RECHNER WARD, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Extr.: Jeffrey Rechner, 1717 5th
Avenue, Folsom, PA 19033.

**THIRD AND FINAL PUBLICATION
RAYMOND J. AILES a/k/a RAYMOND
AILES, dec'd.**
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Elizabeth Christina Pellecchia,
5319 N. Springfield Road, Clifton
Heights, PA 19018.

**VARKIS EDWARD ARAKELIAN a/k/a
VARKIS E. ARAKELIAN, dec'd.**
Late of the Township of Marple,
Delaware County, PA.
Extr.: Janice M. Keleshian c/o John K.
Costalas, Esquire, 2558 West Chester
Pike, Suite 100, Broomall, PA 19008.
JOHN K. COSTALAS, ATTY.
2558 West Chester Pike
Suite 100
Broomall, PA 19008

**RICHARD STORM BACA a/k/a
RICHARD S. BACA, dec'd.**
Late of the Township of Marple,
Delaware County, PA.
Admx.: Margaret Anne Baca, 16
Schara Lane, Audubon, PA 19403.

**DOROTHY M. BANNON a/k/a
DOROTHY MARY BANNON, dec'd.**
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Thomas W. Bannon, 105
Friendship Rd., Drexel Hill, PA 19026.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

ANNE L. BENSON, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Anne L. Benson Trust dtd. 1-21-08.
Trustee: Cassandra Sistrun c/o
Christopher Wolf, Esquire, 166
Allendale Road, King of Prussia, PA
19406.
CHRISTOPHER WOLF, ATTY.
166 Allendale Road
King of Prussia, PA 19406

JOHN A. BERKHEIMER, dec'd.
 Late of the Borough of Ridley Park,
 Delaware County, PA.
 Admr.: Daniel Joseph Kearney c/o
 Robert W. Hershman, Jr., Esquire, 6
 East Hinckley Avenue, 1st Floor, Ridley
 Park, PA 19078.
ROBERT W. HERSHMAN, JR., ATTY.
 6 East Hinckley Avenue
 Ridley Park, PA 19078

DONNA LEE BLUHM, dec'd.
 Late of the Borough of Glenolden,
 Delaware County, PA.
 Extr.: Stephen A. Durham c/o Stephen
 James, Esquire, 320 West Front Street,
 Media, PA 19063.
STEPHEN JAMES, ATTY.
 320 West Front Street
 Media, PA 19063

MARIAN L. CARDELL, dec'd.
 Late of the Borough of Collingdale,
 Delaware County, PA.
 Extr.: W. Paul Cardell, III (Named
 in Will as William P. Cardell, III) c/o
 Karyn L. Seace, CELA, Esquire, Evans
 Building, 105 East Evans Street, Suite
 A, West Chester, PA 19380.
KARYN L. SEACE, CELA, ATTY.
 Nescio & Seace, LLP
 Evans Building
 105 East Evans Street
 Suite A
 West Chester, PA 19380

KATHLEEN MARY CONNORS a/k/a
KATHLEEN CONNORS, dec'd.
 Late of the Borough of Folcroft,
 Delaware County, PA.
 Co-Extxs.: Regina Mary Reilly and
 Linda J. Connors-Murray c/o D. Selaine
 Keaton, Esquire, 21 W. Front Street,
 P.O. Box 1970, Media, PA 19063.
D. SELAINE KEATON, ATTY.
 21 W. Front Street
 P.O. Box 1970
 Media, PA 19063

ROSEMARY DESJARLAIS, dec'd.
 Late of the Township of Edgmont,
 Delaware County, PA.
 Extx.: Renee Louise Desjarlais c/o
 Kathryn A. Meloni, Esquire, 117-119
 N. Olive St., Media, PA 19063.
KATHRYN A. MELONI, ATTY.
 Law Office of Kathryn A. Meloni, P.C.
 117-119 N. Olive St.
 Media, PA 19063

CONCETTA DIOGUARDI, dec'd.
 Late of the Township of Marple,
 Delaware County, PA.

Extx.: Angelina Boccelli-Lupica, 328
 Robinson Dr., Broomall, PA 19008.
MICHAEL K. MOLINARO, ATTY.
 2327 West Chester Pike
 Ste. 200
 Broomall, PA 19008

ANN M. DITROLIO, dec'd.
 Late of the Township of Haverford,
 Delaware County, PA.
 Extr.: Mark A. Ditrolio c/o Sean
 Murphy, Esquire, 340 N. Lansdowne
 Ave., Lansdowne, PA 19050.
SEAN MURPHY, ATTY.
 340 N. Lansdowne Ave.
 Lansdowne, PA 19050

ROBERT M. GREEN, dec'd.
 Late of the Township of Bethel,
 Delaware County, PA.
 Extx.: Angela C. Derle (Named in
 Will as Angela Derle) c/o Carolina R.
 Heinle, Esquire, 724 Yorklyn Rd., Ste.
 100, Hockessin, DE 19707.
CAROLINA R. HEINLE, ATTY.
 MacElree Harvey, Ltd.
 724 Yorklyn Rd.
 Ste. 100
 Hockessin, DE 19707

SANASSAN GUGASIAN, dec'd.
 Late of the Township of Marple,
 Delaware County, PA.
 Extr.: George Gugasian, 602 Lee Drive,
 Broomall, PA 19008.
JACQUELYN S. GOFFNEY, ATTY.
 339 W. Baltimore Avenue
 Media, PA 19063

CLAIRE M. HAGAN, dec'd.
 Late of the Township of Middletown,
 Delaware County, PA.
 Extx.: Lisa Marie Nussey c/o Dana
 M. Breslin, Esquire, 3305 Edgmont
 Avenue, Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
 3305 Edgmont Avenue
 Brookhaven, PA 19015

JOSEPH F. KINGSMILL, SR., dec'd.
 Late of the Borough of Ridley Park,
 Delaware County, PA.
 Extr.: Joseph F. Kingsmill, Jr. 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

MARTIN FRANCIS KWASZKIEWICZ a/k/a MARTY KWASZKIEWICZ, dec'd.

Late of the Township of Bethel, Delaware County, PA.
Extr.: Stephen Kwaszkiewicz c/o Matthew C. Stone, Esquire, 4126 Edgmont Avenue, Brookhaven, PA 19015.

MATTHEW C. STONE, ATTY.
The Law Offices of Stone & Stone, LLC
4126 Edgmont Avenue
Brookhaven, PA 19015

PATTI-ANN MATTERA, dec'd.

Late of the Township of Upper Chichester, Delaware County, PA.
Admx.: Tracy Allvord, 111 Ronway Drive, Avondale, PA 19311.

MARGARET THERESA McMONIGLE, dec'd.

Late of the Township of Haverford, Delaware County, PA.
Admr.: Alfonso Caprara, 604 Woodcrest Ave., Ardmore, PA 19003.
ALFONSO CAPRARA, ATTY.
604 Woodcrest Ave.
Ardmore, PA 19003

JEAN CLAIRE MOTSKO a/k/a JEAN C. MOTSKO, dec'd.

Late of the Township of Upper Providence, Delaware County, PA.
Extr.: John Albert Motsko (Named in Will as John A. Motsko) c/o J. Adam Matlawski, Esquire, 1223 N. Providence Rd., Media, PA 19063.
J. ADAM MATLAWSKI, ATTY.
McNichol, Byrne & Matlawski, P.C.
1223 N. Providence Rd.
Media, PA 19063

JOAN M. PATTERSON, dec'd.

Late of the Township of Upper Chichester, Delaware County, PA.
Admx.: Tracey Nichole Mamadou c/o Justin M. Bernstein, Esquire, 334 West Front Street, Media, PA 19063.
JUSTIN M. BERNSTEIN, ATTY.
334 West Front Street
Media, PA 19063

FRANCIS J. PILSON, JR. a/k/a FRANCIS J. PILSON and FRANCIS PILSON, dec'd.

Late of the Township of Upper Darby, Delaware County, PA.
Co-Extrs.: Frank Pilson and Emma Dorrell c/o John R. Walker, Esquire, P.O. Box 217, Lansdowne, PA 19050-0217.

JOHN R. WALKER, ATTY.
Hennessy Bullen Walker
P.O. Box 217
Lansdowne, PA 19050-0217

JEAN L. ROTTEVEEL, dec'd.

Late of the Township of Chadds Ford, Delaware County, PA.
Admx.: Jennifer Rotteveel, 932 Heimbach Rd., Perkiomenville, PA 18074.

HENRY F. SCHECK, JR., dec'd.

Late of the Township of Concord, Delaware County, PA.
Extr.: Henry Frederick Scheck (Named in Will as Henry F. Scheck, III), 1466 Link Dr., Garnet Valley, PA 19060.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

VERONICA A. SEITZ, dec'd.

Late of the Borough of Ridley Park, Delaware County, PA.
Extx.: Carla Anne Welsh a/k/a Carla Welsh c/o D. Selaine Keaton, Esquire, 21 W. Front Street, P.O. Box 1970, Media, PA 19063.
D. SELAINE KEATON, ATTY.
21 W. Front Street
P.O. Box 1970
Media, PA 19063

ROSEANNE S. SHELDRAKE, dec'd.

Late of the Township of Springfield, Delaware County, PA.
Extr.: James Sheldrake, 507 Rutherford Dr., Springfield, PA 19064.

JACK TARASH, dec'd.

Late of the Township of Haverford, Delaware County, PA.
Admx.: Linda Tarash, 2101 Darby Creek Rd., Havertown, PA 19083.
DANIEL J. SIEGEL, ATTY.
CHRISTA F. HIGH, ATTY.
Law Office of Daniel J. Siegel, LLC
66 W. Eagle Rd.
Ste. 1
Havertown, PA 19083

MARY ELAINE TURNER a/k/a

MARY ELAINE PONTANO a/k/a MARY ELAINE COMPOSTO a/k/a MARY ELAINE TIRGO and MARY ELAINE GRANNAN, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Extx.: Maria Francesca McLaughlin c/o Lindsey J. Conan, Esquire, 755 North Monroe Street, Media, PA 19063.

LINDSEY J. CONAN, ATTY.
Conan Law Offices, LLC
755 North Monroe Street
Media, PA 19063

BONITA LEA UPTON a/k/a BONITA UPTON and BONITA L. UPTON, dec'd.

Late of the Township of Middletown, Delaware County, PA.
Extx.: Margaret Miceli, 520 Markel Road, Conshohocken, PA 19428.

WILLIAM JOHN WYDOCK, SR. a/k/a WILLIAM J. WYDOCK, SR. a/k/a WILLIAM JOHN WYDOCK and WILLIAM J. WYDOCK, dec'd.

Late of the Borough of Collingdale, Delaware County, PA.
Admr.: William J. Wydock, Jr. c/o Guy F. Matthews, Esquire, 300 W. State St., Suite 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

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2022-008890

NOTICE IS HEREBY GIVEN THAT on March 20, 2023, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Raymond Charles to Xander Raymond Charles.**

The Court has fixed Tuesday, April 25, 2023, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Mar. 31; Apr. 7

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2022-009950

NOTICE IS HEREBY GIVEN THAT on December 30, 2022, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Isabelle Marie Delgado to Valentina Isabelle Delgado.**

The Court has fixed Tuesday, May 23, 2023, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Mar. 31; Apr. 7

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2022-005081

NOTICE IS HEREBY GIVEN THAT on July 18, 2022, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Katrina M. Garneski to Katrina M. Clarke and Kaycen Barr to Kaycen Clarke.**

The Court has fixed April 25, 2023, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

KAREN REYNOLDS, Solicitor
Reynolds Family Law, LLC
101 Lindenwood Drive
Suite 225
Malvern, PA 19355

Mar. 31; Apr. 7

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2022-009701

NOTICE IS HEREBY GIVEN THAT on December 20, 2022, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Joshua Eric Gorsky** to **Joshua Eric Mosky**.

The Court has fixed Tuesday, June 20, 2023, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Mar. 31; Apr. 7

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2023-000951

NOTICE IS HEREBY GIVEN THAT on 2/2/23, the Petition of ZIJIA YIN, on behalf of minor child, **CUANJIN GUAN**, was filed in the above-named Court, praying for a Decree to change minor's name to **TANGJIN YIN**. The Court has fixed 6/20/23, 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.

BETH ANN MARSHALL, Solicitor
Knight & Moskow, P.C.
Attys. for Petitioner
215 N. Olive St.
#203
Media, PA 19063
(610) 565-8210

Mar. 31; Apr. 7

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2022-008517

NOTICE IS HEREBY GIVEN THAT on November 15, 2022, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Pierre Jefferson** to **Pierre Jupiter**.

The Court has fixed Tuesday, May 23, 2023, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Mar. 31; Apr. 7

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2022-009700

NOTICE IS HEREBY GIVEN THAT on December 20, 2022, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Alison Rachel Moss** to **Alison Rachel Mosky**.

The Court has fixed Tuesday, June 20, 2023, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Mar. 31; Apr. 7

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2022-008790

NOTICE IS HEREBY GIVEN THAT on November 22, 2022, the Petition of Michael Aydyn Hackett Roepel, a minor, by and through his parent and natural guardian, Aisha Seleste Hackett, for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Michael Aydyn Hackett Roepel** to **Aydyn Hackett**.

The Court has fixed April 11, 2023, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

BARBARA FLUM STEIN, Solicitor
14 West Third Street
Media, PA 19063

Mar. 24, 31

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2023-001144

NOTICE IS HEREBY GIVEN THAT on 2/10/23, the Petition of KLAUDIA SAGERI and GENTIAN MOLLA, on behalf of their minor child, **A.S.**, was filed in the above-named Court, praying for a Decree to change minor's name to **A.M.** The Court has fixed 6/20/23, 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.

NICHOLAS J. CANIGLIA, Solicitor
Pierce, Caniglia & Taylor
Atty. for Petitioners
125 Strafford Ave.
#110
Wayne, PA 19087
(610) 688-2626

Mar. 24, 31

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 22-9789

NOTICE IS HEREBY GIVEN THAT on December 22, 2022, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of the minor child from **JAMIE JOHANNA RUBINI SCHUMACHER** to **MICHAEL JAMES RUBINI SCHUMACHER**.

The Court has fixed April 26, 2023, at 10:15 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

KATHLEEN A. FARRELL, Solicitor
Attorney I.D. #49957
116 W. Baltimore Avenue
Media, PA 19063

Mar. 24, 31

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.

5TH ST. HOTEL, 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

Mar. 31

Easy Diet Health and Wellness, Inc.

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

MICHAEL K. MOLINARO, Solicitor
2327 West Chester Pike
Suite 200
Broomall, PA 19008

Mar. 31

HT ECHO INC.

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

Mar. 31

NOTICE IS HEREBY GIVEN THAT Articles of Inc. were filed with the Dept. of State for **SGCD Holdings I, Inc.**, a corp. organized under the PA Business Corp. Law of 1988.

KLEINBARD, LLC, Solicitors
Three Logan Sq.
1717 Arch St.
5th Fl.
Philadelphia, PA 19103

Mar. 31

NOTICE IS HEREBY GIVEN THAT Articles of Inc. were filed with the Dept. of State for **SGCD Holdings II, Inc.**, a corp. organized under the PA Business Corp. Law of 1988.

KLEINBARD, LLC, Solicitors
Three Logan Sq.
1717 Arch St.
5th Fl.
Philadelphia, PA 19103

Mar. 31

SERVICE BY PUBLICATION

OFFICE OF THE REGISTER OF
WILLS DELAWARE COUNTY,
PENNSYLVANIA
FILE NO. 2322-2737

In Re: Estate of James J.
Gallagher, Jr., Deceased

Re: Amended Petition of Rosemary
Mazzatenta to Appoint a Substitute
Executor and to Admit to Probate a Will
Without Cross-Outs and Markings

RULE

AND NOW, this 16th day of March, 2023, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a Rule to Show Cause is issued and directed upon James Patrick Gallagher to show cause why this Petition should not be granted. In addition to serving James Patrick Gallagher at his address, Service of Process by Publication has been authorized pursuant to Rule 430(b) of the PA Rules of Civil Procedure. Respondent(s) shall submit a written response on or before 5/3/23, 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; (3) fax at 610.891.4812; and/or (4) email at regofwills@co.delaware.pa.us. No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted, and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7.

By the Register of Wills
RACHEL EZZELL BERRY, ESQUIRE
Register of Wills & Clerk
of Orphans' Court

Mar. 31; Apr. 7

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. CV-2022-009686

SUMMER SKY TRUST, Plaintiff

v.

LAURA POPIELARSKI, KNOWN HEIR OF
JOSEPH M. POPIELARSKI, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
JOSEPH M. POPIELARSKI, DECEASED;
UNITED STATES OF AMERICA, DEPT.
OF THE TREASURY—IRS *c/o* THE
UNITED STATES ATTORNEY FOR THE
EASTERN DISTRICT OF PA, Defendants

NOTICE

NOTICE TO: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joseph M. Popielarski, Deceased

You are hereby notified on that on December 19, 2022, Plaintiff, SUMMER SKY TRUST filed a Complaint against you in the Court of Common Pleas of DELAWARE County, Pennsylvania, Docket No. CV-2022-009686, wherein Plaintiff seeks to enforce its rights under its loan documents.

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

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

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

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

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

Mar. 31; Apr. 7

SERVICE BY PUBLICATION

ESTATE OF THOMAS
MOORE, DECEASED
LATE OF DELAWARE COUNTY, PA

TO: Matthew T. Moore, heir of Thomas Moore, Deceased (Date of Death: 10/17/2019)

A Petition for Appointment of a Principal Creditor, Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania, or its Nominee to be Administrator of Decedent's Estate, has been filed by a principal creditor of decedent and a Rule has been awarded directed to Matthew T. Moore to show cause why this Petition should not be granted and to file a Response to the Petition on or before 4/26/23, 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; (3) fax at

610.891.4812; and/or (4) e-mail at regof-wills@co.delaware.pa.us. No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted, and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7.

CHARLES A.J. HALPIN, III, ESQUIRE
100 S. Broad St.
Ste. 1830
Philadelphia, PA 19110
(215) 563-4613

Mar. 24, 31

JUDGMENT NOTICES

JUDGMENTS, VERDICTS, LIENS, WAIVER OF LIENS AND OTHER MATTERS ENTERED IN the JUDGMENT INDEX IN the OFFICE of JUDICIAL SUPPORT AT MEDIA, PENNA.

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

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

Accuracy of the entries is not guaranteed

- Jarbie, Constance, Cavalry SPV I, LLC, as Assignee of Citibank, N.A., 3/25/21, \$2,602.68
- Jarmon, Rasheed, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$1,830.75
- Jeffries, Daniel, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$1,792.25
- Jenifer, Clyde, CmwltH Dept of Revenue, 3/17/21, \$1,384.84
- JEP, Inc, Borough of Lansdowne, 4/20/21, \$3,048.89
- Jetter, Walter, CmwltH Dept of Revenue, 3/9/21, \$834.65
- Johnson, Clinton L, CmwltH Dept of Revenue, 3/3/21, \$1,094.56
- Johnson, Gary L, Commonwealth of Pennsylvania Department of Revenue, 3/2/21, \$742.42

- Johnson, Gary L., Cmwlt of PA Department of Revenue, 3/2/21, \$3,031.17
- Johnson, Kenyatta, Sorensen, Max, 3/16/21, \$0.01
- Johnson, Kenyatta, Sorensen, Max, 4/13/21, \$0.01
- Johnson, Kia Ranelle, Trumark Financial Credit Union, 4/8/21, \$11,669.86
- Johnson, Nahjira Ikea, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$2,548.75
- Johnson, Rashan Jarmar, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$14,462.34
- Jones, Jamar, Commonwealth of Pennsylvania Department of Revenue, 3/5/21, \$1,676.33
- Jones, Leonard J., Borough of Yeadon, 4/23/21, \$855.08
- Joseph, Joseph B, Cmwlt Dept of Revenue, 4/13/21, \$2,182.25
- Kachnowich, Danielle Louise, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/5/21, \$3,082.00
- Kamara, Kadiatou, TD Bank USA, NA, as Successor in Interest to Target National Bank, 4/30/21, \$2,754.12
- Kanavel, Eric, Progressive Advanced Insurance Company, 3/22/21, \$8,891.38
- Kane, Daniel, Synchrony Bank, 4/30/21, \$717.75
- Kazunas, Derek G, Township of Middletown, 3/5/21, \$144.93
- KB Portable Air LLC, Department of Labor & Industry to the Use of the Unemployment Compensation Fund, 4/27/21, \$1,876.92
- Kealey, John P, Delcora, 3/19/21, \$151.41
- Keita, Ammar, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$3,948.40
- Kelleher, Alexandra, Portfolio Recovery Associates, LLC, 3/16/21, \$2,827.79
- Kelleher, Paul, Capital One Bank (USA) NA, 4/27/21, \$5,471.38
- Kelly, Jamie L, Barclays Bank Delaware, 3/25/21, \$3,857.15
- Kennedy, Anna, Department of Labor & Industry to the Use of the Unemployment Compensation Fund, 4/13/21, \$961.00
- Kepp, Tracey J, Cmwlt of PA Department of Revenue, 4/22/21, \$1,984.90
- King, Marianne, Middletown Township Sewer Authority, 4/16/21, \$613.50
- King, Marianne, Middletown Sewer Authority, 4/16/21, \$670.18
- Kistler, Brian, Dolan Jr, Leo J, 3/9/21, \$1,005,132.55
- Klein, Mark, United States Department of Labor, 3/23/21, \$384,538.68
- Kleinschmidt, Keegan, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$2,665.25
- Klepacki, Kyle S, Sun East Federal Credit Union, 3/30/21, \$6,219.88
- Kline, Anthony, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$502.25
- Kline, Beth R., Upper Darby Township, 4/20/21, \$1,332.10
- Knapp, Sean, Township of Middletown, 3/4/21, \$144.93
- Knoll, Michael J, Headlands Residential 2017-RPL1 Grantor Trust, 3/24/21, \$192,111.82
- Known and Unknown Heirs of Edna D. Robinson, Borough of Yeadon, 3/16/21, \$761.97
- Known and Unknown Heirs of Rose Mary Dey, Borough of Yeadon, 4/8/21, \$702.43
- Knox, Cara C, Commonwealth Department of Revenue, 4/12/21, \$3,558.67
- Koch, Mary M, Township of Middletown, 3/11/21, \$144.93
- Konigsberg, Lisa, Middletown Sewer Authority, 3/29/21, \$670.18
- Konnah, Joseph, Delaware County Juvenile Court, 3/16/21, \$10.50
- Kosmin, Michelle Marie, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 4/30/21, \$2,308.75
- Kwak, Edward, Discover Bank, 4/24/21, \$2,311.33
- Kwak, Kim H, Cmwlt Dept of Revenue, 3/4/21, \$635.80
- Kyramarios, Vassilios I, Wells Fargo Bank NA, 4/16/21, \$23,275.19
- L & P Care Ambulance Inc, Commonwealth of PA Dept of Revenue, 4/13/21, \$2,500.98
- Labarge, Jeffrey, Commonwealth of PA Juvenile Court, 3/16/21, \$333.50
- Lamback, Tyann, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 4/30/21, \$1,363.69
- Lancaster, Paul, Darby Borough, 4/16/21, \$242.16

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

**April 21, 2023
11:00 A.M. Prevailing Time**

BOROUGH
Chester Heights 10
Folcroft 21
Marcus Hook 20
Parkside 6
Prospect Park 24
Ridley Park 2
Trainer 9
Yeadon 16, 19, 30

CITY
Chester 4, 36

TOWNSHIP
Aston 12
Chadds Ford 22
Concord 13
Darby 15, 18, 35
Haverford 14, 27, 28
Marple 31
Ridley 8, 29
Thornbury 23
Upper Chichester 11
Upper Darby 3, 7, 25, 34
Upper Providence 1

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. 008059A 1. 2012

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 391 East Rosetree Road, Media, PA 19063.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jona Harvey.

Hand Money \$99,514.85

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005438 2. 2022

MORTGAGE FORECLOSURE

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

BEING Premises: 23 Chester Pike, Ridley Park, PA 19078 and 25 Chester Pike, Ridley Park, PA 19078

Tax Parcel: 37-00-00319-00 and 37-00-00320-00.

IMPROVEMENTS CONSIST OF: Commercial office building with several units.

SOLD AS THE PROPERTY OF: Rose Tree Investors, LP.

Hand Money \$333,635.79

Stephanie DiVittore, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007553 3. 2022

MORTGAGE FORECLOSURE

36 N Keystone Avenue
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Janet D. Wescott.

Hand Money \$8,361.22

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003910 4. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, Situate in the City of Chester, County of Delaware, State of Pennsylvania, and described according to a conveyance plan of Melross Homes made on the first day of December A.D. 1951 by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Sixteenth Street (fifty feet wide) at the distance of four hundred nine and eight-eight one-hundredths feet measured along the said side of Sixteenth Street South sixty-nine degrees fifty-two minutes thirty seconds West from its intersection with the Southwesterly side of Washington Avenue (fifty feet wide).

CONTAINING in front or breadth on the said Sixteenth Street sixteen and seventeen one-hundredths feet and extending of that width in length or depth South twenty degrees seven minutes thirty seconds East, the Northeasterly line thereof and the Southwesterly line thereof extending partly through party walls between those premises and the premises adjoining to the Northeast and Southwest one hundred fifty feet crossing the bed of a certain twelve feet wide driveway which extends Northeastwardly and Southwestwardly and communicates at each and thereof with a certain other fifteen feet wide driveway which extends Northwestwardly into Sixteenth Street and Southeastwardly into Fifteenth Street.

BEING Lot No. 9 Sixteenth Street, on said Plan and House No. 803 Sixteenth Street.

BEING the same premises which Nathan Yachimowicz and Esther Yachimowicz by Deed dated 6/28/1963 and recorded in the Office of the Recorder of Deeds of Delaware County on 6/28/1963 in Deed Book Volume 2149, page 250, granted and conveyed unto Anton Iwanickij and Xenia Iwanickij. Anton Iwanickij is deceased as of 2003. Xenia Iwanickij is deceased as of 2/1/2018.

BEING known as 803 East 16th Street, Chester, Pennsylvania 19013.

PARCEL No. 49020059600

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Xenia Iwanickij a/k/a Ksenia Iwanickij, deceased.

Hand Money \$5,307.95

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005554G 6. 2013

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 32-00-00413-00.

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

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

IMPROVEMENTS CONSIST OF: house.

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

Hand Money \$14,753.15

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005092 7. 2022

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 Number: 16-02-01907-00.

Property: 7121 Seaford Road, Upper Darby, PA 19082

BEING the same premises which Dorothy Shannon, by Deed dated February 16, 2006 and recorded March 1, 2006 in and for Delaware County, Pennsylvania in Deed Book Volume 03740, page 1294, granted and conveyed unto Antonio Farr.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Antonio Farr.

Hand Money \$7,913.58

Katherine M. Wolf, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006916 8. 2022

MORTGAGE FORECLOSURE

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

CONTAINING

Folio Number: 38040174500.

Property: 2606 Quaint Street, Secane, PA 19018

BEING the same premises which Thomas J. News and Margaret News, his wife, by Deed dated November 16, 2012 and recorded November 30, 2012 in and for Delaware County, Pennsylvania in Deed Book Volume 5229, page 1318, granted and conveyed unto Thomas J. News.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Thomas J. News.

Hand Money \$17,581.09

Katherine M. Wolf, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005876 9. 2022

MORTGAGE FORECLOSURE

4015 West 13th Street
Marcus Hook, PA 19061

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Daniel J. Tobin, Karen L. Tobin.

Hand Money \$13,530.40

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007700 10. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN tract, hereditaments and appurtenances, situate in the Borough of Chester Heights, (formerly of the Township of Aston) in the County of Delaware and State of Pennsylvania, bounded and described as follow, to wit:

BEGINNING at a point on or near the center line of the Chester Heights or Logtown Road the said point measured along the center of the said road in the Northwesterly direction being distant 131 feet from the center line of the Church Road, the said point of beginning being in line of lands of Graham Wood and a corner of other lands of Mildred I. Wilcox, the Grantor, extending thence by the said other lands of the Grantor the 3 following courses and distances to wit: (1) passing over a stake on the Westerly side of the Chester Heights or Logtown Road South 57 degrees 20 minutes West 604.21 feet to a stake; thence (2) North 26 degrees 51 minutes West 262.47 feet to a state and thence (3) North 57 degrees 20 minutes is East 532.43 feet to an iron pin near the center line of the said Chester Heights or Logtown Road; thence by the aforesaid lands of Graham Wood, passing along the course of the said road on or near it's center line South 42 degrees 29 minutes East 265 feet to the point of beginning.

CONTAINING 3,068 acres more or less.

BEING 471 Valleybrook Road, Glen Mills, PA 19342

BEING Folio No. 06000011400

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: James R. Fleetwood, Jr.

Hand Money \$47,045.52

Parker McCay P.A., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003896 11. 2022

MORTGAGE FORECLOSURE

1644 McCay 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: Latonya Robinson.

Hand Money \$31,137.47

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007387A 12. 2019

MORTGAGE FORECLOSURE

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

CONTAINING

Folio Number: 02000206800.

Property: 39 Ridge Road, Aston, PA 19014

BEING the same premises which William J. Delfera, Sr. and Donna L. Delfera as Trustees of the William J. Delfera, Sr. and Donna L. Delfera Revocable Living Trust, dated 11/2/2001, by Deed dated September 21, 2013 and recorded October 3, 2013 in and for Delaware County, Pennsylvania in Deed Book Volume 05410, page 1793, granted and conveyed unto Shawn F. Henry.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Shawn F. Henry.

Hand Money \$21,005.21

Katherine M. Wolf, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004258 13. 2022

MORTGAGE FORECLOSURE

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

Dimensions: 2 Sty Hse Gar

BEING Premises: 9 James Hayward Road, Glen Mills, PA 19342.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Scott A. Ridge, Karen Ridge aka Karen L. Ridge.

Hand Money \$3,000.00

Pincus Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005361 14. 2022

MORTGAGE FORECLOSURE

Property in the Haverford Township, County of Delaware, Commonwealth of PA.

Front: Depth:

BEING Premises: 2003 Oakmont Avenue, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling, residential property.

SOLD AS THE PROPERTY OF: Steven Buszka & Heather Buszka.

Hand Money \$8,039.34

Robert H. Holber, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004938 15. 2022

MORTGAGE FORECLOSURE

1064 Stratford Road
Glenolden, PA 19036

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Ann Purcell Rotella a/k/a Ann P. Rotella.

Hand Money \$10,944.53

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005002 16. 2022

MORTGAGE FORECLOSURE

1014 Yeadon Avenue
Yeadon, PA 19050

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Janice Cottom, in her capacity as Heir of Richard V. Cottom; Unknown Heirs, Successors, Assigns and All persons, firms, or associations claiming right, title or interest from or under Richard V. Cottom.

Hand Money \$9,946.14

RAS Citron LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

BEING the same premises which the Ellen B. Merget a/k/a Ellen Bernice Merget, Estate, Ronald Roy Merget, by Deed dated 9/19/2018 and recorded in the Office of the Recorder of Deeds of Delaware County on 10/3/2018 in Deed Book Volume 06231, page 1078, Instrument 2018048482 granted and conveyed unto Sean Merget.

BEING known as 411 Park Drive, Glenolden, Pennsylvania 19036.

PARCEL No. 15-00-02679-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sean Merget.

Hand Money \$10,988.75

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008393 18. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, Situate in the Township of Darby, Delaware County, Pennsylvania and known as Lot No. 691 on a survey and plan made of Briarcliffe Section of Westbrook Park Plan No. 8-C-3 made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania on June 14, 1954, which plan is recorded in the Office for the Recording of Deeds in and for Delaware County at Media June 28, 1954 in Plan Case No. 10, page 10.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway, passageway and watercourse in common with the owners, tenants and occupiers of the other lots ground bounded thereon and entitled to the use thereof at all times hereafter, forever. Subject, however, to the proportionate part of the expense of keeping said driveway in good order and repair.

No. 007837 19. 2022

MORTGAGE FORECLOSURE

Property in the Borough of Yeadon, County of Delaware, Commonwealth of PA on the Southeast side of Longacre Boulevard.

Front: 94 Depth: 150

BEING Premises: 1000 Longacre Boulevard, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Charles B. Mintz aka Charles Mintz as to a Life Interest and Carolyn L. Rider as to Remainderman.

Hand Money \$41,986.42

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008139 20. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate in the Borough of Marcus Hook and the County of Delaware in the State of Pennsylvania, being known as Lot 58 on Plan of Marcus Hook Village made by Over and Tingley, Civil Engineers, Havertown, Pennsylvania, dated the 30th day of September, 1947 and last revised the 20th day of September 1948 recorded at Media, aforesaid the 11th day of October, 1948 in Plan Case 7, page 11 &c., and also known as house No. 17 Spruce Street, bound it and described as follows to wit:

BEGINNING at a point on the Southwesterly side of Spruce Street (40 feet wide) at the distance of 489.50 feet measured South 30 degrees, 08 minutes, 56 seconds East from the Southeasterly side of Chestnut Street (40 feet wide); thence along the Southwesterly side of said Spruce Street (40 feet wide) South 30 degrees, 08 minutes, 56 seconds East 20 feet to a point a corner of Lot No. 57 on said plan; thence along premises hereby conveyed and message premises adjoining to the Southeast, South 59 degrees, 51 minutes, 04 seconds West 99.43 feet to Southwesterly side of a 4 feet wide alley; dance along lands now or late of John J. Kerlin, North 30 degrees, 13 minutes, 56 seconds West 20 feet to a corner of Lot No. 59 on said plan; thence along side lot No. 59 on said plan and passing through the center of the party wall between message hereby conveyed and nephew it adjoining on the Northwest, North 59 degrees, 51 minutes, 04 seconds East 99.46 to the point and place of beginning.

BEING the same parcel conveyed by Deed dated 3/27/19972 to James E. Taylor and Vivian P. Taylor, while married to each other, and recorded it in the Land Records of Delaware County at Deed Book 1573, page 915, the said Vivian P. Taylor having died on or about 8/24/2015 while married to James E. Taylor, thus vesting James E. Taylor as his soul owner in simple fee of the subject parcel.

Commonly known as: 17 Spruce Street, Marcus Hook, PA 19061.

PARCEL No. (24-00- 00703-00.

PROPERTY Address: 17 Spruce Street, Marcus Hook, PA 19061-4630.

BEING the same premises which Alice Stewart by Deed dated March 27, 1997 and recorded in the Office of Recorder of Deeds of Delaware County on April 3, 1997 at Book 1573, page 0915, an Instrument Number 018285 granted and conveyed unto James E. Taylor and Vivian P. Taylor.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: James E. Taylor.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008440 21. 2022

MORTGAGE FORECLOSURE

Property in the Borough of Folcroft, County of Delaware, Commonwealth of PA on the Easterly side of Folcroft Avenue.

Front: 52 Depth: 100

BEING Premises: 519 Folcroft Avenue, Borough of Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Denise Parisano and Rita Parisano.

Hand Money \$27,055.09

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004822A 22. 2021

MORTGAGE FORECLOSURE

124 Commons Court, Chadds Ford, PA 19317 and 126 Commons Court, Chadds Ford, PA 19317. Property in Chadds Ford, County of Delaware and State of Pennsylvania.

IMPROVEMENTS CONSIST OF: Taxable Commercial Property; Condo Office 1300 Square feet each.

SOLD AS THE PROPERTY OF: ESC Properties, LLC.

Hand Money \$42,069.51

Duane Morris LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010545 23. 2021

MORTGAGE FORECLOSURE

Property in the Township of Thornbury, County of Delaware, Commonwealth of PA on the center of Stony Bank Road.

Front: 113.45 Depth: 219.22

BEING Premises: 17 Helluva Hill Lane, Glen mills, PA 19342.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Irene Butler and Edward J. Butler.

Hand Money \$40,315.72

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008145 24. 2022

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 125

BEING Premises: 930 12th Avenue, Prospect Park, PA 19076.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Damien C. Given and Kelly A. Herbert.

Hand Money \$14,510.26

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002828 25. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Northeasterly side of West Chester Pike (60 feet wide) at the distance of 156 feet, 8 inches Northwestwardly from the Northwesterly side of Sunshine Avenue (40 feet wide) in the Township of Upper Darby, County of Delaware, State of Pennsylvania.

CONTAINING in front or breadth on the said West Chester Pike 77 feet, 1 inch and extending of that width in length or depth North 20 degrees 03 minutes 20 seconds East between lines parallel with the said Sunshine Avenue 100 feet to a certain 10 feet wide driveway extending from the said Sunshine Avenue to State Road

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned 10 feet wide driveway in common with the owners, tenants and occupiers of the premises abutting the same.

BEING NO. 7419 West Chester Pike.

BEING Parcel No. 16-08-677-000

BEING the same premises which Phan Tuan by Deed dated October 26, 2006 and recorded November 16, 20116, in the Office of the Recorder of Deeds in and for the County of Delaware, Pennsylvania in Book Volume 2958, page 950 granted and conveyed unto Naseem Sarvar, in fee.

IMPROVEMENTS CONSIST OF: Taxable Commercial.

SOLD AS THE PROPERTY OF: Naseem Sarvar a/k/a Naseem A. Sarvar.

Hand Money \$18,586.39

JSDC Law Offices, Attorneys

Kimberly A. Bonner, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006274 27. 2019

MORTGAGE FORECLOSURE

Property in the Haverford Township, County of Delaware, Commonwealth of PA on the Northwesterly side of Holbrook Road.

Front: IRR Depth: IRR

BEING Premises: 7 Holbrook Road, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Franklin Rodriguez and Maria D. Torres a/k/a Maria Torres.

Hand Money \$30,479.70

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002707B 28. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, Situate in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania, being Lot No. 13 on a plan of property for M. D'Annunzio, made by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, dated April 18, 1962, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Glenn Terrace (50 feet wide) at the distance of 19.89 feet measured South 65 degrees 2 minutes West along the said side of Glenn Terrace from its intersection with the Southwesterly side of Eagle Road (50 feet wide) (both lines produced); thence extending from said beginning point along the Northwesterly side of Glenn Terrace the two following courses and distances, to wit: (1) South 65 degrees 2 minutes West 49.31 feet to a point of curve, and (2) on a line curving to the left having a radius of 723.84 feet the arc distance of 18.34 feet to a point; thence extending North 24 degrees 58 minutes West 103.23 feet to a point in line of lands now or late of Abraham Hall Estate; thence extending along said lands North 65 degrees 2 minutes East 87.66 feet to a point on the Southwesterly side of Eagle Road, aforesaid; thence extending along same South 24 degrees 40 minutes East 83.11 feet to the arc distance of 31.31 feet to a point on the Northwesterly side of Glenn Terrace, the first mentioned point and place of beginning.

HAVING erected thereon a Residential Dwelling.

BEING the same premises as Donald A. Cavalcanto, by Deed dated July 22, 2002, and recorded on August 5, 2002, by the Delaware County Recorder of Deeds in Record Book 2495, at Page 357, as Instrument No. 2002082128, granted and conveyed unto Christian B. Cobaugh and Alison V. Cobaugh, as Tenants by the Entireties.

AND THE SAID Alison V. Cobaugh is also known as Alison Cobaugh.

BEING known and numbered as 1 Glenn Terrace, Havertown, PA 19083.

FOLIO No. 22090127507.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Christian B. Cobaugh, Allison V. Cobaugh.

Hand Money \$34,982.44

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008611 29. 2022

MORTGAGE FORECLOSURE

Property situated in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on July 29, 2003, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 2866, at page 0572, as Instrument No. 2003093583.

BEING known as 1250 Mildred Avenue, Woodlyn, PA 19094.

Folio No. 38-02-01423-00

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Paul C. Showalter, Jr.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004325 30. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN tract, piece or parcel of SEATED land containing 1010 Whitby Avenue. Property situate in Borough of Yeadon in the County of Delaware and the State of Pennsylvania.

Tax Parcel ID No. 48-00-03237-00

TITLE to said premises is vested in Rose Mary Dey by Fiduciary Deed from Rose Mary Dey, Carol McGovern, Patricia Dey and Elizabeth Gudmenson, all of the children of James T. Dey, Jr. who died February 22, 1991, dated June 2, 2010, recorded June 10, 2010 in the Delaware County Clerk's/ Register's Office in Deed Book 4753, page 496 as Instrument No. 2010031395.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Representatives of Rosemary Dey, deceased and his her their or any of their successors in right, title and interest, the United States of America, Estate of Rosemary Dey, deceased last record Owner/Mortgagor; Carol Devenny McGovern, Michael Devenny, Debra McCauley, Elizabeth Sammartino Gudmundsen, Patricia Ann Dey, James T. Dey, III known Heirs of the Estate of Rosemary Dey, deceased; Unknown Heirs Devisees and Personal.

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005289 31. 2022

MORTGAGE FORECLOSURE

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

Front: 74 Depth: 214

BEING Premises: 117 Harmil Road, Broomall, PA 19008.

Parcel No. 25-00-01962-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Catharine Snyder.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004725 34. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, described according to a survey and plan hereof made by Damon and Foster, Civil Engineers on January 4, 1938. SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

FOLIO No. 16-04-02257-00

BEING known as: 7265 Spruce Street, Upper Darby, PA 19082.

BEING the same premises which Tyisha M. Hayman, by indenture dated December 10, 2007 and recorded December 14, 2007 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 4262 page 2133, granted and conveyed unto Tamara Streets and Cyrus Streets, deceased.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Tamara Streets.

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001590 35. 2020

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 120

BEING Premises: 1072 Tremont Drive, Glenolden, PA 19036.

Parcel No. 15-00-03776-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Any/ All known and Unknown Heirs, Executors and Devisees of the Estate of Gustave A. Pasquarella, Jr. and Roberta A. Pasquarella, solely in her capacity as Heir to the Estate of Gustave A. Pasquarella, Jr.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007176 36. 2022

MORTGAGE FORECLOSURE

Property in the City of Chester, County of Delaware, Commonwealth of PA on the Northeasterly side of 14th Street.

Front: 14 Depth: 105.04

BEING Premises: 1421 Edgmont Avenue, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: John
J. Cucchi.

Hand Money \$7,255.94

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

Mar. 31; Apr. 7, 14