

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

ELIZABETH A. ALTZMAN, dec'd.

Late of the Township of Nether Providence, Delaware County, PA.
 Extxs.: Josephine Brenda Altzman and Marcy S. Broadwell.
TIMOTHY F. SULLIVAN, ATTY.
 116 West Baltimore Avenue
 Media, PA 19063

**JACKEE KATINA BACCHUS-
 EVERETT a/k/a JACKEE KATINA
 BACCHUS, dec'd.**

Late of the Borough of Lansdowne, Delaware County, PA.
 Admr.: Rahsaan Hyneef Everett c/o Michaelangelo Dippolito, Esquire, 712 Kimberton Road, Chester Springs, PA 19425.
MICHAELANGELO DIPPOLITO, ATTY.
 712 Kimberton Road
 Chester Springs, PA 19425

EDWARD TURNER BORER a/k/a

EDWARD T. BORER, dec'd.
 Late of the Township of Newtown, Delaware County, PA.
 Extr.: Edward T. Borer, Jr., 278 Wargo Rd., Pennington, NJ 08534.
STEPHEN J. OLSEN, ATTY.
 Gawthrop Greenwood, PC
 17 E. Gay St.
 Ste. 100
 West Chester, PA 19380

DAVID R. BOTTO, dec'd.

Late of the Borough of Norwood, Delaware County, PA.
 Extrs.: David R. Botto and Donna Lee Botto-King c/o Stephen D. Molineux, Esquire, 227 MacDade Blvd., Collingdale, PA 19023.

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

**EDGAR B. CALE, III a/k/a CHIP
 CALE, dec'd.**

Late of the Township of Radnor, Delaware County, PA.
 Extr.: Michele D. Cale c/o Daniel Coleman, Esquire, 300 W. State St., #300, Media, PA 19063.
DANIEL COLEMAN, ATTY.
 300 W. State St.
 #300
 Media, PA 19063

SERAFINA CANIGLIA, dec'd.

Late of the Township of Newtown, Delaware County, PA.
 Extr.: Anna Caniglia c/o Christina B. Roberts, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
 3305 Edgmont Ave.
 Brookhaven, PA 19015

MELINDA ANN CHARLES, dec'd.

Late of the Borough of Sharon Hill, Delaware County, PA.
 Extr.: Darlene Connor, 2242 Caledonian St., Clermont, FL 34711.

VINCENT F. de BERARDINIS, dec'd.

Late of the Township of Nether Providence, Delaware County, PA.
 Extr.: Elizabeth C. Grabey, 2821 Parrish St., Unit F, Philadelphia, PA 19130.

DOLORES S. DeCONTE, dec'd.

Late of the Borough of Media, Delaware County, PA.
 Extr.: Anthony DelConte, III c/o Ryan M. Bornstein, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312.
RYAN M. BORNSTEIN, ATTY.
 Harvey Ballard & Bornstein, LLC
 800 Lancaster Ave.
 Ste. T-2
 Berwyn, PA 19312

ROSALINA M. DiNARDO a/k/a

ROSELINA DiNARDO, dec'd.
 Late of the Township of Haverford, Delaware County, PA.
 Extr.: Janice Moran, 1226 West Chester Pike, Apt. B7, Havertown, PA 19083.
L. THEODORE HOPPE, JR.
 25 W. Second St.
 2nd Fl.
 Media, PA 19063

GLORIA DYKIE, dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Extr.: Aileen Humble, 260 Avon Rd.,
Upper Darby, PA 19082.

HENRY A. EBERLE, dec'd.

Late of the Borough of Ridley Park,
Delaware County, PA.
Extr.: Kathleen M. Stout 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

MARJORIE A. FOLEY, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: James A. Johnson, 146A N.
Fairview Ave., Upper Darby, PA
19082.
JEFFREY M. COOPER, ATTY.
Law Office of Jeffrey M. Cooper
111 E. Township Line Rd.
Upper Darby, PA 19082

MARK DARREN FRISBY, dec'd.

Late of the Borough of Darby,
Delaware County, PA.
Extr.: Antaeus R. Frisby, 8902
Tiberian Drive, Apt. 303, Kissimmee,
FL 34747.

JUNE DOROTHY HOFFMAN a/k/a

**JUNE D. HOFFMAN and JUNE
HOFFMAN, dec'd.**
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Jennifer J. Boyle and Krista
M. Hoffman c/o Christopher Boyle,
Esquire, 1036 Morgan Avenue, Drexel
Hill, PA 19026.
CHRISTOPHER BOYLE, ATTY.
1036 Morgan Avenue
Drexel Hill, PA 19026

JOHN HOYT, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extr.: Sara Dullea, 404 Crestwood Ln.,
Downingtown, PA 19335.

ATANASIO KIRITSIS a/k/a

ATHANASIOS KIRITSIS, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Helen Anastasia Sitaras (Named
in Will as Eleni Sitaras) c/o Dennis C.
Vondran, Jr., Esquire, 24 E. Market
St., P.O. Box 565, West Chester, PA
19381-0565.

DENNIS C. VONDRAN, JR., ATTY.
Lamb McErlane, PC
24 E. Market St.
P.O. Box 565
West Chester, PA 19381-0565

NANCY KOPITSKY, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Karen Kopitsky, 129 Northwood
Road, Newtown Square, PA 19073.

LESLIE A. LaGROSSA, dec'd.

Late of the Township of Aston,
Delaware County, PA.
Extr.: Scott E. Duvall c/o Frank C.
DePasquale, Jr., Esquire, 2332-34 S.
Broad St., Philadelphia, PA 19145.
FRANK C. DePASQUALE, JR., ATTY.
DePasquale Law Offices
2332-34 S. Broad St.
Philadelphia, PA 19145

ROBERT S. McQUISTON, dec'd.

Late of the Borough of Glenolden,
Delaware County, PA.
Extr.: William B. McQuiston, 608
Prospect Ave., Secane, PA 19018.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

BRENDA NEAL, dec'd.

Late of the Borough of Morton,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, P.O.,
Box 199, Media, PA 19063.
FRANK W. DALY, ATTY.
P.O. Box 199
Media, PA 19063

MARSHALL ALAN OSBORNE a/k/a

MARSHALL A. OSBORNE, dec'd.
Late of Delaware County, PA.
Extr.: Scott McMullan c/o Nathan
Carr-Whealy, Esquire, 947 Beechwood
Dr., Lansdale, PA 19446.
NATHAN CARR-WHEALY, ATTY.
947 Beechwood Dr.
Lansdale, PA 19446

KATHERINE PROSSER, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Katherine Prosser Trust Dated May
19, 1998
Trustee: Anne P. Canny c/o Sean
Murphy, Esquire, 340 N. Lansdowne
Ave., Lansdowne, PA 19050.
SEAN MURPHY, ATTY.
340 N. Lansdowne Ave.
Lansdowne, PA 19050

DARDANELLA F. RHOTON, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: David Rhoton, 915 Ormond Ave.,
Drexel Hill, PA 19026.

DORIS M. THOMAS, dec'd.
Late of the Borough of Folcroft,
Delaware County, PA.
Extx.: Terri Lynn Thomas c/o Christina
B. Roberts, Esquire, 3305 Edgmont
Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

GEORGE B. VAN HORN, dec'd.
Late of the Township of Chadds Ford,
Delaware County, PA.
Extx.: Eugenia Hall c/o William A.
Bonner, Esquire, 40 Blossom Hill
Road, Glen Mills, PA 19342.
WILLIAM A. BONNER, ATTY.
40 Blossom Hill Road
Glen Mills, PA 19342

ADELAIDE HERMAN VOLTZ
a/k/a ADELAIDE H. VOLTZ and
ADELAIDE VOLTZ, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: John A. Voltz, 408 Uxbridge
Way, Hockessin, DE 19707.
L. THEODORE HOPPE, JR.
25 W. Second St.
2nd Fl.
Media, PA 19063

LEONARD F. WARREN, JR., dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extx.: Wendy Beth Laird c/o Michael
Dignazio, Esquire, 229 N. Olive Street,
P.O. Box 428, Media, PA 19063.
MICHAEL DIGNAZIO, ATTY.
229 N. Olive Street
P.O. Box 428
Media, PA 19063

ANDREW JOSEPH WISNIEWSKI
a/k/a ANDREW WISNIEWSKI and
ANDREW J. WISNIEWSKI, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extrs.: Frank Joseph Wisniewski
(Named in Will as Frank Wisniewski)
and Mary Jo W. Spivak, 3405 West
Chester Pike, Apt. B401, Newtown
Square, PA 19073.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

DONALD F. WOOLSON, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extx.: Mary Cronin, 203 Garnet Ln.,
Wallingford, PA 19086.
L. THEODORE HOPPE, JR.
25 W. Second St.
2nd Fl.
Media, PA 19063
STEPHEN GARRETT YARNALL
a/k/a STEPHEN G. YARNALL a/k/a
STEVEN GARRETT YARNALL and
STEVE GARRETT YARNALL, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extx.: Elizabeth Mapes Yarnall c/o
Kevin P. Gilboy, Esquire, Two Logan
Square, 100 N. 18th St., Ste. 1825,
Philadelphia, PA 19103.
KEVIN P. GILBOY, ATTY.
Gilboy & Gilboy LLP
Two Logan Square
100 N. 18th St.
Ste. 1825
Philadelphia, PA 19103

SECOND PUBLICATION

LAWRENCE ROBERT AMADIO a/k/a
LAWRENCE R. AMADIO, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extx.: Diane Marie Amadio (Named in
Will as Diane Amadio) c/o Nicholas M.
Orloff, Esquire, 1 W. Third St., Media,
PA 19063.
NICHOLAS M. ORLOFF, ATTY.
Orloff Law
1 W. Third St.
Media, PA 19063

LINDA L. BAUER, dec'd.
Late of the Township of Bethel,
Delaware County, PA.
Extx.: Lisa N. Stutz, 1717 South
Canfield Ave., Los Angeles, CA 90035.

DANIEL V. BONNER, SR., dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Extx.: Jennifer B. Cisco, 209 East
Roland Road, Brookhaven, PA 19015-
3328.

JEANNETTE FLAMM BROCKMAN
a/k/a JEANNETTE F. BROCKMAN,
dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Joshua Brockman, 550 Railroad
Ave., Haverford, PA 19041.

STEPHANIE M. CREECH, ATTY.
Commons & Commons, LLP
30 Pelham Rd.
Philadelphia, PA 19119

CHARLES THOMAS BROWN, JR.
a/k/a CHARLES T. BROWN, JR.
and CHARLES THOMAS BROWN,
dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Extr.: JoAnn Wilson Brown (Named in
Will as JoAnn W. Brown), 121 Drexel
Ave., Lansdowne, PA 19050.

THOMAS J. BROWN, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Admx.: Mary Jane Belluscio c/o Kyle A.
Burch, Esquire, 22 State Road, Media,
PA 19063-1442.
KYLE A. BURCH, ATTY.
22 State Road
Media, PA 19063-1442

STEVEN J. BUTLER, dec'd.
Late of the Borough of Prospect Park,
Delaware County, PA.
Admx.: Tina Marie Butler 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

CAROL CALLAGHAN, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Admr.: Robert S. Kuss, Jr. c/o Mark S.
Pinnie, Esquire, 844 E. Street Road,
P.O. Box 5, Westtown, PA 19395.
MARK S. PINNIE, ATTY.
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Sealaus, LLP
844 E. Street Road
P.O. Box 5
Westtown, PA 19395

LOUISE HICKS CRISPIN a/k/a
LOUISE H. CRISPIN, dec'd.
Late of the Township of Edgmont,
Delaware County, PA.
Extr.: Frederick E. Crispin, III c/o Amy
S. Ufberg, Esquire, Cira Centre, 2929
Arch St., Philadelphia, PA 19104-2808.
AMY S. UFBERG, ATTY.
Dechert LLP
Cira Centre
2929 Arch St.
Philadelphia, PA 19104-2808

ELLEN A. CURRAN a/k/a ELLEN
ANTON CURRAN, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: George D. Curran, Jr., 543
Sheffield Drive, Springfield, PA 19064.

STEVEN CURRY, dec'd.
Late of the Borough of Morton,
Delaware County, PA.
Admx.: Cheryl A. Curry c/o Bridget
Wible, Esquire, 8500 West Chester
Pike, Upper Darby, PA 19082.
BRIDGET WIBLE, ATTY.
8500 West Chester Pike
Upper Darby, PA 19082

ANNA W. DALY a/k/a ANNA DALY,
dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Admr.: Joseph Patrick Daly c/o Thomas
J. Burke, Jr., Esquire, 15 Rittenhouse
Place, Ardmore, PA 19003.
THOMAS J. BURKE, JR., ATTY.
Haws & Burke, P.C.
15 Rittenhouse Place
Ardmore, PA 19003

KIM DARLENE FLEMING, dec'd.
Late of the Township of Lower
Chichester, Delaware County, PA.
Admx.: Holly Lloyd, 505 Hillcrest Rd.,
Conshohocken, PA 19428.

ELIZABETH HARDIE FORREST
a/k/a ELIZABETH H. FORREST,
dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Frederick John Lind, III c/o
Theodore S. Coxé, Jr., Esquire,
Rosemont Business Campus, 919
Conestoga Rd., Bldg. Three, Ste. 214,
Rosemont, PA 19010-1354.
THEODORE S. COXE, JR., ATTY.
Rosemont Business Campus
919 Conestoga Rd.
Bldg. Three
Ste. 214
Rosemont, PA 19010-1354

DAN HAAS, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Craig Jeffrey Haas c/o Martin J.
Pezzner, Esquire, 100 W. 6th St., Ste.
204, Media, PA 19063.
MARTIN J. PEZZNER, ATTY.
Gibson & Perkins, P.C.
100 W. 6th St.
Ste. 204
Media, PA 19063

**THERESA CHRISTINA HOFMANN
a/k/a THERESA HOFMANN and
THERESA C. HOFMANN, dec'd.**

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

Admn. C.T.A.: Joan Benedict 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

MARY F. INMAN, dec'd.

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

Extr.: William Blake Inman, 9
Lambiance Ct., Highland Park, NJ
08904.

DOUGLAS P. HUMES, ATTY.

Millridge Manor House

975 Mill Road

Box E

Bryn Mawr, PA 19010

**LINDA F. JOHNSON a/k/a LINDA
JOHNSON and LINDA FLORENCE
JOHNSON, dec'd.**

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

Admx.: Hillary J. Shade, 142 Glen
Mills Rd., P.O. Box #35, Glen Mills, PA
19342-9998.

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

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

Admx.: Janine Jones, 1433 Morton
Ave., Folsom, PA 19033.

MARY B. KEISER, dec'd.

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

Extr.: Mark W. Gore c/o Jennifer
Walker, Esquire, 31 S. High St., Suite
200, West Chester, PA 19382.

JENNIFER WALKER, ATTY.

31 S. High St.

Suite 200

West Chester, PA 19382

**REGINA O. KILLIAN a/k/a REGINA
KILLIAN, dec'd.**

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

Extrs.: Joseph Killian and Amy Nardi,
319 Ivy Rock Ln., Havertown, PA
19083.

TIMOTHY R. LEHMAN, dec'd.

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

Extr.: Patricia Lehman c/o Charles E.
McKee, Esquire, 1 N. Ormond Ave.,
Office, Havertown, PA 19083.

CHARLES E. MCKEE, ATTY.

Donohue, McKee & Mattson, Ltd.
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Office

Havertown, PA 19083

JOHN J. MAGEE, dec'd.

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

Extr.: Ruth Ann Campbell c/o
Elizabeth J. Killacey, Esquire,
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Rd., Ste. 106, Wayne, PA 19087.

ELIZABETH J. KILLACEY, ATTY.

Herr, Potts & Potts, LLC

Strafford Office Bldg.

#2

200 Eagle Rd.

Ste. 106

Wayne, PA 19087

KERWIN CHARLES NAILOR a/k/a

KERWIN C. NAILOR, dec'd.

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

Extr.: Michael S. Nailor c/o William B.
Cooper, Esquire, P.O. Box 673, Exton,
PA 19341-0673.

WILLIAM B. COOPER, ATTY.

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P.O. Box 673

Exton, PA 19341-0673

LILY PRODHAN, dec'd.

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

Extr.: Sharmeen Prodhon c/o
Michaelangelo Dippolito, Esquire, 712
Kimberton Road, Chester Springs, PA
19425.

**MICHAELANGELO DIPPOLITO,
ATTY.**

712 Kimberton Road

Chester Springs, PA 19425

LEONA M. REICK a/k/a LEONA

MARY REICK, dec'd.

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

Extr.: John A. Reick, Jr., 536 Hillside
Rd., Havertown, PA 19083.

CHARI M. ALSON, ATTY.

Anderson Elder Law

206 State Rd.

Media, PA 19063

CALLISTA A. RUBRIGHT a/k/a

CALLISTA ANN RUBRIGHT, dec'd.

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

Extr.: Mark Joseph Haas c/o James C. Sommar, Esquire, 210 S. Broad Street, Lansdale, PA 19446.
JAMES C. SOMMAR, ATTY.
Sommar, Tracy & Sommar
210 S. Broad Street
Lansdale, PA 19446

EDWARD H. SABRE a/k/a EDWARD HARRY SABRE, dec'd.
Late of the Borough of Norwood, Delaware County, PA.
Extr.: Alice D. Sabre c/o Bridget Wible, Esquire, 8500 West Chester Pike, Upper Darby, PA 19082.
BRIDGET WIBLE, ATTY.
8500 West Chester Pike
Upper Darby, PA 19082

ANN THOMAS SCHULTZ, dec'd.
Late of Township of Concord, Delaware County, PA.
Admr.: Robert T. Schultz, 431 Riverview Rd., Swarthmore, PA 19081.

ABBY R. SEEDS a/k/a ABBY ROSE SEEDS, dec'd.
Late of the Township of Havertown, Delaware County, PA.
Admr.: Joseph John Seeds, Jr. c/o Ian W. Peltzman, Esquire, 716 N. Bethlehem Pike, Ste. 303, Lower Gwynedd, PA 19002.
IAN W. PELTZMAN, ATTY.
Law Office of Andrew B. Peltzman
716 N. Bethlehem Pike
Ste. 303
Lower Gwynedd, PA 19002

ROBERT JAMES SMITH a/k/a ROBERT J. SMITH, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extr.: Joann Nestor Smith (Named in Will as Joann N. Smith), 102 Mill Race Place, Glen Mills, PA 19342.

MARIAN I. WIECHECKI, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extr.: Thomas William Wiechecki (Named in Will as Thomas W. Wiechecki) 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.
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Ste. 300
Media, PA 19063

THIRD AND FINAL PUBLICATION

EDWARD R. ALBRIGHT, dec'd.
Late of the Township of Newtown, Delaware County, PA.
Extr.: James A. Gorman c/o Michael Cunningham, Jr., Esquire, 1066 Pontiac Rd., P.O. Box 305, Drexel Hill, PA 19026.
MICHAEL CUNNINGHAM, JR. ATTY.
1066 Pontiac Rd.
P.O. Box 305
Drexel Hill, PA 19026

SALVATORE A. BELLOPEDE a/k/a SALVATORE BELLOPEDE, dec'd.
Late of the Township of Tinicum, Delaware County, PA.
Extr.: Kelly A. Malenki c/o Sarah J. Gremminger, Esquire, 1650 Market St., Ste. 1200, Philadelphia, PA 19103.
SARAH J. GREMMINGER, ATTY.
Dilworth Paxson LLP
1650 Market St.
Ste. 1200
Philadelphia, PA 19103

LYNDA A. BOWELL, dec'd.
Late of the Borough of Clifton Heights, Delaware County, PA.
Extr.: Paul Bowell, 541 Milmont Ave., Folsom, PA 19033.

CATHERINE C. BOYLE, dec'd.
Late of the Township of Springfield, Delaware County, PA.
Admx.: Donna J. Boyle c/o Valerie K. Williams, Esquire, 101 E. Darby Road, Havertown, PA 19083.
VALERIE K. WILLIAMS, ATTY.
101 E. Darby Road
Havertown, PA 19083

LIDIE MARIE CAVANAUGH, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extr.: Raymond Cavanaugh, 300 E. Evans St., Apt. P184, West Chester, PA 19380.
L. THEODORE HOPPE, JR., ATTY.
25 W. Second St.
2nd Fl.
Media, PA 19063

EVELYN M. COVINGTON, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extr.: Barry W. VanRensler, 10 S. Plum St., Media, PA 19063.
BARRY W. VANRENSLER, ATTY.
Plum Street Lawyers
10 S. Plum St.
Media, PA 19063

RALPH N. DELL'ARCIPRETE, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extr.: R.N. Dell'Arciprete, Jr. (Named
in Will as Ralph N. Dell'Arciprete, Jr.),
2 Brassie Court, Glen Mills, PA 19342.
MICHAEL P. PIERCE, ATTY.
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P.O. Box 604
Media, PA 19063

JOSEPH J. EVANS, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Admr. CTA: Brian Michael DeSantis
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

DONALD E. FERRELL, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extr.: Michael D. Ferrell c/o Donald
E. Havens, Esquire, 625 8th Avenue,
Folsom, PA 19033.
DONALD E. HAVENS, ATTY.
625 8th Avenue
Folsom, PA 19033

JOAN GIBSON, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Admx.: J. Weinberg, 1928 Granville
Avenue, Los Angeles, CA 90025.

**JOAN ELIZABETH GOLDHORN a/k/a
JOAN GOLDHORN**, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Thomas F. Goldhorn (Named in
Will as Thomas Goldhorn) c/o Karen
M. Stockmal, Esquire, 1235 Westlakes
Dr., Ste. 320, Berwyn, PA 19312.
KAREN M. STOCKMAL, ATTY.
KMS Law Offices, LLC
1235 Westlakes Dr.
Ste. 320
Berwyn, PA 19312

MARIA T. GONNELLA, dec'd.

Late of the Borough of Ridley Park,
Delaware County, PA.
Extr.: Gustino Rocco Gonnella, Jr. 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

**MARIE ANAHIT ZAMBAK GREGORY
a/k/a MARIE A. GREGORY
and MARIE ANAHID ZAMBAK
GREGORY**, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extx.: Agavni Pontish Yeramyian, 451
S. Old Middletown Road, Media, PA
19063.

CAROLYN HILL, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, P.O.,
Box 199, Media, PA 19063.
FRANK W. DALY, ATTY.
P.O. Box 199
Media, PA 19063

**ANDREW SCOTT HOLMES a/k/a
A. SCOTT HOLMES and SCOTT
HOLMES**, dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Extx.: Gray Rothwell Hughes c/o Alfred
Rauch, III, Esquire, 1617 JFK Blvd.,
Suite 1575, Philadelphia, PA 19103.
ALFRED RAUCH, III, ATTY.
Black & Gerngross, PC
1617 JFK Blvd.
Suite 1575
Philadelphia, PA 19103

VIRGINIA L. IMRE, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: Thomas William Imre, 819
Connell Avenue, Yeadon, PA 19050.

**STEPHANIE V. JOHNSON a/k/a
STEPHANIE JOHNSON**, dec'd.

Late of the City of Chester, Delaware
County, PA.
Extr.: Harvey Herbert Johnson, Jr.
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

ROBERT C. LAVENDER, JR., dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Admr. D.B.N.C.T.A.: Robert Stump c/o
Ann M. O'Keefe, Esquire. 10 Blakely
Rd., Haverford, PA 19041.

ANN M. O'KEEFE, ATTY.
10 Blakely Rd.
Haverford, PA 19041

PASQUALE V. LERZA, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: James V. Lerza c/o Patricia
David, Esquire, P.O. Box 369,
Lederach, PA 19450.
PATRICIA DAVID, ATTY.
P.O. Box 369
Lederach, PA 19450

DOUGLAS G. MASON, dec'd.
Late of the Borough of Collingdale,
Delaware County, PA.
Extr.: Julia Shick, 106 W. Ridley Ave.,
Ridley Park, PA 19078.

PATRICIA D. McWILLIAMS, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admxs.: Rose McWilliams and Joan
McWilliams c/o Karen McWilliams,
Esquire, 590 Bethlehem Pike, Suite D,
Colmar, PA 18915.
KAREN McWILLIAMS, ATTY.
Pritchard Law Offices
590 Bethlehem Pike
Suite D
Colmar, PA 18915

MARY ANN MULLEN, dec'd.
Late of the Borough of Ridley Park,
Delaware County, PA.
Co-Extrs.: John Joseph Mullen, Jr.
and Elizabeth Clare Bush c/o Joseph
McIntosh, Esquire, 23 West Second
Street, Media, PA 19063.
JOSEPH McINTOSH, ATTY.
23 West Second Street
Media, PA 19063

**JEAN MURRAY a/k/a JEAN M.
MURRAY**, dec'd.
Late of the Borough of Glenolden,
Delaware County, PA.
Admr.: Mark C. Murray c/o Sean
Murphy, Esquire, 340 N. Lansdowne
Ave., Lansdowne, PA 19050.
SEAN MURPHY, ATTY.
340 N. Lansdowne Ave.
Lansdowne, PA 19050

JOAN PASSARO, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Extr.: Michael Yuschak c/o Dana M.
Breslin, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

BARBARA A. PIERDOMENICO, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Admx.: Christine P. Hart, 14 Top of the
Oaks, Chadds Ford, PA 19317.

CATHERINE P. STOUT, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, P.O.
Box 199, Media, PA 19063.
FRANK W. DALY, ATTY.
P.O. Box 199
Media, PA 19063

**ROBERT L. SWAVELY a/k/a LARRY
SWAVELY**, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Barbara Kernan, 113 Ithan
Lane, Collegeville, PA 19426.

DOROTHY TODARO, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Stephen Todaro, 485 Doe Run
Ln., Springfield, PA 19064.

REGINA A. VAN VEEN, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: William Anthony Van Veen, Jr.
c/o Thomas E. Wyler, Esquire, 22 East
Third Street, Media, PA 19063.
THOMAS E. WYLER, ATTY.
Falzone & Wyler LLC
22 East Third Street
Media, PA 19063

JOSEPH WALKER, III, dec'd.
Late of the City of Chester, Delaware
County, PA.
Admx.: Joi Christiann Jackson c/o
Michaelangelo Dippolito, Esquire, 712
Kimberton Road, Chester Springs, PA
19425.
MICHAELANGELO DIPPOLITO,
ATTY.
712 Kimberton Road
Chester Springs, PA 19425

**KRISTINA E. WITHELDER a/k/a
TINA WITHELDER**, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Greg Withelder, 108 Bennington
Road, Phoenixville, PA 19460.

AUDIT

ORPHANS' COURT

**Estates listed for Audit on
OCTOBER 15, 2025
10:30 A.M. Prevailing Time**

Notice is hereby given to the heirs, legatees, creditors and all persons interested that accounts in the following estates have been filed for confirmation with the office of the Register of Wills and Clerk of the Orphans' Court of Delaware County at the above date and time. The Orphans' Court will audit these accounts, hear objections to the same and make distribution of the balance ascertained to be in the hands of the accountants.

GEORGES - First and final Account of Michael J. Mattson, Administrator for the Estate of Olympia Georges, Deceased.

HEDMECK - Third and Partial Account of Paul A. Hedmeck, Administrator for the John M. Hedmeck a/k/a John M. Hedmeck, SR., Deceased Estate, With Schedule of Proposed Distribution.

KOSIAK - First and Final Account of Caroline Witthohn, Executrix for the Estate of Stephen A. Kosiak, Deceased.

VINCENT A. RONGIONE, ESQUIRE
Register of Wills
and Clerk of
Orphans' Court Division

Oct. 3, 10

CHANGE OF NAME

**IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-003029**

NOTICE IS HEREBY GIVEN THAT on April 2, 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 **Howard Brent Blundin a/k/a Brent Blundin** to **H. Brent Blundin**.

The Court has fixed October 7, 2025, 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.

TIMOTHY P. WALSH, Solicitor
337 W. State Street
Media, PA 19063

Sept. 26; Oct. 3

CHANGE OF NAME

**IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-005936**

NOTICE IS HEREBY GIVEN THAT on July 7, 2025, the Petition of Alize Fatima Butt, minor, by and through their parent and natural guardian, Samia Azam, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Alize Fatima Butt** to **Alize Fatima**.

The Court has fixed Wednesday, November 5, 2025, 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.

Sept. 26; Oct. 3

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2025-004080

NOTICE IS HEREBY GIVEN THAT the Petition of **COLIN ANDREW EISEN-SCHMID**, in the above-named Court, praying for a Decree to change his name to **COLIN ANDREW EISENSCHMID SEIDEL**. The Court has fixed December 2, 2025, 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.

RACHEL L. LEVY, Solicitor
Jerner Law Group, P.C.
Attys. for Petitioner
5401 Wissahickon Ave.
Philadelphia, PA 19144
(215) 843-6000

Oct. 3, 10

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2025003187

NOTICE IS HEREBY GIVEN THAT on September 15, 2024, the Petition of Bryson N. Foley, minor, by and through his parent and natural guardian, Beatrice H. Reed, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Bryson Nuwoe Foley** to **Bryson Redeem Sheriff**.

The Court has fixed October 7, 2025, 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.

Sept. 26; Oct. 3

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-006523

NOTICE IS HEREBY GIVEN THAT on July 23, 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 **James Michael Kinkopf** to **Selene Mira Kinkopf**.

The Court has fixed Wednesday, October 15, 2025, at 10:15 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.

Oct. 3, 10

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-006531

NOTICE IS HEREBY GIVEN THAT on July 23, 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 **Leo John McAleer** to **Leo John Boothman**.

The Court has fixed November 5, 2025, 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.

LUCAS A. CLARK, IV, Solicitor
lac@mmdlawfirm.com

Oct. 3, 10

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-005315

NOTICE IS HEREBY GIVEN THAT on June 12, 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 **Anthony Rapp, Jr.** to **Anthony John Rapp**.

The Court has fixed November 21, 2025, at 1:00 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.

SCOTT D. GALLOWAY, Solicitor
14 South Plum Street
Media, PA 19063

Oct. 3, 10

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2025-005854

NOTICE IS HEREBY GIVEN THAT the Petition of **PHILOMENA RITA TEIFEL**, in the above-named Court, praying for a Decree to change his name to **PHYLLIS RITA TEIFEL**. The Court has fixed November 5, 2025, 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.

LAUREN DONATI, Solicitor
Thompson & Donati Law
Attys. for Petitioner
110 W. Front St.
Media, PA 19063
(610) 565-4042

Oct. 3, 10

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-006226

NOTICE IS HEREBY GIVEN THAT on July 14, 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 **Aidan Wiercioch** to **Olivia Lauren Wiercioch**.

The Court has fixed Wednesday, November 19, 2025, at 10:15 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.

KAREN E. FRIEL, Solicitor
760 Mason Avenue
Drexel Hill, PA 19026

Oct. 3, 10

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.

121 JSD CORPORATION, INC.

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

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

Oct. 3

Paradigm Commercial Advisors Inc.

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

Oct. 3

SERVICE BY PUBLICATION

**DELAWARE COUNTY COURT
OF COMMON PLEAS
NO. 2025-004836**

Mary Ellen Syzbist
v.
Kira Lynn Marcella

Kira Lynn Marcella has been sued in Mary Ellen Syzbist v. Kira Lynn Marcella, Delaware County Court of Common Pleas, No. 2025-004836, a civil action for damages related to a car accident which occurred on June 2, 2023, on Baltimore Pike in Morton, PA.

NOTICE

If you wish to defend, you must enter an appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer's Referral Service
Delaware County Bar Association
355 W. Front St.
Media, PA 19063
(610) 566-6625
www.delcobar.org

Oct. 3, 10

SERVICE BY PUBLICATION

**IN THE OFFICE OF THE REGISTER
OF WILLS OF DELAWARE COUNTY,
PENNSYLVANIA
FILE NO. 2325-1442**

Petition to Admit to
Probate a Copy of Will

**IN RE: ESTATE OF
SHARON KORAB, DECEASED**

RULE

AND NOW, this 19th day of September, 2025, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a New Rule to Show Cause is issued and directed upon Kendell M. Simmons and Georgina Lee Korab to show cause why this Petition should not be granted.

Respondent(s) shall submit a written response on or before the 5th day of November, 2025, via one or more of the following options: (1) U.S. mail at ATTN: Register of Wills, 201 W. Front Street, Media, PA 19063; (2) In-Person or drop-box at the Office of the Register of Wills, First Floor, Government Center Building, Media, PA, 19063; and/or (3) fax at (610) 891-4812.

No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted, and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7.

BY THE REGISTER OF WILLS
/s/ Vincent A. Rongione
Vincent A. Rongione, Esquire
Register of Wills and
Clerks of Orphans' Court

Oct. 3, 10

SERVICE BY PUBLICATION

**COURT OF COMMON PLEAS OF
DELAWARE COUNTY
NOTICE OF APPOINTMENT
OF CONSERVATOR
NO. 2025-CV-008153**

**IN RE: CONSERVATORSHIP OF
THE LAW PRACTICE OF LEE
MEREDITH HERMAN, ESQ.
PA. BAR ID 27570**

**TO: ALL INACTIVE CLIENTS OF
LEEMEREDITH HERMAN, ESQ.**

NOTICE IS HEREBY GIVEN that, pursuant to Rule 322 of the Pennsylvania Rules of Disciplinary Enforcement, Walter J. Timby, III, has been appointed by the Court of Common Pleas of Delaware County as the Conservator of the law practice of Lee Meredith Herman, Esq., located at 280 N. Providence Rd., Suite 4, Media, PA 19063.

This appointment is the result of the death of Lee M. Herman on July 27, 2025.

This notice is intended for clients whose cases are inactive and whose files were opened more than five years ago. This action is being taken to protect client interests and to properly wind down the practice.

ACTIONS YOU SHOULD TAKE: If you were a client of Lee Meredith Herman, Esq., you are advised to immediately seek new counsel to represent your interests. The Conservator is not authorized to provide legal advice or represent you.

OBTAINING A LAWYER: To help locate a new counsel, you may contact the Delaware County Bar Association Lawyer Referral Service at 335 W. Front Street, Media, PA 19063 (610) 566-6625.

ACCESSING YOUR FILE: If you wish to access your client file, or for any further inquiries, you must contact the Conservator directly. Please be advised that the Conservator is authorized to oversee the transfer of client files.

CONSERVATOR CONTACT INFORMATION:

Walter J. Timby, III
Gibson & Perkins, PC
100 W. 6th St.
Suite 204
Media, PA 19063
(610) 565-1708
wtimby@gibperk.com

Oct. 3

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-006243

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

WELLS FARGO BANK, NATIONAL
ASSOCIATION, SUCCESSOR BY
MERGER TO WELLS FARGO
BANK MINNESOTA, NATIONAL
ASSOCIATION, AS TRUSTEE f/k/a
NORWEST BANK MINNESOTA,
NATIONAL ASSOCIATION, AS
TRUSTEE FOR DELTA FUNDING
HOME EQUITY LOAN TRUST 2000-1,
Plaintiff

v.

SHAWN HAND, IN HIS CAPACITY AS
HEIR OF ANTONIA TOZER; ET AL.,
Defendants

To: UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTONIA TOZER Defendant(s), 1010 HANSEN PLACE, COLLINGDALE, PA 19023

**COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE f/k/a NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DELTA FUNDING HOME EQUITY LOAN TRUST 2000-1, 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-2024-006243, seeking to foreclose the mortgage secured on your property located, 1010 HANSEN PLACE COLLINGDALE, PA 19023.

NOTICE

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

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

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

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

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

Sept. 26; Oct. 3

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION

NO.: CV-2024-003796

SALE NO.: ORIGINAL 8/15/25 SALE

WELLS FARGO BANK, N.A., Plaintiff
v.

LIJAH J. THOMPSON, IN HIS
CAPACITY AS HEIR OF CHERYL
B. THOMPSON a/k/a CHERYL
BEVERLY THOMPSON a/k/a CHERYL
THOMPSON, DECEASED; LA ROI S.
THOMPSON, IN HIS CAPACITY AS
HEIR OF CHERYL B. THOMPSON a/k/a
CHERYL BEVERLY THOMPSON a/k/a
CHERYL THOMPSON, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER CHERYL B. THOMPSON a/k/a
CHERYL BEVERLY THOMPSON a/k/a
CHERYL THOMPSON, DECEASED;
RALPH G. THOMPSON a/k/a RALPH
THOMPSON, IN HIS CAPACITY AS
HEIR OF BARBARA V. GREENWOOD
a/k/a BARBARA GREENWOOD a/k/a
BARBARA VENETIA GREENWOOD,
DECEASED; KAREN CROSS, IN HER
CAPACITY AS HEIR OF BARBARA
V. GREENWOOD a/k/a BARBARA

GREENWOOD a/k/a BARBARA
VENETIA GREENWOOD, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER BARBARA V. GREENWOOD
a/k/a BARBARA GREENWOOD a/k/a
BARBARA VENETIA GREENWOOD,
DECEASED
Defendant(s)

NOTICE TO: UNKNOWN HEIRS, SUC-
CESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIM-
ING RIGHT, TITLE OR IN-
TEREST FROM OR UNDER
CHERYL B. THOMPSON
a/k/a CHERYL BEVERLY
THOMPSON a/k/a CHERYL
THOMPSON, DECEASED;
UNKNOWN HEIRS, SUC-
CESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIM-
ING RIGHT, TITLE OR
INTEREST FROM OR UN-
DER BARBARA V. GREEN-
WOOD a/k/a BARBARA
GREENWOOD a/k/a BAR-
BARA VENETIA GREEN-
WOOD, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 237 Priscilla Lane,
Aldan, PA 19018-3014.

Being in BOROUGH OF ALDAN,
County of DELAWARE, Commonwealth of
Pennsylvania, 01-00-00819-00.

Improvements consist of residential
property.

Sold as the property of Cheryl B. Thomp-
son and Barbara V. Greenwood.

Your house (real estate) at 237 Priscilla
Lane, Aldan, PA 19018-3014 is scheduled
to be sold at the Sheriff's Sale on October
17, 2025 at 11:00 A.M., at the DELAWARE
COUNTY COURT HOUSE, 201 W. FRONT
ST, MEDIA, PA 19063, to enforce the
Court Judgment of \$93,818.10 obtained by,
WELLS FARGO BANK, N.A. (the mort-
gagee), against the above premises.

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

BROCK & SCOTT, PLLC
Attorneys for Plaintiff
2011 Renaissance Boulevard
Suite 100
King of Prussia, PA 19406
(844) 856-6646

Sept. 26; Oct. 3

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO.: 2024-003796

WELLS FARGO BANK, N.A.

v.

LIJAH J. THOMPSON, In His Capacity
as Heir Of CHERYL B. THOMPSON a/k/a
CHERYL BEVERLY THOMPSON a/k/a
CHERYL THOMPSON, deceased, *et al.*

ORDER

AND NOW, this 1st day of October, 2024
upon consideration of Plaintiff's Motion
for Alternative Service of Process, and no
response thereto, it is hereby ORDERED
that said Motion is GRANTED. Service
of the Complaint in the above action and
any other pleading or Notice that requires
original service of process may be made
as follows:

1. Plaintiff shall mail a copy of the
Complaint to Defendants UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR ASSOCIA-
TIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER BAR-
BARA V GREENWOOD a/k/a BARBARA
GREENWOOD a/k/a BARBARA VENETIA
GREENWOOD, DECEASED UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR ASSOCIA-
TIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER CHERYL
B. THOMPSON a/k/a CHERYL BEVERLY
THOMPSON a/k/a CHERYL THOMPSON,
DECEASED, at the mortgaged premises
being, 237 PRISCILLA LANE, ALDAN,
PA 19018-3014, by first class United States
mail postage prepaid and Certified U.S.
Mail;

2. Plaintiff shall cause the posting of said
Complaint at the aforesaid address by the
Sheriff of Delaware County;

3. Plaintiff shall cause a copy of the
Notice of Complaint to be advertised once
a week for two successive weeks, in one
newspaper of general circulation in Dela-
ware County, and in the Delaware County
Legal Journal consistent with Local Rule
430(b)(1). The above mailing, posting, and
publication shall be deemed to be personal
service of the Complaint on Defendants.

Upon completion of service, Plaintiff
shall file a return of service in accordance
with the requirements of Pa.R.C.P. No. 405.

BY THE COURT:

/s/ Kelly D. Eckel
KELLY D. ECKEL, J.
BACK UP JUDGE

Sept. 26; Oct. 3



**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**

**October 17, 2025
11:00 A.M. Prevailing Time**

BOROUGH
Collingdale 35
East Lansdowne 4
Folcroft 37
Lansdowne 13
Norwood 15
Prospect Park 36
Sharon Hill 2, 23
Trainer 17, 20
Yeadon 19, 34, 40

CITY
Chester 1, 3, 22, 25, 42, 45, 47, 49

TOWNSHIP
Bethel 30
Chester 48
Darby 28, 39, 43
Edgemont 38, 46
Haverford 14, 16
Newtown 5, 6
Ridley 31
Tinicum 32
Upper Darby 8, 9, 10, 11,
18, 21, 26, 29, 33, 41, 44

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. 003548 1. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 204 West 23rd Street, Chester, PA 19013.

PARCEL No. 49-01-01275-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Darryl J. Thomas Sr. a/k/a Darryl J. Thomas.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009004 2. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 544 Poplar Street, a/k/a 544 and 546 Poplar Street, Sharon Hill, PA 19079-1328.

PARCEL Nos. 41000173700 & 41000173800

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Reesheba V. Smith.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007005 3. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 350 Parker Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Patrick R. Pernsley.

Hand Money \$9,645.76

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002000 4. 2022

MORTGAGE FORECLOSURE

132 Lewis Avenue
Lansdowne, PA 19050

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Dante Allyn Monk; Consuella Monk.

Hand Money \$24,410.55

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010119 5. 2024

MONEY JUDGMENT

ALL THAT CERTAIN Unit located in the property known, named and identified as Greene Countrie Village Condominium, located on Earles Lane, located the Township of Newtown, County of Delaware and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101, et seq., by the recording in the Office of the Recorder of Deeds in and for the County of Delaware, Pennsylvania recorded on 09/16/1976 in Deed Book 2583, page 26, and any amendments thereto, as the same may change from time to time, being and designated as Unit No. 255, Building No. 21, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises which Arthur C. Jones, Jr., Executor of the Estate of Marjorie J. Jones, deceased by Deed dated September 28, 2018 and recorded October 16, 2018 in Delaware County in Book 6236 page 0063 conveyed unto Michelle Doyle-Cocco, in fee.

BEING Premises: 255 West Chelsea Circle, Newtown, Square, PA 19073.

FOLIO No. 30-00-00635-64

IMPROVEMENTS CONSIST OF: residential condo unit.

SOLD AS THE PROPERTY OF: Michelle Doyle-Cocco.

Hand Money \$3,000.00

Judgment Amount: \$46,621.37

Michelle J. Cunningham, Esquire
Marcus & Hoffman, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001815 6. 2025

MORTGAGE FORECLOSURE

Property in Newtown Township, County of Delaware and Commonwealth of Pennsylvania.

Front: Depth:

BEING Premises: 401 Hempstead Cir, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Richard J. Capoferri.

Hand Money \$47,579.09

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 061050 8. 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: 244 Bayard Road, Upper Darby, Pennsylvania 19082.

Folio Number: 16-04-00254-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Lucy Bosu.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062918 9. 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 State of Pennsylvania.

LOCATION OF PROPERTY: 174 Wellington Road, Upper Darby, Pennsylvania 19082.

Folio Number: 16-01-01502-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Leonidas A. Soldatos.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 063714 10. 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 State of Pennsylvania.

LOCATION OF PROPERTY: 7255 Walnut Street, Upper Darby, Pennsylvania 19082.

Folio Number: 16-04-02322-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Katrina L. Christmas.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001944 11. 2025

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the Southwesterly side of Windermere Avenue.

Front: 18 Depth: 100

BEING Premises: 726 Windermere Avenue, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Manuel Rivera.

Hand Money \$22,310.98

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 011202C 13. 2013

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 23-00-02744-00

Property: 60 West Plumstead Avenue, Lansdowne, PA 19050.

BEING the same premises which James B. Blackburn, Jr. Administrator of the Estate of Frances A. Blackburn, dec'd, by Deed dated December 21, 2012 and recorded January 29, 2013 in and for Delaware County, Pennsylvania in Deed Book Volume 5265, page 1221, granted and conveyed unto Janae Watson.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Janae Watson.

Hand Money \$20,927.94

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007787A 14. 2016

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 22-04-00523-73

Property: 5006 Brittany Lane, Bryn Mawr, PA 19010.

BEING the same premises which Katherine Whitney Davis and Hunter Davis, a married couple, by Deed dated January 8, 2016 and recorded January 8, 2016 in and for Delaware County, Pennsylvania in Deed Book Volume 05755, page 1370, granted and conveyed unto Katherine Whitney Davis, no marital status shown.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Katherine Whitney Davis, no marital status shown.

Hand Money \$85,081.34

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004015 15. 2025

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 105 Garfield Avenue, Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William M. Taggart and Regina Taggart.

Hand Money \$15,430.37

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004172 16. 2025

MORTGAGE FORECLOSURE

Property in Haverford Township, County of Delaware and Commonwealth of Pennsylvania.

Front: Depth:

BEING Premises: 637 E Manoa Road, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Stephanie E. Umlauf and Eric G. Umlauf.

Hand Money \$35,502.71

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002117 17. 2025

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 46000054300

Property: 1313 Sunset Street, Marcus Hook, PA 19061.

BEING the same premises which Edward Chege Mwangi, by Deed dated October 28, 2016 and recorded October 31, 2016 in and for Delaware County, Pennsylvania in Deed Book Volume 05901, page 1846, granted and conveyed unto Barry E. Clinkscales.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Barry E. Clinkscales.

Hand Money \$13,586.39

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002216 18. 2025

MORTGAGE FORECLOSURE

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

BEING Premises: 300 Eldon Ave., Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Brit-
tanie Crockett.

Hand Money \$29,356.68

Orlans Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008120 19. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Yeadon,
County of Delaware and State of Penn-
sylvania.

BEING Premises: 121 Bailey Road,
Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: HU
Quality Care, LLC.

Hand Money \$37,840.88

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002905 20. 2025

MORTGAGE FORECLOSURE

Property in the Borough of Trainer,
County of Delaware and State of Penn-
sylvania.

BEING Premises: 4330 Ridge Road,
Trainer, PA 19061.

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Irene
Archacki.

Hand Money \$4,600.00

Astor Weiss Kaplan & Mandel, LLP,
Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008340 21. 2024

MORTGAGE FORECLOSURE

Property in the Township of Upper Dar-
by, County of Delaware, Commonwealth of
Pennsylvania on the side of .

BEING Folio No. 16090118400

BEING Premises: 2517 Marshall Road,
Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Patricia
M. McLaughlin.

Hand Money \$10,211.05

McCabe, Weisberg & Conway, LLC,
Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002883 22. 2023

MORTGAGE FORECLOSURE

1004 Hyatt Street
Chester, PA 19013

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

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Carolyn C. Ross, solely as Heir of James Gerald Ross a/k/a Gerald J. Ross, deceased.

Hand Money \$3,065.27

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003687 23. 2024

MORTGAGE FORECLOSURE

730 Eggleston Circle
Sharon Hill, PA 19079

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Colin Olive.

Hand Money \$14,274.44

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004431 25. 2025

MORTGAGE FORECLOSURE

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, being Lot No. 10 Block No. 1 on Plan of Edgmont Park Gardens made by Damon and Foster, Civil Engineers, dated December 14, 1946 and which Plan is recorded March 4, 1947 in the Office for the Recording of Deeds at Media in and for the County of Delaware in Plan Case No. 6 page 14.

BEING the same premises which SFR3-040-LLC, by Deed dated 3/7/2024 and recorded in the Office of the Recorder of Deeds of Delaware County on 3/22/2024 in Deed Book Volume 6964, page 460, Instrument 2024009264, granted and conveyed unto Damon Alexander-Taylor.

BEING known as 21 West 21st Street, Chester, Pennsylvania 19013.

PARCEL No. 49-01-00756-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Damon Alexander-Taylor.

Hand Money \$16,677.45

Powers Kirn, LLC, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005057 26. 2025

MONEY JUDGMENT

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

Location of the property: 7013 Hilltop Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Mohammad Azad aka Mohammad A. Azad.

Hand Money \$8,445.84

Richard N. Lipow, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001736 28. 2025

MORTGAGE FORECLOSURE

1000 Tribbit Avenue
Sharon Hill, PA 19079-2519

Property in the Township of Darby,
County of Delaware and State of Penn-
sylvania.

IMPROVEMENTS CONSIST OF: res-
idential dwelling.

SOLD AS THE PROPERTY OF: Marvin
E. Smith, Jr.

Hand Money \$12,330.87

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009526A 29. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 45 Golf Road, Upper
Darby, PA 19082.

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Gray-
star Partners, LLC.

Hand Money \$18,166.83

Orlans Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003340 30. 2023

MORTGAGE FORECLOSURE

Property situated in the Township of
Bethel, County of Delaware and Common-
wealth of Pennsylvania, being more fully
described in Deed recorded on August 30,
2005, in the Office of the Delaware County
Recorder of Deed in Deed Book Volume
3582, at page 2050, as Instrument No.
2005082480.

Folio No. 03000053321

BEING known as 1663 Village Avenue,
Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: David
Harlan Wood and Carol Toluba Wood.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008048 31. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or parcel of
land, situate in the Township of Ridley,
County of Delaware and Commonwealth
of Pennsylvania, bounded and described
according to a plan of subdivision for
Anne Giesler, made by Brandywine Valley
Engineers, registered engineers and land
Surveyors, Boothwyn, PA, dated November
3, 1987 recorded in Plan Case 15 page 349
as follows, to wit:

Folio No. 38-03-00168-01

BEING known as: 2017 Chestnut Av-
enue, Ridley, PA 19043.

Charles Volpe, sole owner by Deed from Jacob D. Giaccio and Patricia J. Giaccio, as tenants by the entirety dated October 12, 2006, recorded October 30, 2006 in the Chester County Clerk's Register's Office in Deed Book 3944, page 495.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Charles Volpe.

Hand Money \$28,406.77

Romano, Garubo & Argentieri, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003930 32. 2025

MORTGAGE FORECLOSURE

Judgment Amount: \$140,084.31

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

Front: Irregular Depth: Irregular

BEING Premises: 207 Delaware Avenue, Essington, Pennsylvania 19029.

Folio Number: 45000031700 and 45000031800.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kristine Kinsolving.

Hand Money \$14,008.43

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000729 33. 2024

MORTGAGE FORECLOSURE

130 S Lynn Blvd
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: Paul Reitano, individually and in his capacity as Heir of Susan Reitano.

Hand Money \$10,960.85

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006686A 34. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$300,432.77

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.

Parcel: 48000277300

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tony A. Wilburn.

Hand Money \$30,043.28

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001997 35. 2022

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 11000147900

Property: 12 W Lynbrook Road, aka 12 Lynbrook Road, Collingdale, PA 19023.

BEING the same premises which Helen Vahey and Norine B. Waguespack by Deed dated September 13, 1995 and recorded September 20, 1995 in and for Delaware County, Pennsylvania in Deed Book Volume 1400, page 1680, granted and conveyed unto John T. Foster and Joann Thompson Foster.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: John T. Foster and Joann Thompson Foster.

Hand Money \$5,282.50

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001349 36. 2025

MORTGAGE FORECLOSURE

Property in the Borough of Prospect Park, County of Delaware, Commonwealth of PA on the Southwesterly side of Lincoln Avenue.

Front: 24 Depth: 101

BEING Premises: 624 Lincoln Avenue, Prospect Park, PA 19076.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Katie A. Travagline nka Katie Corporal aka Katie A. Corporal.

Hand Money \$5,248.37

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005570 37. 2022

MORTGAGE FORECLOSURE

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

BEING Premises: 1556 Warwick Avenue, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Katty Pena.

Hand Money \$10,531.14

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000708 38. 2020

MORTGAGE FORECLOSURE

Property in the Township of Edgmont, County of Delaware, Commonwealth of PA on the Easterly side of Horseshoe Lane.

Front: 52 Depth: 97

BEING Premises: 31 Horseshoe Lane, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Barbara A. Goane aka Barbara Goane.

Hand Money \$66,922.53

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005578 39. 2024

MORTGAGE FORECLOSURE

1009 Pine Road, Sharon Hill, PA 19079

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Edwell T. Henry II, Guy Leroy and Matthew Stanisic.

Hand Money \$3,040.70

Weltman, Weinberg & Reis, Co LPA, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003526G 40. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$175,563.42

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

Front: Irregular Depth: Irregular

BEING Premises: 912 Whitby Avenue, Yeadon, PA 19050.

Folio Number: 48-00-03231-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Cheryl Allison.

Hand Money \$17,556.34

LOGS Legal Group, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002956 41. 2025

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the Southeasterly side of Cricket Lane.

Front: 60 Depth: 75

BEING Premises: 746 Cricket Lane, Upper Darby Township, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Ezra Zapanta aka Ezra V. Zapanta and Vebrey Zapanta aka Vebrey A. Zapanta.

Hand Money \$8,732.72

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004499 42. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 2904 West 9th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Debra Hunt.

Hand Money \$5,589.57

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004125 43. 2025

MORTGAGE FORECLOSURE

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

BEING Premises: 402 Rively Avenue, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Nadine Smallwood.

Hand Money \$7,062.92

Law Office of Gregory Javardian, LLC, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009855 44. 2024

MORTGAGE FORECLOSURE

814 Providence Road
Secane, PA 19018

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Eric L. Goldhahn.

Hand Money \$15,982.32

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006258A 45. 2022

MORTGAGE FORECLOSURE

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

BEING Premises: 801-811 Sproul Street, City of Chester, County of Delaware, Pennsylvania.

Parcel No. 49-04-00635-00

IMPROVEMENTS CONSIST OF: Building.

SOLD AS THE PROPERTY OF: New-Chester Holding LP a/k/a NewChester Holdings, LP.

Hand Money \$445,467.00

Fredric L. Shenkman, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009016 46. 2022

MORTGAGE FORECLOSURE

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

BEING Premises: 1120 Clover Lane, Township of Edgmont, County of Delaware, Pennsylvania.

Parcel No. 19-00-00055-00

IMPROVEMENTS CONSIST OF: Building.

SOLD AS THE PROPERTY OF: James P. Duffy, Jr. and Kathleen M. Duffy.

Hand Money \$450,654.00

Fredric L. Shenkman, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009084 47. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 1348 West 7th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Alberta Granger, as surviving tenant by the entirety.

Hand Money \$6,748.06

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001010 48. 2025

MORTGAGE FORECLOSURE

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

BEING Premises: 4005 Gideon Road, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: RAD Diversified REIT, Inc.

Hand Money \$43,600.92

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004841 49. 2025

MORTGAGE FORECLOSURE

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

BEING Premises: 51 East Mowry Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Peters Holdings, LLC.

Hand Money \$14,128.12

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

Sept. 26, Oct. 3, 10