

**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**

**JAMES ARNOLD, dec'd.**  
 Late of the Borough of Prospect Park,  
 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

**MARY R. BARD, dec'd.**  
 Late of the Township of Chadds Ford,  
 Delaware County, PA.  
 Extx.: Janice S. Bard, 621 Webb Road,  
 Chadds Ford, PA 19317.

**TERESA BARUSEVICIUS, dec'd.**  
 Late of the Borough of Media,  
 Delaware County, PA.  
 Extx.: Diane B. Gobeil (Named in Will  
 as Diane Gobeil) c/o Michael LaRosa,  
 Esquire, 959 West Chester Pike,  
 Havertown, PA 19083.  
**MICHAEL LaROSA, ATTY.**  
 LaRosa Law Firm  
 959 West Chester Pike  
 Havertown, PA 19083

**LORRAINE M. CACCHIONE, dec'd.**  
 Late of the Borough of Yeadon,  
 Delaware County, PA.  
 Admr.: John F. Cacchione c/o Kyle A.  
 Burch, Esquire, 22 State Road, Media,  
 PA 19063-1442.  
**KYLE A. BURCH, ATTY.**  
 22 State Road  
 Media, PA 19063-1442

**ROBERT G. COYLE, dec'd.**  
 Late of the Township of Ridley,  
 Delaware County, PA.  
 Admr.: Michael Marinelli c/o Timothy  
 J. Snyder, Esquire, 1000 N. King St.,  
 Wilmington, DE 19801.

**TIMOTHY J. SNYDER, ATTY.**  
 Young Conaway Stargatt &  
 Taylor, LLP  
 1000 N. King St.  
 Wilmington, DE 19801

**ROBERT CRAWFORD, dec'd.**  
 Late of the Township of Upper Darby,  
 Delaware County, PA.  
 Admr.: Daniel J. Kearney c/o Robert  
 W. Hershman, Jr., Esquire, 6 East  
 Hinkley Avenue, 1<sup>st</sup> Floor, Ridley  
 Park, PA 19078.  
**ROBERT W. HERSHMAN, JR., ATTY.**  
 6 East Hinkley Avenue  
 Ridley Park, PA 19078

**MARGARET S. CUNNINGHAM, dec'd.**  
 Late of the Township of Concord,  
 Delaware County, PA.  
 Extr.: Carl Walter Heckert (Named in  
 Will as Carl W. Heckert) c/o Gawthrop  
 Greenwood, PC, 3711 Kennett Pike,  
 Ste. 100, Wilmington, DE 19807.  
**GAWTHROP GREENWOOD,**  
**PC, ATTYs.**  
 3711 Kennett Pike  
 Ste. 100  
 Wilmington, DE 19807

**TERRENCE G. DIAMOND a/k/a**  
**TERRENCE DIAMOND and**  
**TERRENCE GEORGE DIAMOND,**  
 dec'd.  
 Late of the Borough of Media,  
 Delaware County, PA.  
 Extx.: Doreen Diamond 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

**DOROTHY E. GAMBLE, dec'd.**  
 Late of the Borough of Norwood,  
 Delaware County, PA.  
 Extx.: Eileen Collins, 918 Stauffer  
 Circle, West Grove, PA 19390.

**TERESSE M. GIORGIANNI, dec'd.**  
 Late of the Borough of Brookhaven,  
 Delaware County, PA.  
 Extxs.: Barbaro F. Giorgianni and  
 Lenore M. Giorgianni c/o Kyle A.  
 Burch, Esquire, 22 State Road, Media,  
 PA 19063-1442.  
**KYLE A. BURCH, ATTY.**  
 22 State Road  
 Media, PA 19063-1442

**LOUISE HOLDEN a/k/a LOUISE E. KNIERIM and LOUISE KNIERIM HOLDEN**, dec'd.  
Late of the Township of Upper Chichester, Delaware County, PA.  
Extx.: Dianna Lynn Bulisky c/o D. Scott Bonebrake, Esquire, 25 E. Second Street, Media, PA 19063.  
D. SCOTT BONEBRAKE, ATTY.  
25 E. Second Street  
Media, PA 19063

**JAMES MICHAEL KELLY a/k/a JAMES M. KELLY and JAMES KELLY**, dec'd.  
Late of the Township of Aston, Delaware County, PA.  
Extx.: Sherron Y. Martin (Named in Will as Sherron Martin) 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, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**JOANNE ECKMANN KUSHALL**, dec'd.  
Late of the Township of Concord, Delaware County, PA.  
Admx.: Jennifer K. Howat, 524 Bridgeview Place, Edmond, OK 73003.

**CLOTILDA MARCHIONE a/k/a CLAUDIA MARCHIONE and CLOTILDA G. MARCHIONE**, dec'd.  
Late of the Township of Upper Darby, Delaware County, PA.  
Extr.: Paul Eugene Battaglini 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

**DAVID WEESE MARSTON a/k/a DAVID W. MARSTON**, dec'd.  
Late of the Township of Newtown, Delaware County, PA.  
Extx.: Karen S. Marston c/o Stephen M. Asbel, Esquire, 2929 Arch Street, 13th Floor, Philadelphia, PA 19104.  
STEPHEN M. ASBEL, ATTY.  
2929 Arch Street  
13th Floor  
Philadelphia, PA 19104

**RITA ANN McCALL a/k/a RITA ANNA McCALL and RITA A. McCALL**, dec'd.  
Late of the Township of Middletown, Delaware County, PA.

Extx.: Rita Murphy c/o Carosella & Associates, PC, 882 S. Matlack St., Ste. 101, West Chester, PA 19382.  
CAROSELLA & ASSOCIATES, PC, ATTYS.  
882 Matlack St.  
Ste. 101  
West Chester, PA 19382

**LEO J. MILLER**, dec'd.  
Late of the Township of Springfield, Delaware County, PA.  
Extx.: Lesley Ann Miller c/o Brian Leinhauser, Esquire, 433 W. Market Street, Suite 200, West Chester, PA 19382.  
BRIAN LEINHAUSER, ATTY.  
433 W. Market Street  
Suite 200  
West Chester, PA 19382

**VELVA P. MOFFITT a/k/a VELVA M. MOFFITT and VELVA MOFFITT**, dec'd.  
Late of the Borough of Brookhaven, Delaware County, PA.  
Extx.: Jennifer V. Mayer c/o Kevin L. Jones, Esquire, 218 West Front Street, Media, PA 19063.  
KEVIN L. JONES, ATTY.  
218 West Front Street  
Media, PA 19063

**DOLORES H. REIGLE**, dec'd.  
Late of the Township of Aston, Delaware County, PA.  
Extxs.: Janis Martinicchio (Named in Will as Janis D. Martinicchio) and Patrice Lynn DiMariano (Named in Will as Patrice L. DiMariano) c/o Kenneth R. Schuster, Esquire, 334 W. Front St., Media, PA 19063.  
KENNETH R. SCHUSTER, ATTY.  
Schuster Law  
334 W. Front St.  
Media, PA 19063

**EDNA MAE HOPKINS ROZIER a/k/a EDNA HOPKINS ROZIER**, dec'd.  
Late of the Township of Ridley, Delaware County, PA.  
Admr.: Omar Rozier, 328 6th Avenue, Folsom, PA 19033.

**SUSAN MARTHA SCHMIDT**, dec'd.  
Late of the Township of Middletown, Delaware County, PA.  
Extr.: Richard William Schmidt (Named in Will as Richard W. Schmidt) c/o Nicole B. LaBletta, Esquire, 200 Barr Harbor Dr., Ste. 400, Conshohocken, PA 19428.

NICOLE B. LaBLETTA, ATTY.  
LaBletta & Walters LLC  
200 Barr Harbor Dr.  
Ste. 400  
Conshohocken, PA 19428

**CATHERINE L. SIMPSON, dec'd.**  
Late of the Township of Aston,  
Delaware County, PA.  
Extx.: Kerri Lynn Tryens c/o Christina  
B. Roberts, Esquire, 3305 Edgmont  
Ave., Brookhaven, PA 19015.  
**CHRISTINA B. ROBERTS, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**STEPHEN D. SIPLE, dec'd.**  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Admr. Pendente Lite: Christopher  
M. Murphy, Esquire, 3305 Edgmont  
Avenue, Brookhaven, PA 19015.  
**CHRISTOPHER M. MURPHY, ATTY.**  
Breslin Murphy & Roberts, P.C.  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**THERESA M. STARECKY, dec'd.**  
Late of the Township of Darby,  
Delaware County, PA.  
Extx.: Joseph C. Starecky, Jr., 5237  
Oleander Rd., Drexel Hill, PA 19026.

**JOHN J. STEWART, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Greg Louis Stewart, 6647  
Rutherford Drive, Macungie, PA 18062  
and Mark A. Stewart, 2340 Poplar  
Road, Havertown, PA 19083.  
**PAUL J. HARAK, ATTY.**  
1216 Linden Street  
P.O. Box 1409  
Bethlehem, PA 18016

**HANNU TORVINEN, dec'd.**  
Late of the Township of Middletown,  
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

**DEANE WARDLAW a/k/a W. DEANE  
WARDLAW, dec'd.**  
Late of the Township of Marple,  
Delaware County, PA.  
Extx.: Kathleen Anne Mills (Named  
in Will as Kathleen A. Mills) c/o Joan  
M. Graner, Esquire, 11 W. Third St.,  
Media, PA 19063.

**JOAN M. GRANER, ATTY.**  
11 W. Third St.  
Media, PA 19063

**SAMUEL WEBB, dec'd.**  
Late of the City of Chester, 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

**HEIDE K. WILLIAMSON a/k/a HEIDE  
WILLIAMSON, dec'd.**  
Late of the Township of Aston,  
Delaware County, PA.  
Extx.: Ryan Morgan Rankin c/o  
Daniella A. Horn, Esquire, 2202  
Delancey Place, Philadelphia, PA  
19103.  
**DANIELLA A. HORN, ATTY.**  
Klenk Law, LLC  
2202 Delancey Place  
Philadelphia, PA 19103

**WINIFRED F. YORI a/k/a WINIFRED  
FRANCES YORI, dec'd.**  
Late of the Township of Marple,  
Delaware County, PA.  
Admrs.: Robert E. Yori, Jr. and Daniel  
L. Fiore, Esquire c/o Stephen M. Asbel,  
Esquire, 2929 Arch Street, 13th Floor,  
Philadelphia, PA 19104.  
**STEPHEN M. ASBEL, ATTY.**  
2929 Arch Street  
13th Floor  
Philadelphia, PA 19104

**STEPHEN J. ZAGORSKI, dec'd.**  
Late of the Township of Tinicum,  
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

#### SECOND PUBLICATION

**BARBARA A. BOSSINGER a/k/a  
BARBARA BOSSINGER, dec'd.**  
Late of the Borough of Glenolden,  
Delaware County, PA.  
Extx.: Mary C. DiCola (Named in Will  
as Mary DiCola), 230 Glenwood Rd.,  
King of Prussia, PA 19406.  
**DANIEL J. SIEGEL, ATTY.**  
Law Offices of Daniel J. Siegel, LLC  
66 West Eagle Road  
Suite 1  
Havertown, PA 19083

**ERMINIA A. COLA**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extx.: Jane A. McFarlane (Named as  
Janet McFarlan in Will) c/o Timothy  
Gorbey, Esquire, 110 W. Front Street,  
Media, PA 19063.  
**TIMOTHY GORBEY, ATTY.**  
110 W. Front Street  
Media, PA 19063

**SARA E. CONNOR**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extx.: Terri Lynn Kelly (Named in Will  
as Terri L. Kelly), 1015 Kent Road,  
Wilmington, DE 19807.  
**TARA S. HERSH, ATTY.**  
McCollow D'Emilio Smith Uebler LLC  
2751 Centerville Road  
Ste. 401  
Wilmington, DE 19808

**IRENE R. COREY**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Extx.: Paul David Corey 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

**JOHN M. CUNNINGHAM, SR. a/k/a  
JOHN M. CUNNINGHAM and  
JOHN CUNNINGHAM**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Anita Madden Cunningham  
a/k/a Anita Marie Cunningham c/o  
Richard E. Javage, Jr., Esquire, 3350  
Township Line Road, Drexel Hill, PA  
19026.  
**RICHARD E. JAVAGE, JR., ATTY.**  
3350 Township Line Road  
Drexel Hill, PA 19026

**RUPERT DENTON**, dec'd.  
Late of the Borough of Yeadon,  
Delaware County, PA.  
Extx.: Inez Denton, 1004 North 64th  
St., Philadelphia, PA 19151.

**PATRICIA R. DUNCAN**, dec'd.  
Late of the Township of Tincicum,  
Delaware County, PA.  
Extx.: John William Robinson c/o Dana  
M. Breslin, Esquire, 3305 Edgmont  
Ave., Brookhaven, PA 19015-2801.  
**DANA M. BRESLIN, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015-2801

**OLYMPIA GEORGES**, dec'd.  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Admr. Pendente Lite: Michael J.  
Mattson, 1 North Ormond Avenue,  
Office, Havertown, PA 19083.  
**MICHAEL J. MATTSON, ATTY.**  
Mattson Law Associations, P.C.  
1 North Ormond Avenue  
Office  
Havertown, PA 19083

**MICHAEL W. GORDON a/k/a  
MICHAEL WALLACE GORDON  
and MICHAEL GORDON**, dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Admr.: Michael Wallace Gordon c/o  
Christopher M. Murphy, Esquire, 3305  
Edgmont Ave., Brookhaven, PA 19015.  
**CHRISTOPHER M. MURPHY, ATTY.**  
Breslin Murphy & Roberts, P.C.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**ERMINE SUZANNE HELMER a/k/a E.  
SUZANNE HELMER**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Extx.: Julie McVoy.  
**DENNIS WOODY, ATTY.**  
110 West Front St.  
Media, PA 19063

**JANE M. HODGKISS**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Co-Extrs.: Warren Clay Hodgkiss, Jr.,  
Glen Douglas Hodgkiss and Claudia  
H. Larson 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

**BARBARA S. HOYT**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Extx.: Rebecca Hoyt Crowder (Named  
in Will as Rebecca H. Crowder) c/o  
Catherine T. Duffy, Esquire, 300 West  
State Street, Suite 300, Media, PA  
19063.  
**CATHERINE T. DUFFY, ATTY.**  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, P.C.  
300 West State Street  
Suite 300  
Media, PA 19063

**JENNIFER M. MADER a/k/a  
JENNIFER MARIE MADER**, dec'd.  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extrs.: Evan J. Mader and Benjamin  
E. Mader c/o Catherine E. Appel,  
Esquire, P.O. Box 673, Exton, PA  
19341-0673.  
**CATHERINE E. APPEL, ATTY.**  
Fox Rothschild LLP  
P.O. Box 673  
Exton, PA 19341-0673

**JOHN SAMUEL MARTIN a/k/a JOHN  
MARTIN**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Rene T. Rawda (Named in Will  
as Rene Rawda), 2334 Secane Road,  
Secane, PA 19018.  
**DENNIS C. VONDRAN, JR., ATTY.**  
Lamb McErlane, P.C.  
24 East Market Street  
P.O. Box 565  
West Chester, PA 19381-0565

**THERESA M. McVAUGH a/k/a  
THERESA MARIE McVAUGH and  
THERESA McVAUGH**, dec'd.  
Late of the Township of Chester,  
Delaware County, PA.  
Extrs.: James D. McVaugh and  
Debra A. Birmingham c/o John Jay  
Wills, Esquire, 4124 Chichester Ave.,  
Boothwyn, PA 19061.  
**JOHN JAY WILLS, ATTY.**  
4124 Chichester Ave.  
Boothwyn, PA 19061

**JEANNE D. MENGHETTI**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: June M. Palomba c/o W. Donald  
Sparks, II, Esquire, P.O. Box 551,  
Wilmington, DE 19899.  
**W. DONALD SPARKS, II, ATTY.**  
Richards, Layton & Finger, P.A.  
P.O. Box 551  
Wilmington, DE 19899

**CAROLE LYNN MERCALDO a/k/a  
CAROLE MERCALDO**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Marie Mercaldo Ingegneri  
c/o Daniella A. Horn, Esquire, 2202  
Delancey Place, Philadelphia, PA  
19103.  
**DANIELLA A. HORN, ATTY.**  
Klenk Law, LLC  
2202 Delancey Place  
Philadelphia, PA 19103

**KENNETH M. MURTHA a/k/a  
KENNETH MICHAEL MURTHA**,  
dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Brianna A. Murtha c/o Harris  
Resnick, Esquire, 22 Old State Road,  
Media, PA 19063.  
**HARRIS RESNICK, ATTY.**  
22 Old State Road  
Media, PA 19063

**JAMES P. NASELLA, SR. a/k/a  
JAMES P. NASELLA**, dec'd.  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extr.: Steven Paul Nasella c/o  
Christopher M. Murphy, Esquire, 3305  
Edgmont Avenue, Brookhaven, PA  
19015.  
**CHRISTOPHER M. MURPHY, ATTY.**  
Breslin Murphy & Roberts, P.C.  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**REGINA M. NEWCOMB**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extr.: William Jolly, Jr. c/o Christina  
B. Roberts, Esquire, 3305 Edgmont  
Ave., Brookhaven, PA 19015.  
**CHRISTINA B. ROBERTS, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**HELEN JOAN NOVIELLI a/k/a  
HELEN J. NOVIELLI a/k/a  
HELEN NOVIELLI a/k/a H. JOAN  
NOVIELLI and JOAN NOVIELLI**,  
dec'd.  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extr.: Stephen D. Novielli 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

**SUSAN M. OAKES a/k/a SUSAN  
OAKES**, dec'd.  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extr.: Deborah Oakes Graci (Named  
in Will as Deborah Graci) c/o Daniel  
R. Coleman, Esquire, 300 West State  
Street, Suite 300, Media, PA 19063.  
**DANIEL R. COLEMAN, ATTY.**  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, P.C.  
300 West State Street  
Suite 300  
Media, PA 19063

**DIANE M. RUTHRAUFF a/k/a DIANE MARY RUTHRAUFF and DIANE RUTHRAUFF, dec'd.**  
 Late of the Borough of Clifton Heights, Delaware County, PA.  
 Extr.: Michael A. Williams, Jr. a/k/a Michael Anthony Williams, Jr. c/o Richard E. Javage, Jr., Esquire, 3350 Township Line Road, Drexel Hill, PA 19026.  
**RICHARD E. JAVAGE, JR., ATTY.**  
 3350 Township Line Road  
 Drexel Hill, PA 19026

**JEROME MICHAEL SOCHA a/k/a JEROME SOCHA and JERRY M. SOCHA, dec'd.**  
 Late of the Township of Upper Darby, Delaware County, PA.  
 Admx.: Dianne Socha Kaplan c/o Jeffrey Bauer, Esquire, 112 West Front St., Media, PA 19063.  
**JEFFREY BAUER, ATTY.**  
 112 West Front St.  
 Media, PA 19063

**DEBORAH G. STINGER a/k/a DEBORAH GREEN STINGER a/k/a DEBORAH ANN STINGER a/k/a DEBBIE STINGER a/k/a DEBORAH A. STINGER and DEBORAH A. GREEN, dec'd.**  
 Late of the Township of Ridley, Delaware County, PA.  
 Admr.: Frederick A. Furst, 1352 Valley Rd., Woodlyn, PA 19094.

**CHARMAINE A. VAUGHAN a/k/a CHARMAINE VAUGHAN and CHARMAINE A. HARRIS, dec'd.**  
 Late of the Borough of Aldan, Delaware County, PA.  
 Extr.: William M. Vaughan c/o Joseph W. Bullen, III, Esquire, P.O. Box 217, Lansdowne, PA 19050-0217.  
**JOSEPH W. BULLEN, III, ATTY.**  
 Hennessy Bullen Walker  
 P.O. Box 217  
 Lansdowne, PA 19050-0217

**SHIRLEY ANNA ZAWADSKY a/k/a SHIRLEY A. ZAWADSKY, dec'd.**  
 late of the Township of Middletown, Delaware County, PA.  
 Extr.: Kristy Zawadsky Jesson, 1650 North Ridley Creek Road, Media, PA 19063.  
**STACEY WILLITS McCONNELL, ATTY.**  
 Lamb McErlane, P.C.  
 24 East Market Street  
 P.O. Box 565  
 West Chester, PA 19381-0565

**THIRD AND FINAL PUBLICATION PATRICIA A. CELLA, dec'd.**  
 Late of the Borough of Collingdale, Delaware County, PA.  
 Admx.: Wendy Greenslade c/o Gary Stewart Seffin, Esquire, 30 West Third Street, Media, PA 19063.  
**GARY STEWART SEFLIN, ATTY.**  
 30 West Third Street  
 Media, PA 19063

**ANNIE PEARL CURTIS a/k/a ANNIE P. CURTIS, dec'd.**  
 Late of the Borough of Sharon Hill, Delaware County, PA.  
 Admx.: Stephanie Ann Curtis 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

**KATHERINE B. DANSER, dec'd.**  
 Late of the Township of Marple, Delaware County, PA.  
 Extr.: Dwight Danser, 754 Walnut Avenue, Easton, PA 18042.

**RONALD J. DeLUCA a/k/a RONALD V.J. DeLUCA and RONALD V. DeLUCA, dec'd.**  
 Late of the Township of Thornbury, Delaware County, PA.  
 Extr.: Shelia W. DeLuca c/o Robert M. Firkser, Esquire, 333 West Baltimore Avenue, Media, PA 19063.  
**ROBERT M. FIRKSER, ATTY.**  
 333 West Baltimore Avenue  
 Media, PA 19063

**FRANCIS H. GRILL, dec'd.**  
 Late of the Township of Springfield, Delaware County, PA.  
 Extr.: Robert Francis Grill c/o Lindsey Conan, Esquire, 755 North Monroe St., Media, PA 19063.  
**LINDSEY CONAN, ATTY.**  
 755 North Monroe St.  
 Media, PA 19063

**CAROLYN S. HANLON a/k/a CAROLYN HANLON and CAROLYN SUE HANLON, dec'd.**  
 Late of the Township of Concord, Delaware County, PA.  
 Extr.: Katherine Reid, 310 Price Street, West Chester, PA 19382.  
**ELIZABETH T. STEFANIDE, ATTY.**  
 339 W. Baltimore Avenue  
 Media, PA 19063

**PATRICK J. HASTINGS, JR. a/k/a PATRICK HASTINGS, dec'd.**  
 Late of the Township of Upper Darby, Delaware County, PA.  
 Admx.: Natalie A. Hastings c/o John McCreech, Esquire, 7053 Terminal Square, Upper Darby, PA 19082.  
**JOHN McCREESH, ATTY.**  
 7053 Terminal Square  
 Upper Darby, PA 19082

**CARYL E. HUFFAKER a/k/a CARYL ENTWISTLE HUFFAKER and CARYL HUFFAKER, dec'd.**  
 Late of the Township of Concord, Delaware County, PA.  
 Extx.: Linda Lutz Huffaker, 4550 Skyhawk Dr. NE, Rockford, MI 49341.

**PAULETTE LUTZ, dec'd.**  
 Late of the Borough of Alden, Delaware County, PA.  
 Extr.: Nicholas Jasonis 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

**JACK VERNON MALONE, SR. a/k/a JACK VERNON MALONE and JACK V. MALONE, dec'd.**  
 Late of the Township of Ridley, Delaware County, PA.  
 Admr.: Jack V. Malone, 4913 Jackson Dr., Bookhaven, PA 19015.  
**JAMES M. TYLER, ATTY.**  
 Schubert, Gallagher, Tyler & Mulcahey  
 121 S. Broad St.  
 20<sup>th</sup> Fl.  
 Philadelphia, PA 19107

**KEYON L. MOAT, dec'd.**  
 Late of the Borough of Collingdale, Delaware County, PA.  
 Admx.: Elizabeth D. Moat c/o Kristen L. Behrens, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.  
**KRISTEN L. BEHRENS, ATTY.**  
 Dilworth Paxson LLP  
 1500 Market St.  
 Ste. 3500E  
 Philadelphia, PA 19102

**BARBARA A. MOORE, dec'd.**  
 Late of the Township of Marple, Delaware County, PA.  
 Extx.: Jennifer Butler c/o Stephen M. Asbel, Esquire, 2929 Arch Street, 13th Floor, Philadelphia, PA 19104.

**STEPHEN M. ASBEL, ATTY.**  
 2929 Arch Street  
 13th Floor  
 Philadelphia, PA 19104

**EVANGELINE PRIFTI, dec'd.**  
 Late of the Township of Middletown, Delaware County, PA.  
 Extrs.: Joanne M. Prifti Nicholas (Named in Will as Joanne Marie Prifti-Nicholas) and Michael Louis Prifti c/o Dawn Getty Sutphin, Esquire, 852 Eleventh Ave., Prospect Park, PA 19076.  
**DAWN GETTY SUTPHIN, ATTY.**  
 852 Eleventh Ave.  
 Prospect Park, PA 19076

**ANN ELIZABETH RANIERI a/k/a ANN E. RANIERI, dec'd.**  
 Late of the Township of Marple, Delaware County, PA.  
 Extx.: Joan Marie Ranieri 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

**FRANCES M. RAYER, dec'd.**  
 Late of the Township of Upper Darby, Delaware County, PA.  
 Extx.: Frances Patricia Rayer a/k/a Frances P. Rayer, 1106 Tara Court, Secane, PA 19018.

**JOHN P. RUSSO, dec'd.**  
 Late of the Township of Marple, Delaware County, PA.  
 Extx.: Michelle P. Russo Himes (Named in Will as Michelle Patricia Russo) c/o Mary Elizabeth Devine, Esquire, 5248 Township Line Rd., P.O. Box 324, Drexel Hill, PA 19026.  
**MARY ELIZABETH DEVINE, ATTY.**  
 Devine Law Associates, P.C.  
 5248 Township Line Rd.  
 P.O. Box 324  
 Drexel Hill, PA 19026

**RONALD K. SELWOOD a/k/a RONALD KIRBY SELWOOD, dec'd.**  
 Late of the Township of Bethel, Delaware County, PA.  
 Extr.: Stephen B. Selwood c/o C. Thomas Work, Esquire, 111 N. 6<sup>th</sup> St., P.O. Box 679, Reading, PA 19603.  
**C. THOMAS WORK, ATTY.**  
 Stevens & Lee  
 111 N. 6<sup>th</sup> St.  
 P.O. Box 679  
 Reading, PA 19603

**JOYCE LOIS SHAIKA a/k/a JOYCE L. SHAIKA, dec'd.**

Late of the Township of Ridley,  
Delaware County, PA.  
Extx.: Sharon Anne Sudhop (Named  
in Will as Sharon Sudhop) 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

**GWENDOLYN Y. SMITH a/k/a GWENDOLYN SMITH, dec'd.**

Late of the Township of Springfield,  
Delaware County, PA.  
Extx.: Kendale Wanita Smith a/k/a  
Kendale W. Smith c/o Christopher M.  
Brown, Esquire, 1240 West Chester  
Pike, Ste. 210, West Chester, PA  
19382.  
CHRISTOPHER M. BROWN, ATTY.  
Law Offices of Christopher M.  
Brown, PLLC  
1240 West Chester Pike  
Ste. 210  
West Chester, PA 19382

**RICARDO MAISSE SUEHIRO, dec'd.**

Late of the Township of Radnor,  
Delaware County, PA.  
Extx.: Maria Aparecida Maisse c/o  
Douglas L. Kaune, Esquire, 120 Gay  
Street, P.O. Box 289, Phoenixville, PA  
19460.  
DOUGLAS L. KAUNE, ATTY.  
Unruh, Turner, Burke & Frees, P.C.  
120 Gay Street  
P.O. Box 289  
Phoenixville, PA 19460

**DAVID T. TOLAND, JR., dec'd.**

Late of the Township of Springfield,  
Delaware County, PA.  
Admx.: Cara Nicole Toland 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

**LYNDA M. VALENTINE a/k/a LYNDA VALENTINE, dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extx.: William J. Valentine c/o Roman  
J. Koropey, Esquire, 237 S. Bryn Mawr  
Avenue, Suite 100, Bryn Mawr, PA  
19010.

ROMAN J. KOROPEY, ATTY.  
Main Line Law Associates  
237 S. Bryn Mawr Avenue  
Suite 100  
Bryn Mawr, PA 19010

**FELIX JOSEPH VIETRO a/k/a FELIX J. VIETRO and JOSEPH F. VIETRO, dec'd.**

Late of the Township of Aston,  
Delaware County, PA.  
Extx.: Gerald Joseph Vietro (Named  
in Will as Gerald J. Vietro), 2300 Weir  
Rd., Aston, PA 19014.  
CHARI M. ALSON, ATTY.  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**CHARME J. WALTER, dec'd.**

Late of the Township of Edgmont,  
Delaware County, PA.  
Extx.: David R. Walter c/o Neil Hilkert,  
Esquire, 600 W. Germantown Pike,  
Suite 400, Plymouth Meeting, PA  
19462.  
NEIL HILKERT, ATTY.  
600 W. Germantown Pike  
Suite 400  
Plymouth Meeting, PA 19462

**ROBERT L. WALTER, dec'd.**

Late of the Township of Edgmont,  
Delaware County, PA.  
Extx.: David R. Walter c/o Neil Hilkert,  
Esquire, 600 W. Germantown Pike,  
Suite 400, Plymouth Meeting, PA  
19462.  
NEIL HILKERT, ATTY.  
600 W. Germantown Pike  
Suite 400  
Plymouth Meeting, PA 19462

**WILLIAM J. WYKLE a/k/a WILLIAM JOSEPH WYKLE, dec'd.**

Late of the Township of Rose Valley,  
Delaware County, PA.  
Extrs.: William H. Wykle and Sarah  
Rollins Wykle c/o Lance S. Lacheen,  
Esquire, 1001 Conshohocken State Rd.,  
Ste. 1-300, West Conshohocken, PA  
19428.  
LANCE S. LACHEEN, ATTY.  
Heckscher, Teillon, Terrill & Sager  
1001 Conshohocken State Rd.  
Ste. 1-300  
West Conshohocken, PA 19428



**ELIYAHU YAEL a/k/a ELI YAEL**,  
dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: David Shlomo Yael (Named in  
Will as David Yael), 608 Duryea Dr.,  
Swarthmore, PA 19081.  
**HEATHER L. TURNER, ATTY.**  
Law Office of Heather L. Turner  
137 N. Narberth Ave.  
Narberth, PA 19072

**AUDIT**

**ORPHANS' COURT**

**Estates listed for Audit on  
NOVEMBER 15, 2023  
10:30 A.M. Prevailing Time**

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

**SAEZ** - Second and Final Accounting  
of Wilmington Savings Fund Society, FSB  
d/b/a The Bryn Mawr Trust Company,  
Trustee for Kaitlyn Saez, SNT.

**MUSCHELLI** - First and Final Account  
of John Muschelli, Jr. for the Estate of  
Helen C. Muschelli.

**HALL** - Seventh Account for the Trust  
Established Under the Will of Edwin  
Hall, 2<sup>nd</sup>, Deceased, Stated by Richard B.  
Goldbeck, Surviving Trustee, Robert E.J.  
Curran, Substituted Surviving Trustee,  
and Richard B. Goldbeck, Jr., Substituted  
Trustee.

**JOHNSON** - First and Final Account of  
Kurt E. Carlson, Executor for the Estate of  
Gladys M. Johnson, Deceased.

**THOMPSON** - First and Final Account  
of Fairman R. Thompson, Executor for the  
Estate of Pamela Thompson, Deceased.

**DONLEY** - Second and Final Account  
of Edward J. Donley, Deceased, Inez C.  
Donley, Deceased, Martha Donley Robb,  
Thomas E. Donley, John W. Donley, Jen-  
nifer Donley Convey, Edward S. Donley,  
W. Gavin Robb, and Megan Donley Hewitt,  
Co-Trustees of The Donley Foundation.

**CHESTER** - Biennial Account for the  
Chester Rural Cemetery Association Per-  
petual Care Trust Under Agreement Dated  
April 24, 2012 as Stated by Chester Rural  
Cemetery Association, Trustee.

**MEDIA** - Biennial Account for the  
Media Cemetery Company Perpetual Care  
Trust Under Agreement Dated April 24,  
2012 Stated by Media Cemetery Company,  
Trustee.

**EASTLAWN** - Biennial Account for the  
Eastlawn Cemetery Perpetual Care Trust  
Under Agreement Dated February 16, 2013  
Stated by Eastlawn Cemetery Company,  
Trustee.

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

Nov. 3, 10

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-005250

NOTICE IS HEREBY GIVEN THAT on  
July 25, 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 **Ian Anthony Iaguessa** to **Ian  
Anthony Rush**.

The Court has fixed Tuesday, November  
21, 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.

Oct. 27; Nov. 3

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2023-7185

NOTICE IS HEREBY GIVEN THAT on August 23, 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 **Aurora Elaine Maholik** to **Aurora Elaine Harper**.

The Court has fixed Tuesday, December 19, 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.

SEAN ARDES, Solicitor  
10 Freedom Way  
Upper Chichester, PA 19061

Nov. 3, 10

**CHANGE OF NAME**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV2023-003783

NOTICE IS HEREBY GIVEN THAT the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Rosanna Teresa Anchondo Ripa** to **Rosanna Anchondo Ripa**.

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

Nov. 3, 10

**CHANGE OF NAME**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV-2022-008453

NOTICE IS HEREBY GIVEN THAT the Petition of **ARYANN MICAELA SOKOLOSKI** was filed in the above-named Court, praying for a Decree to change her name to **ARYANNE MICAELA SOKOLOSKI**. The Court has fixed 11/17/23, at 10:00 a.m. in Courtroom “TBA”, Delaware County Court House, 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.

LINDA F. BERMAN, Solicitor  
Atty. for Petitioner  
630 Freedom Business Center Dr.  
3<sup>rd</sup> Fl.  
King of Prussia, PA 19406  
(610) 205-2950

Oct. 27; Nov. 3

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2023-004439

NOTICE IS HEREBY GIVEN THAT on June 15, 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 **Josephine Michael Truocchio** to **Josephine Michael Ochwat**.

The Court has fixed December 15, 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.

CRAIG B. HUFFMAN, Solicitor  
300 W. State Street  
Suite 300  
Media, PA 19063

Nov. 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.

**Perri Metter Haft Inc.**

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

Nov. 3

**WHEEL DEAL CORP**

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

Nov. 3

**CORPORATE DISSOLUTION**

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Board of Directors of **Philadelphia Security Products, Inc.**, a Pennsylvania corporation, with a registered address at 5 Poulson Avenue, Essington, PA 19026, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Corporation Law of 1988, as amended.

FOX ROTHSCHILD LLP, Solicitors  
747 Constitution Dr.  
Ste. 100  
P.O. Box 673  
Exton, PA 19341-0673

Nov. 3

**FICTITIOUS NAME**

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

**STEVEN SEIFUDDIN IBN-HAMEED**

with its principal place of business at 491 Baltimore Pike, Springfield, PA 19064.

The name(s) and address(es) of the entity owning or interested in said business is (are): Darnell Monique Young Trust, 2331 West 4th Street, Chester, Pennsylvania (19013) Non-US.

The application has been/will be filed on or after Monday, October 23, 2023.

DARNELL-MONIQUE YOUNG-HAMEED, Solicitor  
309 Holland Street  
Crum Lynne, PA (19022) Non-US

Nov. 3

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

**DARNELL MONIQUE YOUNG**

with its principal place of business at 491 Baltimore Pike, Springfield, PA 19064.

The name(s) and address(es) of the entity owning or interested in said business is (are): Darnell Monique Young Trust, 2331 West Street, Chester, PA 19013.

The application has been/will be filed on or after Monday, October 23, 2023.

DARNELL-MONIQUE YOUNG-HAMEED, Solicitor  
309 Holland Street  
Crum Lynne, PA 19022

Nov. 3

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY  
CIVIL DIVISION  
NO. CV-2021-010325

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, PLAINTIFF

vs.

Unknown Heirs of Successors, assigns, and All Persons, Firms, or Associations claiming Right, Title or Interest From or Under Elizabeth D. Holliday, deceased and Nelson Gilfillian, Known Heir of Elizabeth D. Holiday, deceased, DEFENDANTS

TO: the Defendants, Unknown Heirs of Successors, assigns, and All Persons, Firms, or Associations claiming Right, Title or Interest From or Under Elizabeth D. Holiday, deceased

TAKE NOTICE THAT THE Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 has filed an amended action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

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

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

CHRISTOPHER A. DeNARDO, ESQUIRE  
PA I.D. No. 78447  
JASON DIONISIO, ESQUIRE  
PA I.D. No. 333475  
SAMANTHA GABLE, ESQUIRE  
PA I.D. No. 320695  
LESLIE J. RASE, ESQUIRE  
PA I.D. No. 58365  
HEATHER RILOFF, ESQUIRE  
PA I.D. No. 309906  
KEVIN T. TONCZYCZYN, ESQUIRE  
PA I.D. No. 332616  
ELIZABETH L. WASSALL, ESQUIRE  
PA I.D. No. 77788  
LOGS Legal Group LLP  
3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406  
Telephone: (610) 278-6800  
e-mail: pahelp@logs.com

Nov. 3

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS  
DELAWARE COUNTY  
CIVIL DIVISION  
NO. 13-12525

Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A. for Reperforming Loan REMIC Trust Certificates, Series 2003-R2, PLAINTIFF

vs.

Garwee Tutu and Esther T. Brown, in capacity as Heir of Sammy Addy, Deceased and Sammy Addy, Jr., in capacity as Heir of Sammy Addy, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations claiming right, title, or interest from or under Sammy Addy, Deceased, DEFENDANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations claiming right, title, or interest from or under Sammy Addy, Deceased, 1224 Whitby Avenue, Yeadon, PA 19050

Your house (real estate) at: 1224 Whitby Avenue, Yeadon, PA 19050, Parcel ID: 48-00-03264-00 is scheduled to be sold at Sheriff's Sale at Delaware County Courthouse, 201 West Front Street, Media, PA 19063 on January 19, 2024 at 11:00 A.M. to enforce the court judgment of \$248,705.60 obtained by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A. for Reperforming Loan REMIC Trust Certificates, Series 2003-R2 against you.

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

To prevent this Sheriff's Sale, you much take immediate action. The sale will be cancelled if you pay back to Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A. for Reperforming Loan REMIC Trust Certificates, Series 2003-R2 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLP, (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

Nov. 3

**SERVICE BY PUBLICATION**

**COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-002903**

**MORTGAGE FORECLOSURE**

Pennsylvania Housing Finance Agency,  
Plaintiff

vs.

James Tayor, Known Heir of Sheila Brown Deceased, and The Unknown Heirs of Sheila Brown, Deceased,  
Defendant(s)

TO: James Taylor, Known Heir of Sheila Brown, Deceased and The Unknown Heirs of Sheila Brown, Deceased, Defendant(s)

You are hereby notified that on 11/17/23, a Sheriff Sale of Real Property will be held at 11:00 A.M. at the Delaware County Sheriff's Office, 201 West Front Stret, Media, PA 19063. The location of the property to be sold is 6739 Short Lane, Upper Darby, PA 19082, whereupon this property would be sold by the Sheriff of Delaware County. The said writ of execution has been issued as judgment in Mortgage Foreclosure Action at execution NO. CV-2022-002903 in the amount of \$22,810.76.

**NOTICE**

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you. You may lose money or property or other rights important t6 you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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

LEON P. HALLER, ESQUIRE  
Atty. for Plaintiff  
1719 N. Front St.  
Harrisburg, PA 17102  
(717) 234-4178  
lhaller@pkh.com

Oct. 27; Nov. 3

**SERVICE BY PUBLICATION**

**OFFICE OF THE REGISTER OF WILLS  
DELAWARE COUNTY,  
PENNSYLVANIA  
NO. 2323-3209**

**IN RE: ESTATE OF VINCENT C.  
FISHER, DECEASED**

**RE: PETITION FOR CITATION TO  
SHOW CAUSE WHY PETITIONER OR  
HER NOMINEE SHOULD NOT BE  
APPOINTED ADMINISTRATRIX**

**RULE**

AND NOW, this 13<sup>th</sup> day of Oct., 2023, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a New Rule to Show Cause is issued since service was not properly effectuated, this New Rule to Show Cause is directed upon Brenda L. Plummer as sole and natural guardian of Minor Child, by Service of Process by Publication pursuant to Rule 430(b) of the PA Rules of Civil Procedure to show cause why this Petition should not be granted. Respondent(s) shall submit a written response on or before 12/6/23, 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, 1<sup>st</sup> Fl., Gov't. Center Bldg., Media, PA, 19063; (3) fax at (610) 891-4812; and/or (4) e-mail at regofwills@co.delaware.pa.us. No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted, and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7.

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

Oct. 27; Nov. 3

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2023-003971

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

MCLP Asset Company, Inc., Plaintiff  
vs.  
Alicia Alkins; Estate of James J. Laurelli, Deceased; Any and All Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms of Associations Claiming Right Title or Interest from or under the Estate of James J. Laurelli, Deceased, Defendants

**COMPLAINT IN  
MORTGAGE FORECLOSURE**

TO: Alicia Alkins; Estate of James J. Laurelli, Deceased; Any and All Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms of Associations

Claiming Right Title or Interest from or under the Estate of James J. Laurelli, Deceased, 212 Acres Drive, Ridley Park, PA 19078

You are hereby notified that Plaintiff, MCLP Asset Company, Inc., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Delaware County, PA docketed to No. CV-2023-003971, seeking to foreclose the mortgage secured on your property located, 212 Acres Drive, Ridley Park, PA 19078.

**NOTICE**

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

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

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

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

JACQUELINE F. McNALLY, ESQUIRE  
Padgett Law Group  
Attorneys for Plaintiff  
700 Darby Road  
Ste. 100  
Havertown, PA 19083  
(850) 422-2520

Oct. 27; Nov. 3

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

**November 17, 2023  
11:00 A.M. Prevailing Time**

**BOROUGH**

- Aldan 9
- Brookhaven 24, 40
- Darby 3
- Chester Heights 15
- Clifton Heights 1
- Collingdale 4, 38
- Folcroft 5
- Lansdowne 7, 17, 25
- Norwood 28
- Parkside 14
- Sharon Hill 26
- Upland 10

**CITY**

- Chester 27, 37

**TOWNSHIP**

- Chadds Ford 29
- Darby 13
- Haverford 30
- Newtown 12, 19
- Ridley 35
- Springfield 32, 36
- Tinicum 2, 11, 39
- Upper Chichester 31, 33
- Upper Darby 6, 8, 16, 18, 21, 34

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. 008767 1. 2022**

**MORTGAGE FORECLOSURE**

Property in the Borough of Clifton Heights, County of Delaware, Commonwealth of PA on the Wyncliffe Avenue.

Front: IRR Depth: IRR

BEING Premises: 39 West Wyncliffe Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single-family residential dwelling.

SOLD AS THE PROPERTY OF: Christopher Geddes, Individually and as Administrator of the Estate of Sydney G. Geddes, deceased and Genene Geddes.

Hand Money \$28,133.42

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 001548 2. 2022**

**MORTGAGE FORECLOSURE**

Property in the Township of Tinicum, Delaware County, Commonwealth of PA on the Situate on the Southeastwardly side of Powhattan Street.

Front: IRR Depth: IRR

BEING Premises: 307 Powhattan Street, Tinicum, PA 19029.

IMPROVEMENTS CONSIST OF: a single-family residential dwelling.

SOLD AS THE PROPERTY OF: James K. Alexander.

Hand Money \$7,591.43

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 008166 3. 2021

**MORTGAGE FORECLOSURE**

Property in the Borough of Darby, County of Delaware, Commonwealth of PA on the Northerly side of Pine Street.

Front: IRR Depth: IRR

BEING Premises: 425 Pine Street, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single-family residential dwelling.

SOLD AS THE PROPERTY OF: The Unknown Heirs of William Smith, III, deceased.

Hand Money \$8,191.33

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 001540 4. 2022

**MORTGAGE FORECLOSURE**

Property in the Borough of Collingdale, County of Delaware, Commonwealth of PA on the Northeasterly inside of Meadowbrook Lane.

Front: IRR Depth: IRR

BEING Premises: 1111 Meadowbrook Lane, Darby a/k/a Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single-family residential dwelling.

SOLD AS THE PROPERTY OF: Brian Wharton.

Hand Money \$25,429.76

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 000704 5. 2023

**MORTGAGE FORECLOSURE**

Property in the Borough of Folcroft, County of Delaware, Commonwealth of PA on the Southeasterly side of Delmar Drive.

Front: IRR Depth: IRR

BEING Premises: 2119 Delmar Drive, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single-family residential dwelling.

SOLD AS THE PROPERTY OF: The Unknown Heirs of Cheryl A. Brooks, deceased.

Hand Money \$3,113.12

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 009941 6. 2022

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 719 Blythe Avenue, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single-family residential dwelling.

SOLD AS THE PROPERTY OF: Lawrence Christopher Pemberton and Jacqueline Helen Pemberton.

Hand Money \$14,268.98

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**



No. 010421 7. 2021

**MORTGAGE FORECLOSURE**

Property in the Borough of Lansdowne, County of Delaware, Commonwealth of PA on the Southeasterly side of Garrett Road.

Front: IRR Depth: IRR

BEING Premises: 1910 Garrett Road, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single-family residential dwelling.

SOLD AS THE PROPERTY OF: Shaikh Jamil Ahmed a/k/a S.K. Jamil Ahmed.

Hand Money \$19,151.63

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 003661 8. 2022

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the beginning at a point on the Northeasterly side of Hampshire Road.

Front: IRR Depth: IRR

BEING Premises: 801 Hampshire Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single-family residential dwelling.

SOLD AS THE PROPERTY OF: Miranda Tortorelli.

Hand Money \$12,717.71

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 008864 9. 2019

**MORTGAGE FORECLOSURE**

Property in the Borough of Aldan, County of Delaware, Commonwealth of PA on the Southeasterly side of Merion Avenue.

Front: IRR Depth: IRR

BEING Premises: 114 Merion Avenue, Aldan, PA 19018.

IMPROVEMENTS CONSIST OF: a single-family residential dwelling.

SOLD AS THE PROPERTY OF: Charisse Davidson and Joshua D. McGill.

Hand Money \$21,935.20

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 000709 10. 2020

**MORTGAGE FORECLOSURE**

Property in the Borough of Upland, County of Delaware, Commonwealth of PA on the containing in front along the said Mulberry Street measured thence Northwardly.

Front: IRR Depth: IRR

BEING Premises: 905 Mulberry Street, Upland, PA 19015.

IMPROVEMENTS CONSIST OF: a single-family residential dwelling.

SOLD AS THE PROPERTY OF: Pierre L. Young aka Pierre Young.

Hand Money \$15,148.90

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 002935 11. 2022

**MORTGAGE FORECLOSURE**

Property in the Township of Tinicum, Delaware County, Commonwealth of PA on the Southeasterly line of Saude Avenue.

Front: IRR Depth: IRR

BEING Premises: 508 Saude Avenue, Essington, PA 19029.

IMPROVEMENTS CONSIST OF: a single-family residential dwelling.

SOLD AS THE PROPERTY OF: Debra Miller aka Debra A. Miller and Christopher D. Miller.

Hand Money \$10,923.88

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 002265 12. 2023

**MORTGAGE FORECLOSURE**

Property in the Township of Newtown, County of Delaware, State of Pennsylvania.

Front: 158 Depth Irr Lot 94

BEING Premises: 300 French Road, Newtown Square a/k/a Newtown Township, PA 19073.

Parcel Nos. 30-11-157:000

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Ronna R. Kinderman a/k/a Ronna Kundrick.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 02900 13. 2023

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 105

BEING Premises: 1022 N Academy Ave., Glenolden, PA 19036-1214.

Parcel Nos. 15-05-060-000

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Joan L. Galloway and John J. Galloway, III.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 000758 14. 2023

**MORTGAGE FORECLOSURE**

Property in the Borough of Parkside, County of Delaware, State of Pennsylvania.

BEING Premises: 20 West Roland Road, Brookhaven, PA 19015.

Parcel Nos. 32000069900

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Daniel Oxendine, Jr. and Melissa A. Culver.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 003662 15. 2022

**MORTGAGE FORECLOSURE**

Property in the Borough of Chester Heights, County of Delaware, Commonwealth of PA on the beginning at a point on the.

Front: IRR Depth: IRR

BEING Premises: 200 Bishops Drive, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single-family residential dwelling.

SOLD AS THE PROPERTY OF: Ashleigh Conrad and Joseph Grantland.

Hand Money \$15,461.67

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 002275 16. 2022

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the Northwesterly side of Highland Avenue and the Southwesterly side of the Shadeland.

Front: IRR Depth: IRR

BEING Premises: 3201 Highland Avenue, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single-family residential dwelling.

SOLD AS THE PROPERTY OF: Kenyatta R. Gaines and Traci R. Green.

Hand Money \$25,086.20

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 007400 17. 2022

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE on the Southeasterly side of Plumstead Avenue at the distance of 239 feet Southwestwardly from Windermere Avenue in the Borough of Lansdowne, Delaware County, Pennsylvania.

CONTAINING in front measured Southwestwardly along said side of Plumstead Avenue 28 feet and extending in length or depth Southeastwardly between parallel lines at right angles to said Plumstead Avenue 135 feet to lands now or late of Frank B. Rhodes.

BOUNDED on the Southwest by lands now or late of Harry Jeffcott and on the Northeast by lands now or late of Harry Jeffcott.

UNDER AND SUBJECT to certain building restrictions now of record.

TOGETHER with the free and common use, right, liberty and privilege of the driveway now in existence between premises known as No. 96 W. Plumstead Avenue, Lansdowne and No. 94 W. Plumstead Avenue, Lansdowne, as and for a passageway and driveway and watercourse at all times hereafter, forever.

BEING FOLIO No. 23-00-02737-00

BEING the same premises which Ralph T. Tancredi, Jr. also known as Ralph T. Tancredi and Susan Armstrong, now known as Susan F. Tancredi, by Deed dated June 16, 2017 and recorded in the Office of the Recorder of Deeds of Delaware County on in Deed Book Volume 06017, page 1446, Instrument No. 2017032489 granted and conveyed unto Robert Ellis and Latasia Coates.

BEING known as 96 West Plumstead Avenue, Lansdowne, Pennsylvania 19050.

PARCEL No. 23-00-02737-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert Ellis and Latasia Coates.

Hand Money \$18,725.80

Powers Kirn, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 002135 18. 2017**

**MORTGAGE FORECLOSURE**

468 Argyle Road  
Drexel Hill, PA 19026

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

IMPROVEMENTS CONSIST OF: Residential dwelling- 2 1/2 sty hse & gar.

SOLD AS THE PROPERTY OF: Kenneth Payne.

Hand Money \$48,013.70

Duane Morris LLP, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 003305 19. 2023**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$272,085.57

Property in the Township of Newtown, County of Delaware, State of Pennsylvania.

Front: Irregular Depth: Irregular

BEING Premises: 19 Reese Avenue, Newtown Square, PA 19073.

Parcel: 30000207700

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Philip Calabrese, III, Donna Calabrese and Philip Calabrese Jr, husband and wife.

Hand Money \$27,615.71

Jacqueline F. McNally, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 002903 21. 2022**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in the Township of Upper Darby, Delaware County, Pennsylvania, according to a plan thereof made for John H. McClatchy by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated October 18, 1949, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Short Lane which point is at the distance of 72.79 feet measured North 46 degrees 54 minutes 26 seconds East along the said side of Short Lane from its intersection with the Northeasterly side of Harrison Avenue (50 feet wide); extending thence from said beginning point North 43 degrees, 02 minutes 07 seconds West, passing through the party wall between these premises and the premises adjoining to the Southwest 69.60 feet to a point; thence extending North 55 degrees 58 minutes 15 seconds East, 16.24 feet to a point; thence extending South 43 degrees 52 minutes 07 seconds East, passing through the party wall between these premises and the premises adjoining to the Northeast, 67.04 feet to a point on the Northwesterly side of Short Lane aforesaid; thence extending along the same, South 46 degrees 54 minutes 26 seconds West, 16 feet to the first mentioned point and place of beginning.

BEING known and numbered as Lot No. 36 on said Plan.

HAVING thereon erected a dwelling house know and numbered as: 6739 Short Lane, Upper Darby, PA 19082.

PARCEL No. 16-01-01365-00

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: James Taylor, known Heir of Sheila Brown, deceased.

Hand Money \$2,281.07 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 007288 24. 2019**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO: 05000062525.

PROPERTY: 5200 Hilltop Drive CC11, aka 5200 Hilltop Drive, Brookhaven, PA 19015.

BEING the same premises which Andrew Hooper, by Deed dated July 29, 2005 and recorded August 25, 2005 in and for Delaware County, Pennsylvania in Deed Book Volume 3579, page 979, granted and conveyed unto Sylvia Hair.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Sylvia Hair.

Hand Money \$16,548.74

Katherine M. Wolf, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 011202 25. 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. 002874 26. 2023**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 41000058800

Property: 907 Coates Street, Sharon Hill, PA 19079.

BEING the same premises which Consumer Debt Solutions, Inc., by Deed dated May 25, 2004 and recorded June 25, 2004 in and for Delaware County, Pennsylvania in Deed Book Volume 03217, page 1877, granted and conveyed unto Marva Brown, as sole owner.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Marva Brown, as sole owner.

Hand Money \$11,199.61

Katherine M. Wolf, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 009019 27. 2021**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$161,089.60

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

Front: 25 ft Depth: 100 ft

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

Folio Number: 49-07-01352-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: India Janelle Hollis, Administratrix of the Estate of Patricia Bivens, deceased.

Hand Money \$16,108.96

Christopher A. DeNardo, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 006634 28. 2019**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 317 Urban Avenue, Norwood, Pennsylvania 19074.

BEING Folio No. 31-00-01555-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Phyllis DiTizio, known surviving Heir of Concetta M. Sassani, Carol Rataj, known surviving Heir of Concetta M. Sassani, unknown surviving Heirs of Concetta M. Sassani, Jean Sassani, known surviving Heir of Concetta M. Sassani, and Cathie Soden, known surviving Heir of Concetta M. Sassani.

Hand Money \$15,148.16

McCabe, Weisberg & Conway, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 005352 29. 2023**

**MORTGAGE FORECLOSURE**

Property in the Township of Chadds Ford, County of Delaware, State of Pennsylvania.

BEING more commonly known as: 234 Sulky Way, Chadds Ford, PA 19317.

Parcel/Folio No: 03-00-00511-62

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Janet Craig.

Hand Money \$3,000.00

Richard M. Squire & Associates, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 008764 30. 2013**

**MORTGAGE FORECLOSURE**

Property in the Township of Haverford, Delaware County, Commonwealth of PA on the Southeasterly side of Garlor Drive (50 feet wide) at the distance of 10 feet.

Front: IRR Depth: IRR

BEING Premises: 25 Garlor Drive, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single-family residential dwelling.

SOLD AS THE PROPERTY OF: Michael J. Turbitt and Susan J. Turbitt a/k/a Susan S. Turbitt.

Hand Money \$13,050.50

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 000656 31. 2020**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$108,659.34

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

Front: Irregular Depth: Irregular

BEING Premises: 2829 Excelsior Drive, Aston, PA 19014.

Folio Number: 09-00-00183-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Unknown Heirs of successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Annie Ruth Bevans, deceased; Jerome Burton, known Heir of Annie Ruth Bevans, deceased; and Lawrence Burton, known Heir of Annie Ruth Bevans, deceased.

Hand Money \$10,865.93

Samantha Gable, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 000673 32. 2022**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 619 Andrew Road, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Melissa A. Bono and Peter T. Bono.

Hand Money \$3,557.04

Dana Marks, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 004128 33. 2023**

**MORTGAGE FORECLOSURE**

2382 Booker Avenue  
Chester, PA 19013

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Richard Phillips.

Hand Money \$4,818.08

RAS Citron, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 007727 34. 2022**

**MORTGAGE FORECLOSURE**

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, BEING the same premises which Brian Rebisz on March 13, 2014, recorded on March 20, 2014, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2014012569 granted and conveyed unto Davyd Jacobs.

BEING Premises: 3827 Sommers Ave., Upper Darby, PA 19026.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Davyd Jacobs.

Hand Money \$27,075.05

Hill Wallack, LLP, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 000377 35. 2023**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, Delaware County, Commonwealth of PA on the beginning at a point on the Northwesterly side of Lindsay Street.

Front: IRR Depth: IRR

BEING Premises: 532 Lindsay Street, Ridley Park, PA 19078.

IMPROVEMENTS CONSIST OF: a single-family residential dwelling.

SOLD AS THE PROPERTY OF: Michael H. Schenk and Kristen E. Wright aka Kirsten E. Wright.

Hand Money \$23,506.86

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 003778 36. 2023**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 109 School Ln, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Dennis F. Gray and Patricia M. Gray, husband and wife.

Hand Money \$10,253.30

Brock & Scott, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**



No. 008965 37. 2022

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 218 Meade St., Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Walter W. Loveland and Ruth A. Loveland.

Hand Money \$6,083.48

Brock & Scott, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 003281 38. 2020

**MORTGAGE FORECLOSURE**

Property in the Borough of Collingdale, County of Delaware, Commonwealth of PA.

BEING Premises: 620 Hibberd Avenue, Collingdale, PA 19023.

Parcel Nos. 11-00-01006-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Caroline Ligi.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 001100 39. 2023

**MORTGAGE FORECLOSURE**

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

Front: 50 ft Depth: 125 ft

BEING Premises: 321 Massasoit St., Essington, PA 19029.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Imad Dawara and Abeer Naim.

Hand Money \$25,158.24

Brock & Scott, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 006484 40. 2023

**MONEY JUDGMENT**

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

BEING Premises: 5200 Hilltop Drive, Apt. I10, a/k/a Unit 162 Bldg. I, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: Residential Condominium Unit.

SOLD AS THE PROPERTY OF: Michael R. Cook.

Hand Money \$3,000.00

Clemons Richter & Reiss, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

Oct. 27; Nov. 3, 10