

## 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

**CLYDE FREDERICK BARKER a/k/a  
CLYDE F. BARKER a/k/a CLYDE  
BARKER and DR. CLYDE F.  
BARKER, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: William Stephens Barker  
(Named in Will as William S. Barker)  
c/o Jonathan H. Ellis, Esquire, One  
Tower Bridge, 100 Front St., Ste. 100,  
Conshohocken, PA 19428.  
JONATHAN H. ELLIS, ATTY.  
Flaster Greenberg PC  
One Tower Bridge  
100 Front St.  
Ste. 100  
Conshohocken, PA 19428

**THOMAS J. BENNIS, JR., dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Admr.: Patrick J. Byrne c/o Debra G.  
Speyer, Esquire, Two Bala Plaza, Suite  
300, Bala Cynwyd, PA 19004.  
DEBRA G. SPEYER, ATTY.  
Law Offices of Debra G. Speyer  
Two Bala Plaza  
Suite 300  
Bala Cynwyd, PA 19004

**JOAN F. BRUNNER a/k/a JOAN L.  
BRUNNER, dec'd.**

Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Kurt William Brunner, 1685 Erb  
Drive, Aston, PA 19014.

**NANCY WHITNEY BURKE a/k/a  
NANCY W. BURKE, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Janet Burke, P.O. Box 1087,  
Anaconda, MT 59711.

**RENATE U. CHURCHILL, dec'd.**

Late of the Borough of Swarthmore,  
Delaware County, PA.  
Extr.: Stuart L. Churchill, 2825  
Lincoln Ave., Alameda, CA 94501.  
JACQUELYN S. GOFFNEY, ATTY.  
339 W. Baltimore Avenue  
Media, PA 19063

**BONNIE KAY CLEMENTS, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Harvey D. Clements c/o Patricia  
Leisner Clements, Esquire, 516 Falcon  
Road, Audubon, PA 19403.  
PATRICIA LEISNER CLEMENTS,  
ATTY.  
516 Falcon Road  
Audubon, PA 19403

**ANTHONY COSTA, dec'd.**

Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extr.: Anthony Paul Costa c/o Kathryn  
E. Ott, Esquire, 620 Freedom Business  
Center, Ste. 200, King of Prussia, PA  
19406.  
KATHRYN E. OTT, ATTY.  
Stevens & Lee, P.C.  
620 Freedom Business Center  
Ste. 200  
King of Prussia, PA 19406

**DAVID P. DiGIROLAMO, dec'd.**

Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: David Anthony DiGirolamo  
c/o Jennifer L. Zegel, Esquire, Three  
Logan Square, 1717 Arch Street, 5<sup>th</sup>  
Floor, Philadelphia, PA 19103.  
JENNIFER L. ZEGEL, ATTY.  
Kleinbard LLC  
Three Logan Square  
1717 Arch Street  
5<sup>th</sup> Floor  
Philadelphia, PA 19103

**ANGELO M. DiMEDIO, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Anna Domenica Dorazio (Named  
in Will as Anna Dorazio) c/o Guy F.  
Matthews, Esquire, 300 W. State St.,  
Ste. 300, Media, PA 19063.  
GUY F. MATTHEWS, ATTY.  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**JUDITH JEAN DuPEE a/k/a JUDITH  
GUTHRIE DuPEE, dec'd.**

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

Extx.: Robyne N. DuPee (Named in Will as Robyne Nicole DuPee), 22010 Bucktrout Ln., Katy, TX 77449.  
HEATHER L. TURNER, ATTY.  
Law Offices of Heather L. Turner  
137 N. Narberth Ave.  
Narberth, PA 19072

**KATHLEEN A. ERWIN**, dec'd.  
Late of Delaware County, PA.  
Admr.: Sareta Erwin.  
BRIAN F. LEVINE, ATTY.  
Levine Law, LLC  
22 E. Grant St.  
New Castle, PA 16101-2279

**JAMES A. FARROW**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extx.: Samantha Flory, 874 Wyndom Terrace, Secane, PA 19018.

**BARBARA E. FISCHER**, dec'd.  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extx.: Ellen M. LaRocca, 305 E. Country Club Lane, Wallingford, PA 19086.

**JAMES EDWARD FLANAGAN a/k/a JAMES E. FLANAGAN**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Admr.: Richard A. Flanagan, 124 Cullen Rd., Oxford, PA 19363.

**TERESA HILSEE**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Pierce Hilsee, 10559 3rd Avenue,  
Stone Harbon, NJ 08247.

**PATRICK J. LYNCH**, dec'd.  
Late of the Borough of Clifton Heights,  
Delaware County, PA.  
Admr.: Philip Francis Lynch, Jr. c/o Frank M. Fiore, Esquire, 12 Veterans Square, 1<sup>st</sup> Fl., Media, PA 19063.  
FRANK M. FIORE, ATTY.  
12 Veterans Square  
1<sup>st</sup> Fl.  
Media, PA 19063

**CLEMENT J. McGOVERN a/k/a CLEMENT J. McGOVERN and CLEMENT McGOVERN**, dec'd.  
Late of the Township of Chadds Ford,  
Delaware County, PA.  
Extr.: Jonathan Christopher McGovern (Named in Will as Jonathan C. McGovern) c/o Nikolaos I. Tsouros, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406.

NIKOLAOS I. TSOURO, ATTY.  
Law Offices of Wendy F. Blecinski  
Valley Forge Square II  
661 Moore Rd.  
Ste. 105  
King of Prussia, PA 19406

**SANDRA MOON a/k/a SANDRA L. MOON**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Admr. C.T.A.: Neale F. Groff 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

**WENDELL NILES a/k/a WENDELL ANTONIA NILES**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admx.: Margaret Susanette Baldwin c/o Dawn Getty Sutphin, Esquire, 852 Eleventh Ave., Prospect Park, PA 19076.  
DAWN GETTY SUTPHIN, ATTY.  
852 Eleventh Ave.  
Prospect Park, PA 19076

**PATRICK S. O'NEILL a/k/a PATRICK S. O'NEILL, SR.**, dec'd.  
Late of the Township of Tinicum,  
Delaware County, PA.  
Admr.: Michael F. Schleigh, Esquire, 1000 Floral Vale, Ste. 300, Yardley, PA 19067.  
MICHAEL F. SCHLEIGH, ATTY.  
Hill Wallack, LLP  
1000 Floral Vale  
Ste. 300  
Yardley, PA 19067

**MARIETTA CHARMAINE RIDDLE**, dec'd.  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extx.: Sherree Luzak c/o Kristine F. Hughey, Esquire, 22 W. Second St., Media, PA 19063.  
KRISTINE F. HUGHEY, ATTY.  
22 W. Second St.  
Media, PA 19063

**DEBORAH ROSEN a/k/a DEBORAH BROWN ROSEN**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Marc Robert Rosen c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

DANIEL J. PACI, ATTY.  
Grim, Biehn & Thatcher  
104 S. Sixth St.  
P.O. Box 215  
Perkasie, PA 18944-0215

**AGNES D. RUGGIERI**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Extr.: David P. Ruggieri, Sr., 208  
Spring Lane, West Chester, PA 19382.

**GERHARD O. URBAN a/k/a  
GERHARD OTTO URBAN**, dec'd.  
Late of the Borough of Glenolden,  
Delaware County, PA.  
Extr.: Ronald Frank Urban (Named in  
Will as Ronald F. Urban), 824 7<sup>th</sup> Ave.,  
Prospect Park, PA 19076.

**JOHN F. VOELKER**, dec'd.  
Late of the Borough of Clifton Heights,  
Delaware County, PA.  
Extr.: Patricia A. O'Leary c/o Kristine  
F. Hughey, Esquire, 22 W. Second St.,  
Media, PA 19063.  
**KRISTINE F. HUGHEY, ATTY.**  
22 W. Second St.  
Media, PA 19063

#### SECOND PUBLICATION

**LEE HERMAN BETTENHAUSEN  
a/k/a LEE H. BETTENHAUSEN**,  
dec'd.  
Late of the Township of Media,  
Delaware County, PA.  
Extr.: Tod Bettenhausen c/o Harris  
J. Resnick, Esquire, 22 State Road,  
Media, PA 19063.  
**HARRIS J. RESNICK, ATTY.**  
22 State Road  
Media, PA 19063

**EDWARD MISSINER BIRTWELL,  
JR.**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Heather Louise Manning, 3856  
Dennison Avenue, Drexel Hill, PA  
19026.

**CHARLES L. BRODEUR a/k/a  
CHARLES L. BRODEUR, SR.**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Admr. Pendente Lite: Carrie Woody.  
**CARRIE WOODY, ATTY.**  
Woody Law Offices  
110 West Front Street  
Media, PA 19063

**CARTER L. CAIRNS a/k/a CARTER  
CAIRNS**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.

Extr.: Beth Pauley, 1104 Wellesley  
Terrace, West Chester, PA 19382-6681.

**DEBORAH C. CESARINE**, dec'd.  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extr.: Krista Cesarine (Named in Will  
as Kirsta M. Cesarine), 372 Shaw Rd.,  
Ridley Park, PA 19078.  
**REBECCA H. DINUCCI, ATTY.**  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**DEBORAH ANNE CLARK a/k/a DEBI  
CLARK**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Patricia Hindsley, 1105 Rapps  
Dam Rd., Apt. 15, Phoenixville, PA  
19460.

**MARY KATHLEEN CLARKE a/k/a  
MARY K. CLARKE**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Joseph D. Foster, 7711 Eagles  
Flight Ln., Ft. Myers, FL 33912.  
**DAVID V. BOGDAN, ATTY.**  
2725 West Chester Pike  
Broomall, PA 19008

**SALVATORE A. COLUCCI a/k/a  
SALVATORE COLUCCI and SAL A.  
COLUCCI**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Lisa Maria Colucci c/o J.  
Michael Ryan, Esquire, 300 N.  
Pottstown Pike, Exton, PA 19341.  
**J. MICHAEL RYAN, ATTY.**  
300 N. Pottstown Pike  
Suite 150  
Exton, PA 19341

**JOHN J. DENNING a/k/a JOHN  
DENNING**, dec'd.  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extr.: Barbara A. Thren, 413 Leland  
Way, Wyomissing, PA 19610.

**LAWRENCE J. DiSIPIO, JR.**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Patricia Susan McElwain  
(Named in Will as Patti McElwain),  
19832 Old York Road, Whitehall, MD  
21161.

**JEFFERSON LUTHER EVERETT**,  
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

**SHIRLEY M. GARRISON**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extx.: Sandra Garrison c/o Dana M.  
Breslin, Esquire, 3305 Edgmont Ave.,  
Brookhaven, PA 19015.  
**DANA M. BRESLIN**, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**SAHIRAH HAMEED a/k/a BETTE  
JOHNSON**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Admx.: Michelle Anne Hameed, 11  
Periwinkle Ct., Dover, DE 19904.

**RHONDA D. HUSS**, dec'd.  
Late of the Township of Lower  
Chichester, Delaware County, PA.  
Admx.: Shannon Huss, 947 Bush  
Street, Bridgeport, PA 19405.

**DR. SUSAN K. HUTCHISON a/k/a DR.  
SUSAN KATHERINE HUTCHISON  
a/k/a DR. SUSAN HUTCHISON  
and DR. SUSAN KATHRYN  
HUTCHISON**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Gary Grant Hutchison (Named  
in Will as Gary G. Hutchison) c/o Sally  
A. Farrell, Esquire, 17 W. Miner St.,  
West Chester, PA 19382.  
**SALLY A. FARRELL**, ATTY.  
MacElree Harvey, Ltd.  
17 W. Miner St.  
West Chester, PA 19382

**MARILYN CAROL LEE-MAUGER  
a/k/a MARILYN C. LEE**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extx.: Anna Maria Jackson, 240  
Trianon Ln., Villanova, PA 19085.  
**MATTHEW A. LEVITSKY**, ATTY.  
Fox Rothschild LLP  
P.O. Box 3001  
Blue Bell, PA 19422-3001

**SHANE McCRAY a/k/a SHANE  
CHRISTOPHER McCRAY**, dec'd.  
Late of the Borough of Glenolden,  
Delaware County, PA.  
Admx.: Kristine McCray, 504 Sharp  
Ave., Glenolden, PA 19036.

**JOHN M. McCULLIAN a/k/a JOHN  
McCULLIAN**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.

Admr.: Kevin L. McCullian, 1028  
Morgan Avenue, Drexel Hill, PA  
19026.

**JOSEPH P. MILLER a/k/a JOSEPH  
PAUL MILLER**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extr.: Joseph S. Miller, 330 Grays  
Lane, Lansdale, PA 19446.

**WILLIAM NICOLINI**, dec'd.  
Late of the Township of Thornbury,  
Delaware County, PA.  
Extr.: Robert William Nicolini c/o  
J. Michael Ryan, Esquire, 300 N.  
Pottstown Pike, Suite 150, Exton, PA  
19341.  
**J. MICHAEL RYAN**, ATTY.  
300 N. Pottstown Pike  
Suite 150  
Exton, PA 19341

**CAROLYN RAMSEY O'GARA**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extxs.: C.R. Stelzenmuller (Named  
in Will as Connie Stelzenmuller), 31  
Narbrook Park, Narberth, PA 19072  
and Mary D. Allen, 3300 Darby Rd.,  
Apt. 3208, Haverford, PA 19041.  
**CHARI M. ALSON**, ATTY.  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**JANET COLLEEN RAND a/k/a  
JANET C. RAND and JANET  
RAND**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extx.: Jennifer Betts Fisher (Named  
in Will as Jennifer B. Fisher), 441  
Glynwynne Rd., Haverford, PA 19041.  
**HEATHER L. TURNER**, ATTY.  
Law Offices of Heather L. Turner  
137 N. Narberth Ave.  
Narberth, PA 19072

**DONALD LORENZO RILEY**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Donald L. Riley c/o Robert  
DeLuca, Esquire, 959 West Chester  
Pike, Havertown, PA 19083.  
**ROBERT DeLUCA**, ATTY.  
959 West Chester Pike  
Havertown, PA 19083

**MARY SCHAEFER**, dec'd.  
Late of the Borough of Marcus Hook,  
Delaware County, PA.  
Admrs.: Mildred Jane Tollefson and  
William Bryan Wright c/o Jamison C.  
MacMain, Esquire, 17 W. Miner St.,  
West Chester, PA 19382.

JAMISON C. MacMAIN, ATTY.  
MacElree Harvey, Ltd.  
17 W. Miner St.  
West Chester, PA 19382

**LEE ANN SCHLOSSER a/k/a LEE A. SCHLOSSER**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extx.: Gail Ann Cooper (Named in  
Will as Gail Cooper), 1537 S. 4<sup>th</sup> St.,  
Philadelphia, PA 19147.  
CHARI M. ALSON, ATTY.  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**JOSEPH E. SHIRLEY**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Admx.: Colleen Rosario Shirley c/o  
Nathan Egner, Esquire, Radnor  
Station Two, 290 King of Prussia Rd.,  
Ste. 110, Radnor, PA 19087.  
NATHAN EGNER, ATTY.  
Davidson & Egner  
Radnor Station Two  
290 King of Prussia Rd.  
Ste. 110  
Radnor, PA 19087

**RONALD D. STERN**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extx.: Carole Z. Golub c/o James R.  
Abbott, Esquire, 103 Chesley Dr., Ste.  
103, Media, PA 19063.  
JAMES R. ABBOTT, ATTY.  
Abbott & Overholt PC  
103 Chesley Dr.  
Ste. 103  
Media, PA 19063

**JODEE WINGER a/k/a JODEE JACOBS WINGER**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: W. Scott Winger, 621 Ashurst  
Rd., Havertown, PA 19083.

**WILLIAM R. ZULLI a/k/a WILLIAM ZULLI**, dec'd.  
Late of the Borough of Clifton Heights,  
Delaware County, PA.  
Admx.: Denise M. Moriconi c/o Robert  
M. DiOrio, Esquire, 21 West Front  
Street, Media, PA 19063.  
ROBERT M. DIORIO, ATTY.  
DiOrio & Sereni, LLP  
21 West Front Street  
Media, PA 19063

**THIRD AND FINAL PUBLICATION**  
**MELANIE BECKETT a/k/a MELANIE K. BECKETT**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Admx.: Diane Kathryn Fedora, 716  
Quince Ln., Clifton Heights, PA 19018.  
ADAM J. COHEN, ATTY.  
Mette  
Neshaminy Interplex  
7 Interplex Dr.  
Ste. 400  
Trevose, PA 19053

**MARY ROSE BENEDETTI a/k/a MARY R. BENEDETTI**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extx.: Elizabeth Rose Bewley c/o  
Robert E. O'Connor, Esquire, 341 West  
State Street, Media, PA 19063.  
ROBERT E. O'CONNOR, ATTY.  
341 West State Street  
Media, PA 19063

**MARSHA M. BLACKA**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extx.: Brandon John Blacka c/o John  
Jay Wills, Esquire, 4124 Chichester  
Ave., Boothwyn, PA 19061.  
JOHN JAY WILLS, ATTY.  
4124 Chichester Ave.  
Boothwyn, PA 19061

**JOAN K. BOYCE**, dec'd.  
Late of the Borough of Clifton Heights,  
Delaware County, PA.  
Co-Admrs.: James Boyce and Brian W.  
Boyce.  
DENNIS WOODY, ATTY.  
Woody Law Offices  
110 West Front Street  
Media, PA 19063

**BETH LEE BRAZILL a/k/a BETH L. BRAZILL**, dec'd.  
Late of the Borough of Prospect Park,  
Delaware County, PA.  
Extx.: William F. Brazill (Named in  
Will as William Francis Brazill) 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

**MICHELE BUCKLEY**, dec'd.  
Late of the Township of Lower  
Chichester, Delaware County, PA.  
Admx.: Michele Charles, 10 Plaza  
Street, Marcus Hook, PA 19061.

**CYNTHIA J. CALDWELL a/k/a CYNTHIA JEAN CALDWELL**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Mark S. Segal (Named in Will  
as Mark Segal), 8029 Hammond Rd.,  
Cheltenham, PA 19012.  
**ROSS BERGER, ATTY.**  
Offit Kurman  
2000 Market St.  
Ste. 2700  
Philadelphia, PA 19103

**JEAN G. CHEN**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Admx.: Mary Chen, 1518 Walnut St.,  
Suite 1706, Philadelphia, PA 19102.

**FLORA JEAN CORKEY**, dec'd.  
Late of the Borough of Morton,  
Delaware County, PA.  
Extr.: Colleen Jane Juiliano, 912 Kelly  
Avenue, Woodlyn, PA 19094.

**NANCY VIRGINIA DAY a/k/a NANCY V. DAY and NANCY VIRGINIA SCHULDT**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Dana Day McGahey 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

**PAUL J. DeMARCO**, dec'd.  
Late of the Township of Upper  
Providence, Delaware County, PA.  
Extrs.: James Kevin DeMarco and  
Kathleen Breslin DeMarco c/o Mark  
Vakil, Esquire, 22 W. Second Street,  
Media, PA 19063.  
**MARK VAKIL, ATTY.**  
22 W. Second Street  
Media, PA 19063

**ELIZABETH A. DIEM**, dec'd.  
Late of the Township of Chadds Ford,  
Delaware County, PA.  
Extr.: Daneen L. Skulski c/o Larmore  
Scarlett LLP, P.O. Box 384, Kennett  
Square, PA 19348.  
**LARMORE SCARLETT, LLP, ATTYs.**  
P.O. Box 384  
Kennett Square, PA 19348

**FRANCES M. DOCKRAY**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extrs.: Thomas Finan Dockray, Jr. and  
Michael Dennis Dockray c/o Joseph  
Honer, Jr., Esquire, 819 Connell  
Avenue, Yeadon, PA 19050.

**JOSEPH HONER, JR., ATTY.**  
819 Connell Avenue  
Yeadon, PA 19050

**DORIS M. ELLIOTT**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Admr.: Frank David Elliott, 1605  
Country Club Drive, Springfield, PA  
19064.

**JANE G. EVANS**, dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Extxs.: Pamela Evans Dempsey and  
Sandra Ellen Evans c/o Brandon  
Glackin, Esquire, 24 Regency Plaza,  
Glen Mills, PA 19342.  
**BRANDON GLACKIN, ATTY.**  
24 Regency Plaza  
Glen Mills, PA 19342

**REGINA W. FROST**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Co-Extxs.: Virginia E. Jones and  
Elizabeth MacIntyre c/o James Cunilio,  
Esquire, 835 W. Lancaster Avenue,  
2nd Floor, P.O. Box 989, Bryn Mawr,  
PA 19010.  
**JAMES CUNILIO, ATTY.**  
835 W. Lancaster Avenue  
2nd Floor  
P.O. Box 989  
Bryn Mawr, PA 19010

**MAUREEN A. HILFERTY**, dec'd.  
Late of the Borough of Glenolden,  
Delaware County, PA.  
Extr.: Edward Leo Hilferty c/o  
Christina B. Roberts, Esquire, 3305  
Edgmont Ave., Brookhaven, PA 19015.  
**CHRISTINA B. ROBERTS, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**KAREN S. JACKSON**, dec'd.  
Late of the Township of Chadds Ford,  
Delaware County, PA.  
Extr.: Sheila M. Bory, 11 Deerpath Ct.,  
West Grove, PA 19390.

**MARY JANE KNOX a/k/a MARY JANE S. KNOX**, dec'd.  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Extr.: John Scott Knox c/o William P.  
Lincke, Esquire, 230 North Monroe  
Street, Media, PA 19063.  
**WILLIAM P. LINCKE, ATTY.**  
230 North Monroe Street  
Media, PA 19063

**KAREN M. LISINSKI a/k/a KAREN MARIE LISINSKI**, dec'd.  
Late of the Borough of Brookhaven,  
Delaware County, PA.



Admx.: Melissa Ann Pardo-Bunte  
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

**FRANK J. LLEDO, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: James Lledo c/o George Lavin,  
Esquire, 2511 Darby Road, Havertown,  
PA 19083.  
GEORGE LAVIN, ATTY.  
2511 Darby Road  
Havertown, PA 19083

**JOHN LLEDO, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Admx.: Anita Fusaro c/o George Lavin,  
Esquire, 2511 Darby Rd., Havertown,  
PA 19083.  
GEORGE LAVIN, ATTY.  
2511 Darby Rd.  
Havertown, PA 19083

**NORMA S. LOCKE a/k/a NORMA**

**SHIRLEY LOCKE, dec'd.**  
Late of the Township of Aston,  
Delaware County, PA.  
Extr.: Theresa M. Friis, 144 John Deer  
Court, Clear Brook, VA 22624.

**KENNETH R. MILES a/k/a KENNETH  
J. MILES and KENNETH R.J.  
MILES, dec'd.**

Late of the Township of Lower  
Chichester, Delaware County, PA.  
Admx.: Maryellen Orner, 4 Jessica  
Way, Media, PA 19063.  
KRISTEN R. MATTHEWS, ATTY.  
Kristen Matthews Law  
14 E. Walsh Pool Rd.  
Exton, PA 19341

**MARY ANN MORAN a/k/a MARY ANN  
E. MORAN, dec'd.**

Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: James E. Procaccio c/o Peter  
Mylonas, Esquire, 2725 West Chester  
Pike, Broomall, PA 19008.  
PETER MYLONAS, ATTY.  
2725 West Chester Pike  
Broomall, PA 19008

**PHYLLIS A. MORRISON a/k/a**

**PHYLLIS ANN MORRISON, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Norman Morrison, 6415 West  
Mercer Way, Mercer Island, WA 98040.

**KATHLEEN G. MULLANEY, dec'd.**

Late of the Township of Radnor,  
Delaware County, PA.  
Admx.: Margaret Anne Mullaney c/o  
Robert E. O'Connor, Esquire, 341 West  
State Street, Media, PA 19063.  
ROBERT E. O'CONNOR, ATTY.  
341 West State Street  
Media, PA 19063

**KATHLEEN R. MURPHY, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Kevin Jerome Murphy (Named  
in Will as Kevin J. Murphy), 413 Heron  
Court, Glen Mills, PA 19342.  
KRISTEN R. MATTHEWS, ATTY.  
Kristen Matthews Law  
14 E. Walsh Pool Rd.  
Exton, PA 19341

**DIANE D. ROBB, dec'd.**

Late of the Township of Radnor,  
Delaware County, PA.  
Admr.: John Robb, Jr., 1 Sycamore  
Circle, Paoli, PA 19301.  
MARK FEINMAN, ATTY.  
8171 Castor Avenue  
Philadelphia, PA 19152

**ARTHUR GUY ROBINSON, dec'd.**

Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Antoine Robinson, P.O. Box 404,  
Ardmore, PA 19003.

**CHRIS ROMOLINI, dec'd.**

Late of the Township of Lower  
Chichester, Delaware County, PA.  
Admx.: Amanda Eckel, 804 Kathryn  
Blvd., Cape May, NJ 08204.

**ELAINE SHULL, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Admx.: Karen Shull-Archer c/o Sam S.  
Auslander, Esquire, 300 W. State St.,  
Ste. 300, Media, PA 19063.  
SAM S. AUSLANDER, ATTY.  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**DOLORES M. TOSTO a/k/a DOLORES**

**M. MURRAY, dec'd.**  
Late of the City of Chester, Delaware  
County, PA.  
Extr.: Teresa M. Cummings (Named in  
Will as Teresa M. Tosto) c/o Jonathan  
E. Becker, Esquire, 300 W. State St.,  
Ste. 300, Media, PA 19063.

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

**BRYAN CHRISTOPHER TREUDE**  
**a/k/a BRYAN TREUDE**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extx.: Patricia A. Treude c/o John A.  
Gagliardi, Esquire, 122 S. Church St.,  
West Chester, PA 19382.  
**JOHN A. GAGLIARDI, ATTY.**  
Wetzel Gagliardi Fetter & Lavin LLC  
122 S. Church St.  
West Chester, PA 19382

**PEARL M. WATSON**, dec'd.  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extx.: Dawn Bazemore, 702 Heather  
Ln., Aston, PA 19014.  
**RHONDA ANDERSON, ATTY.**  
Anderson Law Group  
610 York Rd.  
Ste. 400  
Jenkintown, PA 19046

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### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 25-002288

NOTICE IS HEREBY GIVEN THAT on  
March 13, 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 **Kemdh Francis Bayoh** to **Kemoh  
Francis Bayoh**.

The Court has fixed Tuesday, February  
3, 2026, at 9:00 a.m. in Courtroom “TBA”,  
Delaware County Courthouse, Media, PA  
as the time and place for the hearing of  
said Petition, when and where all persons  
interested may appear and show cause, if  
any they have, why the prayer of the said  
Petition should not be granted.

Dec. 19, 26

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### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-004438

NOTICE IS HEREBY GIVEN THAT on  
May 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 **Riona Mena Crossan** to **Riona Harper  
O'Neill**.

The Court has fixed Tuesday, February  
3, 2026, at 9:00 a.m. in Courtroom “TBA”,  
Delaware County Courthouse, Media, PA  
as the time and place for the hearing of  
said Petition, when and where all persons  
interested may appear and show cause, if  
any they have, why the prayer of the said  
Petition should not be granted.

Dec. 19, 26

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### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-5539

NOTICE IS HEREBY GIVEN THAT on  
June 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 **Parnak George Gurenlian** to **George  
Gurenlian**.

The Court has fixed February 3, 2026,  
at 9:00 a.m. in Courtroom “TBA”, Delaware  
County Courthouse, Media, PA as the time  
and place for the hearing of said Petition,  
when and where all persons interested may  
appear and show cause, if any they have,  
why the prayer of the said Petition should  
not be granted.

MATTHEW HANNA, Solicitor  
319 West Front Street  
Media, PA 19063  
(610) 892-9201

Dec. 26; Jan. 2

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### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-004049



NOTICE IS HEREBY GIVEN THAT on January 6, 2025, the Petition of Israel Laboy, minor, by and through his parent and natural guardian, Dominique Chavis, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Israel Robel Laboy** to **Dominic Maurice Chavis**.

The Court has fixed Tuesday, January 6, 2026, at 9:00 a.m. in Courtroom "TBA", Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Dec. 26; Jan. 2

### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV2025-001168

NOTICE IS HEREBY GIVEN THAT on February 7, 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 **Karin Ingrid McCurdy Melfi** to **Karin Ingrid Weiland-Melfi**.

The Court has fixed Tuesday, February 3, 2026, at 9:00 a.m. in Courtroom "TBA", Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

LINDSAY J. CONAN, Solicitor  
755 North Monroe St.  
Media, PA 19063

Dec. 19, 26

### 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.

#### AMRUTH BEER AND FOOD, 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

Dec. 26

#### Direct Disposal Services, Inc.

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

ROBERT, DeLUCA & ASSOCS., Solicitors  
959 West Chester Pike  
Havertown, PA 19083

Dec. 26

### CHARTER APPLICATION NON-PROFIT

NOTICE IS HEREBY GIVEN THAT an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Non-Profit Corporation which was organized under the provisions of the Pennsylvania Non-Profit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is:

#### Community Dialogues for Action

The Articles of Incorporation have been (are to be) filed on Tuesday, October 7, 2025.

The purpose or purposes for which it was organizes are as follows: social science research, education, training.

Dec. 26

NOTICE IS HEREBY GIVEN THAT, Articles of Inc. were filed with the Dept. of State for **EcoPhilly**, a nonprofit corp. organized under the PA Nonprofit Corp. Law of 1988, exclusively for charitable purposes.

BALLARD SPAHR LLP, Solicitors  
2000 IDS Center  
80 S. 8th St.  
Minneapolis, MN 55402-2119

Dec. 26

The name of the corporation is:

#### Friends of Newtown Public Library, Inc.

The Articles of Incorporation have been (are to be) filed on Friday, December 12, 2025.

The purpose or purposes for which it was organized are as follows: Raise funds for Newtown Public Library.

Dec. 26

The name of the corporation is:

**Possibility Homes**

Dec. 26

The name of the corporation is:

**Serve Foundation**

The Articles of Incorporation have been (are to be) filed on December 10, 2025.

The purpose or purposes for which it was organized are as follows: curating and facilitating local volunteer opportunities, with deployment through a digital platform and a physical center.

McNEES WALLACE & NURICK LLC,  
Solicitors  
100 Pine Street  
Harrisburg, PA 17101

Dec. 26

**CORPORATE DISSOLUTION**

Pursuant to the requirements of the PA LLC Act of 2016, as amended, notice is hereby given that **Advisors Holding, LLC** is currently in the process of voluntarily dissolving.

KENNETH P. MILNER, Solicitor  
Warren McGraw & Knowles LLC  
920 Lenmar Dr.  
Blue Bell, PA 19422

Dec. 26

**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:

**Best Self Nutrition**

with its principal place of business at 309 East Hathaway Lane, Havertown, PA 19083.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Dinah Raphaelle Maxwell, 309 East Hathaway Lane, Havertown, PA 19083.

The application has been/will be filed on or after Friday, December 12, 2025.

Dec. 26

**ClearChoice Chadds Ford**

with its principal place of business at 225 Wilmington W. Chester Pike, Ste. 100, Chadds Ford, PA 19317.

The name(s) and address(es) of the entity(s) owning or interested in said business is (are): Chadds Ford Implant Dentistry Associations, P.C., 225 Wilmington W. Chester Pike, Ste. 100, Chadds Ford, PA 19317.

The application has been/will be filed on or after December 4, 2025.

Dec. 26

**ClearChoice Dental Implant Center**

with its principal place of business at 225 Wilmington W. Chester Pike, Ste. 100, Chadds Ford, PA 19317.

The name(s) and address(es) of the entity(s) owning or interested in said business is (are): Chadds Ford Implant Dentistry Associations, P.C., 225 Wilmington W. Chester Pike, Ste. 100, Chadds Ford, PA 19317.

The application has been/will be filed on or after December 4, 2025.

Dec. 26

**Dinah Raphaelle**

with its principal place of business at 309 East Hathaway Lane, Havertown, PA 19083.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Dinah Raphaelle Maxwell, 309 East Hathaway Lane, Havertown, PA 19083.

The application has been/will be filed on or after Friday, December 12, 2025.

Dec. 26

**Social Justice Institute**

with its principal place of business at 1062 E. Lancaster Ave., Apt. 314, Bryn Mawr, PA 19010.

The name(s) and address(es) of the entity(s) owning or interested in said business is (are): Community Dialogues for Action, 1062 E. Lancaster Ave., Apt. 314, Bryn Mawr, PA 19010.

The application has been/will be filed on or after Tuesday, October 21, 2025.

Dec. 26

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
NO.: CV-2025-002983

**NOTICE OF COMPLAINT IN  
ACTION TO QUIET TITLE**

CORINTHIAN CAPITAL FUNDING  
LLC, Plaintiff

v.

DIVINE ROYALTY BOUTIQUE, LLC,  
Defendant

And all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the complaint adverse to Plaintiff's ownership, Defendants

To: Divine Royalty Boutique, LLC and  
Unknown Persons

**NOTICE**

There has been an action to Quiet Title for property located at 3721 Garrett Road, Drexel Hill, Upper Darby Township, Delaware County, PA 19026. The parcel number for the property in question is 16-12-00386-00.

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

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

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

Lawyer Referral Service  
335 West Front Street  
Media, PA 19063  
Phone Number: (610) 566-6625  
www.delcobar.org

Dec. 19, 26

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
NO: CV-2025-008950

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

US BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY  
AS OWNER TRUSTEE FOR VRMTG  
ASSET TRUST

v.

SHERYL WALTERS-HARBIN, AS  
SURVIVING HEIR OF CAROLYN  
BURNETT, DECEASED, UNKNOWN  
HEIRS OF CAROLYN BURNETT,  
DECEASED

**NOTICE**

TO: THE DEFENDANTS

You are hereby notified US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, has filed a Complaint in Mortgage Foreclosure with regard to 1533 Roosevelt Drive, Sharon Hill, PA 19079, endorsed with a Notice to Defend, against you at No. CV-2025-008950 in the Civil Division of the Court of Common Pleas of Delaware County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Delaware County Sheriff.

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

**YOU SHOULD TAKE THIS 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

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

STEPHEN M. HLADIK, ESQUIRE  
Hladik, Onorato & Federman, LLP  
Plaintiff's Attorney  
298 Wissahickon Avenue  
North Wales, PA 19454  
(215) 855-9521

Dec. 26

# **SERVICE BY PUBLICATION**

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

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

LAKEETA L. RAYMAN, IN HER  
CAPACITY AS HEIR OF BARBARA  
L. ROBINSON a/k/a BARBARA  
LYNN ROBINSON, DECEASED;  
WADIYA GARDEN, IN HER  
CAPACITY AS HEIR OF BARBARA  
L. ROBINSON a/k/a BARBARA  
LYNN ROBINSON, DECEASED;  
GWENDOLYN MCMILLIAN, IN HER  
CAPACITY AS HEIR OF BARBARA

L. ROBINSON a/k/a BARBARA LYNN  
ROBINSON, DECEASED; TITUS A.  
ROBINSON, IN HIS CAPACITY AS  
HEIR OF BARBARA L. ROBINSON  
a/k/a BARBARA LYNN ROBINSON,  
DECEASED; JAMAL ROBINSON, IN  
HIS CAPACITY AS HEIR OF BARBARA  
L. ROBINSON a/k/a BARBARA LYNN  
ROBINSON, DECEASED; UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER BARBARA L. ROBINSON  
a/k/a BARBARA LYNN ROBINSON,  
DECEASED, Defendant(s)

## **NOTICE**

**NOTICE TO: UNKNOWN HEIRS, SUC-  
CESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIM-  
ING RIGHT, TITLE OR  
INTEREST FROM OR UN-  
DER BARBARA L. ROBIN-  
SON a/k/a BARBARA LYNN  
ROBINSON, DECEASED,  
ET AL.**

You are hereby notified on that on Oc-  
tober 31, 2023, Plaintiff, WELLS FARGO  
BANK, N.A. filed a Complaint against you  
in the Court of Common Pleas of DELA-  
WARE County, Pennsylvania, Docket No.  
CV-2023-009285, wherein Plaintiff seeks to  
enforce its rights under its loan documents.

If you wish to defend, you must enter  
a written appearance personally or by at-  
torney and file your defenses or objections  
in writing with the Court. You are warned  
that if you fail to do so the case may pro-  
ceed 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 HIR-  
ING 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 PER-  
SONS AT A REDUCED FEE OR NO FEE.**

**LAWYERS' REFERENCE SERVICE**

335 West Front Street  
Media, PA 19063  
Telephone: (610) 566-6625  
www.delcobar.org

**BROCK & SCOTT, PLLC**

Attorneys for Plaintiff  
(844-) 856-6646

Dec. 26

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
Docket No. CV-2025-007596

Type of Claim: Breach of Contract

Midland States Bank, Plaintiff

vs.

Phasic Technologies, Inc. and Danielle  
Letting, Defendants

**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 defense or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days from the date of publication of this Notice, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff(s). You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS 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.**

**LAWYER REFERRAL SERVICE**

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

**SERGIO I. SCUTERI, ESQUIRE**

Capehart & Scatchard, PA  
Attorneys for Plaintiff  
8000 Midlantic Drive  
Suite 300S  
Mt. Laurel NJ 08054  
(856) 234-6800

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
No. 0082 of 2025

NOTICE IS HEREBY GIVEN THAT a Petition for an Involuntary Termination of Parental Rights was filed in the above-named Court, praying for a Decree to terminate the parental rights and duties of Samantha Barrett Link, Birth Mother of Maeve Barrett Avellino, whose last known address is 101 Mill Rd., Havertown, PA 19083. The Court has fixed January 27, 2026, at 9:30 a.m. in Court Room TBA. This is to inform you of an important option that may be available to you under PA Law, Act 101 of 20210 (23 Pa. C.S.A. Sections 2731-2742) allows for an enforceable voluntary agreement for continuing contact or communications following an enforceable adoption between the adoptive parent, a child, a birth parent and/or a birth relative of the child. I understand that in order to enter into such an agreement, all parties to the adoption must agree. A "birth relative" is defined as a parent, grandparent, stepparent, sibling uncle or aunt of the child's birth family, whether the relationship is by blood, marriage or adoption. This Agreement must be in writing, signed by all parties and approved by the court before the court enters a final order in the adoption in order to be legally binding. If you are interested in learning more about the option for a voluntary agreement, please contact me at the address/telephone below, or your attorney, if you should have one. You are warned that, even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to the child may be ended by the Court without you present. You have a right to an attorney. You should take this paper to your attorney at once. If you do not have an attorney, or cannot afford one, contact the Lawyer Reference Service, Bar Assn.

Bar Assn. Bldg.  
335 W. Front Street  
Media, PA 19063  
(610) 566-6625  
www.delcobar.org

**KATHRYN A. MELONI, P.C.**

Attys. for Petitioners  
117-119 N. Olive St.  
Media, PA 19063  
(610) 565-1260

Dec. 26; Jan. 2

Dec. 26

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

**January 16, 2026  
11:00 A.M. Prevailing Time**

**BOROUGH**

Collingdale 4, 27  
Colwyn 22, 29  
Eddystone 36  
Lansdowne 13, 24  
Parkside 2  
Prospect Park 12  
Sharon Hill 25  
Trainer 23  
Yeadon 18

**CITY**

Chester 9, 30

**TOWNSHIP**

Bethel 11, 31  
Chester 3  
Concord 1  
Darby 19, 33  
Haverford 17, 20  
Marple 10, 26  
Middletown 32  
Newtown 21  
Springfield 5  
Upper Chichester 6  
Upper Darby 14, 16, 28, 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. 061101 1. 2024**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 11 Mulberry Road, Glen Mills, Pennsylvania.

Folio Number: 13-00-00582-01

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Drake Newkirk.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

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

**No. 001723 2. 2025**

**MORTGAGE FORECLOSURE**

233 E Roland Road  
Brookhaven, PA 19015

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Marnechia Alexander f/k/a Marnechia Millhouse.

Hand Money \$30,540.92

RAS Citron LLC, Attorneys

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



**No. 001646 3. 2025**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 700 Lloyd Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a commercial apartment building.

SOLD AS THE PROPERTY OF: 700 Lloyd Group LLC.

Hand Money \$32,185.64

Friedman Vartolo LLC, Attorneys

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

**No. 003185 4. 2025**

**MORTGAGE FORECLOSURE**

Property in the Borough of Collingdale in the County of Delaware and the State of Pennsylvania.

BEING Premises: 1018 Broad Street, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a 2 story house.

SOLD AS THE PROPERTY OF: Sharon Douglas.

Hand Money \$16,982.65

Romano, Garubo & Argentieri, Attorney

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

**No. 010942A 5. 2024**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 476 Lynbrooke Road, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael J. Barbieri.

Hand Money \$47,928.72

Brock & Scott, PLLC, Attorneys

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

**No. 006469 6. 2025**

**MORTGAGE FORECLOSURE**

519 Jefferson Street  
Upper Chichester, PA 19014

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Stacy Canalicchio.

Hand Money \$30,971.80

RAS Citron LLC, Attorneys

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

**No. 063382            9.                    2024**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE on the Southeast-erly side of 21st Street at the distance of 137.52 feet measured Southwesterly from the Southwesterly corner of the said 21st Street and Concord Avenue, in the City of Chester, in the County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 613 E. 21st Street, Chester, Pennsylvania.

Folio Number: 49-01-00572-00

IMPROVEMENTS CONSIST OF: Resi-dential Dwelling.

SOLD AS THE PROPERTY OF: Larry D. Wesley and Kathy E. Wesley.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

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

**No. 060980            10.                    2024**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and improve-ments thereon erected, SITUATE in the Township of Marple, County of Delaware, Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 14 Bigh-ton Village A-D, Broomall, Pennsylvania.

Folio Number: 25-00-00305-06

IMPROVEMENTS CONSIST OF: Resi-dential Dwelling.

SOLD AS THE PROPERTY OF: Andrew P. Conboy.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

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

**No. 061537            11.                    2024**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot, piece or parcel of land, with the improvements erected thereon, situate in the Township of Bethel, County of Delaware and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 54 Over-look Circle, Boothwyn, Pennsylvania.

Folio Number: 03-00-00491-77

IMPROVEMENTS CONSIST OF: Resi-dential Dwelling.

SOLD AS THE PROPERTY OF: Daniel A. Lieberman and May R. Lieberman.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

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

**No. 005873            12.                    2025**

**MORTGAGE FORECLOSURE**

1607 Washington Avenue  
Prospect Park, PA 19076

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

IMPROVEMENTS CONSIST OF: resi-dential dwelling.

SOLD AS THE PROPERTY OF: Everett Santarlas, Jr.

Hand Money \$23,374.77

RAS Citron LLC, Attorneys

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

**No. 010513 13. 2024**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 23000196400

Property: 25 Mansfield Road, Lansdowne, PA 19050.

BEING the same premises which Helen M. Baraldi, by Deed dated December 26, 2012 and recorded January 17, 2013 in and for Delaware County, Pennsylvania in Deed Book Volume 5258, page 812, granted and conveyed unto Tasha L. Keel-Augusta.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Tasha L. Keel-Augusta.

Hand Money \$14,317.92

Katherine M. Wolf, Attorney

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

**No. 006600 14. 2025**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 16130353300

Property: 5225 Westbrook Drive, Clifton Heights, PA 19018.

BEING the same premises which Wayne M. McKillop, by Deed dated April 11, 2007 and recorded May 20, 2007 in and for Delaware County, Pennsylvania in Deed Book Volume 4112, page 773, granted and conveyed unto Patrick Nolan.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Patrick Nolan.

Hand Money \$13,509.62

Katherine M. Wolf, Attorney

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

**No. 005437 16. 2024**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 7036 Veronica Road, Upper Darby, PA 19082-4111.

Parcel Nos. 16-03-01797-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Quantum Builders, L.L.C., a Pennsylvania limited liability company.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 009942 17. 2024**

**MONEY JUDGMENT**

ALL THAT CERTAIN Unit ("Unit") designated as Unit Number A-34, being a unit in Haverford Hill Condominium, a condominium, in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania, which Unit is designated in the Declaration of Condominium dated 10/13/1982 and recorded in the Office of the Recorder of Deeds, in and for Delaware County (the "Recorder's Office") on 10/20/1982 in Deed Book 42 page 812, which Declaration was amended by a First Amendment to the Declaration of Condominium of Haverford Hill Condominium dated 10/13/1982 and recorded 6/3/1983 in Volume 81 page 1752 and described in the Plats and Plans of Haverford Hill Condominium dated 7/1/1982 and recorded on 10/20/1982 in Condominium Plan Book Drawer 3 page\_.

BEING Unit Number A-34, Haverford Hill, Condominium.

TOGETHER with all right, title and interest, being .037% undivided interest of, in and to the Common Elements as defined by the Uniform Condominium Act of Pennsylvania and as more fully set forth in the aforementioned Declaration of Condominium and Plats and Plans.

BEING the same premises which John T. O'Donnell and Susan A. O'Donnell by Deed dated April 30, 2008 and recorded May 13, 2008 in Delaware County in Record Book 4361 page 1799, conveyed unto Darrin O'Donnell, his h/a, in fee

Parcel/Folio No. 22-09-01137-15.

IMPROVEMENTS CONSIST OF: Residential Condominium.

SOLD AS THE PROPERTY OF: Darrin O'Donnell.

Hand Money \$3,000.00

Elliot H. Berton, Esquire, Attorney

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

**No. 002570A 18. 2023**

**MORTGAGE FORECLOSURE**

826 Laurel Road  
Yeadon, PA 19050

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: June B. Patterson.

Hand Money \$18,363.04

RAS Citron, LLC, Attorneys

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

**No. 006516 19. 2025**

**MORTGAGE FORECLOSURE**

1545 Hermesprotta Drive  
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: Juanita V. Braxton.

Hand Money \$2,595.40

RAS Citron LLC, Attorneys

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

**No. 006048A 20. 2018**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 601 Willowbrook Rd, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Thomas W. Tripler and Patricia M. Tripler.

Hand Money \$24,249.70

Brock & Scott, PLLC, Attorneys

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

**No. 001488 21. 2023**

**MORTGAGE FORECLOSURE**

3 Harvey Lane  
Newtown Square, PA 19073

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Christopher Cimino a/k/a Christopher J. Cimino.

Hand Money \$53,773.38

RAS Citron, LLC, Attorneys

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

**No. 002712A 22. 2021**

**MORTGAGE FORECLOSURE**

443 Ellis Avenue  
Darby, PA 19023

Property in the Borough of Colwyn, State of Pennsylvania.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Rhea Bates, in her capacity as Heir of Takako Bates.

Hand Money \$5,442.98

RAS Citron, LLC, Attorneys

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

**No. 009562 23. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 55 Depth: 110

BEING Premises: 1356 Sunset Street, Trainer, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Ipatia C. Bueno and Jorge R. Rosario.

Hand Money \$12,519.76

KML Law Group, P.C., Attorneys

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

**No. 006462 24. 2025**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 157 West Plumstead Avenue, Lansdowne, PA 19050.

Parcel Nos. 23000254200

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Violita Serrano-Colon.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 006966 25. 2025**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Sharon Hill, County of Delaware and State of Pennsylvania, as shown on a subdivision plan from Brian and Rita Novello, prepared by M. Gilroy Damon Associates, Inc., Civil Engineers, Sharon Hill, PA dated 7-28-1986 and described as follows:

BEGINNING at a point of intersection of the Southeasterly side of Chester Pike L.R. 180 (60 feet wide) with the Northeasterly side of Cherry Street (50 feet wide); thence along said Chester Pike North 51 degrees 51 minutes East 45 feet to a point; thence leaving Chester Pike South 57 degrees 54 minutes 10 seconds East 110.08 feet to a point; thence South 51 degrees 51 minutes West 82.2 feet to a point in said Cherry Street; thence along same North 38 degrees 9 minutes West 103.6 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

BEING the same premises which Christopher J. Hajduk, by Deed dated 8/4/2015 and recorded in the Office of the Recorder of Deeds of Delaware County on 8/12/2015 in Deed Book Volume 05686, page 2030, Instrument No. 2015043016, granted and conveyed unto Karolyn J. McDaniel.

Karolyn J. McDaniel departed this life on 6/26/2023.

BEING known as 411 Chester Pike, Sharon Hill, Pennsylvania 19079.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Regina Victoria Harrison a/k/a Regina Harrison, as Administratrix of the Estate of Karolyn J. McDaniel a/k/a Karolyn Janet McDaniel, deceased.

Hand Money \$16,681.09

Powers Kirn, LLC, Attorneys

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

**No. 003348 26. 2023**

**MORTGAGE FORECLOSURE**

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

Front: Depth:



BEING Premises: 60 Ferguson Avenue,  
Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: Resi-  
dential Property.

SOLD AS THE PROPERTY OF: Myles  
S. Charlton, Jr. and Monica M. Charlton,  
his wife, as tenants by the entireties.

Hand Money \$14,369.15

Brock & Scott, PLLC, Attorneys

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

**No. 007389      27.      2025**

**MORTGAGE FORECLOSURE**

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

Front:      Depth:

BEING Premises: 121 Rhodes Ave,  
Darby, PA 19023.

IMPROVEMENTS CONSIST OF: Resi-  
dential Property.

SOLD AS THE PROPERTY OF: Lynaya  
Hill.

Hand Money \$23,561.70

Brock & Scott, PLLC, Attorneys

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

**No. 004987      28.      2025**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 9004 West Chester  
Pike, Upper Darby, PA 19082-2606.

Parcel Nos. 16-08-02815-00

IMPROVEMENTS CONSIST OF: resi-  
dential.

SOLD AS THE PROPERTY OF: Rad Di-  
versified Reit, Inc., a Maryland corporation.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 002668      29.      2022**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or tract of land,  
hereditaments and appurtenances, situate  
in the Borough of Colwyn, County of Dela-  
ware and State of Pennsylvania.

BEING Premises: 134 Walnut St. Col-  
wyn, PA 19023 a/k/a 134 Walnut St. Darby,  
PA 19023.

BEING the same premises which John  
F. Kane and Anna M. Kane, on February  
27, 2001, recorded on March 9, 2001 in the  
Office of the Recorder of Deeds in and for  
the County of Delaware in Book 2137, page  
964 granted and conveyed unto Norman L.  
Henderson. Norman L. Henderson departed  
this life on or about December 8, 2007.

IMPROVEMENTS CONSIST OF: Resi-  
dential Property.

SOLD AS THE PROPERTY OF: Joy  
Anderson, as Heir and/or Administrator  
of the Estate of Norman L. Henderson,  
deceased and the Unknown Heirs and/or  
Administrators of the Estate of Norman L.  
Henderson, deceased.

Hand Money \$6,569.58

Hill Wallack LLP, Attorneys

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

**No. 006998      30.      2025**

**MORTGAGE FORECLOSURE**

Property situated in Chester City, County of Delaware and Commonwealth of Pennsylvania, being more fully described in the Deed recorded on October 11, 2023, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 6935, at page 5650.

Folio No. 49-01-00013-00

BEING known as 336 West 15th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF:    a single family residential dwelling.

SOLD AS THE PROPERTY OF:    So Gray LLC.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

**No. 004663      31.      2025**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$694,808.26

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

Front: 240      Depth: 214

BEING Premises: 3671 Marian Drive, Garnet Valley, PA 19060.

Parcel: 03000036082

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: East Market Property Solutions, LLC.

Hand Money \$69,480.82

William Miller, Esquire, Attorney

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

**No. 008949      32.      2024**

**MORTGAGE FORECLOSURE**

Property in the Township of Middletown, County of Delaware, Commonwealth of PA on the beginning at a point on the Northerly side of Iris Drive.

Front: 67.02      Depth: 155.87

BEING Premises: 703 Iris Lane, Media, PA 19063.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Steven Gariffo and Roxann M. Gariffo aka Roxann Gariffo.

Hand Money \$36,465.00

KML Law Group, P.C., Attorneys

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

**No. 001277      33.      2020**

**MORTGAGE FORECLOSURE**

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

Front: 32      Depth: 100

BEING Premises: 804 Felton Avenue, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Tyrone Stewart, Jr.

Hand Money \$17,832.72

KML Law Group, P.C., Attorneys

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

**No. 005608 34. 2024**

**MORTGAGE FORECLOSURE**

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

BEGINNING at a point on the Easterly side of Copley Road (as laid out 40 feet wide) at the distance of 224.81 feet measured Southwardly from the intersection of the Southerly side line of Chestnut Street (as laid out 50 feet wide) and the said Easterly side line of said Copley Road.

CONTAINING in front or breadth on the Easterly side foresaid Copley Road 27.83 feet and extending of that width between parallel lines running at right angles to said Copley Road South 74 degrees 38 minutes East, 80 feet to the middle of a certain 15 feet wide driveway running Southwardly from said Chestnut Street to Sansom Street.

TOGETHER with the free use, right, liberty and privilege of the aforesaid private driveway as and for a passageway and driveway at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and having the use thereof as set forth in an agreement between Lower Merion Realty Company, John H. McClatchy et al dated 11/4/1920 and since duly recorded in the Office for Recorder of Deeds & for the County of Delaware aforesaid.

BEING Premises: 117 Copley Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Charalambos S. Lazaridis and Irini Lazaridis.

Hand Money \$5,525.25

Law Office of Gregory Javardian, LLC, Attorneys

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

**No. 005572 36. 2025**

**MORTGAGE FORECLOSURE**

722 Saville Avenue  
Crum Lynne, PA 19022

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: KSBENN LLC.

Hand Money \$7,034.21

David E. Schwager, Esquire, Attorney

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

Dec. 26; Jan. 2, 9