

**ESTATE AND TRUST NOTICES**

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

**FIRST PUBLICATION**

**ROSEMARY BATTAFARANO, dec'd.**

Late of the Township of Middletown, Delaware County, PA.  
Extxs.: Brenda Martin and Amanda Ciafre, 602 Providence Ave., Claymont, DE 19703.

**DAVID BENNETT a/k/a DAVID JOHN BENNETT and DAVE BENNETT, dec'd.**

Late of the Township of Springfield, Delaware County, PA.  
Extx.: Patricia M. Davis, 1053 West Avenue, Springfield, PA 19064.

**NANCY J. BOYER, dec'd.**

Late of the Township of Concord, Delaware County, PA.  
Extx.: Joel Russell Boyer c/o Christina B. Roberts, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.  
**CHRISTINA B. ROBERTS, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**FRED T. CRAWFORD, III, dec'd.**

Late of the Township of Middletown, Delaware County, PA.  
Extxs.: Fred T. Crawford, IV and Mary Kathryn Crawford Howard c/o Eric Lieberman, Esquire, 111 East Market Street, Pottsville, PA 17901.  
**ERIC LIEBERMAN, ATTY.**  
Lieberman & Tamulonis  
111 East Market Street  
Pottsville, PA 17901

**ELIZABETH A. CREIGHTON, dec'd.**

Late of the Borough of Marple, Delaware County, PA.  
Admx.: Jennifer H. Walker, Esquire, 31 S. High Street, Suite 200, West Chester, PA 19382.

**JENNIFER WALKER, ATTY.**  
31 S. High Street  
Suite 200  
West Chester, PA 19382

**MIRIAM B. DAHLKE, dec'd.**

Late of the Township of Edgmont, Delaware County, PA.  
Extr.: Andrew W. Dahlke 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

**JOAN E. DIROSATO, dec'd.**

Late of the Township of Concord, Delaware County, PA.  
Extx.: Sharon Seiler 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

**NORBERTO D. FERREIRA a/k/a NORMAN D. FERREIRA, dec'd.**

Late of the Township of Upper Chichester, Delaware County, PA.  
Extx.: Janice Ann Carlson (Named in Will as Janice Carlson), 7000 Village Way, Apt. 408, Upper Chichester, PA 19061.  
**CHARI M. ALSON, ATTY.**  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**SETH M. FOSTER, dec'd.**

Late of the Township of Newtown, Delaware County, PA.  
Extr.: Elliott Goldberg, 1231 Lancaster Avenue, Berwyn, PA 19312.

**HELEN GREGORY, dec'd.**

Late of the Township of Radnor, Delaware County, PA.  
Extx.: Jane Gregory Grasso, 2227 Bryn Mawr Ave., Ardmore, PA 19003.

**DONALD B. GROSSER, SR., dec'd.**

Late of the Township of Upper Providence, Delaware County, PA.  
Extxs.: Karen Grosser and Jane Montgomery, P.O. Box 93, Thornton, PA 19373.

**JANE MACK GROUNDLAND, dec'd.**

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

Extr.: L. Peter Temple c/o Larmore  
Scarlett LLP, P.O. Box 384, Kennett  
Square, PA 19348.

L. PETER TEMPLE, ATTY.  
Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

**SANJA A. HARPER, dec'd.**  
Late of the Township of Springfield,  
Delaware County, PA.  
Admx.: Noel Battina Pattani, 137  
Cains Road, Honey Brook, PA 19344.  
**MARY K. KENNEDY, ATTY.**  
339 W. Baltimore Avenue  
Media, PA 19063

**ROBERT F. KLECKO a/k/a ROBERT  
KLECKO, dec'd.**  
Late of the Township of Middletown,  
Delaware County, PA.  
Admr.: Daniel A. Ruggieri c/o  
Jacquelyn S. Goffney, Esquire, 339 W.  
Baltimore Ave., Media, PA 19063.  
**JACQUELYN S. GOFFNEY, ATTY.**  
339 W. Baltimore Avenue  
Media, PA 19063

**DAMIAN P. MANKO a/k/a DAMIAN  
PAUL MANKO, dec'd.**  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Brandon Michael Manko 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

**PETER PAUL MARTIN, dec'd.**  
Late of the Township of Springfield,  
Delaware County, PA.  
Extx.: Marie Elizabeth Martin.  
**TIMOTHY F. SULLIVAN, ATTY.**  
320 West Front Street  
Media, PA 19063

**MICHAEL MERCURI a/k/a MICHAEL  
J. MERCURI, dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Edmund M. Pires, Jr. (Named  
in Will as Edmund Pires) c/o William  
E. Ruane, Esquire, 72 Shawnee Rd.,  
Ardmore, PA 19003.  
**WILLIAM E. RUANE, ATTY.**  
72 Shawnee Rd.  
Ardmore, PA 19003

**JAMES E. NOLAN a/k/a JAMES  
EDWARD NOLAN, dec'd.**  
Late of the Borough of Media,  
Delaware County, PA.

Extr.: James Nolan, 151  
Commissioners Road, Mullica Hill, NJ  
08062.

**JAMES HERBERT RICHARDSON  
a/k/a JAMES RICHARDSON, dec'd.**  
Late of the Borough of Sharon Hill,  
Delaware County, PA.  
Admr.: Jamal Gary-Richardson, 1428  
Forrester Ave., Sharon Hill, PA 19079.

**STEPHEN E. SCHWEERS a/k/a  
STEPHEN SCHWEERS and STEVE  
SCHWEERS, dec'd.**  
Late of the Township of Marple,  
Delaware County, PA.  
Admx.: Corinne Catherman Schweers,  
128 Harmill Road, Broomall, PA 19008.

**MARY ANTHONY SPAIN, SR., dec'd.**  
Late of the Borough of Clifton Heights,  
Delaware County, PA.  
Admr.: Mark A. Spain, Jr., 4 Little  
Ireland Rd., Starrucca, PA 18462.  
**DANIEL J. SIEGEL, ATTY.**  
Law Offices of Daniel J. Siegel, LLC  
66 W. Eagle Rd.  
Ste. 1  
Havertown, PA 19083

**THERESA M. STEVELINE a/k/a  
THERESA STEVELINE, dec'd.**  
Late of the Township of Aston,  
Delaware County, PA.  
Extr.: John G. Steveline, 32  
Duttonview Drive, Aston, PA 19014.

**DANIEL WALTER TOPA, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admx.: Kathleen M. Langley, 816  
Shadeland Ave., Drexel Hill, PA 19026.

**RITA M. TROXEL a/k/a RITA MARIE  
TROXEL, dec'd.**  
Late of the Township of Tinicum,  
Delaware County, PA.  
Admx.: Stacey Ann Hinckley, 321  
Jansen Ave., Essington, PA 19029.

**TERESA C. WRIGHT a/k/a TERESA  
WRIGHT, dec'd.**  
Late of the Borough of Prospect Park,  
Delaware County, PA.  
Admr.: Kimmo H. Abbasi, 1000 Floral  
Vale Blvd., Suite 300, Yardley, PA  
19067.

#### SECOND PUBLICATION

**JULIA A. BARNES, dec'd.**  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: John F. Clarkin, Jr. c/o Anthony  
Morris, Esquire, 118 W. Market Street,  
Suite 300, West Chester, PA 19382-  
2928.

ANTHONY MORRIS, ATTY.  
Buckley Brion McGuire & Morris LLP  
118 W. Market Street  
Suite 300  
West Chester, PA 19382-2928

**DOLORES EMMA BROUGH a/k/a DOLORES E. BROUGH**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extrs.: Dolores B. Bertoti and  
Patrick G. Brough, 315 Oxford Road,  
Havertown, PA 19083.

**NINO CAMPOBASSO**, dec'd.  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Extr.: Chara Armon c/o Kristine F.  
Hughey, Esquire, 22 W. Second St.,  
Media, PA 19063.  
**KRISTINE F. HUGHEY, ATTY.**  
22 W. Second St.  
Media, PA 19063

**TODD MATTHEW CASSIDY**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Anna Morgan Cassidy (Named  
in Will as Anna M. Cassidy) c/o Joseph  
A. Bellinghieri, Esquire, 17 W. Miner  
St., West Chester, PA 19382.  
**JOSEPH A. BELLINGHIERI, ATTY.**  
MacElree Harvey, Ltd.  
17 W. Miner St.  
West Chester, PA 19382

**EVERETT CLARENCE DADE a/k/a EVERETT C. DADE**, dec'd.  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Extr.: Nicolas Dade, 432 Isabel Dr.,  
Santa Cruz, CA 95060.

**MURRAY S. ECKELL**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Steven Marc Eckell (Named in  
Will as Steven M. Eckell) 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

**JOHN M. ECKLER**, dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Extr.: Mark Jonathan Eckler c/o  
Michael J. Mattson, Esquire, 21 W.  
Third St., Media, PA 19063.

MICHAEL J. MATTSON, ATTY.  
Musi, Mattson, Daubenberger &  
Clark, LLP  
21 W. Third St.  
Media, PA 19063

**JUDITH B. GREEN**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Shawn Marie Davidson c/o  
Christina B. Roberts, Esquire, 3305  
Edgmont Ave., Brookhaven, PA 19015.  
**CHRISTINA B. ROBERTS, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**PEDRO GUILLEN**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Nicolas Pedro Tasse-Guillen  
(Named in Will as Nicolas P. Tasse-  
Guillen) c/o Andrew Gavrin, Esquire,  
306 Clairemont Rd., Villanova, PA  
19085.  
**ANDREW GAVRIN, ATTY.**  
The Law Office of Andrew Gavrin  
306 Clairemont Rd.  
Villanova, PA 19085

**DOROTHY JANSSEN**, dec'd.  
Late of the Township of Bethel,  
Delaware County, PA.  
Extr.: Denise M. West, 1024 Belmont  
Lane, Garnet Valley, PA 19060.

**KEVIN W. KIDD**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Michael MacWilliams c/o Paul  
D. Nelson, Esquire, 334 West Front  
Street, Media, PA 19063.  
**PAUL D. NELSON, ATTY.**  
334 West Front Street  
Media, PA 19063

**ROSE MARIE GRAHN KNIGHT a/k/a ROSE MARIE KNIGHT**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Revocable Living Trust Agreement of  
Rose Marie Grahn Knight.  
Trustee: James Callan Knight, III  
c/o Jill R. Fowler, Esquire, 1001  
Conshohocken State Rd., Ste. 1-300,  
West Conshohocken, PA 19428.  
**JILL R. FOWLER, ATTY.**  
Heckscher, Teillon, Terrill &  
Sager, P.C.  
1001 Conshohocken State Rd.  
Ste. 1-300  
West Conshohocken, PA 19428

**LALITHA B. KRISHNAN**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.

Extr.: Chidambaram Krishnan, 656  
Casey Ln., West Chester, PA 19382.

**SUSANNE V. LAVAIQUE a/k/a  
SUSANNE VIRGINIA LAVAIQUE  
and SUSANNE LAVAIQUE, dec'd.**  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extx.: Michelle L. Atkins, 202 Willard  
Dr., Ridley Park, PA 19078.  
**GEORGE V. TROILO, ATTY.**  
Law Offices of Gregory J. Pagano, PC  
1315 Walnut St.  
12th Fl.  
Philadelphia, PA 19107

**JOYCE K. LEWIS, dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Extx.: Ellen Michele Kutchak (Named  
in Will as Ellen Kutchak a/k/a Ellen  
Bangert), 1124 Salty Marsh Ct.,  
Virginia Beach, VA 23454.  
**HEATHER L. TURNER, ATTY.**  
Law Offices of Heather L. Turner  
137 Narberth Ave.  
Narberth, PA 19072

**LANETT PARISH, dec'd.**  
Late of the Borough of Lansdowne,  
Delaware County, PA.  
Admr.: Justin Parish, 5150 Reno St.,  
Philadelphia, PA 19139.  
**KENNETH C. RUSSELL, ATTY.**  
Russell Law, P.C.  
3500 Reading Way  
Huntingdon Valley, PA 19006

**JOAN M. PATTERSON, dec'd.**  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Admx.: Tracey Nichole Mamadou c/o  
David W. Crosson, Esquire, Crosson  
& Richetti LLC, 609 W. Hamilton St.,  
Suite 301, Allentown, PA 18101.  
**DAVID W. CROSSON, ATTY.**  
Crosson & Richetti LLC  
609 W. Hamilton St.  
Suite 301  
Allentown, PA 18101

**ELIZABETH J. PETRAGNANI, dec'd.**  
Late of the Township of Thornbury,  
Delaware County, PA.  
Extr.: Nicholas Petragnani c/o Jennifer  
A. Ermilio, Esquire, 118 W. Market  
Street, Suite 300, West Chester, PA  
19382-2928.  
**JENNIFER A. ERMILIO, ATTY.**  
Buckley Brion McGuire & Morris LLP  
118 W. Market Street  
Suite 300  
West Chester, PA 19382-2928

**VINCENT THOMAS ROCHE, JR.  
a/k/a VINCENT THOMAS ROCHE,  
dec'd.**  
Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Andrew V. Roche c/o Warren J.  
Kauffman, Esquire, 1650 Market St.,  
Ste. 1800, Philadelphia, PA 19103.  
**WARREN J. KAUFFMAN, ATTY.**  
White and Williams LLP  
1650 Market St.  
Ste. 1800  
Philadelphia, PA 19103

**RUTH S. ROSS, dec'd.**  
Late of the Township of Aston,  
Delaware County, PA.  
Extr.: Kerry M. Ross, 140 Guernsey  
Road, Swarthmore, PA 19081.

**BERTHA JEANNE SHAMBO a/k/a  
JEANNE BRENNAN, dec'd.**  
Late of the Township of Aston,  
Delaware County, PA.  
Extx.: Linda Winfree c/o Kristine F.  
Hughey, Esquire, 22 W. Second St.,  
Media, PA 19063.  
**KRISTINE F. HUGHEY, ATTY.**  
22 W. Second St.  
Media, PA 19063

**KAREN L. SOFKA, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Robin Hay, 77 Tabby Trail Dr.,  
Hilton Head Island, SC 29926.

**JAMES S. TKACHUK, dec'd.**  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Admr. C.T.A.: R. Keith Zurinsky 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

**BARBARA B. WANAMAKER, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Hayes Hunter Wanamaker c/o  
Carol R. Livingood, Esquire, 130 W.  
Lancaster Ave., P.O. Box 191, Wayne,  
PA 19087-0191.  
**CAROL R. LIVINGOOD, ATTY.**  
Timoney Knox, LLP  
130 W. Lancaster Ave.  
P.O. Box 191  
Wayne, PA 19087-0191

**JOYCE C. WARRINGTON, dec'd.**

Late of the Township of Middletown,  
Delaware County, PA.  
Extx.: Janice Lynn Becker c/o Teresa  
A. Miller, Esquire, 8 West Front  
Street, Media, PA 19063.  
**TERESA A. MILLER, ATTY.**  
8 West Front Street  
Media, PA 19063

**JANELLE ALYSSA WHITE a/k/a**

**JANELLE WHITE, dec'd.**  
Late of the Borough of Lansdowne,  
Delaware County, PA.  
Admr.: Simon Stacy Mogul, 890  
Lantern Ln., Blue Bell, PA 19422-1614.  
**S. STACY MOGUL, ATTY.**  
Heiligman and Mogul, P.C.  
890 Lantern Ln.  
Blue Bell, PA 19422-1614

**JESSE EDWARD WICHOUSKI a/k/a**

**JESSE E. WICHOUSKI, dec'd.**  
Late of the Borough of Swarthmore,  
Delaware County, PA.  
Extx.: Cynthia Wichouski 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

**BARBARA A. YARNALL, dec'd.**

Late of the Township of Ridley,  
Delaware County, PA.  
Co-Extxs.: Karen M. Murray and Jo  
Ann Poole c/o Kristine F. Hughey,  
Esquire, 22 W. Second St., Media, PA  
19063.  
**KRISTINE F. HUGHEY, ATTY.**  
22 W. Second St.  
Media, PA 19063

**ELIZABETH ANNE ZIEGENFUS a/k/a**

**ELIZABETH F. ZIEGENFUS and  
LIZ ZIEGENFUS, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extxs.: Robin Gully and Deborah  
Newlin, 1041 Capstone Drive, Durham,  
NC 27713.

**ROBERT SCOTT ZURINSKY a/k/a R.**

**SCOTT ZURINSKY, dec'd.**  
Late of the Township of Tincicum,  
Delaware County, PA.  
Admr.: R. Keith Zurinsky 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

**RUSSELL ZURINSKY, dec'd.**

Late of the Township of Tincicum,  
Delaware County, PA.  
Admr.: R. Keith Zurinsky 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

**RUTH ZURINSKY, dec'd.**

Late of the Township of Tincicum,  
Delaware County, PA.  
Admr.: R. Keith Zurinsky 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

**RUTHANN GAY ZURINSKY a/k/a**

**R. GAY ZURINSKY and GAY  
ZURINSKY, dec'd.**  
Late of the Township of Tincicum,  
Delaware County, PA.  
Admr.: R. Keith Zurinsky 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

**THIRD AND FINAL PUBLICATION**

**HALINA K. ADGATE, dec'd.**

Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Sean W. Adgate 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

**LOIS E. ARIZINI, dec'd.**

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

Extn.: Leigh E. Kuhn.  
 NICHOLE EISENHART, ATTY.  
 Barley Snyder  
 1601 Cornwall Road  
 Lebanon, PA 17042

**JEAN LESLIE BASILE a/k/a JEAN L. BASILE**, dec'd.  
 Late of the Township of Concord,  
 Delaware County, PA.  
 Extr.: Gregg J. Basile c/o Jeffrey R.  
 Bellomo, Esquire, 3198 East Market  
 Street, York, PA 17402.  
**JEFFREY R. BELLOMO, ATTY.**  
 Bellomo & Associates  
 3198 East Market Street  
 York, PA 17402

**JON CARDWELL BIGGINS a/k/a JON C. BIGGINS**, dec'd.  
 Late of the Borough of Lansdowne,  
 Delaware County, PA.  
 Admx.: Tonja Smith, 120 Windsor  
 Ave., Lansdowne, PA 19050.

**ROSLYN S. BLUMBERG a/k/a ROSLYN BLUMBERG**, dec'd.  
 Late of the Borough of Media,  
 Delaware County, PA.  
 Extn.: Barbara K. Blumberg, 1474  
 West Terrace Circle, Apt. 4, Teaneck,  
 NJ 07666.

**ROBERTA H. BOWERS a/k/a ROBERT HALLOWELL BOWERS**, dec'd.  
 Late of the Township of Haverford,  
 Delaware County, PA.  
 Extr.: Michael S. Dinney, Esquire,  
 919 Conestoga Road, Ste. 3-114, Bryn  
 Mawr, PA 19010.

**HELEN CARNEY a/k/a HELEN H. CARNEY**, dec'd.  
 Late of the Borough of Chester  
 Heights, Delaware County, PA.  
 Extns.: John DeVault Kearney and  
 Kathryn Carney Williams c/o James  
 F. Carney, Esquire, 715 Twinig Road,  
 Suite 208, Dresher, PA 19025.  
**JAMES F. CARNEY, ATTY.**  
 715 Twining Road  
 Suite 208  
 Dresher, PA 19025

**RUSSELL COLLOM**, dec'd.  
 Late of the Township of Haverford,  
 Delaware County, PA.  
 Admr.: Robert Kitrinios c/o Steven  
 Miller, Esquire, P.O. Box 22, Mount  
 Joy, PA 17552.  
**STEVEN MILLER, ATTY.**  
 P.O. Box 22  
 Mount Joy, PA 17552

**DOROTHY M. DOLFINI**, dec'd.  
 Late of the Township of Newtown,  
 Delaware County, PA.  
 Extn.: Dana M. Breslin, Esquire, 3305  
 Edgmont Ave., Brookhaven, PA 19015.  
**DANA M. BRESLIN, ATTY.**  
 3305 Edgmont Ave.  
 Brookhaven, PA 19015

**ELEANOR M. FALA**, dec'd.  
 Late of the Township of Haverford,  
 Delaware County, PA.  
 Extn.: Margaret Eleanor Fala (Named  
 in Will as Margaret E. Fala), 77 Exeter  
 St., Apt. 1008, Boston, MA 02116-3519.  
**SUSAN DEANE HUNTER, ATTY.**  
 401 Old Penllyn Pike  
 Blue Bell, PA 19422

**MICHAEL FENZA a/k/a MICHAEL A. FENZA**, dec'd.  
 Late of the Township of Thornbury,  
 Delaware County, PA.  
 Extr.: Peter Fenza c/o EHB, 211 Welsh  
 Pool Rd., Ste. 110, Exton, PA 19341.  
**EHB, ATTY.**  
 211 Welsh Pool Rd.  
 Ste. 100  
 Exton, PA 19341

**RUTH LOUISE FORMAN**, dec'd.  
 Late of the Township of Concord,  
 Delaware County, PA.  
 Extr.: Michael H. Forman, 408 Vanier  
 Dr., Newark, DE 19711.

**JOHN C. FUREY, SR.**, dec'd.  
 Late of the Township of Ridley,  
 Delaware County, PA.  
 Admx.: Stephanie Riever, 1417  
 Parklane Rd., Swarthmore, PA 19081.

**GERALD T. GABE a/k/a JERRY GABE**, dec'd.  
 Late of the Township of Aston,  
 Delaware County, PA.  
 Extr.: Francis Suga, 625 Delaware  
 Ave., Norwood, PA 19074.

**MARSHA HUBER**, dec'd.  
 Late of the Borough of Prospect Park,  
 Delaware County, PA.  
 Extn.: Christine Brose, 708 Delaware  
 Ave., Norwood, PA 19074.

**IRENE V. HUNTER**, dec'd.  
 Late of the Township of Concord,  
 Delaware County, PA.  
 Admr.: Gerald Gary Murdock, Jr. c/o  
 Robert Speare, Esquire, 22 W. Second  
 Street, Media, PA 19063.  
**ROBERT SPEARE, ATTY.**  
 22 W. Second Street  
 Media, PA 19063

**EDWARD F. KLINGES a/k/a EDWARD FRANCIS KLINGES**, dec'd.  
Late of the Township of Radnor, Delaware County, PA.  
Extrs.: Edward F. Klinges, Jr., Michael Joseph Klinges and Elizabeth A. Klinges (Named in Will as Elizabeth Anne Klinges) c/o Ryan M. Bornstein, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312.  
**RYAN M. BORNSTEIN, ATTY.**  
Harvey Ballard & Bornstein, LLC  
800 Lancaster Ave.  
Ste. T-2  
Berwyn, PA 19312

**SYLVIA KOSTYK**, dec'd.  
Late of the Township of Nether Providence, Delaware County, PA.  
Extrs.: John D. Kostyk and Nancy J. Bouchelle 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

**RYAN PATRICK McWILLIAMS a/k/a RYAN McWILLIAMS and RYAN P. McWILLIAMS**, dec'd.  
Late of the Township of Marple, Delaware County, PA.  
Admx.: Tara Colleen O'Brien, 9 James Road, Broomall, PA 19008.

**MARGARET A. MITCHELL**, dec'd.  
Late of the Township of Concord, Delaware County, PA.  
Admx.: Dawne M. Mitchell c/o J. Patrick Holahan, II, Esquire, 113 South Broad Street, Kennett Square, PA 19348.  
**J. PATRICK HOLAHAN, II, ATTY.**  
113 South Broad Street  
Kennett Square, PA 19348

**GARY L. PETERSEN**, dec'd.  
Late of the Borough of Ridley Park, Delaware County, PA.  
Admr.: Edward E. O'Brien c/o Stephen A. Wydrzynski, Esquire, 11 West Front Street, Media, PA 19063.  
**STEPHEN A. WYDRZYNSKI, ATTY.**  
11 West Front Street  
Media, PA 19063

**KEVIN SCOTT RABE**, dec'd.  
Late of the Township of Concord, Delaware County, PA.

Admx.: Jeannette M. Rabe c/o John McCreesh, Esquire, 7053 Terminal Square, Upper Darby, PA 19082.  
**JOHN McCREESH, ATTY.**  
7053 Terminal Square  
Upper Darby, PA 19082

**ROBERT M. REBER**, dec'd.  
Late of the Township of Upper Darby, Delaware County, PA.  
Admr.: Robert C. Reber 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

**WILLIAM R. RORER a/k/a WILLIAM RUDOLPH RORER**, dec'd.  
Late of the Township of Haverford, Delaware County, PA.  
Extx.: Betty W. Rorer c/o John K. Costalas, Esquire, 2558 West Chester Pike, Suite 100, Broomall, PA 19008.  
**JOHN K. COSTALAS, ATTY.**  
2558 West Chester Pike  
Suite 100  
Broomall, PA 19008

**EDITH SCHERER**, dec'd.  
Late of the Township of Middletown, Delaware County, PA.  
Extr.: Steven Scherer c/o Robert Speare, Esquire, 22 W. Second Street, Media, PA 19063.  
**ROBERT SPEARE, ATTY.**  
22 W. Second Street  
Media, PA 19063

**JOHN J. SIBEL a/k/a REV. JOHN J. SIBEL**, dec'd.  
Late of the Borough of Darby, Delaware County, PA.  
Extr.: Daniel J. Sullivan (Named in Will as Rev. Monsignor Daniel J. Sullivan) c/o Charles E. McKee, Esquire, 1 N. Ormond Ave., Office, Havertown, PA 19083.  
**CHARLES E. MCKEE, ATTY.**  
Donohue, McKee & Mattson, Ltd.  
1 N. Ormond Ave.  
Office  
Havertown, PA 19083

**MORRIS SINGLETON**, dec'd.  
Late of the City of Chester, Delaware County, PA.  
Admr.: Clifford King c/o Harris J. Resnick, Esquire, 22 State Road, Media, PA 19063.

HARRIS J. RESNICK, ATTY.  
22 State Road  
Media, PA 19063

**ELLEN Q. SURIA**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: John Smith (Named in Will as  
John J. Suria) c/o Maurice D. Lee, III,  
Esquire, 1735 Market St., Ste. 3400,  
Philadelphia, PA 19103.  
MAURICE D. LEE, III, ATTY.  
Saul Ewing LLP  
1735 Market St.  
Ste. 3400  
Philadelphia, PA 19103

**AUDIT**

**ORPHANS' COURT**

**Estates listed for Audit on  
MAY 20, 2026  
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.

**ALLISON** - First and Partial Account of  
Testamentary Trust u/w Mildred R. Allison  
fbo Robert C. Allison, Jr.

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

May 8, 15

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2026-002260

NOTICE IS HEREBY GIVEN THAT on  
March 12, 2026, the Petition of Dioukha  
Mira Bagayoko, minor, by and through  
their parent and natural guardian, Mariam  
Traore, for a Change of Name was filed in  
the above named Court, praying for a de-  
cree to change the name of **Dioukha Mira  
Bagayoko** to **Dioukha Mira Traore**.

The Court has fixed Tuesday, July 14,  
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.

May 8, 15

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2026-000939

NOTICE IS HEREBY GIVEN THAT on  
January 30, 2026, a Petition for a Change of  
Name was filed in the above named Court,  
praying for a decree to change the name(s)  
of **Diane Blake** to **Diana Blake**.

The Court has fixed Tuesday, June 23,  
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.

May 8, 15

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-010426

NOTICE IS HEREBY GIVEN THAT on  
November 13, 2025, the Petition of Jaycee  
Anna Hewes, minor, by and through her  
parent and natural guardian, Rebekah D-  
Angelo-Hewes, for a Change of Name was  
filed in the above named Court, praying  
for a decree to change the name of **Jaycee  
Anna Hewes** to **Jaycee Anna D'Angelo-  
Hewes**.

The Court has fixed Monday, June 8,  
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.

KRISTEN M. RUSHING, Solicitor  
200 North Jackson Street  
Media, PA 19063

May 15, 22

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2026-001850

NOTICE IS HEREBY GIVEN THAT on March 2, 2026, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Ricardo Antoine Luke to Ricardo Antoine Davis.**

The Court has fixed Tuesday, July 14, 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.

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

May 15, 22

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-011271

NOTICE IS HEREBY GIVEN THAT on December 9, 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 **Lauren Nelson to Lauren MacElderry-Nelson.**

The Court has fixed Tuesday, May 26, 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.

May 15, 22

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-010844

NOTICE IS HEREBY GIVEN THAT on November 25, 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 **Mesbah Uddin to MD. Saiful Alam.**

The Court has fixed Monday, June 8, 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.

SHEIKH IRFAN AFZAL, Solicitor  
319 South 69th Street  
Suite 4  
Upper Darby, PA 19082

May 15, 22

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2026-000912

NOTICE IS HEREBY GIVEN THAT on January 30, 2026, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Robert William Walker, Jr. to Robert Walker Mottola**

The Court has fixed June 9, 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.

ROBERT B. GEORGE, Solicitor  
300 West State Street  
Suite 300  
Media, PA 19063

May 15, 22

**CLASSIFIED AD**

**ADVERTISEMENT FOR ATTORNEY**

Job Title: Attorney—Partnership and succession opportunity for the right attorney.

Job Description: Main Line law firm seeks attorney experienced in trusts and estates, tax and business planning. Applicant should have own clients, LL.M in taxation preferred. Compensation commensurate with experience (\$100,000-\$300,000). Partnership and succession opportunity for the right attorney.

Job Requirements: Attorney will draft basic and advanced wills, trusts and other estate planning documents. The firm is highly specialized in many aspects of estate and trust planning and administration. Ability to advise clients and prepare documents pertaining to business transactions from entity formation through buy-sell agreements and advanced succession planning for closely held businesses also needed. Attorney must also prepare (or supervise paralegals in preparation of) estate tax, gift tax and inheritance tax returns, as well as income tax returns for trusts and estates. Attorney must also have superior writing skills and ability to communicate.

Please e-mail resume to Dennis Reardon at dreardon@dreardonlaw.com.

May 1, 8, 15, 22

**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:

**Prime Tower Designs**

with its principal place of business at 643 Sproul Rd., Villanova, PA 19085.

The name(s) and address(es) of the entity(s) owning or interested in said business is (are): The Brunswick Workshop LLC, 643 Sproul Rd., Villanova, PA 19085.

The application has been/will be filed on or after Thursday, April 30, 2026.

May 15

**SERVICE BY PUBLICATION**

IN THE UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF PENNSYLVANIA  
CASE NO: 24-04722

NOTICE OF U.S. MARSHAL'S SALE OF REAL PROPERTY

Fannie Mae, Plaintiff  
v.

Harrison Court Realty Co., L.P. *et al.*,  
Defendant

PLEASE TAKE NOTICE that the United States Marshal for the Eastern District of Pennsylvania will conduct a public sale of real estate listed below on May 27, 2026, at 10:00 a.m., at the James A. Byrne United States Courthouse, 601 Market Street, Room 2110, Philadelphia, PA 19106-1728. A Schedule of Distribution will be filed by the U.S. Marshal within 30 days after the sale and distribution of the proceeds of sale in accordance with this schedule will be made unless someone objects by filing exceptions to it within ten days of the date it is filed. For more information, contact Victoria A. Russell ((215) 851-8237) or Jared S. Roach ((412) 288-3131).

Defendant Harrison Court Realty Co., L.P.

TO BE SOLD: Real property known as Harrison Court and located at located at 385 Harrison Avenue, Upper Darby, Pennsylvania, 19082, Delaware County (Tax Parcel No. 16-01-00509-00), as more particularly described in Exhibit A to the Assignment of Security Interest recorded on October 14, 2021, at Document ID: 2021078859 in the Philadelphia Pennsylvania Records Department.

SEIZED IN EXECUTION as the Property of HARRISON COURT REALTY CO., L.P. Judgment entered 12/30/25: \$8,414,548.61, plus accrued interests and costs.

Defendant Stonehurst Realty Co., L.P.

TO BE SOLD: Real property known as Stonehurst and located at 2 Copley Road, Upper Darby, Pennsylvania 19082, Delaware County (Tax Parcel No. 16-03-00572-00), as more particularly described in Exhibit A to the Assignment of Security Interest recorded on June 6, 2022, at Document ID: 2022032352 with the Delaware County Records Department at Document ID: 2022032352 on June 6, 2022.

SEIZED IN EXECUTION as the Property of ALLEN'S LANE REALTY CO., L.P. Judgment entered 12/30/25: \$10,411,712.51, plus accrued interests and costs.

May 1, 8, 15

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO.: CV-2025-006792

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

NATIONSTAR MORTGAGE LLC,  
Plaintiff

v.  
LINDA PEARSON, IN HER CAPACITY  
AS HEIR OF SHIRLEY A. REWIS; ET  
AL., Defendants

COMPLAINT IN  
MORTGAGE FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHIRLEY A. REWIS Defendant(s), 406 ALBANY CT WALLINGFORD, PA 19086

You are hereby notified that Plaintiff, NATIONSTAR MORTGAGE LLC, 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-2025-006792, seeking to foreclose the mortgage secured on your property located, 406 ALBANY CT WALLINGFORD, PA 19086.

NOTICE

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

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

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

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

M. TROY FREEDMAN, ESQUIRE  
ID No. 85165  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
A Florida professional limited liability company  
Attorneys for Plaintiff  
133 Gaither Drive  
Suite F  
Mt. Laurel, NJ 08054  
(855) 225-6906

May 8, 15

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS, DELAWARE COUNTY, PENNSYLVANIA  
CIVIL ACTION—LAW  
TERM NO.: CV-2025-011365

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

MIDFIRST BANK, Plaintiff  
v.  
UNKNOWN HEIRS OF MARGARET DANIELS, Mortgagor and Real Owner, Defendants

TO: UNKNOWN HEIRS OF MARGARET DANIELS, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 210 Lewis Avenue, Lansdowne, PA 19050

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff MIDFIRST BANK, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Delaware County, Pennsylvania, docketed to No. CV-2025-011365 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 210 Lewis Avenue Lansdowne, PA 19050 whereupon your property will be sold by the Sheriff of Delaware.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 claim in the Complaint of 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

DELAWARE COUNTY  
BAR ASSOCIATION  
335 W. Front St.  
Media, PA 19063  
(610) 566-6625  
www.delcobar.org

MICHAEL T. MCKEEVER, ESQUIRE  
KML Law Group, P.C.  
Attorneys for Plaintiff  
Suite 5000  
BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

May 8, 15

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CASE NO. CV-2024-007578

NOTICE OF SHERIFF'S SALE

CONTEMPORARY VILLAGES  
CONDOMINIUM ASSOCIATION

v.  
PRESUMED AND UNKNOWN HEIRS,  
AND ALL PERSONS OR ENTITIES  
CLAIMING RIGHT, TITLE OR  
INTEREST BY OR THROUGH KEVIN  
R. McCLINTOCK, II a/k/a KEVIN R.  
McCLINTOCK, JR., DECEASED

TO: Presumed and Unknown Heirs, and All Persons or Entities Claiming Right, Title or Interest by or through Kevin R. McClintock, II a/k/a Kevin R. McClintock, Jr., Deceased

Date: April 28, 2026.

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

Your real estate located at 100 E. Glenolden Avenue, Unit A22, Glenolden, Pennsylvania 19036, is to be sold at Sheriff's Sale on Thursday, June 18, 2026, at 11:00 a.m. in the County Council Room, Delaware County Courthouse, to enforce the Court Judgment in the amount of \$31,125.20 obtained by Contemporary Villages Condominium Association.

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

To prevent this Sheriff's Sale you must take IMMEDIATE ACTION:

1. The sale will be cancelled if you pay to Contemporary Villages Condominium Association, in c/o Gawthrop Greenwood, PC, Attorneys for Plaintiff, at 17 E. Gay Street, Suite 100, West Chester, PA 19380, by certified check, money order, or other immediately payable funds, the amount of the Judgment, interest, costs and fees due. To find out how much you must pay, you may call: Gawthrop Greenwood, PC at (610) 696-8225.

2. You may be able to stop the sale by filing a Petition asking the Court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See Notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE  
YOUR PROPERTY AND YOU HAVE  
OTHER RIGHTS EVEN IF THE  
SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find the price bid by calling the Lancaster County Sheriff's Office at (610) 891-4296.

2. You may be able to Petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff's Office at (610) 891-4296.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule.

7. You may also have other rights and defenses or ways of getting your house back if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO  
YOUR LAWYER AT ONCE. IF YOU DO  
NOT HAVE A LAWYER OR CANNOT AF-  
FORD ONE, GO TO OR TELEPHONE THE  
OFFICE LISTED BELOW TO FIND OUT  
WHERE YOU CAN GET LEGAL HELP.**

**LAWYERS' REFERENCE SERVICE**  
335 West Front Streets  
Media, PA 19063  
(610) 566-6625 ext. 221  
www.delcobar.org

**ELLIOT H. BERTON, ESQUIRE**  
(610) 696-8225

May 8, 15

**SERVICE BY PUBLICATION**

**IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
NO.: CV-2026-002678**

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

v.

DANIEL JOHNSON a/k/a DANIEL PIERCE JOHNSON, INDIVIDUALLY AND AS SURVIVING HEIR OF DANIELLE JOHNSON, DECEASED, DANIEL R. ROSS, AS ADMINISTRATOR OF THE ESTATE OF CLYDE F. LORDE, DECEASED, UNKNOWN SURVIVING HEIRS OF DANIELLE JOHNSON, 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 812 Cypress Street, Lansdowne, PA 19050, endorsed with a Notice to Defend, against you at No. CV-2026-002678 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  
298 Wissahickon Avenue  
North Wales, PA 19454  
(215) 855-9521

May 15, 22



**FREE NOTARY SERVICE FOR DCBA MEMBERS**

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