

**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**

**GERALD ENGLE ARTERS, SR. a/k/a**

**GERALD E. ARTERS, SR.,** dec'd.

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

Extrs.: Gerald Engle Arters, Jr. and Lisa Arters Votta (Named in Will as Lisa Ann Votta) 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

**CAROL F. BARR, dec'd.**

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

Extrs.: Charles Patrick Barr, Jr. and Kathleen P. Szynal c/o Stephen D. Molineux, Esquire, 227 MacDade Blvd., Collingdale, PA 19023.

**STEPHEN D. MOLINEUX, ATTY.**

227 MacDade Blvd.  
Collingdale, PA 19023

**LOIS A. BENNETT-KNIGHT a/k/a**

**LOIS ANN BENNETT-KNIGHT and LOIS ANN BENNETT,** dec'd.

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

Extrs.: Stephanie A. McMullen and Paul M. Bennett, 31 Saratoga Ln., Harleysville, PA 19438.

**WILLIAM D. BEVAN, SR. a/k/a**

**WILLIAM D. BEVAN,** dec'd.

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

Admr.: William D. Bevan, Jr., 118 9<sup>th</sup> Ave., Folsom, PA 19033.

**JOSEPH J. CONSOLE, ATTY.**

Console Matison, LLP  
1 W. Third St.  
Ste. 109  
Media, PA 19063

**ALICE LUGENE BROWN a/k/a ALICE BROWN and ALICE L. BROWN,** dec'd.

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

Extr.: David Kip Brown c/o William Ravenell, Esquire, 8033 Old York Road, Suite 120B, Elkins Park, PA 19027.

**WILLIAM RAVENELL, ATTY.**

8033 Old York Road  
Suite 120B  
Elkins Park, PA 19027

**MICHELE ANNE CARR a/k/a**

**MICHELE DION,** dec'd.

Late of the Township of Lower Chichester, Delaware County, PA.

Extr.: Jessica DelFera, 208 Raymond Avenue, Aston, PA 19014.

**BENJAMIN R. CATALENO, dec'd.**

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

Extr.: Debra Ann McKenna, 830 West Chester Pike, West Chester, PA 19382.

**DANIEL S. DOYLE, ATTY.**

Brooks, Bradley & Doyle  
21 West Second Street  
Media, PA 19063

**MICHAEL PAGE CHAPIN, dec'd.**

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

Extr.: Martha Rowland 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

**BARBARA GILFERT COCCI a/k/a**

**BARBARA G. COCCI,** dec'd.

Late of the Borough of Ridley Park, Delaware County, PA.

Admx.: Melissa Cocci Luckett c/o Deirdre Agnew, Esquire, 1450 E. Boot Rd., Ste. 400A, West Chester, PA 19380.

**DEIRDRE AGNEW, ATTY.**

1450 E. Boot Rd.  
Ste. 400A  
West Chester, PA 19380

**MARCIA LAVERNE COLLYMORE**  
a/k/a **MARCIA L. COLLYMORE**,  
dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Sandra L. Coleman c/o Douglas  
L. Kaune, Esquire, 120 Gay St., P.O.  
Box 289, Phoenixville, PA 19460.  
**DOUGLAS L. KAUNE, ATTY.**  
Unruh Turner Burke & Frees  
120 Gay St.  
P.O. Box 289  
Pheonixville, PA 19460

**JUNE CURLEY a/k/a JUNE**  
**ELIZABETH CURLEY and JUNE**  
**E. CURLEY**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Daniel A. Pallen, 114 W. Front  
Street, Media, PA 19063.  
**DANIEL A. PALLEN, ATTY.**  
114 W. Front Street  
Media, PA 19063

**MIRIAM B. DAHLKE**, dec'd.  
Late of the Township of Edgmont,  
Delaware County, PA.  
Tax Exemption Tr U/A Revocable Tr of  
Andrew J. Dahlke dtd 7/20/2009.  
Trustee: 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

**BARBARA A. DeCONCINI**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extrs.: Patricia Mary Cooper (Named  
in Will as Patricia Cooper) and Warren  
Gary Frisina (Named in Will as  
Warren Frisina) c/o Erica A. Russo,  
Esquire, 1001 Conshohocken State Rd.,  
Ste. 1-300, West Conshohocken, PA  
19428.  
**ERICA A. RUSSO, ATTY.**  
Heckscher, Teillon, Terrill  
& Sager, P.C.  
1001 Conshohocken State Rd.  
Ste. 1-300  
West Conshohocken, PA 19428

**JOSEPH A. DeLUCA**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Admx.: Marie Michell E. DeLuca c/o L.  
Peter Temple, Esquire, P.O. Box 384,  
Kennett Square, PA 19348.

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

**WILLIAM J. DEL VECCHIO**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
The William J. Del Vecchio Revocable  
Living Trust dated October 12, 1994 as  
Amended.  
Trustees: Suzanne Marie Borio and  
Donna Marie McCoy 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

**MARION M. DiDONATO**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Pasquale R. DiDonato, 440 S.  
Broad Street, Unit 1205, Philadelphia,  
PA 19146.

**JAMES JOSEPH DOWRICK**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Eric Dowrick 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

**EARL THOMAS EKAS a/k/a EARL T.**  
**EKAS**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extrs.: Katherine Mary Ekas (Named  
in Will as Katherine M. Ekas) and Eric  
Thomas Ekas (Named in Will as Eric  
T. Ekas) c/o Kara A. Klaiber, Esquire,  
80 W. Lancaster Ave., 4<sup>th</sup> Fl., Devon,  
PA 19333-1331.  
**KARA A. KLAIBER, ATTY.**  
McCausland Keen + Buckman  
80 W. Lancaster Ave.  
4<sup>th</sup> Fl.  
Devon, PA 19333-1331

**ALEXANDRA SPEED FLOYD a/k/a**  
**SANDY FLOYD**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Robert Patrick Floyd, 3<sup>rd</sup> c/o  
Marilyn Seide Mitchell, Esquire, 200  
Eagle Rd., Ste. 106, Wayne, PA 19087.

MARILYN SEIDE MITCHELL, ATTY.  
Herr, Potts & Potts, LLC  
200 Eagle Rd.  
Ste. 106  
Wayne, PA 19087

**JOHN F. GARDNER, JR.,** dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Anthony J. Orsino, Jr. c/o Gary  
Stewart Seffin, Esquire, 30 West Third  
Street, Media, PA 19063.  
GARY STEWART SEFFLIN, ATTY.  
30 West Third Street  
Media, PA 19063

**ALFRED OSCAR GARY,** dec'd.  
Late of the Borough of Rose Valley,  
Delaware County, PA.  
Extr.: Alfred H. Gary, 8211 Brookside  
Rd., Elkins Park, PA 19027.

**ROBERT A. GIACOMUCCI a/k/a  
ROBERT ANDREW GIACOMUCCI,**  
dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Admr.: Stephen Alan Giacomucci c/o  
Denis A. Gray, Esquire, Carriage  
House, 115 Bloomingdale Ave., Ste.  
100, Wayne, PA 19087.  
DENIS A. GRAY, ATTY.  
Palmer & Gray LLP  
Carriage House  
115 Bloomingdale Ave.  
Ste. 100  
Wayne, PA 19087

**GUS R. GRANT a/k/a GUS O.  
DeGRANDA,** dec'd.  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Extr.: Juliette Christine Grant (Named  
in Will as Juliette Grant) c/o Joan  
M. Graner, Esquire, 30 Cassatt Ave.,  
Berwyn, PA 19312.  
JOAN M. GRANER, ATTY.  
McAndrews, Mehalick, Connolly, Hulse  
& Ryan P.C.  
30 Cassatt Ave.  
Berwyn, PA 19312

**CAROLINE EMILY HENRY a/k/a  
CAROLINE E. HENRY,** dec'd.  
Late of the Township of Bethel,  
Delaware County, PA.  
Extr.: Leeann Henry (Named in Will  
as Lee Ann Henry), 67 Amity Dr.,  
Chesterbrook, PA 19087.  
REBECCA A. HOBBS, ATTY.  
OWM Law  
1503 Sunset Dr.  
Ste. 201  
Pottstown, PA 19464

**LARRAINE J. HORNE,** dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Extr.: Stanley W. Horne c/o Jennifer  
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

**WILMA ANN HOUSER,** dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Karen E. Ashcroft, 2246  
Pennington Road, Tyrone, PA 16686.

**PATRICIA A. KERNER,** dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Admr.: William J. Kerner 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

**KENNETH C. LYNCH, JR. a/k/a  
KENNETH CHARLES LYNCH, JR.  
and KEN LYNCH,** dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Patricia Ann Lynch (Named in  
Will as Patricia A. Lynch), 639 Braxton  
Rd., Ridley Park, PA 19078-1302.  
BETH ANN MARSHALL, ATTY.  
Knight & Moskow, P.C.  
215 N. Olive St.  
Ste. 203  
Media, PA 19063

**MARIE A. MASCITTI,** dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Katherine Ann Vanni c/o  
Michael R. Perna, Esquire, 610 Millers  
Hill, P.O. Box 96, Kennett Square, PA  
19348.  
MICHAEL R. PERNA, ATTY.  
Perna & Abracht, LLC  
610 Millers Hill  
P.O. Box 96  
Kennett Square, PA 19348

**WILLIAM MORGAN McKIBBEN, JR.  
a/k/a WILLIAM M. McKIBBON, JR.  
and WILLIAM M. McKIBBEN and  
WILLIAM McKIBBEN, JR.,** dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Admx.: Jacquelyn S. Goffney, 339 W.  
Baltimore Ave., Media, PA 19063

JACQUELYN S. GOFFNEY, ATTY.  
339 W. Baltimore Ave.  
Media, PA 19063

**SAMUEL J. PAPARO, SR.**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extr.: Samuel J. Paparo, Jr., 4583 Hale  
Alli Ave., Honalulu, HI 96818.  
**JOHN NEUMANN HICKEY, ATTY.**  
20 W. Front Street  
Media, PA 19063

**SOULTANA PAVLIDOU a/k/a  
SULTANA PAVLIDIS**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Vasikike Papadopoulos a/k/a  
Vasiliki Papadopoulos c/o Kevin  
Frankel, Esquire, 150 N. Radnor  
Chester Road, Suite F200, Radnor, PA  
19087.

**KEVIN FRANKEL, ATTY.**  
150 N. Radnor Chester Road  
Suite F200  
Radnor, PA 19087

**SALVATORE S. PIETRAFITTA a/k/a  
SALVATORE PIETRAFITTA**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Santa Maria Kraft 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

**GEORGE PAYNTER ROBINSON  
a/k/a GEORGE P. ROBINSON and  
GEORGE ROBINSON**, dec'd.  
Late of the Borough of Chester  
Heights, Delaware County, PA.  
Extr.: Donna Robinson Campo, 5  
Grove Road, Glen Mills, PA 19342.

**LINDA L. ROBINSON**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Admx.: Tara Robinson, 1003 Katy  
Lane, Towson, MD 21286.

**BEVERLY ANN SAMUEL a/k/a  
BEVERLY ANN KELT SAMUEL  
and BEVERLY A. SAMUEL**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Sandra Marie Samuel c/o  
Gregory Philips, Esquire, 1129 E. High  
Street, P.O. Box 776, Pottstown, PA  
19464.

**GREGORY PHILIPS, ATTY.**  
1129 E. High Street  
P.O. Box 776  
Pottstown, PA 19464

**MARTHA L. SAUNDERS a/k/a  
MARTHA YORDEN**, dec'd.  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Extr.: Michelle Seitz, 3308 Heritage  
Drive, Wilmington, DE 19808.

**PAUL D. STOW, SR.**, dec'd.  
Late of the Borough of Prospect Park,  
Delaware County, PA.  
Admx.: Deborah K. Stow c/o Robert W.  
Hershman, Jr., Esquire, 1 West 3<sup>rd</sup> St.,  
Suite 103, Media, PA 19063.  
**ROBERT W. HERSHMAN, JR., ATTY.**  
1 West 3<sup>rd</sup> St.  
Suite 103  
Media, PA 19063

**ANTHONY TASSONI**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Admr.: Anthony Tassoni, 700 Falcon  
Ln., West Chester, PA 19382.

**CATHIE B. TAYLOR a/k/a CATHIE  
BARRETT TAYLOR**, dec'd.  
Late of the Borough of Clifton Heights,  
Delaware County, PA.  
Admx.: Colleen Therese Beatty c/o  
Lauren Rosalinda Donati, Esquire, 110  
W. Front St., Media, PA 19063.  
**LAUREN ROSALINDA DONATI, ATTY.**  
Thompson & Donati Law  
110 W. Front St.  
Media, PA 19063

**HEATHER THOMAS-CLAUSON**,  
dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Admr.: Stuart Murdock, 36 Wenark  
Dr., Apt. 11, Newark, DE 19713.

**NICHOLAS F. VERRATTI, JR.**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extxs.: Grace A. Verratti and  
Catherine A. Verratti c/o Catherine T.  
Duffy, Esquire, 300 W. State St., Ste.  
300, Media, PA 19063.  
**CATHERINE T. DUFFY, ATTY.**  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**MARY JANE WALLACE**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Peter H. Krumbhaar, 506 Scott  
Rd., Oreland, PA 19075.

**EMORY WINFIELD WASHINGTON,**  
**SR. a/k/a EMORY W.**  
**WASHINGTON, SR.,** dec'd.  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Admx.: Diane Washington 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

**NAOMI WESTERMANN a/k/a NAOMI**  
**L. WESTERMANN and NAOMI G.**  
**WESTERMANN,** dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Barbara Alger, 5257  
Buckeystown Pike, PMB 253,  
Frederick, MD 21704.

**SHAUNNA LEE WOLLPERT a/k/a**  
**SHAUNNA WOLLPERT,** dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Admx.: Sandra Cox Wollpert 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

**SECOND PUBLICATION**

**JANE P. ABBOTT,** dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Ross Hamlet Abbott c/o Brook  
Hastings, Esquire, 4259 W. Swamp  
Rd., Ste. 240, Doylestown, PA 18902.  
**BROOK HASTINGS, ATTY.**  
4259 W. Swamp Rd.  
Ste. 240  
Doylestown, PA 18902

**PAUL E. BADEY,** dec'd.  
Late of the Township of Upper  
Providence, Delaware County, PA.  
Extr.: Christel Badey c/o Kristine F.  
Hughey, Esquire, 22 W. Second St.,  
Media, PA 19063.  
**KRISTINE F. HUGHEY, ATTY.**  
22 W. Second St.  
Media, PA 19063

**MUSSA J. BAGALI,** dec'd.  
Late of the Borough of Aldan,  
Delaware County, PA.  
Admx.: Maureen Badia Mrroum, 57 S.  
Oak Ave., Aldan, PA 19018.

**CHARLES E. BAILEY,** dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Co-Extrs.: Charles E. Bailey, Jr. and  
John R. Bailey c/o Kristine F. Hughey,  
Esquire, 22 W. Second St., Media, PA  
19063.  
**KRISTINE F. HUGHEY, ATTY.**  
22 W. Second St.  
Media, PA 19063

**BETTIE E. BEAN,** dec'd.  
Late of the City of Chester, Delaware  
County, PA.  
Extr.: Arthur E. Bean, 1423 W.  
Seventh St., Chester, PA 19013.  
**LINDA McGRIER, ATTY.**  
2211 Chichester Ave.  
Ste. 201  
Upper Chichester, PA 19061

**DIANE L. CARBERRY a/k/a DIANE L.**  
**MUGGE,** dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Co-Admrs.: Laura Elizabeth Shoop and  
Robert Marvin Mugge 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

**JANET M. CARRARA,** dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Cheryl A. McDuffie (Named in  
Will as Cheryl Ann McDuffie) c/o Laura  
M. Tobey, Esquire, 724 W. Lancaster  
Ave., Ste. 215, Wayne, PA 19087.  
**LAURA M. TOBEY, ATTY.**  
Reidenbach & Associates, LLC  
724 W. Lancaster Ave.  
Ste. 215  
Wayne, PA 19087

**GEORGE ALLAN CLARK,** dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Georganne D. Evans, 1081  
Rosemont Terrace, Pennsburg, PA  
18073.  
**CHARI M. ALSON, ATTY.**  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**JoANNE CONTRISCIANE a/k/a JOANN CONTRISCIANE**, dec'd.  
 Late of the Township of Thornbury, Delaware County, PA.  
 Extr.: Kenneth J. Contrisciane, 14 David Dr., Thornton, PA 19373.

**STEPHEN COURIS a/k/a STEPHAN COURIS and STEVE COURIS**, dec'd.  
 Late of the Township of Springfield, Delaware County, PA.  
 Extr.: Bernie Couris, 2239 Beaver Hill Rd., Chester Springs, PA 19425.

**D. AUDREY CRANE**, dec'd.  
 Late of the Borough of Rutledge, Delaware County, PA.  
 Extr.: Mary Joan Apakian 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

**CHARLES S. CREIGHTON, JR. a/k/a CHARLES S. CREIGHTON**, dec'd.  
 Late of the Township of Bethel, Delaware County, PA.  
 Extr.: Charles E. Creighton c/o Marie C.E. Feindt, Esquire, 11 E. Second St., Media, PA 19063.  
**MARIE C.E. FEINDT**, ATTY.  
 11 E. Second St.  
 Media, PA 19063

**JAMES A. CRIELLY, III**, dec'd.  
 Late of the Borough of Marcus Hook, Delaware County, PA.  
 Extr.: Kristin Melchior, 506 Greenhill Dr., Upper Chichester, PA 19061.

**JUNE CURLEY a/k/a JUNE ELIZABETH CURLEY**, dec'd.  
 Late of the Township of Springfield, Delaware County, PA.  
 Extr.: Daniel A. Pallen, Esquire, 114 W. Front St., Media, PA 19063.  
**DANIEL A. PALLEN**, ATTY.  
 114 W. Front St.  
 Media, PA 19063

**JOSEPH V. CUTRUFELLO**, dec'd.  
 Late of the Borough of Boothwyn, Delaware County, PA.  
 Extr.: Carol Aruffo, 1828 Masters Way, Chadds Ford, PA 19317.

**JOSEPH A. DeLUCA**, dec'd.  
 Late of the Township of Bethel, Delaware County, PA.  
 Admx.: Marie Michell DeLuca 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

**ANITA RITA Di FELICE**, dec'd.  
 Late of the Township of Edgmont, Delaware County, PA.  
 Admr.: Felice Di Felice, Jr. c/o Laura M. Tobey, Esquire, 724 W. Lancaster Ave., Ste. 215, Wayne, PA 19087.  
**LAURA M. TOBEY**, ATTY.  
 Reidenbach & Associates, LLC  
 724 W. Lancaster Ave.  
 Ste. 215  
 Wayne, PA 19087

**BRUCE A. DUBIN**, dec'd.  
 Late of the Township of Haverford, Delaware County, PA.  
 Extr.: Brett Dubin, 1800 JFK Blvd., 20th Floor, Philadelphia, PA 19103.

**RUTH ANN EYRICH**, dec'd.  
 Late of the Borough of Brookhaven, Delaware County, PA.  
 Extr.: Jessica Susan Eyrich c/o Matthew C. Stone, Esquire, 4126 Edgmont Avenue, Brookhaven, PA 19015.  
**MATTHEW C. STONE**, ATTY.  
 The Law Offices of Stone & Stone, LLC  
 4126 Edgmont Avenue  
 Brookhaven, PA 19015

**ROBERT E. FISSLER a/k/a ROBERT FISSLER**, dec'd.  
 Late of the Township of Newtown, Delaware County, PA.  
 Admx.: Kathryn E. Santoro c/o John S. Custer, Jr., Esquire, 7 Saint Albans Circle, Newtown Square, PA 19073.  
**JOHN S. CUSTER, JR.**, ATTY.  
 Custer & Custer, PLLC  
 7 Saint Albans Circle  
 Newtown Square, PA 19073

**SHIRLEY FULLER**, dec'd.  
 Late of the Borough of Media, Delaware County, PA.  
 Admr.: James Victor Fuller and Debra L. Hitchins c/o Jennifer 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

**HELEN R. GINSBURG**, dec'd.  
 Late of the Township of Springfield, Delaware County, PA.  
 Extr.: John F. Ginsburg c/o Robert Stranick, Esquire, 334 W. Front St., Media, PA 19063.

ROBERT STRANICK, ATTY.  
334 W. Front St.  
Media, PA 19063

**GEORGE F. GOODLEY, dec'd.**  
Late of the Township of Edgmont,  
Delaware County, PA.  
Extr.: Bruce Charles Goodley c/o  
Kristine F. Hughey, Esquire, 22 W.  
Second St., Media, PA 19063.

**KRISTINE F. HUGHEY, ATTY.**  
22 W. Second St.  
Media, PA 19063

**JUDITH B. GREEN, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Judith B. Green Living Trust dated  
December 11, 1998 and amended and  
restited on June 20, 2011.

Trustee: Shawn Marie Davidson c/o  
Christina B. Roberts, Esquire, 3305  
Edgmont Avenue, Brookhaven, PA  
19015.

**CHRISTINA B. ROBERTS, ATTY.**  
Breslin Murphy & Roberts  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**WILLIAM H. GREEN, JR., dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
The William H. Green, Jr. Living Trust

Extr.: Shawn Marie Davidson c/o  
Pappano & Breslin, 3305 Edgmont  
Avenue, Brookhaven, PA 19015.

**CHRISTINA B. ROBERTS, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**WILLIAM H. GREEN, JR., dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.

Extr.: Shawn Marie Davidson c/o  
Christina B. Roberts, Esquire, 3305  
Edgmont Avenue, Brookhaven, PA  
19015.

**CHRISTINA B. ROBERTS, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**KEVEN R. GRUBB, dec'd.**  
Late of the Township of Lower  
Chichester, Delaware County, PA.

Extr.: Connie Snyder c/o Jeffrey R.  
Abbott, Esquire, 103 Chesley Dr.,  
Media, PA 19063.

**JEFFREY R. ABBOTT, ATTY.**  
Abbott & Overholt PC  
103 Chesley Dr.  
Media, PA 19063

**THEODOR ALBERT HEIDT a/k/a  
THEODOR HEIDT, dec'd.**

Late of the Township of Nether  
Providence, Delaware County, PA.  
Admx.: Cynthia M. Heidt c/o Mary K.  
Anthony, Esquire, 3305 Edgmont Ave.,  
Brookhaven, PA 19015.

**MARY K. ANTHONY, ATTY.**  
Breslin Murphy & Roberts, P.C.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**KATHRYN P. HOSIER, dec'd.**  
Late of the Township of Middletown,  
Delaware County, PA.

Extr.: Donald G. Hosier c/o Tim  
Broadt, Esquire, 116 W. Baltimore  
Avenue, Media, PA 19063.

**TIM BROADT, ATTY.**  
116 W. Baltimore Avenue  
Media, PA 19063

**SUSAN J. KANIEWSKI, dec'd.**  
Late of the Township of Springfield,  
Delaware County, PA.

Extr.: Richard Michael Kaniewski a/k/a  
Richard Kaniewski c/o Kevin Frankel,  
Esquire, 150 N. Radnor Chester Road,  
Suite F200, Radnor, PA 19087.

**KEVIN FRANKEL, ATTY.**  
Fiffik Law Group  
150 N. Radnor Chester Road  
Suite F200  
Radnor, PA 19087

**DONNA M. KENNEDY, dec'd.**  
Late of the Township of Springfield,  
Delaware County, PA.

Extr.: Marie M. Kennedy (Named in  
Will as Marie Megan Kennedy) c/o  
Michael A. Breslow, Esquire, 1001  
Conshohocken State Rd., Ste. 1-300,  
West Conshohocken, PA 19428.

**MICHAEL A. BRESLOW, ATTY.**  
Heckscher, Teillon, Terrill  
& Sager, P.C.  
1001 Conshohocken State Rd.  
Ste. 1-300  
West Conshohocken, PA 19428

**JOSEPH R. KOZLOWSKI, dec'd.**  
Late of the Borough of Lansdowne,  
Delaware County, PA.

Extr.: Robert Kozlowski c/o Sean  
Murphy, Esquire, 340 N. Lansdowne  
Ave., Lansdowne, PA 19050.

**SEAN MURPHY, ATTY.**  
340 N. Lansdowne Ave.  
Lansdowne, PA 19050

**SHIRLEE M. LASTICK, dec'd.**  
Late of the Township of Marple,  
Delaware County, PA.

Admx. C.T.A.: April L. Charleston, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380.  
**APRIL L. CHARLESTON, ATTY.**  
 The Charleston Firm  
 60 W. Boot Rd.  
 Ste. 201  
 West Chester, PA 19380

**EILEEN LIEBERMAN a/k/a EILEEN M. LIEBERMAN and EILEEN MAE LIEBERMAN, dec'd.**  
 Late of the Township of Concord, Delaware County, PA.  
 Extr.: Eric Mitchell Lieberman.  
**CARRIE WOODY, ATTY.**  
 Woody Law Offices  
 110 West Front Street  
 Media, PA 19063

**PETER K. MacEWEN, dec'd.**  
 Late of the Township of Concord, Delaware County, PA.  
 Extr.: Brian Peter MacEwen (Named in Will as Brian P. MacEwen) 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

**CATHERINE R. MASON, dec'd.**  
 Late of the Borough of Swarthmore, Delaware County, PA.  
 Admx.: Anne Majoros c/o Richard Hohn, Esquire, 1700 Market Street, Suite 3242, Philadelphia, PA 19103.  
**RICHARD HOHN, ATTY.**  
 Hohn & Scheuerle, LLC  
 1700 Market Street  
 Suite 3242  
 Philadelphia, PA 19103

**LARRY MATTHEWS, dec'd.**  
 Late of the Township of Bethel, Delaware County, PA.  
 Extr.: Sean Matthews, 1583 Spring Meadows Lane, Garnet Valley, PA 19060.

**MARIE ANTOINETTE McGUIGAN, dec'd.**  
 Late of the Borough of Clifton Heights, Delaware County, PA.  
 Admr. D.B.N.: Sean Michael Carney c/o David S. Daniel, Esquire, 319 West Front Street, Media, PA 19063.  
**DAVID S. DANIEL, ATTY.**  
 319 West Front Street  
 Media, PA 19063

**VIVIAN METZGER a/k/a VIVIAN L. METZGER and VIVIAN LEE METZGER, dec'd.**  
 Late of the Township of Radnor, Delaware County, PA.  
 Admr.: Richard George Metzger, 307 Windsor Ave., Wayne, PA 19087.

**CONSTANCE J. NEELY, dec'd.**  
 Late of the Township of Concord, Delaware County, PA.  
 Extr.: Amy S. Hughes.  
**JOHN R. TWOMBLY, JR., ATTY.**  
 224 East Street Road  
 Suite 1  
 Kennett Square, PA 19348

**CAROL OSTROW, dec'd.**  
 Late of the Borough of Swarthmore, Delaware County, PA.  
 Extrs.: David Frank Ostrow, Michael Paul Ostrow and Steven Edward Ostrow c/o Alan J. Mittelman, Esquire, One Logan Square, 130 N. 18<sup>th</sup> St., Ste. 1800, Philadelphia, PA 19103.  
**ALAN J. MITTELMAN, ATTY.**  
 Spector Gadon Rosen Vinci P.C.  
 One Logan Square  
 130 N. 18<sup>th</sup> St.  
 Ste. 1800  
 Philadelphia, PA 19103

**SAMUEL J. PAPARO, SR., dec'd.**  
 Late of the Township of Upper Chichester, Delaware County, PA.  
 Extr.: Samuel J. Paparo, Jr., 4583 Hale Ali Ave., Honolulu, HI 96818.  
**JOHN NEUMANN HICKEY, ATTY.**  
 20 W. Front Street  
 Media, PA 19063

**NANCY K. PCSOLYAR, dec'd.**  
 Late of the Township of Newtown, Delaware County, PA.  
 Extr.: Steven Alan Pcsolyar c/o Trisha W. Hall, Esquire, 1201 N. Market St., 20<sup>th</sup> Fl., Wilmington, DE 19801.  
**TRISHA W. HALL, ATTY.**  
 Connolly Gallagher LLP  
 1201 N. Market St.  
 20<sup>th</sup> Fl.  
 Wilmington, DE 19801

**MICHAEL J. STOREY, dec'd.**  
 Late of the Township of Haverford, Delaware County, PA.  
 Admx.: Erica Maire Storey c/o Seamus M. Lavin, Esquire, 122 S. Church St., West Chester, PA 19382.  
**SEAMUS M. LAVIN, ATTY.**  
 Wetzel Gagliardi Fetter & Lavin LLC  
 122 S. Church St.  
 West Chester, PA 19382

**DIANE MARIE THORNTON a/k/a  
DIANE M. THORNTON and DIANE  
THORNTON, dec'd.**

Late of the Borough of Media,  
Delaware County, PA.  
Extx.: Jennifer Lyn Ellis (Named in  
Will as Jennifer L. Ellis) c/o Nicholas  
M. Orloff, Esquire, 1 W. Third St.,  
Media, PA 19063.  
NICHOLAS M. ORLOFF, ATTY.  
Lamb McErlane, P.C.  
1 W. Third St.  
Ste. 110  
Media, PA 19063

**PETER D. TONER, dec'd.**

Late of the Borough of Prospect Park,  
Delaware County, PA.  
Admr.: Peter Donald Toner, III, 47  
Micahill Rd., Levittown, PA 19056.  
DAVID E. SCHWAGER, ATTY.  
183 Market St.  
Ste. 100  
Kingston, PA 18704-5444

**RICHARD TULLIE, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Bruce Tassone, 338 Circle of  
Progress Drive, Pottstown, PA 19464.

**MONA K. WILUSH a/k/a MONA H.  
WILUSH, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Jeffrey W.J. Wilush c/o William  
J. Luttrell, III, 11 S. Olive St., 2nd  
Floor, P.O. Box 1081, Media, PA  
19063-8081.  
WILLIAM J. LUTTRELL, III, ATTY.  
11 S. Olive St.  
2nd Floor  
P.O. Box 1081  
Media, PA 19063-8081

**STANLEY J. WILUSH, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Jeffrey W.J. Wilush c/o William  
J. Luttrell, III, 11 S. Olive St., 2nd  
Floor, P.O. Box 1081, Media, PA  
19063-8081.  
WILLIAM J. LUTTRELL, III, ATTY.  
11 S. Olive St.  
2nd Floor  
P.O. Box 1081  
Media, PA 19063-8081

**DORIS R. YORDEN, dec'd.**

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

Extx.: Amy Elizabeth Swantner 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

**THIRD AND FINAL PUBLICATION**

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

Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extx.: Cassandra Jewel Solarz c/o  
Christina B. Roberts, Esquire, 3305  
Edgmont Ave., Brookhaven, PA 19015.  
CHRISTINA B. ROBERTS, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**ROBERT W. BARLOW, SR., dec'd.**

Late of the Borough of Eddystone,  
Delaware County, PA.  
Admr.: Jacob Matthew Barlow c/o  
Michaelangelo Dippolito, Esquire, 712  
Kimberton Road, Chester Springs, PA  
19425.  
MICHAELANGELO DIPPOLITO,  
ATTY.  
ThePeoplesLawFirm.com  
712 Kimberton Road  
Chester Springs, PA 19425

**CHRISTOPHER T. BRENNAN, dec'd.**

Late of the Township of Darby,  
Delaware County, PA.  
Admx.: Monica Mary LeBlanc c/o  
Thomas E. Wyler, Esquire, 22 East  
Third Street, Media, PA 19063.  
THOMAS E. WYLER, ATTY.  
Falzone & Wyler LLC  
22 East Third Street  
Media, PA 19063

**FRANCES M. CASTELLO, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Extx.: Karen C. Bifferato c/o Gregory J.  
Weinig, Esquire, 1201 N. Market St.,  
20<sup>th</sup> Fl., Wilmington, DE 19801.  
GREGORY J. WEINIG, ATTY.  
Connolly Gallagher LLP  
1201 N. Market St.  
20<sup>th</sup> Fl.  
Wilmington, DE 19801

**MARIE C. CELLI, dec'd.**

Late of the Township of Ridley,  
Delaware County, PA.  
Admx.: Donna Celli, 1020 Milmont  
Ave., Swarthmore, PA 19081.

LINDSEY HOELZLE, ATTY.  
Hoelzle Law LLC  
P.O. Box 98  
Birchrunville, PA 19421

**THERESA E. FITZPATRICK a/k/a  
THERESA FITZPATRICK**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Theresa A. Dangelo (Named  
in Will as Theresa A. D'Angelo), 498  
Faggs Manor Rd., Cochranville, PA  
19330.  
**MARITA M. HUTCHINSON, ATTY.**  
1250 Fieldstone Dr.  
West Chester, PA 19382

**ROBERT S. GIFFEAR**, dec'd.  
Late of the Township of Tinicum,  
Delaware County, PA.  
Extr.: Christine Giffear, 708 Ellis  
Avenue, Newtown Square, PA 19073.

**WALTER HALBERG**, dec'd.  
Late of the Township of Media,  
Delaware County, PA.  
Extr.: Stephen Halberg, 128 Carriage  
Run Dr., Lincoln University, PA 19352.

**BEVIER HASBROUCK**, dec'd.  
Late of the Borough of Swarthmore,  
Delaware County, PA.  
Extr.: Helen Dowling Hasbrouck c/o  
Christina B. Roberts, Esquire, 3305  
Edgmont Ave., Brookhaven, PA 19015.  
**CHRISTINA B. ROBERTS, ATTY.**  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**WILLIAM M. HAVARD**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: David Christopher Havard, 627  
S. Warren Ave., Malvern, PA 19355.

**CHARLOTTE M. HOBSON**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admx.: Monica Smith Demar, 248  
Hampden Rd., Upper Darby, PA 19082.  
**JANNA M. PELLETIER, ATTY.**  
535 N. Church St.  
Ste. 115  
West Chester, PA 19380

**ROBERT W. HOLT**, dec'd.  
Late of the Borough of Media,  
Township of Middletown, Delaware  
County, PA.  
Co-Extrs.: Richard Hinkley Greenlaw  
and Robert Leo Schenk c/o Francis  
J. Catania, Esquire, P.O. Box 2029,  
Media, PA 19063.

**FRANCIS J. CATANIA, ATTY.**  
Catania Law Offices, LLC  
P.O. Box 2029  
Media, PA 19063

**NORMA JEAN HUTCHISON a/k/a  
NORMA J. HUTCHISON**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Lisa J. Hutchison, 105 Brians  
Ct., Wilmington, DE 19810.

**DOLORES J. IADICICCO**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Admx.: Judy Brandt c/o Catherine T.  
Duffy, Esquire, 300 W. State St., Ste.  
300, Media, PA 19063.  
**CATHERINE T. DUFFY, ATTY.**  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**CHARLOTTE FAULKNER  
JOHNSTON a/k/a CHARLOTTE F.  
JOHNSTON**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Alfred James Johnston, III, 17  
Grant Ln., Wayne, PA 19087.  
**NICHOLAS J. CANIGLIA, ATTY.**  
Pierce, Caniglia & Taylor  
125 Strafford Ave.  
Ste. 110  
Wayne, PA 19087

**JOSHUA MATTHEW KIRKPATRICK  
a/k/a JOSHUA M. KIRKPATRICK**,  
dec'd.  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extr.: Harry Euston Heverling, Jr.  
(Named in Will as Harry E. Heverling,  
Jr.) c/o Dawn Getty Sutphin, Esquire,  
852 Eleventh Ave., Prospect Park, PA  
19076.  
**DAWN GETTY SUTPHIN, ATTY.**  
852 Eleventh Ave.  
Prospect Park, PA 19076

**LOUIS J. KOLENKIEWICZ**, dec'd.  
Late of the Township of Darby,  
Delaware County, PA.  
Extr.: Jacob DeVos, 317 S. Shenandoah  
Ave., Front Royal, VA 22630.

**MARY C. LYNCH a/k/a MARY LYNCH  
and MARY CARR LYNCH**, dec'd.  
Late of the Township of Darby,  
Delaware County, PA.

Extr.: James P. Lynch (Named in Will as James Lynch) 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

**FRED MANNIS, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Deborah M. Mannis-Gardner c/o  
Marta Dybowski, Esquire, 726 Yorklyn  
Road, Suite 300, Hockessin, DE 19707.  
**MARTA DYBOWSKI, ATTY.**  
726 Yorklyn Road  
Suite 300  
Hockessin, DE 19707

**CINDY MARTIN-FURIA, dec'd.**  
Late of Borough of Media, Delaware  
County, PA.  
Extr.: Joseph Furia, 38 Rampart W,  
Media, PA 19063.

**EILEEN M. MASTERSON a/k/a  
EILEEN MASTERSON, dec'd.**  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Patricia A. Crane, 412 Granite  
Trl., Virginia Beach, VA 33452-4110.  
**ELIZABETH T. STEFANIDE, ATTY.**  
339 W. Baltimore Avenue  
Media, PA 19063

**JOHN R. McFADDEN a/k/a FR. JOHN  
R. McFADDEN, dec'd.**  
Late of the Borough of Darby,  
Delaware County, PA.  
Extr.: Christine M. Retkovis (Named  
in Will as Christine Retkovis) c/o Dawn  
Getty Sutphin, Esquire, 852 Eleventh  
Ave., Prospect Park, PA 19076.  
**DAWN GETTY SUTPHIN, ATTY.**  
852 Eleventh Ave.  
Prospect Park, PA 19076

**LOUIS P. RONCACE a/k/a LOU P.  
RONCACE and LOUIS RONCACE,  
dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Amy E. Epstein c/o Karen Conn-  
Mavros, Esquire, One Tower Bridge,  
100 Front St., Ste. 100, Conshohocken,  
PA 19428.  
**KAREN CONN-MAVROS, ATTY.**  
Flaster Greenberg PC  
One Tower Bridge  
100 Front St.  
Ste. 100  
Conshohocken, PA 19428

**FRANCIS P. ROWLAND a/k/a  
FRANCIS ROWLAND, dec'd.**  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Janice M. Westiner (Named in  
Will as Janice Westiner) c/o Carolina  
R. Heinle, Esquire, 724 Yorklyn Rd.,  
Ste. 100, Hockessin, DE 19707.  
**CAROLINA R. HEINLE, ATTY.**  
MacElree Harvey, Ltd.  
724 Yorklyn Rd.  
Ste. 100  
Hockessin, DE 19707

**VITA STEVENS a/k/a VITA R.  
STEVENS, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Richard Stevens, Esquire, P.O.  
Box 502, Elverson, PA 19520.  
**RICHARD STEVENS, ATTY.**  
P.O. Box 502  
Elverson, PA 19520

**ELLIOT JOEL TEITELBAUM, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extrs.: Elisa S. Teitelbaum, 3902  
Rockwood Farm Rd., Newtown Square,  
PA 19073 and Steven G. Sklar, 1494  
Old York Rd., Ste. C, Abington, PA  
19001.  
**STEVEN G. SKLAR, ATTY.**  
Law Offices of Steven G. Sklar  
1494 Old York Rd.  
Ste. C  
Abington, PA 19001

**PATRICIA JOYE THOMPSON, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Patricia G. Thompson, 4027  
Thorngate Dr., Williamsburg, VA  
23188-1426.

**JAMES ROBERT TIMS, JR. a/k/a  
JAMES R. TIMS, JR., dec'd.**  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Admx.: Judy C. Tims c/o J. Michael  
Ryan, 300 N. Pottstown Pike, Suite  
150, Exton, PA 19341.  
**J. MICHAEL RYAN, ATTY.**  
300 N. Pottstown Pike  
Suite 150  
Exton, PA 19341

**MARY WIES a/k/a MARY L. WIES,  
dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Jacquelyn S. Goffney, Esquire,  
339 W. Baltimore Ave., Media, PA  
19063.

JACQUELYN S. GOFFNEY, ATTY.  
339 W. Baltimore Avenue  
Media, PA 19063

**AUDIT**

**ORPHANS' COURT**

**Estates listed for Audit on  
APRIL 15, 2026  
10:30 A.M. Prevailing Time**

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

**SCI PENNSYLVANIA FUNERAL SERVICES d/b/a EDGEWOOD MEMORIAL PARK PERMANENT LOT FUND TRUST** - First and Partial Account of Trust Bank, Formerly SunTrust Bank Prior to December 6, 2019, Trustee For "Edgewood Memorial Park" Cemetery Permanent Lot Care Trust and Ameriserv Trust and Financial Services Company, Formerly US Bancorp Trust Company, Co-Trustee With SunTrust, Now Truist, Until August 1, 2019.

**PENNSYLVANIA FUNERAL SERVICES d/b/a GLENWOOD MEMORIAL GARDENS PERPETUAL CARE TRUST** - First and Partial Account of Trust Bank, Formerly SunTrust Bank Prior to December 6, 2019, Trustee For "Glenwood Memorial Gardens" Cemetery Permanent Lot Care Trust and Ameriserv Trust and Financial Services Company, Formerly US Bancorp Trust Company, Co-Trustee With SunTrust Bank, Now Truist, Until August 1, 2019.

**SHELBY** - First and Final Account of Francis T. Shelby, Executor For Estate of John E. Shelby, Deceased.

**KLEINSCHMIDT** - First and Final Account of Carol T. Kleinschmidt Executrix of the Estate of Martin D. Kleinschmidt.

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

Apr. 3, 10

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-011796

NOTICE IS HEREBY GIVEN THAT on December 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 **Quintin Edgar Stanley Bowers** to **Edgar Stanley Bowers, V.**

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.

JOHN J. McCREESH, IV, Solicitor  
7053 Terminal Square  
Upper Darby, PA 19082

Mar. 27; Apr. 3

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-008293

NOTICE IS HEREBY GIVEN THAT on September 18, 2025, the Petition of Peyton Louise Clark, minor, by and through her parent and natural guardian, Caitlin Conway Royer, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Peyton Louise Clark** to **Peyton Louise Royer.**

The Court has fixed Tuesday, April 21, 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.

Apr. 3, 10

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2026-000306

NOTICE IS HEREBY GIVEN THAT on January 13, 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 **Hollie Marie Fryer to Hollai Marie Fryer**.

The Court has fixed 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.

Apr. 3, 10

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-011197

NOTICE IS HEREBY GIVEN THAT on December 8, 2025, the Petition of Dohyeon Jang, minor, by and through his parent and natural guardian, Youngki Jang, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Dohyeon Jang to Caleb Dohyeon Jang**.

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.

Apr. 3, 10

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-011198

NOTICE IS HEREBY GIVEN THAT on December 8, 2025, the Petition of Jaehyeon Jang, minor, by and through his parent and natural guardian, Youngki Jang, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Jaeyeon Jang to Jayden Jaehyeon Jang**.

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.

Apr. 3, 10

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-011193

NOTICE IS HEREBY GIVEN THAT on December 8, 2025, the Petition of Sihyeon Jang, minor, by and through his parent and natural guardian, Youngki Jang, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Sihyeon Jang to Luke Sihyeon Jaehyeon Jang**.

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.

Apr. 3, 10

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2026-000109

NOTICE IS HEREBY GIVEN THAT on January 7, 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 **Liam Michaels Jankins** to **Liam Michaels Lombardo**.

The Court has fixed 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.

Mar. 27; Apr. 3

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2024-009397

NOTICE IS HEREBY GIVEN THAT on October 17, 2025, the Petition of Nhyelle Maisonet, minor, by and through their parent and natural guardian, Gabrielle Crews, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Nhyelle Maisonet** to **Nyhelle Crews**.

The Court has fixed Tuesday, April 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.

Apr. 3, 10

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2026-000105

NOTICE IS HEREBY GIVEN THAT on January 6, 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 **Carmen John Montella** to **Carmine Jeffrey Montella**.

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.

LUCAS A. CLARK, IV  
21 West Third Street  
Media, PA 19063

Mar. 27; Apr. 3

**CHANGE OF NAME**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2025-011530

NOTICE IS HEREBY GIVEN that the Petition of **WALID A. MUHAMMAD** was filed in the above-named Court, praying for a Decree to change his name to **ALIM ABDULLAH HAMID**. The Court has fixed 5/11/26, at 9:00 a.m. in Courtroom “TBA”, Delaware County Court House, Media, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Apr. 3, 10

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2026-000177

NOTICE IS HEREBY GIVEN THAT on January 8, 2026, the Petition of Leonello Valentino Ventura, minor, by and through his parent and natural guardian, Teresa Anne Tiburcio, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Leonello Valentino Ventura to Leonello Valentino Tiburcio.**

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.

Apr. 3, 10

**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:

**The Team Tristan Foundation**

The Articles of Incorporation have been (are to be) filed on February 28, 2026.

The purpose or purposes for which it was organizes are as follows: Our mission is to raise awareness and funds for the autism community as well as to support other non profit organizations.

Apr. 3

**CLASSIFIED ADS**

**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.

Mar. 20, 27; Apr. 3, 10

To Members of Continental Mutual Insurance Company:

The Annual Meeting of the Members of Continental Mutual Insurance Company will be held at the office of the Company, 8049 West Chester Pike, Upper Darby, Delaware County, Pennsylvania, on Tuesday, April 14, 2026 at 10:00 A.M., for the transaction of such regular business as may properly come before the meeting, including but not limited to: (i) the election of Directors, (ii) the approval, ratification, and confirmation of all acts of the Directors since the last preceding meeting of Members.

Bradford A. Phillips, President

Mar. 27; Apr. 3, 10

**FOREIGN CORPORATION**

**CERTIFICATE OF AUTHORITY**

NOTICE IS HEREBY GIVEN THAT **TRAICE LABS Corporation**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 600 Lee Rd., Ste 100, Wayne, PA 19087, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/23/26, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Delaware County.

Apr. 3

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO.: CV-2025-006370

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

WELLS FARGO BANK, N.A., Plaintiff  
v.  
OLIUS HARRIS; ET AL., Defendants

COMPLAINT IN  
MORTGAGE FORECLOSURE

TO: OLIUS HARRIS Defendant(s),  
1036 PARKER STREET CHESTER, PA 19013

You are hereby notified that Plaintiff, WELLS FARGO BANK, N.A., 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-2025-006370, seeking to foreclose the mortgage secured on your property located, 1036 PARKER STREET, CHESTER, PA 19013.

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

Apr. 3, 10

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO.: CV-2025-010213

Roland Oris, Plaintiff(s)

vs.

Nhan Van Nguyen, Xuan T. Vo, William  
Lynch & Heritage Financial Management  
Corporation, Defendant(s)

**IN QUIET TITLE**

TO: William Lynch & Heritage Finan-  
cial Management Corporation

YOU HAVE BEEN SUED IN COURT  
TO QUIET TITLE TO 250 Huntley Road,  
Upper Darby, PA 19082, BEING FOLIO  
NO.: 16-04-00936-00.

IF YOU WISH TO DEFEND, YOU  
MUST ENTER A WRITTEN APPEAR-  
ANCE PERSONALLY OR BY AN AT-  
TORNEY 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 PAPER TO  
YOUR LAWYER AT ONCE. IF YOU DO  
NOT HAVE A LAWYER, OR CANNOT AF-  
FORD ONE, GO TO OR TELEPHONE THE  
OFFICE SET FORTH BELOW. THIS OF-  
FICE CAN PROVIDE YOU WITH INFOR-  
MATION 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 PER-  
SONS AT A REDUCED FEE OR NO FEE.

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

Apr. 3, 10

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO.: CV-2025-007519

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

WILMINGTON SAVINGS FUND  
SOCIETY, FSB NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY  
AS TRUSTEE FOR SHOREBREAK NPL  
TRUST, Plaintiff

v.

UNKNOWN SURVIVING HEIRS OF  
JOANNE M. DERUGERIIS-LYNCH,  
DECEASED, Defendants

**COMPLAINT IN  
MORTGAGE FORECLOSURE**

TO: UNKNOWN SURVIVING  
HEIRS OF JOANNE M. DERU-  
GERIIS-LYNCH, DECEASED  
Defendant(s), 31 BERKLEY RD.,  
BROOMALL, PA 19008

You are hereby notified that Plaintiff,  
WILMINGTON SAVINGS FUND SO-  
CIETY, FSB NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS TRUSTEE  
FOR SHOREBREAK NPL TRUST, 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-2025-007519, seeking to foreclose the  
mortgage secured on your property located,  
31 BERKLEY RD., BROOMALL, PA 19008.

**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

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

Mar. 27; Apr. 3

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
NO.: CV-2025-010833

COMPLAINT IN  
MORTGAGE FORECLOSURE

WILMINGTON SAVINGS FUND  
SOCIETY, FSB, AS TRUSTEE, NOT  
IN ITS INDIVIDUAL CAPACITY BUT  
SOLELY IN ITS CAPACITY AS SUCH,  
THE TRUSTEE ON BEHALF OF  
WFL HOMES TRUST c/o Statebridge  
Company, LLC, Plaintiff

vs.

ROSEMARIE DEPAOLA, SOLELY  
IN HER CAPACITY AS HEIR OF  
THE ESTATE OF MARY RUNNER,  
DECEASED; MARYANN DECOSTANZA,  
SOLELY IN HER CAPACITY AS HEIR  
OF THE ESTATE OF MARY RUNNER,  
DECEASED; JENNIFER ROWDON,  
SOLELY IN HER CAPACITY AS HEIR  
OF THE ESTATE OF MARY RUNNER,  
DECEASED; CHRISTINE RUNNER,  
SOLELY IN HER CAPACITY AS HEIR  
OF THE ESTATE OF MARY RUNNER,  
DECEASED; UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE, OR  
INTEREST FROM OR UNDER MARY  
RUNNER, DECEASED; 639 7th Ave.,  
Swarthmore, PA 19081, Defendants

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 this 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

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

AVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta a sentar una comparencia escrita o en persona o con un abogado y entregara la corte en forma escrita sus defensas o sus objeciones a las d mandas en contra de su persona. Se a visado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta de manda. Usted puede perder dinero o sus propiedades o otros de rechos importantes para usted.

LLEVE ESTA DEMANDA A UN ABOGADO IN MEDIATAMENTE SI NO TIENE ABOGADO OO SI NO TIENE EL DINEROSUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUY DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERICUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

Asociacion De Licenciador De Filadelfia Servicio De Referencia E Informacion Legal 335 W. Front Street Media, PA 19063 (610) 566-6625 www.delcobar.org

MICHAEL J. SHAVEL, Esquire (Attorney ID.: #60554) JILL M. FEIN, Esquire (Attorney ID.: #318491) KAITLIN D. SHIRE, Esquire (Attorney ID.: #324226) JAMES N. ROONEY, Esquire (Attorney ID.: #327427) Hill Wallack LLP Attorneys for Plaintiff 1000 Floral Vale Blvd Ste. 300 Yardley, PA 19067 Tel. (215) 579-7700 Fax (215) 579-9248

Mar. 27; Apr. 3

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA CIVIL ACTION DOCKET/CASE NUMBER: 2025-005567

Rockwell Land LLC, Plaintiff(s) vs. John Panizza, JEP LLC, and Genterra Corporation, Defendant(s)

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

TODD R. BARTOS, Esquire Spruce Law Group, LLC 1622 Spruce Street Philadelphia, PA 19103

Mar. 27; Apr. 3

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS DELAWARE COUNTY, PENNSYLVANIA CIVIL DIVISION NO.: 2025-010775

COMPLAINT—CIVIL ACTION

U.S. Bank Trust Company, National Association, as Trustee, as Successor In-Interest to U.S. Bank National Association, not in its Individual Capacity but Solely as Indenture Trustee, for the Holders of The CIM Trust 2021-R1, Mortgage-Backed Notes, Series 2021-R1, Plaintiff

vs.

Kent R. Graves, Known Heir of Patricia L. West, Deceased, Robert E. Graves, Known Heir of Patricia L. West, Deceased, Marcus L. Graves, Known Heir of Lamont R. Graves, Deceased, Known Heir of Patricia L. West, Deceased, Priscilla Graves-Bullard, Known Heir of Lamont R. Graves, Deceased, Known Heir of Patricia L. West, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Patricia L. West, Deceased, Defendants

NOTICE TO DEFEND

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Patricia L. West, Deceased, Defendant(s)

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 this 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 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

DANA MARKS, Esquire  
JACQUELINE McNALLY, Esquire  
RENEE COHEN, Esquire  
TIMOTHY A. CIRINO, Esquire  
ROBERT FLACCO, Esquire  
NICOLE FRANCESE, Esquire  
PERRY RUSSELL, Esquire  
DANIELLE JOHNSON, Esquire  
YVONNE GANLEY, Esquire  
ANDREW KRAVITZ, Esquire  
Friedman Vartolo LLP  
Attys. for Plaintiff,  
1325 Franklin Ave.  
#160

Garden City, NY 11530  
(212) 471-5100  
(f) (212) 471-5150

BENJAMIN P. SHEPPARD, Esquire  
Eckert Seamans Cherin & Mellott, LLC  
Attys. for Plaintiff  
Two Liberty Pl.  
22nd Fl.  
50 S. 16th Street  
Philadelphia, PA 19102  
(215) 851-8477

Mar. 27; Apr. 3

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

**April 17, 2026  
11:00 A.M. Prevailing Time**

**BOROUGH**

Aldan 20  
Clifton Heights 3  
Collingdale 16  
Folcroft 8, 24  
Ridley Park 14  
Yeadon 17

**CITY**

Chester 4, 16

**TOWNSHIP**

Aston 15  
Darby 5, 6  
Ridley 10  
Tinicum 12  
Upper Chichester 21, 22  
Upper Darby 1, 2, 9, 23, 25

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. 007245 1. 2024**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 128 Saint Charles Street, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Nash-eria Camerou.

Hand Money \$13,772.25

Judgment Amount: \$137,722.45

Fein, Such, Kahn & Shepard, P.C., Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 009626 2. 2025**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 6760 Montgomery Ave., Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jean Wootson.

Hand Money \$12,626.47

Brock & Scott, PLLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 008767 3. 2022

**MORTGAGE FORECLOSURE**

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

Front: 33 Depth: 240

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

IMPROVEMENTS CONSIST OF: a single-family residential dwelling.

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

Hand Money \$28,133.41

KML Law Group, P.C., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 002967 4. 2024

**MORTGAGE FORECLOSURE**

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

BEING Premises: 810 Tilghman Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Cassandra Yip.

Hand Money \$10,299.06

Friedman Vartolo LLP, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 009163 5. 2025

**MORTGAGE FORECLOSURE**

Property in the Borough of Darby, County of Delaware, Commonwealth of PA on the Southwesterly side of Wycombe Avenue.

Front: 34 Depth: 75

BEING Premises: 1370 Wycombe Avenue, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single-family residential dwelling.

SOLD AS THE PROPERTY OF: Anthony Skelton aka Anthony Tyrell Skelton.

Hand Money \$20,750.01

KML Law Group, P.C., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 007384 6. 2025

**MORTGAGE FORECLOSURE**

213 Glen Cove Road  
Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jazzaray Stowall.

Hand Money \$8,098.12

RAS Citron LLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 009755 8. 2025

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances thereto, SITUATE in the Borough of Folcroft, Delaware County, Pennsylvania, bounded and described according to a Plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania on August 10, 1956 and last revised August 20, 1958.

Having thereon erected a dwelling house known and numbered as: 2057 Kent Road, Folcroft, PA 19032.

PARCEL No. 20-00-01048-76.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Derrick Clark.

Hand Money \$22,273.08 (10% of Judgment)

Leon P. Haller, Esquire, Attorney

**SIDDIQ KAMARA, Sheriff**

No. 009761 9. 2019

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the situated on the Northwesterly side of Elm Avenue.

Front: 24 Depth: 75

BEING Premises: 14 Elm Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Ramona R. Reeves.

Hand Money \$17,009.39

KML Law Group, P.C., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 005465 10. 2025

**MORTGAGE FORECLOSURE**

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

BEING the same premises which Edward Matthew Morson on September 14, 2023, recorded on September 21, 2023, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2023033489 granted and conveyed unto Ronald Eugene Mahoney, III.

BEING Premises: 79 Randall Ave, Woodlyn, PA 19094.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Ronald Eugene Mahoney, III.

Hand Money \$26,129.29

Hill Wallack LLP, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 007659 12. 2025

**MORTGAGE FORECLOSURE**

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

BEING the same premises which Cicconi Real Estate, Inc. on October 23, 2020, recorded on December 7, 2020, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2020066268 granted and conveyed unto Kimo Roberts and Hicran Roberts.

BEING Premises: 723 Jansen Ave, Essington, PA 19029.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Kimo Roberts and Hicran Roberts.

Hand Money \$20,918.65

Hill Wallack LLP, Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 007960 14. 2025**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 315 Crum Lynne Road, Ridley Park, PA 19078.

IMPROVEMENTS CONSIST OF: residential dwelling 82.54 x 125.

SOLD AS THE PROPERTY OF: Peters Holdings, LLC.

Hand Money \$30,219.23

Friedman Vartolo LLP, Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 003882 15. 2025**

**MORTGAGE FORECLOSURE**

3050 Concord Road  
Aston, PA 19014

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ezekiel Percy Laxton, II a/k/a Ezekiel Laxton.

Hand Money \$22,732.52

RAS Citron LLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 009833 16. 2025**

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware, Commonwealth of PA on the Southeast side of Green Street.

Front: 59 x 208 Depth: 176 x 23

BEING Premises: 2227 Green Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Florence Guillory and Ramika Guillory.

Hand Money \$22,378.50

KML Law Group, P.C., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 004926 17. 2025

**MORTGAGE FORECLOSURE**

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

BEING Premises: 549 Church Lane, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: Commercial Business Property.

SOLD AS THE PROPERTY OF: The Glam Factory, LLC.

Hand Money \$13,716.23

Leo M. Gibbons, Esquire  
MacElree Harvey, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 003994 18. 2024

**MORTGAGE FORECLOSURE**

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

BEING Premises: 14 Melrose Avenue, Lansdowne, PA 19050; 410 Lafayette Avenue, Collingdale, PA 19075.

IMPROVEMENTS CONSIST OF: residential dwellings.

SOLD AS THE PROPERTY OF: Hawes Enterprise LLC.

Hand Money \$33,809.14

Friedman Vartolo LLP, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 003956. 20. 2025

**MORTGAGE FORECLOSURE**

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

BEING Premises: 432 Laurel Ave., Aldan, PA 19018.

IMPROVEMENTS CONSIST OF: Taxable Residential.

SOLD AS THE PROPERTY OF: Cheryl D. Hobbs-White.

Hand Money \$23,369.87

Nicholas J. Kiger; Robert P. Wendt, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 010164 21. 2025

**MORTGAGE FORECLOSURE**

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

Front: 47 Depth: 105

BEING Premises: 1804 Huddle Avenue, Upper Chichester, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Valentin J. Sepulveda.

Hand Money \$18,983.68

KML Law Group, P.C., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 011250 22. 2024

**MORTGAGE FORECLOSURE**

Judgment Amount: \$79,033.25

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

Front: Irregular Depth: Irregular

BEING Premises: 619 Taylor Avenue, Boothwyn, PA 19061.

Parcel: 09000327100

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Thomas Marano III, Cynthia Johnson.

Hand Money \$7,903.33

Haydn Melton, Esquire, Attorney

**SIDDIQ KAMARA, Sheriff**

No. 007953A 23. 2024

**MORTGAGE FORECLOSURE**

Property situated in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on May 29, 2008, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 4371, at page 2130, as Instrument No. 2008039975.

BEING known as 335 Maypole Road, Upper Darby, PA 19082.

Folio Number: 16-03-01152-00

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Amarjit Fnu and Sukhwinder Kaur.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

**SIDDIQ KAMARA, Sheriff**

No. 007329A 24. 2024

**MORTGAGE FORECLOSURE**

Property situated in the Borough of Folcroft, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on June 7, 2007, in the Office of the Delaware County Recorder of Deed as Instrument No. 2007049955.

BEING Folio No. 20-00-00990-00

BEING known as 727 Grant Road, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Thomas Krapf, Jr. and Rebecca Villano.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

**SIDDIQ KAMARA, Sheriff**

No. 009174 25. 2025

**MORTGAGE FORECLOSURE**

Property situated in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on October 5, 2021, in the Office of the Delaware County Recorder of Deed as Instrument No. 2007049955.

BEING Folio No. 16-01-01131-00

BEING known as 6769 Perry Avenue,  
Upper Darby, PA 19085.

IMPROVEMENTS CONSIST OF: a  
single family residential dwelling.

SOLD AS THE PROPERTY OF: RSN  
Funding, LLC, a Pennsylvania limited li-  
ability company.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

**SIDDIQ KAMARA, Sheriff**

Mar. 27; Apr. 3, 10

**MASTERCARD AND VISA  
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**BAR ASSOCIATION**

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Charges may be taken via telephone or walk-in



## JUDICIAL SALE

The Tax Claim Bureau of Delaware County will conduct a public sale of properties listed below on Thursday, May 14, 2026, at 10:00 a.m. The sale will be held in the County Council meeting room on the first floor of the Government Center Building, 201 W. Front Street, Media, PA. The purpose of the sale is to offer the properties to the highest bidder freed and cleared of all tax and municipal claims, mortgages, liens, charges and estates, except ground rents, separately taxed.

A registration fee of \$1000 will be required for admittance into the public sale. The registration fee is payable to the Tax Claim Bureau. Registration fee must be paid by certified check or money order made out to the Tax Claim Bureau. NO CASH. The registration fee will admit 1 (one). Fee will be applied towards the purchase of property / properties and is non-refundable if winning bid is not finalized. Failure to finalize any sale of winning bid will result in forfeiting your \$1000 registration fee and debarment from any future sales for 5 years from the sale date. If no purchase is made, the fee will be refunded.

REGISTRATION IS LIMITED TO THE FIRST 120 REGISTRANTS. REGISTRATION WILL OCCUR AT THE DELAWARE COUNTY TAX CLAIM BUREAU ON MONDAY, APRIL 13th, 2026, TUESDAY, APRIL 14th, 2026 & WEDNESDAY APRIL 15th, 2026 BETWEEN THE HOURS OF 10:00 A.M. AND 3:00 P.M. ONLY OR UNTIL THE 120 BIDDER LIMIT IS REACHED. (NO EXCEPTIONS).

NO REGISTRATION THE DAY OF THE SALE OR AFTER THE DATES LISTED ABOVE. NO REGISTRATION VIA MAIL, EMAIL OR PHONE. CURRENT PHOTO ID IS REQUIRED TO REGISTER.

Paperwork (Bidder Application, Bidder Affidavit and Conditions of Sale) is to be obtained prior to Registration on the County Website at [www.delcopa.gov](http://www.delcopa.gov). Paperwork must be completed and notarized prior to coming in to register for the sale. A non-refundable application fee of \$25 is due at time of registration. Application fees must be paid by certified check, money order, or cash. We additionally accept Visa, MasterCard, or Discover. Credit card payments are subject to a 3% convenience fee.

Prior to registration, every bidder is required to fill out an application that provides the name, residential address and phone number for all those who are bidding as individuals. For those bidding on behalf of an entity, you must provide the names, addresses and phone numbers of all members, officers, partners, trustees or anyone with an ownership interest in the entity. You must provide proof of the existence of the entity and the authority of the bidder to act on behalf of the entity. You must provide the address and folio number for every property in Delaware County that is owned by you or an entity in which you have an ownership interest.

Every bidder is required to provide an Affidavit, verifying (1) you are not delinquent in paying real estate taxes to any taxing district in the Commonwealth of Pennsylvania; (2) you have no municipal utility bills within the Commonwealth of Pennsylvania that are more than one year outstanding; (3) you have not had a landlord's license, certificate or permit revoked in any taxing district in the County of Delaware; (4) in the last three (3) years, you have not engaged in or permitted an uncorrected housing code violation; failed to maintain property in a reasonable manner such that the property posed a threat to the health, safety or property; or permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property; and (5) you are not the owner of any property being exposed to the tax sale, nor acting on behalf of any owner of property being exposed to the tax sale.

The initial bid shall start at \$1000 plus state and local transfer tax, all recording costs, etc. The bid price must be paid by certified check or money orders payable to the Tax Claim Bureau. Separate certified checks or money orders will be required for the state and local transfer tax and costs. All payments MUST be paid by 4:00 PM day of the sale or by 12 NOON the day following the sale or such other date and time designated by the Bureau.

The Redevelopment Authority of Delaware County acting as the Delaware County Land Bank (Land Bank) is a potential bidder at the Judicial Sale. The Land Bank may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(c) on certain properties listed for sale under the Real Estate Tax Sale Law, 72 P.S. §5860.101 et seq. If the Land Bank tenders a bid under 68 Pa.C.S.A. §2117(c), the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the previously agreed upon price and no other bids will be accepted.

Effective January 1, 2026, pursuant to Delaware County Ordinance 2025-07 (“Demolition and Rehabilitation Fund Ordinance”), a \$250.00 fee will be imposed on and collected from the purchaser for each separate parcel sold at a tax sale.

Prior advertisement of the properties can be found in issues of the Delaware County Legal Journal, Delaware County Daily Times, Chester Times, Upper Darby Press, Marcus Hook Press, Yeadon Courier, The News of Delaware County, Chester Spirit/ The Spirit, and Philadelphia Inquirer. Issue dates are 1930 thru 2025 depending on the date of the Upset Price Sale.

Judicial Sale Coordinator  
 Delaware County Tax Claim Bureau  
 Government Center Building  
 Media, Pennsylvania

**BROOKHAVEN BOROUGH**

05-00-00029-00 280 BRIDGWATER RD UNIT B8 AUSLANDER CELESTE A

**UPPER CHICHESTER TWP**

09-00-00137-00	BELVUE TERR (GRD)	ROBINSON PAUL & DCA 34TH SUPPORT GROUP
09-00-00460-00	BROADWAY AVE (GRD)	DAVIS EUGENE & DAVIS NANNIE
09-00-01471-00	W HELMS MANOR (GRD)	J&K DEVELOPING
09-00-02668-00	OXFORD PL (GRD)	ROBINSON PAUL & DCA 34TH SUPPORT GROUP

**COLWYN BOROUGH**

12-00-00079-00	408 COLWYN AVE	OGUNDOJU FESTUS SR
12-00-00309-00	17 S FRONT ST	LOGAN MERCY

**DARBY BOROUGH**

14-00-00619-00	617 DARBY TERR	ESSENTIALS OF LIFE REALTY
14-00-00794-00	FERN ST (GRD)	THOMPSON AARON
14-00-01051-00	943 FORRESTER AVE (GRD)	ROBERTS ERIC
14-00-01062-14	126 4TH ST	CARTER KEVIN
14-00-02144-00	COLWYN AVE (GRD)	GRANT VICTORIA W
14-00-02264-00	46 N 9TH ST (GRD)	BANGSPACE PROPERTIES LLC
14-00-02265-00	48 N 9TH ST (GRD)	BANGSPACE PROPERTIES LLC
14-00-02963-00	200 N 6TH ST	HASAN IBRAHIM
14-00-03140-00	901-905 SPRINGFIELD RD	SOUTO EVANDRO & FIGUEIRA RENATO RODRIGUES

**UPPER DARBY TWP**

16-02-00253-00	19 S CHURCH LN (GRD)	BOULWARE REGINALD
16-02-01041-00	7027 GUILFORD RD	GRAY JOSEPH L III
16-02-01844-00	7114 REDBOURNE RD	PHILLY CONTINENTAL SALES LLC
16-03-00478-00	537 GLENDALE RD	GLAND ANDRE F
16-04-00905-00	347 HUNTLEY RD	CHOWDHURY MOHAMMAD MONSUR & MUJUMDER NADIRA SULTANA

16-13-00243-00 ASHLAND AVE LOT 242 (GRD) VITDEO BUSINESS LLC  
16-13-01197-00 139 BURMONT RD CHHITA PADMESH  
16-13-03043-00 SECANE AVE (GRD) J F GAVIN & J&K  
DEVELOPING INC

**GLENOLDEN BOROUGH**

21-00-01031-00 INSKEEP AVE (GRD) CREATIVE DESIGN &  
MANAGEMENT

**PARKSIDE BOROUGH**

32-00-00020-00 W AVON RD (GRD) STEPHEN RICHARD  
PROPERTIES LLC

**PROSPECT PARK BOROUGH**

33-00-01855-00 732 SHORT ST SUNDA ISLANDS  
INVESTMENTS LLC

**RIDLEY PARK BOROUGH**

37-00-01080-00 HINKSON BLVD (LOT) TIFFANY JENNA LYNN  
37-00-01897-00 E RODGERS ST (GRD) TRAN JEFFREY N

**SHARON HILL BOROUGH**

41-00-01572-00 138 LAUREL RD (GRD) SPARTAN PROPERTY  
INVESTMENTS LLC

**TINICUM TWP**

45-00-01316-00 POULSEN AVE (GRD) MCNICHOLS JOHN J IV  
45-00-01338-00 405 POWHATTAN AVE (GRD) POWHATTAN LLC

**TRAINER BOROUGH**

46-00-00002-00 921 ANDERSON ST SORDI PATRICK M &  
SORDI KIMBERLY  
46-00-00057-00 927 PRICE ST CASSIDY JOSEPH E &  
CASSIDY HELEN M  
46-00-00440-00 219 PRICE ST GARAVELAS NIKITAS

**UPLAND BOROUGH**

47-00-00938-00 105 9TH ST COLEN SHAHEED

**YEADON BOROUGH**

48-00-01120-01 W COBBS CREEK PKY (GRD) ADVANCE EXPRESS USA LLC  
48-00-02235-00 LONGACRE BLVD (GRD) COLLINS JEALDINE & IRVIN  
JEALLAINA C V  
48-00-02438-00 502 ORCHARD AVE ASUMANA CYPRIAN

**CHESTER CITY**

49-01-00865-00 47 E 22ND ST KELLY THEODORE &  
KELLY SANDRA M  
49-01-01972-00 304 HOUSTON ST (GRD) ISIDRO JUAN DIEGO FELIX  
49-02-00648-00 1109 BALDWIN ST (GRD) WEST FILA PROPERTIES LLC  
49-03-00487-00 517-519 EDMONT AVE (GRD) BLUEBIRD LENDING II LLC  
49-05-00146-00 622 E 8TH ST SAMUEL BOYSING A JR  
49-06-01212-00 345 TAYLOR TERR SMALL RIDLEY SHARIF A  
49-07-00184-00 614 W 3RD ST LIFE CENTER COMM  
DEVELOP INC  
49-07-00252-00 707 W 3RD ST WORKMAN NATHANIEL

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49-07-00645-00	811 W 8TH ST (GRD)	AHMAD LAITH
49-08-00660-00	1217 W 10TH ST	HARMON MARK, HARMON PATRICIA, & HARMON DONALD GASKINS TERRY
49-09-00134-00	1722 W 3RD ST	INFINITE INDUSTRIES INC
49-10-00078-00	2418 W 2ND ST (GRD)	BUSH ANTHONY & BUSH
49-11-01122-00	220 BOOTH ST	MARGARET L WOOD
49-11-01882-00	1217 PINE LN	HNB INVESTMENT PROPERTIES LLC
49-11-02941-00	1508 PERKINS ST	MOORE SEBASTIAN

Apr. 3