

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

ANNA FLORENCE BENOIT a/k/a

ANNA BENOIT, dec'd.

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

Extx.: Lenore Benoit.

DENNIS WOODY, ATTY.

Woody Law Offices

110 West Front Street

Media, PA 19063

ANDREW CAMPO, dec'd.

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

Admr.: Anthony Campo, 500 Bracklin
St., Haugen, WI 54841.

FLORENCE MARIE CERIO, dec'd.

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

Extx.: Lisa Cerio-Pence c/o Kathryn A.
Meloni, Esquire, 117-119 N. Olive St.,
Media, PA 19063.

KATHRYN A. MELONI, ATTY.

Law Office of Kathryn A. Meloni, P.C.
117-119 N. Olive St.

Media, PA 19063

JOANN R. CLARK, dec'd.

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

Extx.: JoAnn M. Lomas (Named in Will
as JoAnn Lomas), 1000 Putnam Blvd.,
Unit #307, Wallingford, PA 19086.

MICHAEL M. DeSIMONE, dec'd.

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

Admx.: Regina Q. DeSimone, 7011
Hazel Ave., Upper Darby, PA 19082.

FAYE RIVA COHEN, ATTY.

Law Office of Faye Riva Cohen
2047 Locust St.

Philadelphia, PA 19103

LEMUEL DAVIS DONOHO a/k/a

LEMUEL D. DONOHO, dec'd.

Late of Clay County, MO and the
Borough of Aldan, Delaware County,
PA.

Extx.: Sharon Kay Brennehan 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

DAVID A. FRANKLIN a/k/a DAVID A. FRANKLIN, SR., dec'd.

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

Extx.: Liboria A. Franklin, 54 Toft
Woods Way, Media, PA 19063.

ELIZABETH ZWAAN MILNE, ATTY.

Elizabeth Milne, LLC

P.O. Box 161

Berwyn, PA 19312

JOHN M. FUCHS, dec'd.

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

Extr.: David E. Fuchs c/o Melvin
Newcomer, Esquire, 2221 Dutch Gold
Drive, Dutch Gold Business Center,
Lancaster, PA 17601.

MELVIN NEWCOMER, ATTY.

2221 Dutch Gold Drive

Dutch Gold Business Center
Lancaster, PA 17601

ANTOINETTE MARIE GALLAGHER

a/k/a ANTOINETTE M.

GALLAGHER and TONI

GALLAGHER, dec'd.

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

Admr.: Michael Anthony Gallagher,
1014 Woodtone Dr., West Chester, PA
19382.

WALTER HORN a/k/a WALTER L. HORN, dec'd.

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

Extx.: Susanne Horn, 521 Wilde Ave.,
Drexel Hill, PA 19026.

CATHERINE E. JANSSEN, dec'd.

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

Extxs.: Patricia L. Mecca and Lynne
Barrie Janssen-Brown c/o Gary P.
Lewis, Esquire, 372 N. Lewis Road,
P.O. Box 575, Royersford, PA 19468.

GARY P. LEWIS, ATTY.
Lewis & McIntosh, LLC
372 N. Lewis Road
P.O. Box 575
Royersford, PA 19468

BETTY JOHNSTON, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extr.: Margaret A. Brightman, P.O.
Box 414, Traftsville, VT 05073.
GARTH G. HOYT, ATTY.
McNees Wallace & Nurick, LLC
170 N. Radnor Chester Rd.
Ste. 350
Radnor, PA 19087

JANE ELIZABETH LEGGIERI a/k/a

JANE E. LEGGIERI, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Robin Jane Gilligan (Named in
Will as Robin J. Gilligan), 436 Forrest
Ave., Drexel Hill, PA 19026.
JENNIFER HRUSLINSKI, ATTY.
Rothkoff Law Group
425 Route 70 West
Cherry Hill, NJ 08002

CAROL ANN MULDOON a/k/a

**CAROL MULDOON and CAROL A.
MULDOON, dec'd.**
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Michael Thomas DiEgidio
(Named in Will as Michael DiEgidio),
55 Summer Hill Dr., Gilbertsville, PA
19525.
STEPHEN V. BOTTIGLIERI, ATTY.
Toscani, Stathes & Zoeller, LLC
899 Cassatt Rd.
Ste. 320
Berwyn, PA 19312

JUNE C. PIPINO, dec'd.

Late of the Borough of Swarthmore,
Delaware County, PA.
Extr.: James A. Roberts c/o R. Douglas
Good, Esquire, 132 W. Main Street,
New Holland, PA 17557.
R. DOUGLAS GOOD, ATTY.
132 W. Main Street
New Holland, PA 17557

**LEROY H. REARDON a/k/a LEROY
REARDON and ROY REARDON,
dec'd.**

Late of the Township of Springfield,
Delaware County, PA.
Extr.: Dawn Giampaolo, 220 Spring
Valley Way, Aston, PA 19014.

NANCY A. REID, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: Andrea Lee Reid (Named in
Will as Andrea L. Reid 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

BARBARA M. SEYMOUR, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extr.: William J. Morehouse (Named
in Will as W.J. Morehouse), 145 Anton
Rd., Wynnewood, PA 19096.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

WILLIAM WYATT SMITH, JR. a/k/a

**WILLIAM W. SMITH, JR. and
WILLIAM SMITH, dec'd.**
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Nancy McDermott c/o Phillip
Simon, Esquire, 391 Wilmington Pike,
Suite 3, #424, Glen Mills, PA 19342.
PHILLIP SIMON, ATTY.
391 Wilmington Pike
Suite 3
#424
Glen Mills, PA 19342

**EDWARD STAUFFER a/k/a ED
STAUFFER, dec'd.**

Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Stephen Stauffer c/o Dawn
Getty Sutphin, Esquire, 852 Eleventh
Ave., Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
852 Eleventh Ave.
Prospect Park, PA 19076

ANN M. STEDEFORD a/k/a ANN

MARIE STEDFORD, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Gary Stephen Stedeford
(Named in Will as Gary S. Stedeford)
c/o William E. Ruane, Esquire, 72
Shawnee Rd., Ardmore, PA 19003.
WILLIAM E. RUANE, ATTY.
72 Shawnee Rd.
Ardmore, PA 19003

**RICHARD E. SWEENEY a/k/a
RICHARD EDWARD SWEENEY
and RICHARD SWEENEY**, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extx.: Lisa Anne Sweeney 491 E.
Springfield Road, Springfield, PA
19064.

**CATHERINE H. THOMAS a/k/a
CATHERINE THOMAS**, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Sarah T. Scott c/o Stanton
Miller, Esquire, 201 N. Jackson St.,
Media, PA 19063.
STANTON MILLER, ATTY.
201 N. Jackson St.
Media, PA 19063

STEPHEN G. TIRNEY, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extx.: Patricia Marie Tirney c/o Dana
M. Breslin, Esquire, 3305 Edgmont
Ave., Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

**NANCY E. VAMOSI a/k/a NANCY
ELIZABETH VAMOSI**, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Extx.: Adam W. Vamosi (Named in
Will as Adam William Vamosi) and
Natalie Lynn Vamosi c/o Dawn Getty
Sutphin, Esquire, 852 Eleventh Ave.,
Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
852 Eleventh Ave.
Prospect Park, PA 19076

**DAVID R. WATTS a/k/a DAVID
ROBERTS WATTS**, dec'd.
Late of the City of Chester, Delaware
County, PA.
Admx.: Tara L. Watts, 1345 W. 7th
Street, Chester, PA 19013.

**JOHN EDWARD WOZNAK a/k/a
JOHN WOZNAK a/k/a JOHN E.
WOZNAK and JOHN JACOB
EDWARD WOZNAK**, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extx.: Randi Elizabeth Hartley
(Named in Will as Randi E. Hartley)
c/o Michael K. Molinaro, Esquire, 2327
West Chester Pike, Ste. 200, Broomall,
PA 19008.

MICHAEL K. MOLINARO, ATTY.
2327 West Chester Pike
Ste. 200
Broomall, PA 19008

SECOND PUBLICATION

**ELIZABETH LAWS BIGGER a/k/a
ELIZABETH L. BIGGER**, dec'd.
Late of the Borough of Prospect Park,
Delaware County, PA.
Extx.: Jane A. Cottrell c/o William
J. Luttrell, III, Esquire, 11 S. Olive
Street, 2nd Floor, P.O. Box 1081,
Media, PA 19063-8081.
WILLIAM J. LUTTRELL, III, ATTY.
11 S. Olive Street
2nd Floor
P.O. Box 1081
Media, PA 19063-8081

**CHRISTINA CASERTA a/k/a
CHRISTINA CASERTA-KEMP**,
dec'd.
Late of the Borough of Ridley Park,
Delaware County, PA.
Extx.: Desiree Forlini, 409 Harvard
Ave., Broomall, PA 19008.
KRISTEN R. MATTHEWS, ATTY.
Kristen Matthews Law
14 E. Welsh Pool Rd.
Exton, PA 19341

**ANGELINA CELLINI a/k/a ANGIE
CELLINI and ANGELINA G.
CELLINI**, dec'd.
Late of the Township of Media,
Delaware County, PA.
Extx.: Francis Cellini Betson, 11405
River Beauty Loop, Prospect, KY
40059.

CHARLOTTE A. CONNER, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Extx.: Linda Beth Johnson, 244
Upland Road, Brookhaven, PA 19015.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

**ELEANOR M. CONROY a/k/a
ELEANOR M. RAFFERTY**, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Admx.: Eleanor M. Conroy c/o
Christopher Brown, Esquire, 1240
West Chester Pike, West Chester, PA
19382.
CHRISTOPHER BROWN, ATTY.
1240 West Chester Pike
West Chester, PA 19382

CAROL SUE DODDS a/k/a SUE DODDS, dec'd.

Late of the Borough of Ridley,
Delaware County, PA.
Extr.: Larry Dodds, 302 Lynne Place,
Chester Springs, PA 19425.

KEVIN J. DOUGHERTY, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Admx.: Michelle Biala Dougherty
c/o Nathan Egner, Esquire, Radnor
Station Two, 290 King of Prussia Rd.,
Ste. 110, Radnor, PA 19087.
NATHAN EGNER, ATTY.
Davidson & Egner
Radnor Station Two
290 King of Prussia Rd.
Ste. 110
Radnor, PA 19087

WALTER R. HAY a/k/a WALTER ROBERT HAY, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: Timothy Pollard Felt c/o Deirdre
Agnew, Esquire, 1450 East Boot Road,
Bldg. 400A, West Chester, PA 19380.
DEIRDRE AGNEW, ATTY.
1450 East Boot Road
Bldg. 400A
West Chester, PA 19380

ROBERT HOFMANN a/k/a BOB HOFMANN, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admx.: Annmarie Hofmann, 244
Baltimore Pk., Unit 207, Glen Mills,
PA 19342.

ROBERT T. HOYT, JR., dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Katherine Hoyt McNabb, 250
Woodland Rd., Wayne, PA 19087.
GARTH G. HOYT, ATTY.
McNees Wallace & Nurick, LLC
170 N. Radnor Chester Rd.
Ste. 350
Radnor, PA 19087

JAMES JOSEPH KANE, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Tressa Ann Valtri c/o Kyle A.
Burch, Esquire, 22 State Road, Media,
PA 19063-1442.
KYLE A. BURCH, ATTY.
22 State Road
Media, PA 19063-1442

GEVODA C. KERSEY, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extr.: Antoinette Kersey, 15 Duncan
Lane, Springfield, PA 19064.

ROSE MARIE KRESGE a/k/a ROSE MARIE C. KRESGE, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Raymond Albert Kresge c/o
Hourigan, Kluger & Quinn, P.C., 600
Third Avenue, Kingston, PA 18704.
HOURIGAN, KLUGER & QUINN,
P.C., ATTYS.
600 Third Avenue
Kingston, PA 18704

PAUL F.X. MCGANN, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: George C. Zumbano, Esquire,
24 E. Market St., P.O. Box 565, West
Chester, PA 19381-0565.
GEORGE C. ZUMBANO, ATTY.
Lamb McErlane, PC
24 E. Market St.
P.O. Box 565
West Chester, PA 19381-0565

LILLIAN L. RAFFO, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: Anthony A. Raffo, III c/o Stephen
V. Bottiglieri, Esquire, 400 Berwyn
Park, 899 Cassatt Ave., Ste. 320,
Berwyn, PA 19312.
STEPHEN V. BOTTIGLIERI, ATTY.
Toscani Stathes & Zoeller, LLC
400 Berwyn Park
899 Cassatt Ave.
Ste. 320
Berwyn, PA 19312

LEONARD VERDELL ROBINSON a/k/a LEONARD V. ROBINSON and LEONARD VERDEL ROBINSON, dec'd.

Late of the Borough of Clifton Heights,
Delaware County, PA.
Admx.: Jamesetta Cleveland, Stewarts
Ferry Pike, Apt. 2113, Nashville, TN
37214.

GENEVIEVE F. STEFANKIEWICZ a/k/a JEAN F. STEFANKIEWICZ, dec'd.

Late of the Borough of Folcroft,
Delaware County, PA.
Extr.: Richard Stefankiewicz, 400
Sylvania Avenue, Folsom, PA 19033.

ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

CLARE P. VIVAIL, dec'd.
Late of the Borough of Folcroft,
Delaware County, PA.
Extr.: Karen A. Warrington, 1089
Taylor Dr., Folcroft, PA 19032.

BARBARA M. WAKELEY, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Co-Extrs.: Robert C. Wakeley, Jr. and
Christopher M. Wakeley.
DAVID T. VIDEON, ATTY.
110 West Front St.
Media, PA 10963

MICHAEL STEVEN YEZUITA, dec'd.
Late of the Borough of Glenolden,
Delaware County, PA.
Extr.: Renee Michele Yazuita c/o
Frank W. Daly, Esquire, 100 W. Sixth
St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
100 W. Sixth St.
Suite 204
Media, PA 19063

THIRD AND FINAL PUBLICATION

ANTHONY J. BAGONIS, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Atr.: Anthony J. Bagonis, Jr., 6702
Hilltop Dr., Brookhaven, PA 19015.

JOANNA C. BOZNANGO, dec'd.
Late of the Township of Bethel,
Delaware County, PA.
Extr.: Dennis Michael Boznango
(Named in Will as Dennis M.
Boznango) 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

BERNARD J. BRENNAN, dec'd.
Late of the Borough of Ridley Park,
Delaware County, PA.
Extr.: JoAnne MacIntire 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

**HARRY L. CALLANDS a/k/a HARRY
CALLANDS**, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Joyce Callands c/o Daniel
Lippard, Esquire, 229 N. Olive Street,
P.O. Box 1788, Media, PA 19063.
DANIEL LIPPARD, ATTY.
229 N. Olive Street
P.O. Box 1788
Media, PA 19063

**TERESA MARIE COLGAN a/k/a
TERESA M. COLGAN and TERESA
COLGAN**, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extrs.: Monica C. Conner (Named in
Will as Monica Conner) and Richard
Scott Conner (Named in Will as
Richard Conner), 465 Lee Place, Exton,
PA 19341.
MARYANNE HUHA FINIGAN, ATTY.
1016 Pennsylvania Ave.
Havertown, PA 19083

**TIMOTHY SCOTT COWEN a/k/a TIM
COWEN**, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Karen Cowen, 723B S.
Providence Rd., Wallingford, PA 19086.

**SAMUEL DILLUCIANO, JR. a/k/a
SAM DILLUCIANO**, dec'd.
Late of the Township of Tinicum,
Delaware County, PA.
Extr.: Amanda Deighan, 37 S. Main
Street, P.O. Box 386, Trumbauersville,
PA 18970.

**MARC JONATHAN FELDMAN a/k/a
MARC J. FELDMAN**, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extrs.: S. Jerome Feldman and Brad
David Feldman.
JOHN A. NOVELLO, ATTY.
221 N. Olive Street
Media, PA 19063

DORIS E. FICCA, dec'd.
Late of the Borough of Chester
Heights, Delaware County, PA.
Extr.: Peter A. Lennon, 353 Marple
Rd., Broomall, PA 19008.
MARYBETH O. LAURIA, ATTY.
Lauria Law LLC
3031 Walton Rd.
C310
Plymouth Meeting, PA 19462

JEANMARIE H. FOX a/k/a

JEANMARIE FOX, dec'd.
Late of the Township of Darby,
Delaware County, PA.
Extr.: Vincent Alexander Fox, 639
Ashby Avenue, Glenolden, PA 19036.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

THERESA N. GALLI, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extr.: Maria Bush c/o David Bartholf,
Esquire, 323 W. Front Street, Media,
PA 19063.
DAVID BARTHOLF, ATTY.
323 W. Front Street
Media, PA 19063

BELVA T. GAMBRILL, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extr.: Sam S. Auslander, 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

ALVA J. GAULT, dec'd.

Late of the Township of Yeadon,
Delaware County, PA.
Extr.: Thurston Gault, 106 Underhill
Ave., Apt. 2, Brooklyn, NY 11238.

ELIZABETH ANNE GILLIGAN, dec'd.

Late of the Township of Marple,
Delaware County, PA.
Admr.: Thomas Gilligan, 39355
Tollhouse Road, Lovettsville, VA
20180.

GEORGE E. HEINLY, JR., dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Thomas J. Heinly c/o Barry W.
VanRensler, Esquire, 10 S. Plum St.,
Media, PA 19063.
BARRY W. VanRENSLER, ATTY.
Plum Street Lawyers
10 S. Plum St.
Media, PA 19063

ROBERT K. HESSE, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extr.: Steven Robert Hesse (Named in
Will as Steven R. Hesse) 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

HARRY BAXTER HEYWOOD, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
100 W. Sixth St.
Suite 204
Media, PA 19063

ROBERT KIRKPATRICK, dec'd.

Late of the Township of Chadds Ford,
Delaware County, PA.
Extr.: Joshua M. Kirkpatrick c/o Dawn
Getty Sutphin, Esquire, 852 Eleventh
Ave., Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
852 Eleventh Ave.
Prospect Park, PA 19076

EDWARD KONSKI, dec'd.

Late of the City of Chester, Delaware
County, PA.
Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
100 W. Sixth St.
Suite 204
Media, PA 19063

DOROTHY S. LLOYD, dec'd.

Late of the Borough of Collingdale,
Delaware County, PA.
Extr.: Mark Walter Lloyd c/o Louis
F. Ballezzi, Esquire, 14 N. Lexington
Ave., Havertown, PA 19083.
LOUIS F. BALLEZZI, ATTY.
14 N. Lexington Ave.
Havertown, PA 19083

MARY ELLEN McCULLOUGH, dec'd.

Late of the Borough of Brookhaven,
Delaware County, PA.
Extr.: Bruce E. Wright, Jr.
BRIAN F. LEVINE, ATTY.
Levine Law, LLC
22 E. Grant St.
New Castle, PA 16101-2279

KATHLEEN McPHILLIPS, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Admr.: Anthony McPhillips, 1100
Edgewood Road, Havertown, PA
19083.

KIM MOORE, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Admx.: Caroline Moore c/o Mark S.
Pinnie, Esquire, 844 E. Street Road,
P.O. Box 5, Westtown, PA 19395.
MARK S. PINNIE, ATTY.
Barnard, Mezzanotte, Pinnie and
Seelaus, LLP
844 E. Street Road
P.O. Box 5
Westtown, PA 19395

JOHN C. MUNCH, dec'd.

Late of the Borough of Brookhaven,
Delaware County, PA.
Extx.: Cynthia A. Sickler 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

MARIA VERONICA O'NEILL, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extx.: Debora A. O'Neill, Esquire, 200
Shawnee Road, Ardmore, PA 19003.
DEBORA A. O'NEILL, ATTY.
200 Shawnee Road
Ardmore, PA 19003

AUDREY BLAINE SHAFFER a/k/a

AUDREY SHAFFER MENEFEE,
dec'd.
Late of Township of Haverford,
Delaware County, PA.
Extx.: Audry Blaine Cameron, 833
Causez Avenue, Claymont, DE 19703.

MARGARET SOLOMAN, dec'd.

Late of Township of Darby, Delaware
County, PA.
Extx.: Kristine Reagan c/o Dawn Getty
Sutphin, Esquire, 852 Eleventh Ave.,
Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
852 Eleventh Ave.
Prospect Park, PA 19076

DEBORAH L. SPILLE, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extx.: William Patrick Murphy, 102
Leshia Drive, Morrisville, PA 19067.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

JULIA V. SZYMANSKI, dec'd.

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

Extx.: Stefan Joseph Szymanski
(Named in Will as Stefan J.
Szymanski), 525 Seven Oaks Dr.,
Clifton Heights, PA 19018 and Joyce
Hammell, 2209 Pershing Ave., Morton,
PA 19070.

CHARI M. ALSON, ATTY.

Anderson Elder Law
206 State Rd.
Media, PA 19063

NANCY TEMPLE a/k/a NANCY F.**TEMPLE**, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extx.: Ronald Temple (Named in Will
as Ronald J. Temple) c/o Daniel R.
Coleman, Esquire, 300 W. State St.,
Ste. 300, Media, PA 19063.
DANIEL R. COLEMAN, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

RICHARD J. TEMPLE, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extx.: Ronald Temple (Named in Will
as Ronald J. Temple) c/o Daniel R.
Coleman, Esquire, 300 W. State St.,
Ste. 300, Media, PA 19063.
DANIEL R. COLEMAN, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

HAROLD N. THOMPSON a/k/a**HAROLD THOMPSON and HAL
THOMPSON**, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Admx.: Sharon T. Edelman, 109
Madison Ave., Clayton, NJ 08312.

RICHARD L. TYNDALL, JR., dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extx.: Robert S. Tyndall c/o Edward
Rosenthal, Esquire, 720 Yorklyn Rd.,
Hockessin, DE 19707.
EDWARD ROSENTHAL, ATTY.
720 Yorklyn Rd.
Hockessin, DE 19707

SPIROS VASILATOS a/k/a SPIRO**VASILATOS**, dec'd.

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

Extr.: Elene Vasilatos, 309 Virginia Ave., Havertown, PA 19083.
HEATHER L. TURNER, ATTY.
Law Offices Heather L. Turner
137 N. Narberth Ave.
Narberth, PA 19072

EDWIN A. VELTEN, dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Extr.: Mark Lyons c/o Bridget Wible,
Esquire, 8500 West Chester Pike,
Upper Darby, PA 19082.
BRIDGET WIBLE, ATTY.
8500 West Chester Pike
Upper Darby, PA 19082

DONNA D. WEISCHEDEL, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Allan Weischedel 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

AUDIT

ORPHANS' COURT

**Estates listed for Audit on
JULY 16, 2025
10:30 A.M. Prevailing Time**

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

TORRENS - First and Final Account Stated by S&T Bank, Trustee. For the Robert Torrens Self-Funded Special Needs Trust Established Under Agreement Dated June 27, 2018 For Robert Torrens.

TORRENS - First Account For the Estate of Robert Anthony Torrens, An Incapacitated Person Stated by Nancy H. Torrens, Plenary Guardian.

CONBOY - First and Final Account of Andrew P. Conboy and James B. Conboy, Co-Executors For Estate of Carolyn B. Conboy.

KOCHER - First and Final Account of Kim Karen Kocher, Administratrix For the Estate of Frank P. Kocher, Deceased.

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

July 4, 11

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-001388

NOTICE IS HEREBY GIVEN THAT on February 14, 2025, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Judith Kiesel Bolotsky** to **Judith Justine Kiesel**.

The Court has fixed July 15th, 2025, at 9:00 a.m. in Courtroom "TBA", Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

July 4, 11

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-003696

NOTICE IS HEREBY GIVEN THAT on April 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 **Amy Elizabeth Robertson Guerin** to **Amy Elizabeth Robertson**.

The Court has fixed Tuesday, September 23, 2025, at 9:00 a.m. in Courtroom "TBA", Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

ROBERT B. GEORGE, Solicitor
21 West Front Street
Media, PA 19063

July 11, 18

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-003098

NOTICE IS HEREBY GIVEN THAT on April 4, 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 **Denise Ann Axsmith Midgett to Denise Ann Axsmith.**

The Court has fixed Wednesday, September 3, 2025, at 9:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

July 4, 11

SERVICE BY PUBLICATION

NOTICE IS HEREBY GIVEN THAT a Petition for Termination of Parental Rights and for Adoption has been filed in Delaware County Orphan’s Court, No. 0087 of 2024, seeking the termination of the parental rights of Lawrence E. Weigand, parent of Laura Fidorowicz. A hearing with respect to said petitions is scheduled for August 19, 2025 at 9:30 A.M. in the Delaware County Courthouse, 201 West Front Street, Media, PA before the Honorable William C. Mackrides.

July 11, 18, 25

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO.: CV-2024-007115
SALE NO.: ORIGINAL 8/15/25 SALE

U.S. BANK NATIONAL ASSOCIATION,
Plaintiff
v.

CARL THOMPSON, SR., IN HIS CAPACITY AS HEIR OF WILLIAM E. THOMPSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM E. THOMPSON, DECEASED, Defendant(s)

NOTICE OF SHERIFF’S SALE OF REAL PROPERTY

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM E. THOMPSON, DECEASED

Being Premises: 52 W. Berkley Ave, Clifton Heights, PA 19018.

Being in BOROUGH OF CLIFTON HEIGHTS, County of DELAWARE, Commonwealth of Pennsylvania, 10000037600 a/k/a 10-00-00376-00.

Improvements consist of residential property.

Sold as the property of William E. Thompson.

Your house (real estate) at 52 W Berkley Ave, Clifton Heights, PA 19018 is scheduled to be sold at the Sheriff’s Sale on August 15, 2025 at 11:00 A.M., at the DELAWARE COUNTY COURT HOUSE, 201 W. FRONT ST, MEDIA, PA 19063, to enforce the Court Judgment of \$110,029.42 obtained by, U.S. BANK NATIONAL ASSOCIATION (the mortgagee), against the above premises.

LAWYERS’ REFERENCE SERVICE

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

BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646

July 11, 18

SERVICE BY PUBLICATION

OFFICE OF THE REGISTER OF WILLS
DELAWARE COUNTY,
PENNSYLVANIA
NO. 2325-1012

IN RE: ESTATE OF MILTON
SILVERSTEIN, DEC'D.

RE: PETITION FOR CITATION TO
SHOW CAUSE WHY A COPY OF
DECEDENT'S LAST WILL AND
TESTAMENT SHOULD NOT BE
ADMITTED FOR PROBATE

RULE

AND NOW, this 20th day of June 2025, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a New Rule to Show Cause is issued and directed upon Barbara Rodi to show cause why this Petition should not be granted. Respondent(s) shall submit a written response on or before 7/30/25, via one or more of the following options: (1) U.S. mail at ATTN: Reg. of Wills, 201 W. Front St., Media, PA 19063; (2) In-Person or drop-box at the Office of the Reg. of Wills, 1st Fl., Gov't. Center Bldg., Media, PA, 19063; and/or (3) fax (610) 891-4812. No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted, and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7.

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

July 11, 18

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO: CV-2025-003233

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

AVAIL 3 LLC, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS ADMINIS-
TRATOR OF RESTORATION III TRUST,
Plaintiff
v.

MILLARD S. BEATTY, III, IN HIS CAPAC-
ITY AS HEIR OF MILLARD S. BEATTY,
JR.; DAVID H. BEATTY, IN HIS CAPAC-
ITY AS HEIR OF MILLARD S. BEATTY,
JR.; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
MILLARD S. BEATTY, JR., Defendants

**COMPLAINT IN MORTGAGE
FORECLOSURE**

To: UNKNOWN HEIRS, SUCCESS-
SORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSO-
CIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR
UNDER MILLARD S. BEATTY,
JR. Defendant(s), 111 FOREST
ROAD SPRINGFIELD, PA 19064

You are hereby notified that Plaintiff, AVAIL 3 LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINIS-TRATOR OF RESTORATION III 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-2025-003233, seeking to foreclose the mortgage secured on your property located, 111 FOREST ROAD, SPRINGFIELD, PA 19064.

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 writ-ten 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 HIR-
ING A LAWYER.**

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

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

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

June 27; July 11

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY
CIVIL DIVISION
NO: CV-2023-003123

ACTION IN MORTGAGE
FORECLOSURE

U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF
CABANA SERIES V TRUST, Plaintiff
vs.

BRUCE KITTS, REAL OWNER
AND HEIR OF ELEANOR F. KITTS,
DECEASED ET AL., Defendant(s)

NOTICE

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.

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

July 4, 11

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO: CV-2018-002966

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

BANK OF AMERICA, N.A., Plaintiff
v.

DIANE BESSINGER, IN HER CAPACITY AS HEIR OF CHRISTINE B. TAGTSTROM a/k/a CHRISTINE BESSINGER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER, CHRISTINE B. TAGTSTROM a/k/a CHRISTINE BESSINGER 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 JANE JORDAN, DECEASED HEIR OF CHRISTINE B. TAGTSTROM a/k/a CHRISTINE BESSINGER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER, CHRISTINE B. TAGTSTROM a/k/a CHRISTINE BESSINGER, Defendant(s), 131 FOXMASK TURN GLEN MILLS (CONCORD), PA 19342

**COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, BANK OF AMERICA, 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-2018-002966, seeking to foreclose the mortgage secured on your property located, 131 FOXMASK TURN, GLEN MILLS (CONCORD), PA 19342.

NOTICE

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

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

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

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

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

July 4, 11

SERVICE BY PUBLICATION

IN THE OFFICE OF THE REGISTER
OF WILLS OF DELAWARE COUNTY,
PENNSYLVANIA
FILE NO. 2325-1539

IN RE: ESTATE OF BARBARA
GREENWOOD, DECEASED

RE: AMENDED PETITION FOR GRANT
OF LETTERS OF ADMINISTRATION

RULE

AND NOW, the 24 day of June, 2025. upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a Rule to Show Cause is issued and directed upon Ralph G. Thompson and Karen Cross to show cause why this Petition should not be granted.

Respondents) shall submit a written response on or before the 6th day of August 2025, via one or more of the following options: (1) U.S. mail at ATTN: Register of Wills, 201 W. Front Street, Media, PA 19063; (2) In-Person or drop-box at the Office of the Register of Wills, First Floor, Government Center Building, Media, PA, 19063; and/or (3) fax at (610) 891-4812.

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

BY THE REGISTER OF WILLS
/s/ Vincent A. Rongione
VINCENT A. RONGIONE, ESQUIRE
REGISTER OF WILLS AND
CLERK OF ORPHANS' COURT

July 4, 11

**MASTERCARD AND VISA
ACCEPTED AT THE
DELAWARE COUNTY**

BAR ASSOCIATION



The Delaware County Bar
Association accepts



MASTERCARD & VISA

for membership dues, lawyer
referral fees, legal ads
and Legal Journal Subscriptions

Charges may be taken via telephone or walk-in

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

**July 18, 2025
11:00 A.M. Prevailing Time**

BOROUGH
Colwyn 5
Glenolden 26
Sharon Hill 1, 6

CITY
Chester 34

TOWNSHIP
Aston 17, 18, 25
Concord 10, 22
Darby 19, 31
Haverford 2, 15, 28
Marple 13, 32, 35
Middletown 21
Newtown 11, 30
Springfield 3
Upper Chichester 7, 14
Upper Darby 4, 8, 9, 12, 20, 23, 24, 27, 29

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. 008503A 1. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$138,599.23

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

Front: Irregular Depth: Irregular

BEING Premises: 71 Burnside Avenue, Sharon Hill, PA 19079.

Folio Number: 41000025100

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kia T. Dixon, Administratrix of the Estate of Shawn D. Jones, deceased.

Hand Money \$14,111.61

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000750 2. 2025

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Haverford, County of Delaware and State of Pennsylvania and more fully described as follows:

BEING the same premises which Preferred Trust Company, LLC, Custodian FBO Glover K. Campbell, Jr., Accounty 424300012, by Deed dated 06/05/2018 and recorded 07/11/2018 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 6194 page 718, granted and conveyed unto Gregory D. Turlington Jr. and Rashanna M. Edwards.

Tax ID No. 22090019200

BEING known as 1516 Burmont Road, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Gregory David Turlington, Jr., a/k/a Gregory D. Turlington, Jr. and Rashanna M. Edwards.

Hand Money \$3,000.00

Sarah A. Elia, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000278 3. 2025

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 206 Indian Rock Drive, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tonya Leyshion.

Hand Money \$16,285.46

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005766A 4. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being Lot No. 607 on Plan No. 5 of Westbrook Park made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated December 28, 1948, which plan is recorded in the Office for the Recorder of Deeds in and for the County of Delaware, aforesaid, at Media, in Plan Case No. 7, page 16 as follows:

BEGINNING at a point on the Northwesterly side of Whitehall Drive (50 feet wide) at the distance of 351.01 feet measured North 70 degrees East along said side of Whitehall Drive from a point of curve in the name which point is at the distance of 41.30 feet measured on the arc of a circle curving to the left having a radius of 25 feet from a point of reverse curve on the North-easterly side of Oak Avenue (50 feet wide); thence extending from said beginning point North 14 degrees West passing through the party wall between theses premises and the premises adjoining to the Southwest and crossing a certain 12 feet wide driveway, which extends Northwestwardly into Whitehall Drive and Southwestwardly into another 12 feet wide driveway which extends Northeastwardly into Gramercy Drive and Southeastwardly into Whitehall Drive 163.98 feet to a point; thence extending North 79 degrees 20 minutes East 16.02 feet to a point; thence extending South 14 degrees East recrossing the aforesaid 12 feet wide driveway and passing partly through the party wall between these premises and the premises adjoining to the Northeast 163.05 feet to a point on the Northwesterly side of Whitehall Drive aforesaid; thence extending along the same South 70 degrees West 16 feet to the first mentioned point and place of beginning.

HAVING thereon erected a dwelling house known and numbered as: 5160 Whitehall Drive, Clifton Heights, PA 19018.

PARCEL No. 16-13-03813-00

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Danielle Arizzi.

Hand Money \$10,047.62 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000668 5. 2025

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Borough of Colwyn, County of Delaware and State of Pennsylvania and described and known as Lot No. 47 on a certain Plan of Lots of Richard H. Thatcher, which is only recorded in Media, PA in Deed Book 348 page 624 &c., and bounded and described as follows:

SITUATE on the Northerly side of Ellis Avenue and containing in front thereon 21.09 feet and extending Northwardly in length or depth on the Eastwardly side of thereon, North 22 degrees 59 minutes 15 seconds East 110 feet to a point; thence Westwardly 21.36 feet to a point; thence Southwardly 19.40 feet to the Northeast corner of Lot No. 51; thence South 22 degrees 59 minutes 15 seconds West, 90.60 feet to Ellis Avenue, bounded on the South by Ellis Avenue, on the East by Lot No. 48, on the North by Lot No. 82, and on the West by Lots No. 51, 52, 53 and 55 and others.

HAVING thereon erected a dwelling house known and numbered as: 437 Ellis Avenue, Colwyn, PA 19023.

PARCEL NO. 12-00-00125-00

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Letha Thornton.

Hand Money \$8,293.74 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003533 6. 2018

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 41-00-00161-00

Property: 750 Bonsall Avenue, Sharon Hill, PA 19079.

BEING the same premises which Donald F. Druckenmiller and Rhonda L. Druckenmiller, by Deed dated August 31, 2004 and recorded September 10, 2004 in and for Delaware County, Pennsylvania in Deed Book Volume 3289, page 1193, granted and conveyed unto Kim Suos and Sophan Ngeth.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Kim Suos and Sophan Ngeth.

Hand Money \$16,381.77

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000852 7. 2025

MORTGAGE FORECLOSURE

Judgment Amount: \$367,079.59

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

Front: Irregular Depth: Irregular

BEING Premises: 102 Louise Drive, Boothwyn, PA 19061.

Folio Number: 09000063209

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ezra V Zapanta and Vebrey A. Zapanta a/k/a Vebrey A. Zapanta.

Hand Money \$36,707.96

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010490A 8. 2012

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 16080213700

PROPERTY: 8525 Monroe Avenue, Upper Darby, PA 19082.

BEING the same premises which Helen Amadio, executrix of the Estate of Benjamin J. Amadio, Marian Larosa, Agnes L. Mostardi, George F. Amadio, by Deed dated September 14, 2001 and recorded October 9, 2001 in and for Delaware County, Pennsylvania in Deed Book Volume 2273, page 633, granted and conveyed unto Euston Mitchell.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Euston Mitchell.

Hand Money \$25,533.67

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000401 9. 2025

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 16090013500

PROPERTY: 342 Congress Avenue, Lansdowne, PA 19050.

BEING the same premises which Jonathan S. Culp and Chalon Blackman, n/k/a Chalon Culp, by Deed dated February 29, 2019 and recorded April 3, 2019 in and for Delaware County, Pennsylvania in Deed Book Volume 5302, page 1905, granted and conveyed unto Malikah Hardy.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Malikah Hardy.

Hand Money \$16,158.38

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006193 10. 2024

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 13000013572

Property: 33 Big Woods Drive, Glen Mills, PA 19342.

BEING the same premises which NVR, Inc., a Virginia Corporation, by Deed dated November 16, 1999 and recorded November 18, 1999 in and for Delaware County, Pennsylvania in Deed Book Volume 1952, page 1264, granted and conveyed unto James D. Taylor and Judith A. Taylor.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: James D. Taylor and Judith A. Taylor.

Hand Money \$29,949.13

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009871A 11. 2021

MORTGAGE FORECLOSURE

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

BEING Premises: 1 Radnor Drive, Unit E-4, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Angela Dipolo.

Hand Money \$14,143.07

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001967 12. 2024

MORTGAGE FORECLOSURE

327 Wayne Avenue
Lansdowne, PA 19050

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Elsie Smith.

Hand Money \$11,154.00

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000606 13. 2025

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 25000478700

PROPERTY: 2624 Summit Avenue, Broomall, PA 19008.

BEING the same premises which Mary R. Gettz, widow, by Deed dated November 23, 1973 and recorded November 26, 1973 in and for Delaware County, Pennsylvania in Deed Book Volume 2488, page 866, granted and conveyed unto Susan J. Brown and Rodman E. Brown, Jr., her husband.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Susan J. Brown and Rodman E. Brown, Jr., her husband.

Hand Money \$13,429.84

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006963 14. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 2212 Pleasantview Ave., Upper Chichester, PA 19061.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Bradley John Powers a/k/a Bradley Powers, Executor of the Estate of Jacqueline Powers a/k/a Jacqueline R. Flowers, deceased; Rebecca Powers.

Hand Money \$12,878.80

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003364E 15. 2016

MORTGAGE FORECLOSURE

Property in the Township of Haverford, County of Delaware, Commonwealth of PA on the Southeasterly side of Walnut Hill Lane.

Front: 50 Depth: 112

BEING Premises: 317 Walnut Hill Lane, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Joanne Galligan.

Hand Money \$32,699.36

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000053 17. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 29 Blackthorne Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Daniel J. Trainor and Joann Trainor.

Hand Money \$16,356.85

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010163 18. 2024

MORTGAGE FORECLOSURE

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

Location of Property: 52 Seward Lane, Aston, PA 19014.

Seized and taken in execution as the property of: the Estate of Susan Epright.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: The Estate of Susan Epright.

Real Debt: \$26,172.15

Hand Money \$2,617.22

M. Jacqueline Larkin, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009131 19. 2024

MORTGAGE FORECLOSURE

1535 Roosevelt Drive
Sharon Hill, PA 19079

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Abigail A. Jones a/k/a Abigail Jones.

Hand Money \$19,093.88

Matthew G. Brushwood, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002118 20. 2023

MORTGAGE FORECLOSURE

3227 Berkley Avenue
Drexel Hill, PA 19026

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Spring A. Naylor a/k/a Spring Ann Naylor, individually and in her capacity as Executrix and Heir of the Estate of Margaret E. Naylor a/k/a Margaret Ellen Naylor.

Hand Money \$17,564.40

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010127 21. 2024

MORTGAGE FORECLOSURE

Property in the Township of Middletown, County of Delaware, Commonwealth of PA on the beginning at iron spike in the middle line of Forge Road.

Front: IRR Depth: IRR

BEING Premises: 54 Forge Road, Glen Mills, PA 19342.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jennifer A. Roman and Keith R. Roman.

Hand Money \$37,721.39

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008726 23. 2024

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 80

BEING Premises: 266 Margate Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Christian Jerome Gosha.

Hand Money \$14,776.66

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001785 24. 2024

MORTGAGE FORECLOSURE

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

BEING the same premises which Karnail S. Gyani and Monica Gyani, on July 23, 2003, recorded on August 12, 2003, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 203102347 granted and conveyed unto Lily Prodhon.

BEING Premises: 224 Sherbrook Blvd., Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Lily Prodhon.

Hand Money \$3,640.22

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007018 25. 2024

MORTGAGE FORECLOSURE

Property situated in the Township of Aston, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on April 28, 1997, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 1580, at page 2065, as Instrument No. 1997022884.

Folio No. 02-00-01348-49

BEING known as 111 Knollwood Court, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Thomas P. Savage and Nancy E. Savage.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003465 26. 2024

MORTGAGE FORECLOSURE

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

BEING the same premises which Patmos Property Group, LLC, on December 16, 2022, recorded on December 22, 2022, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2022063900 granted and conveyed unto Davis Road Holdings, LLC.

BEING Premises: 30 North Ridgeway Ave., Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Davis Road Holdings, LLC.

Hand Money \$147,799.95

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007171 27. 2024

MORTGAGE FORECLOSURE

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

BEING the same premises which Arlen Ngoc Pham, on May 15, 2021, recorded on July 12, 2021, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2021052803 granted and conveyed unto Deidra Spain.

BEING Premises: 54 Sunshine Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Deidra Spain.

Hand Money \$15,211.80

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001241 28. 2025

MORTGAGE FORECLOSURE

Property in the Township of Haverford, County of Delaware, Commonwealth of PA on the Northeasterly side of Colonial Road.

Front: 50 Depth: 184

BEING Premises: 50 Colonial Drive, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Barbara Biggins Kelly.

Hand Money \$24,357.13

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006713 29. 2022

MORTGAGE FORECLOSURE

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

Dimensions: 19.80 x 103.92 x IRR

BEING Premises: 243 Blanchard Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property - 2 sty hse gar.

SOLD AS THE PROPERTY OF: Kirwin Haynes.

Hand Money \$21,412.29

Kiera McFadden-Roan, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004313 30. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Newtown, County of Delaware and State of Pennsylvania and more fully described as follows:

BEING the same premises which Farid A. Naib and Rebecca L. Malcolm-Naib, by Deed dated 05/07/2021 and recorded 07/17/2021 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 6716, page 4099, in Instrument No. 2021095237, granted and conveyed unto Joseph L. Fox and Christina O. Fox, as tenants by the entirety.

Tax ID No. 30000246205

BEING known as 38 Harrison Drive, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Joseph L. Fox and Christina O. Fox.

Hand Money \$3,000.00

Sarah A. Elia, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002480 31. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$54,183.80 entered on 3/17/2025, plus interest through the date of sheriff's sale, plus costs.

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

BEING Premises: 1036 Pine Street, Darby Borough, Delaware County, PA (Folio 14-00-02541-00).

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: David O. Adenaike.

Hand Money \$5,418.38

William J. Levant, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009226 32. 2024

MORTGAGE FORECLOSURE

41 Dorset Drive

Broomall, PA 19008

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kimberly Brennan, Administrator of the Estate of Ruth C. Sciubba, deceased.

Hand Money \$39,157.27

Matthew G. Brushwood, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005859 34. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 1113 Upland Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Upland Street Investments LLC.

Hand Money \$82,238.06

LaRocca Hornik Greenberg Kittredge Carlin & McPartland LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002087 35. 2024

MORTGAGE FORECLOSURE

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

BEING the same premises which Grace E. Garfield on August 30, 2010, recorded on september 14, 2010 in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2010052899 granted and conveyed unto Michael P. Grassi.

BEING Premises: 314 Yale Ave., Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Michael P. Grassi.

Hand Money \$28,935.43

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

June 27'; July 4, 11