

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

THOMAS W. BABCOCK, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extr.: Thomas E. Babcock, 478 Beatty
Road, Springfield, PA 19064.
MICHAEL CULP, ATTY.
Brooks, Bradley & Doyle
21 West Second Street
Media, PA 19063

MARJORIE R. BRENNAN a/k/a

MARJORIE BRENNAN and
MARJORIE R. WELLS, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Tiphereth Wells c/o Christopher
M. Brown, Esquire, 1240 West Chester
Pike, Ste. 210, West Chester, PA
19382.
CHRISTOPHER M. BROWN, ATTY.
Law Offices of Christopher M. Brown,
PLLC
1240 West Chester Pike
Ste. 210
West Chester, PA 19382

PAULA BESS BROWN a/k/a PAULA KNORR, dec'd.

Late of the Borough of Glenolden,
Delaware County, PA.
Extr.: Michelle K. Billbrough c/o
MaryKaye Anthony, Esquire, 3305
Edgmont Ave., Brookhaven, PA 19015.
MaryKaye ANTHONY, ATTY.
Breslin Murphy & Roberts, P.C.
3305 Edgmont Ave.
Brookhaven, PA 19015

MARY E. DiEMEDIO a/k/a

**MARY DiEMEDIO and MARY
ANDERSON, dec'd.**
Late of the Township of Concord,
Delaware County, PA.

Extr.: Lauren Anderson Aker c/o
Christina Breslin Roberts, Esquire,
3305 Edgmont Avenue, Brookhaven,
PA 19015.

CHRISTINA BRESLIN ROBERTS, ATTY.

Breslin Murphy & Roberts, PC
3305 Edgmont Avenue
Brookhaven, PA 19015

ANTHONY J. DiGUIESPPE, JR., dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Admx.: Philomena Marie DiGuesppe
c/o Kristen L. Behrens, Esquire, 1650
Market St., Ste. 1200, Philadelphia,
PA 19103.
KRISTEN L. BEHRENS, ATTY.
Dilworth Paxson LLP
1650 Market St.
Ste. 1200
Philadelphia, PA 19103

DAVID LEE FERRELL a/k/a DAVID L. FERRELL, dec'd.

Late of the Township of Marple,
Delaware County, PA.
Extr.: Amy E. Avellino (Named in
Will as Amy Avellino) c/o Lesley M.
Mehalick, Esquire, 30 Cassatt Ave.,
Berwyn, PA 19312.
LESLEY M. MEHALICK, ATTY.
McAndrews, Mehalick, Connolly, Hulse
and Ryan, P.C.
30 Cassatt Ave.
Berwyn, PA 19312

MARIA CATHERINE GONNELLA, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Nicole Hiller c/o Richard E.
Javage, Jr., Esquire, 3350 Township
Line Rd., Drexel Hill, PA 19026.
RICHARD E. JAVAGE, JR., ATTY.
3350 Township Line Rd.
Drexel Hill, PA 19026

ERICA CASSANDRA HACKSHAW a/k/a ERICA C. HACKSHAW and ERICA HACKSHAW, dec'd.

Late of the Borough of Lansdowne,
Delaware County, PA.
Admx.: Sarah Hackshaw, 1764
Millstream Hollow, Conyers, GA
30012.
DANA A. BLUE, ATTY.
Dana Blue Law
110 E. State St.
Ste. 305
Kennett Square, PA 19348

PATRICIA F. HANEY, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extx.: Helyn Catherine Benonis
(Named in Will as Helyn C. Benonis)
c/o Chloe Mullen-Wilson, Esquire,
400 Maryland Dr., P.O. Box 7544, Ft.
Washington, PA 19034-7544.
CHLOE MULLEN-WILSON
Timoney Knox LLP
400 Maryland Dr.
P.O. Box 7544
Ft. Washington, PA 19034-7544

SHERYL HIGH a/k/a SHERYL

THEUS HIGH, dec'd.
Late of the Borough of Yeadon,
Delaware County, PA.
Extr.: Kamau Jumaane High (Named
as Kamau High in Will) c/o Michael P.
Broadhurst, Esquire, 1339 Chestnut
St., 5th Floor, Philadelphia, PA 19107.
MICHAEL P. BROADHURST, ATTY.
1339 Chestnut St.
5th Floor
Philadelphia, PA 19107

DIANA LEE HUSSA a/k/a DIANA L.

HUSSA and DIANA HUSSA, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Matthew Hussa Lowenthal
(Named in Will as Matthew
Lowenthal), 828 N. Stillman St.,
Philadelphia, PA 19130.

CHERYL JEFFREY, dec'd.

Late of the Township of Darby,
Delaware County, PA.
Extr.: Middy Jeffrey, 1031 Barker
Road, Sharon Hill, PA 19079.

ALVIN J. JENIFER, dec'd.

Late of the Township of Aston,
Delaware County, PA.
Extx.: Lisa Jenifer Robinson c/o
Thomas L. Kelly, Esquire, Kelly
Grimes Pietrangelo & Vakil, P.C., 36
East Second Street, P.O. Box 1048,
Media, PA 19063.
THOMAS L. KELLY, ATTY.
Kelly Grimes Pietrangelo & Vakil, P.C.
36 East Second Street
P.O. Box 1048
Media, PA 19063

MARGARET KAROLYI, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extx.: Christine Karolyi, 239 Indian
Rock Drive, Springfield, PA 19064.

FRANCIS N. KENNY, dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Extx.: Kelly P. D'Orazio c/o Ryan J.
Griffin, Esquire, 623 North Pottstown
Pike, Exton, PA 19341.
RYAN J. GRIFFIN, ATTY.
623 North Pottstown Pike
Exton, PA 19341

SHARON LOWRY LALLY, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extr.: Dave Lally, 501 Middletown Rd.,
Unit 501, Media, PA 19063.
L. THEODORE HOPPE, JR., ATTY.
25 W. Second St.
2nd Fl.
Media, PA 19063

THOMAS MacINTOSH, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extx.: Margaret Sweeney, 1114
Villanova Avenue, Swarthmore, PA
19081.

MARY K. MILLER, dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Extr.: Stephen M. Miller c/o Robert M.
Firkser, Esquire, 333 West Baltimore
Avenue, Media, PA 19063.
ROBERT M. FIRKSER, ATTY.
333 West Baltimore Avenue
Media, PA 19063

FRANCES E. MOYER, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extr.: Kenneth R. Moyer, 27 Briarcrest
Drive, Rose Valley, PA 19086.

JEAN A. MURPHY, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Admx.: Margaret Andreleczyk, 527
Saude Ave., Essington, PA 19029.

NORMA NOTZOLD-DeROSA, dec'd.

Late of the Township of Nether
Providence, Delaware County, PA.
Extx.: Kirsten Gudrun Olsen c/o
Kristine F. Hughey, Esquire, 22 W.
Second St., Media, PA 19063.
KRISTINE F. HUGHEY, ATTY.
22 W. Second St.
Media, PA 19063

JOHN C. O'NEILL, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Personal Representative: Theresa
Melvin, 108 E. Lancaster Ave., Wayne,
PA 19087.

KATHRYN H. CRARY, ATTY.
Gadsden Schneider & Woodward LLP
1275 Drummers Ln.
Ste. 210
Wayne, PA 19087-1571

LINWOOD D. PARKER, SR., dec'd.
Late of the Borough of Sharon Hill,
Delaware County, PA.
Extr.: Vernon Brundage, Jr., 187
London Towne Drive, Pittsburgh, PA
19079.

LOIS M. PARKER, dec'd.
Late of the Borough of Sharon Hill,
Delaware County, PA.
Extr.: Vernon Brundage, Jr., 187
London Towne Drive, Pittsburgh, PA
19079.

ANTOINETTE M. PITIS, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Admr.: Philip Michael Pitis 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

PATRICIA A. QUIRK, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Thomas Patrick Quirk, 628
Grand Ave., Havertown, PA 19083.
DENNIS P. SHEEHAN, ATTY.
30 W. 3rd St.
Media, PA 19063

ELSA SCHATZBERG a/k/a ELSA R. SCHATZBERG, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Daniel Schatzberg c/o Thomas
Flynn, III, 19 Waterloo Ave., Berwyn,
PA 19312.
THOMAS FLYNN, III, ATTY.
19 Waterloo Ave.
Berwyn, PA 19312

MICHELE SCHWARTZ, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Gregory M. Murphy c/o Whitney
P. O'Reilly, Esquire, 1600 Market
Street, Fl 32, Philadelphia, PA 19103.
WHITNEY P. O'REILLY, ATTY.
1600 Market Street
Fl 32
Philadelphia, PA 19103

DONALD R. SUNDSTROM, SR., dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Donald R. Sundstrom, Jr., 13
Eleanor Circle, Havertown, PA 19083.

GLENN W. TRAINOR, dec'd.
Late of the Borough of Clifton Heights,
Delaware County, PA.
Admx.: Mary K. Trainor c/o Richard E.
Javage, Jr., Esquire, 3350 Township
Line Rd., Drexel Hill, PA 19026.
RICHARD E. JAVAGE, JR., ATTY.
3350 Township Line Rd.
Dexel Hill, PA 19026

BARBARA M. TWISS a/k/a BARBARA TWISS and BARBARA MAE TWISS, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extx.: Beth Ann Twiss Houting, 1880
N. Pleasantview Rd., Pottstown, PA
19464-2206.
REBECCA H. DINUCCI, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

BRYLE SLOAN WALTERS a/k/a BRYLE S. WALTERS, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Gregory Mitchell Walters
(Named in Will as Gregory M. Walters)
c/o Lauren Roselinda Donati, Esquire,
110 W. Front St., Media, PA 19063.
LAUREN ROSALINDA DONATI, ATTY.
Thompson & Donati Law, LLC
110 W. Front St.
Media, PA 19063

KATHILYN L. WILLIAMS, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: Nicole T. Williams c/o Jennifer
Walker, 31 S. High St., Suite 200, West
Chester, PA 19382.
JENNIFER WALKER, ATTY.
31 S. High St.
Suite 200
West Chester, PA 19382

SECOND PUBLICATION
LICIA LIVIA ALLMAN a/k/a LEE ALLMAN, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extx.: Lee R. Allman, 41 Paoli Plaza,
Suite G, Paoli, PA 19301.

LEE R. ALLMAN, ATTY.
Allman, Kelly & Willner, LLC
41 Paoli Plaza
Suite G
Paoli, PA 19301

RONALD DAVID ASHBY, dec'd.
Late of Nether Providence, Delaware
County, PA.
Extr.: Ryan David Ashby c/o MaryKaye
Anthony, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
MaryKaye ANTHONY, ATTY.
Breslin Murphy & Roberts, P.C.
3305 Edgmont Ave.
Brookhaven, PA 19015

ELAINE EDWARDS BARRETT, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Nancy M. Mandato (Named
in Will as Nancy Marie Mandato) c/o
Patrick T. Duffy, Esquire, 100 Regency
Dr., Audubon, PA 19403.
PATRICK T. DUFFY, ATTY.
Duffy Trial, P.C.
100 Regency Dr.
Audubon, PA 19403

HELEN M. CONCANNON a/k/a
HELEN MARIE CONCANNON,
dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Mark A. Concannon, Jr. c/o
Lindsay Casadei, Esquire, 33 North
Duke Street, Lancaster, PA 17602.
LINDSAY CASADEI, ATTY.
Appel Yost LLP
33 North Duke Street
Lancaster, PA 17602

EILEEN ANNE FARRELL, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Catherine H. Farrell c/o
Kathleen M. O'Connell, Esquire, 121
S. Broad St., 20th Fl., Philadelphia, PA
19107.
KATHLEEN M. O'CONNELL, ATTY.
Schubert, Gallagher, Tyler & Mulcahey
121 S. Broad St.
20th Fl.
Philadelphia, PA 19107

CHARLES BERNARD FLICK, JR.
a/k/a CHARLES B. FLICK, JR.,
dec'd.
Late of the Borough of Eddystone,
Delaware County, PA.
Extr.: Anne M. DeMutis 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

SALLY D. FREEMAN, dec'd.
Late of the Township of Chester,
Delaware County, PA.
Admx.: Ver-Lynn Freeman c/o Valerie
K. Williams, Esquire, 101 E. Darby
Road, Havertown, PA 19083.
VALERIE K. WILLIAMS, ATTY.
101 E. Darby Road
Havertown, PA 19083

GERALD GALLAGHER, SR., dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admx.: Catherine Lorraine Forlano
c/o Joseph P. Capone, Esquire, 2332 S.
Broad St., Philadelphia, PA 19145.
JOSEPH P. CAPONE, ATTY.
2332 S. Broad St.
Philadelphia, PA 19145

JANE GRAVES a/k/a JANE LONA
GRAVES, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Brenda Graves, 114 Deepdale
Road, Wayne, PA 19087.

ALBERT A. GRIFFITH, JR. a/k/a
ALBERT ANDREW GRIFFITH,
JR., dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Albert A. Griffith, III c/o James
R. Abbott, Esquire, 103 Chesley Dr.,
Ste. 103, Media, PA 19063.
JAMES R. ABBOTT, ATTY.
Abbott & Overholt PC
103 Chesley Dr.
Ste. 103
Media, PA 19063

ANDREW J. HAIKO a/k/a ANDREW
JOSEPH HAIKO, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Jeannette D. Haiko (Named
in Will as Jeannette David Haiko),
473 Granite Terrace, Springfield, PA
19064.
REBECCA H. DINUCCI, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

YVONNE HARRISON, dec'd.
Late of the Borough of East
Lansdowne, Delaware County, PA.

Admr.: Charles Harrison c/o Denise A. Kuestner, Esquire, 1818 Market St., Ste. 2430, Philadelphia, PA 19103.
DENISE A. KUESTNER, ATTY.
 Langsam Stevens Silver & Hollaender LLP
 1818 Market St.
 Ste. 2430
 Philadelphia, PA 19103

ROBERT EMMETT HAUGHEY, JR. a/k/a ROBERT E. HAUGHEY, JR. and ROBERT E. HAUGHEY, dec'd.
 Late of the Township of Concord, Delaware County, PA.
 Extx.: Bonita Michelle Yagiela c/o Charles Bender, Esquire, 2800 Kelly Rd., Ste. 200, Warrington, PA 18976.
CHARLES BENDER, ATTY.
 Fox Rothschild LLP
 2800 Kelly Rd.
 Ste. 200
 Warrington, PA 18976

ANNA MAE HEBBEL, dec'd.
 Late of the Township of Concord, Delaware County, PA.
 Extxs.: Holly M. O'Brien-Benner and Marie L. O'Brein c/o Daniel A. Pallen, Esquire, 114 W. Front Street, Media, PA 19063.
DANIEL A. PALLEN, ATTY.
 114 W. Front Street
 Media, PA 19063

GARY P. HEXAMER a/k/a GARY PATRICK HEXAMER, dec'd.
 Late of the Borough of Folcroft, Delaware County, PA.
 Extr.: Craig Patrick Hexamer 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

MICHAEL J. HOULIHAN, dec'd.
 Late of the Borough of Collingdale, Delaware County, PA.
 Extx.: Christine H. Selover, 165 Powell Road, Woodbine, NJ 08270.

BETTY A. JOHNSON a/k/a ELIZABETH A. JOHNSON, dec'd.
 Late of the Township of Lower Chichester, Delaware County, PA.
 Admx.: Lisa Marie Murphy c/o DScott Bonebrake, 25 E. Second Street, Media, PA 19063.
DSCOTT BONEBRAKE, ATTY.
 25 E. Second Street
 Media, PA 19063

ARTHUR TERRY LAVER a/k/a ARTHUR TERRY LAVER, M.D., dec'd.
 Late of the Township of Concord, Delaware County, PA.
 Extx.: Rebecca A. Farrell c/o Peter A. Mardinly, Esquire, 320 W. Front St., Media, PA 19063.
PETER A. MARDINLY, ATTY.
 Paul, Flandreau & Berger, LLP
 320 W. Front St.
 Media, PA 19063

MARY IDA McKENNA a/k/a MARY I. McKENNA, dec'd.
 Late of the Township of Marple, Delaware County, PA.
 Extx.: Elizabeth A. Smiley, 295 Church Road, Lincoln University, PA 19352.

WILMA R. MINCEY, dec'd.
 Late of the Township of Upper Darby, Delaware County, PA.
 Extx.: Denise Barnes Walck 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

PENNY L. MOHNACH, dec'd.
 Late of the Township of Marple, Delaware County, PA.
 Extrs.: Michael J. Mohnach and Barbara R. Flacker c/o Melissa B. Paszamant, 2001 Market St., Ste. 1700, Philadelphia, PA 19103.
MELISSA B. PASZAMANT, ATTY.
 Fox Rothschild LLP
 2001 Market St.
 Ste. 1700
 Philadelphia, PA 19103

CHARLES M. MULVANEY, dec'd.
 Late of the Borough of Brookhaven, Delaware County, PA.
 Admr.: James Mulvaney c/o Kyle A. Burch, Esquire, 22 State Road, Media, PA 19063-1442.
KYLE A. BURCH, ATTY.
 22 State Road
 Media, PA 19063-1442

MICHAEL TIMOTHY MURRAY a/k/a MICHAEL T. MURRAY, dec'd.
 Late of the Township of Newtown, Delaware County, PA.
 Extx.: Lisa S. Murray 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

GOVIND A. NAYEE, dec'd.
Late of the Borough of Prospect Park,
Delaware County, PA.
Admx.: Bhavika Nayee c/o David
Bartholf, Esquire, 323 W. Front Street,
Media, PA 19063.
DAVID BARTHOLF, ATTY.
323 W. Front Street
Media, PA 19063

**PHYLLIS LEA PENNELL a/k/a
PHYLLIS G. PENNELL and
PHYLLIS PENNELL, dec'd.**
Late of the Borough of Brookhaven,
Delaware County, PA.
Extr.: Florindo Saverio Proscino.
TIMOTHY F. SULLIVAN, ATTY.
116 West Baltimore Avenue
Media, PA 19063

**FRANCES L. ROBERTS a/k/a
FRANCES ROBERTS, dec'd.**
Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Pamela R. Stitely c/o Robert
Speare, Esquire, 22 W. Second Street,
Media, PA 19063.
ROBERT SPEARE, ATTY.
22 W. Second Street
Media, PA 19063

**STEPHEN CHARLES ROTHROCK
a/k/a STEPHEN C. ROTHROCK
and STEPHEN ROTHROCK, dec'd.**
Late of the Borough of Brookhaven,
Delaware County, PA.
Extr.: Paul Edward Rothrock c/o
Christopher M. Murphy, Esquire, 3305
Edgmont Avenue, Brookhaven, PA
19015.
CHRISTOPHER M. MURPHY, ATTY.
Murphy & Roberts, P.C.
3305 Edgmont Avenue
Brookhaven, PA 19015

**JOHN JOSEPH ROTTEVEEL a/k/a
JOHN J. ROTTEVEEL, dec'd.**
Late of the Township of Chadds Ford,
Delaware County, PA.
Extx.: Johanna P. Rotteveel (Named
in Will as Janneke P. Rotteveel)
c/o Trisha W. Hall, Esquire, 1201
N. Market St., 20th N. Market St.,
Wilmington, DE 19801.

TRISHA W. HALL, ATTY.
Connolly Gallagher LLP
1201 N. Market St.
20th Fl.
Wilmington, DE 19801

JOSEPH T. SELFRIDGE, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Extx.: Diane Ciesielski 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

KEVIN J. SHEEHAN, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admxs.: Judithann Sheehan and Mary
Sheehan Coniglio, 318 Lenox Rd.,
Havertown, PA 19083.

**PAUL M. SHIAH a/k/a PAUL MING
SHIAH, dec'd.**
Late of the Township of Concord,
Delaware County, PA.
Extx.: Andrea Li-I Shiah c/o William
E. Scott, Esquire, 6 Penns Trail, Suite
202, Newtown, PA 18940.
WILLIAM E. SCOTT, ATTY.
6 Penns Trail
Suite 202
Newtown, PA 18940

**THOMAS JAMES SMALL a/k/a
THOMAS J. SMALL, dec'd.**
Late of the Borough of Rose Valley,
Delaware County, PA.
Extx.: Alison J. Smith 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

**VINNIE IVAN SMITH a/k/a VINNIE I.
SMITH, dec'd.**
Late of the Township of Ridley,
Delaware County, PA.
Extx.: Ermalena Grace Hunt 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

PAULA R. SORK a/k/a PAULA SORK,
dec'd.

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

Extr.: Lisa Beth Rosenfeldt c/o
Lawrence S. Chane, Esquire, One
Logan Square, 130 N. 18th St.,
Philadelphia, PA 19103-6998.

LAWRENCE C. CHANE, ATTY.

Blank Rome

One Logan Square

130 N. 18th St.

Philadelphia, PA 19103-6998

DONALD WILLIAM TORRENS a/k/a
DONALD W. TORRENS, dec'd.

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

Extr.: Patricia Euga c/o John S.
Custer, III, Esquire, 7 Saint Albans
Circle, Newtown Square, PA 19073.

JOHN S. CUSTER, III, ATTY.

Custer & Custer

7 Saint Albans Circle

Newtown Square, PA 19073

WILLIAM VIRBITSKY, dec'd.

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

Extr.: Leslie Rachell Virbitsky c/o
Robert Speare, Esquire, 22 W. Second
Street, Media, PA 19063.

ROBERT SPEARE, ATTY.

22 W. Second Street

Media, PA 19063

JOSEPH ZAFFIRO, dec'd.

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

Extr.: Bruce Brisach c/o Harry
Kleinman, Esquire, 417 Parham Rd.,
Springfield, PA 19064.

HARRY KLEINMAN, ATTY.

Norwood Law Center

417 Parham Rd.

Springfield, PA 19064

THIRD AND FINAL PUBLICATION

JUSTINE ADAMS, dec'd.

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

Extr.: Jacqueline Rosemary Bradley
(Named in Will as Jacqueline R.
Bradley) c/o Mark D. Freeman,
Esquire, 25 W. 2nd St., 2nd Fl., Media,
PA 19063.

MARK D. FREEMAN, ATTY.

25 W. 2nd St.

2nd Fl.

Media, PA 19063

FRANK J. CAMPBELL, III, dec'd.

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

Extr.: Frank Joseph Campbell, IV
and Francis John Myers, III c/o Tara
M. Walsh, Esquire, 30 Valley Stream
Parkway, Malvern, PA 19355.

TARA M. WALSH, ATTY.

Stradley, Ronon, Stevens & Young, LLP

30 Valley Stream Parkway

Malvern, PA 19355

LOUIS CAPICI a/k/a LOUIS S.
CAPICI and LOUIS SAMUEL
CAPICI, dec'd.

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

Extr.: Patricia Elizabeth Cetrone
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

FREDERICK EMMET CICCONE,
dec'd.

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

Extr.: Marc Sacchetta c/o John
McCreesh, Esquire, 7053 Terminal
Square, Upper Darby, PA 19082.

JOHN MCCREESH, ATTY.

7053 Terminal Square

Upper Darby, PA 19082

MARIE J. COSTA a/k/a MARIE
COSTA, dec'd.

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

Extr.: Donna Marie Costa-White
(Named in Will as Donna Costa-White)
c/o Kathryn E. Ott, Esquire, 620
Freedom Business Center, Ste. 200,
King of Prussia, PA 19406.

KATHRYN E. OTT, ATTY.

Stevens & Lee, P.C.

620 Freedom Business Center

Ste. 200

King of Prussia, PA 19406

STEPHEN EDWARD D'ANGELO, JR.,
dec'd.

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

Admr.: David M. Hollar, Esquire,
161 Washington Street, Suite 400,
Conshohocken, PA 19428.

DAVID M. HOLLAR, ATTY.

161 Washington Street

Suite 400

Conshohocken, PA 19428

ROBERT DEPIERRE, dec'd.

Late of the Borough of Prospect Park,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, P.O.,
Box 199, Media, PA 19063.
FRANK W. DALY, ATTY.
P.O. Box 199
Media, PA 19063

JOSEPHINE W. DIAMOND, dec'd.

Late of the Township of Bethel,
Delaware County, PA.
Extx.: Rosemarie Diamond c/o Dana M.
Breslin, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

JAMES PATRICK DONAHUE, SR.

a/k/a JIM P. DONAHUE, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extx.: Ann Marie Fastiggi, Esquire,
751 Sproul Road, #1022, Springfield,
PA 19064.
ANN MARIE FASTIGGI, ATTY.
751 Sproul Road
#1022
Springfield, PA 19064

MICHAEL J. DOUGHERTY, dec'd.

Late of the Township of Marple,
Delaware County, PA.
Admx.: Christine Dougherty, 2164
Brookthorpe Circle, Broomall, PA
19008.
RUSSEL LAW, P.C., ATTYS.
3500 Reading Way
Huntingdon Valley, PA 19006

ROBERT WILLIAM ELLIS a/k/a

ROBERT W. ELLIS, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extrs.: David Robert Ellis and James
Andrew Ellis c/o Michael C. McBratnie,
Esquire, P.O. Box 673, Exton, PA
19341-0673.
MICHAEL C. McBRATNIE, ATTY.
Fox Rothschild LLP
P.O. Box 673
Exton, PA 19341-0673

ROBERT J. GOLDMAN, dec'd.

Late of the Township of Aston,
Delaware County, PA.
Admx.: Barbara Irene Brewley, 112
Spring Valley Way, Aston, PA 19014.
MICHAEL L. GALBRAITH, ATTY.
Galbraith Law, LLC
1845 Walnut St.
25th Fl.
Philadelphia, PA 19103

ANNA MAE HEBBEL, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extxs.: Holly O'Brien-Benner and
Marie O'Brien c/o Daniel Pallen,
Esquire, 114 W. Front Street, Media,
PA 10963.
DANIEL PALLLEN, ATTY.
114 W. Front Street
Media, PA 19063

MARY MAGDALENE HIGHTOWER, dec'd.

Late of the Township of Darby,
Delaware County, PA.
Extr.: William Hightower, Jr., 1302
Burton Ave., Sharon Hill, PA 19079.
LINDA McGRIER, ATTY.
2211 Chichester Ave.
Ste. 201
Upper Chichester, PA 19061

HENRY W. HITNER, JR., dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extx.: Carlotta G. Hitner c/o David
S. Daniel, Esquire, 319 West Front
Street, Media, PA 19063.
DAVID S. DANIEL, ATTY.
319 West Front Street
Media, PA 19063

DONNA K. HOELL, dec'd.

Late of the Township of Bethel,
Delaware County, PA.
Richard M. Hoell & Donna K. Hoell
Revocable Living Trust.
Extx.: Erika Kurtz c/o Christina B.
Roberts, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

JEFFREY P. HOYLE a/k/a JEFFREY

PRESTON HOYLE, dec'd.
Late of the Township of Upper
Providence, Delaware County, PA.
Extx.: The Rev. Dr. Lynn Stanton-
Hoyle, 10833 Oakcrest Court, Fairfax,
VA 22030.

JOAN HUNSICKER a/k/a JOAN D. HUNSICKER, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extx.: Wendy G. Hunsicker c/o Dana
M. Breslin, Esquire, 3305 Edgmont
Ave., Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

WALTER C. HURST, dec'd.

Late of the Township of Aston,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, P.O.
Box 199, Media, PA 19063.
FRANK W. DALY, ATTY.
P.O. Box 199
Media, PA 19063

JENNIFER JACOBS, dec'd.

Late of the City of Chester, Delaware
County, PA.
Admx.: Tangana Jacobs, 1178 E.
Dorset St., Philadelphia, PA 19150.

STEVEN KRAJEK, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, P.O.
Box 199, Media, PA 19063.
FRANK W. DALY, ATTY.
P.O. Box 199
Media, PA 19063

RICHARD PAUL MILLER a/k/a

RICHARD P. MILLER, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Robert Alan Miller (Named in
Will as Robert A. Miller) c/o Janet M.
Colliton, Esquire, 790 E. Market St.,
Ste. 250, West Chester, PA 19382.
JANET M. COLLITON, ATTY.
Colliton Elder Law Associates
790 E. Market St.
Ste. 250
West Chester, PA 19382

THOMAS D. ROCHE, dec'd.

Late of the Borough of Collingdale,
Delaware County, PA.
Extx.: Theresa Roche Gallagher.
DAVID T. VIDEON, ATTY.
Woody Law Offices
110 West Front St.
Media, PA 19063

LINDA DEVINEY SOLOMAN, dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Extr.: Howard M. Soloman, 163 S.
Spring Mill Rd., Villanova, PA 19085.
MICHAEL F. ROGERS, ATTY.
Salvo Rogers Elinski & Scullin
301 E. Germantown Pike
1st Fl.
East Norriton, PA 19401

**JEAN LANGE STELMACH a/k/a
JEAN L. STELMACH and JEAN
STELMACH, dec'd.**

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

Extr.: Stephen A. Stelmach 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

**ANTOINETTE P. SULLIVAN-
FALCONE, dec'd.**

Late of the Township of Concord,
Delaware County, PA.
Extx.: Patricia Anne Sullivan c/o
Raymond J. Falzone, Jr., Esquire, 22
East Third Street, Media, PA 19063.
RAYMOND J. FALZONE, JR., ATTY.
Falzone & Wyler LLC
22 East Third Street
Media, PA 19063

**CAROL JEAN TAYLOR a/k/a CAROL
J. TAYLOR and CAROL JEAN
SMITH, dec'd.**

Late of the Township of Bethel,
Delaware County, PA.
Extx.: Bonnie T. Lucy, 38 Green Lane,
Aston, PA 19014.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

ALFRED P. WOOD, JR., dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Carol Maturo c/o Rebecca H.
Dinucci, Esquire, 206 State St., Media,
PA 19063.
REBECCA H. DINUCCI, ATTY.
Anderson Elder Law
206 State St.
Media, PA 19063

AUDIT

ORPHANS' COURT

**Estates listed for Audit on
NOVEMBER 19, 2025
10:30 A.M. Prevailing Time**

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

BELLIS - First and final Account of Kevin S. Bellis, Executor for John Bellis, Deceased.

CHESTER RURAL CEMETERY ASSOCIATION - Biennial Account for the Chester Rural Cemetery Association Perpetual Care Trust under agreement dated April 24, 2012 stated by Chester Rural Cemetery Association, Trustee.

BAHL - Account of Stephen Molineux, Executor, Estate of Portia Bahl, Deceased.

EASTLAWN CEMETERY COMPANY - Biennial Account for the Eastlawn Cemetery Perpetual Care Trust under agreement dated February 16, 2013 stated by Eastlawn Cemetery Company, Trustee.

MEDIA CEMETERY COMPANY - Biennial Account for the Media Cemetery Company Perpetual Care Trust under agreement dated April 24, 2012 stated by Media Cemetery Company, Trustee.

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

Nov. 7, 14

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-007430

NOTICE IS HEREBY GIVEN THAT on August 22, 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 **Matthew Carney** to **Matthew Anthony Carney**.

The Court has fixed Wednesday, January 21, 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.

Nov. 14, 21

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-005995

NOTICE IS HEREBY GIVEN THAT on July 8, 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 **Brenal Parker** to **Bernard Parker**.

The Court has fixed Tuesday, December 16, 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.

Nov. 14, 21

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:

**Women's Trap Shooting
League of Philadelphia**

The Articles of Incorporation have been (are to be) filed on Wednesday, October 29, 2025.

Nov. 14

CLASSIFIED ADS

**REQUEST FOR PROPOSALS—
CLEANING SERVICES**

Vision Academy Charter School of Excellence, located at 1016-1028 School Street, Sharon Hill, PA 19079, is accepting proposals for cleaning services. Interested bidders must submit their proposals by November 20 via e-mail to bm@vacse.org. The selected contractor will begin services on December 1. For full details and bid specifications, please e-mail bm@vacse.org or call (484)494-1816 ext. 1002.

Nov. 14, 21

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO.: CV-2024-005013

Nixon Guarlan, Plaintiff
vs.

48 Garrett Road Cafe & Restaurant, Inc.
t/a SA Cafe & Lounge, Ramiro Arenas
and Melvin Rodriguez, Defendants

Type of Claim: Assault and Battery

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 AS ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

JOHN F. McGOWAN, ESQUIRE
707 Grant Street
Suite 3800
Pittsburgh, PA 15219

Nov. 7, 14

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO.: CV-2025-004548

MEDIA REAL ESTATE HOLDINGS LLC,
361 N. Feathering Road, Media, PA 19063,
Plaintiff

v.

STEPHEN BARRY TOWEY, KNOWN
HEIR OF RAYMOND PAUL TOWEY, DE-
CEASED, 206 Brainerd Boulevard, Sharon
Hill, PA 19079 and WILLIAM RONALD
TOWEY, KNOWN HEIR OF RAYMOND
PAUL TOWEY, DECEASED, 81 North
Ridgeway Avenue, #2, Glenolden, PA
19036 and MATTHEW JAMES TOWEY,
KNOWN HEIR OF JAMES J. TOWEY,
DECEASED, 1512 West Woodbank Way,
West Chester, PA 19380 and JENNIFER
TOWEY, KNOWN HEIR OF JAMES J.
TOWEY, DECEASED, 1512 West Wood-
bank Way, West Chester, PA 19380 and
LEA ANNE POWELL, KNOWN HEIR
OF MARY E. POWELL, DECEASED,
265 West Baltimore Avenue, Apt. 73,
Clifton Heights, PA 19018 and SAMUEL
THOMAS POWELL JR., KNOWN HEIR
OF MARY E. POWELL, DECEASED, 12
S. Bonsall Avenue, Glenolden, PA 19036
and ANDREW TOWEY, KNOWN HEIR
OF MARY E. POWELL, DECEASED, 1323
Belmont Drive, San Marcos, TX 78666 and
SHARON E. TOWEY a/k/a SHARON IREY,
KNOWN HEIR OF ROBERT EDWARD
TOWEY, DECEASED, 304 North Llan-
wellyn Avenue, #P, Glenolden, PA 19036
and HANNAH LYNNE TOWEY, KNOWN
HEIR OF ROBERT EDWARD TOWEY,
DECEASED, 304 North Llanwellyn Ave-
nue, #P, Glenolden, PA 19036 and SHA-
RON LOUISE BAIR HALL a/k/a SHARON
L. HALL, KNOWN HEIR OF PATRICIA
ANN TOWEY BAIR, DECEASED, 7493
Admiralty Drive, Canton, MI 48187 and
ANDREA L. BAIR KAUFFMAN, KNOWN
HEIR OF PATRICIA ANN TOWEY BAIR,
DECEASED, 210 Park Avenue, New
Castle, DE 19720 and ROBERTA DOLLY
BAIR BRADSHAW FORD, KNOWN
HEIR OF PATRICIA ANN TOWEY BAIR,

DECEASED, 4045 La Costa Island Court, Punta Gorda, FL 33950 and NANCY E. ZURMAN BAIR, KNOWN HEIR OF PATRICIA ANN TOWEY BAIR, DECEASED, 341 Lincoln Street, Folsom, PA 19033 and WILLIAM C. BAIR, JR., KNOWN HEIR OF PATRICIA ANN TOWEY BAIR, DECEASED, 341 Lincoln Street, Folsom, PA 19033 and BRIAN M. BAIR, KNOWN HEIR OF PATRICIA ANN TOWEY BAIR, DECEASED, 229 Haller Road, Ridley Park, PA 19078 and UNKNOWN HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RAYMOND PAUL TOWEY, DECEASED, JAMES J. TOWEY, DECEASED, MARY E. POWELL, DECEASED, ROBERT EDWARD TOWEY, DECEASED, AND PATRICIA ANN TOWEY BAIR, DECEASED, 81 North Ridgeway Avenue, Glenolden, PA 19036, Defendants

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file in writing with the court your defenses or objections. 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

BRIAN H. SMITH, ESQUIRE
Supreme Court I.D. No. 65627
Fidelity National Law Group
Attorneys for Plaintiff
1515 Market Street
#1410
Philadelphia, PA 19102
Brian.h.smith@fnf.com
tel. 267.608.1732
fax. 215.241.8794

Nov. 7, 14



FREE NOTARY SERVICE FOR DCBA MEMBERS

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

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

**November 21, 2025
11:00 A.M. Prevailing Time**

BOROUGH

Brookhaven 16
Collingdale 32
Glenolden 14
Morton 25
Newtown 6
Norwood 8
Sharon Hill 19
Trainer 27
Yeadon 10

CITY

Chester 29

TOWNSHIP

Aston 20
Concord 2, 23
Darby 11, 13, 28
Haverford 17, 31
Marple 1
Middletown 3, 33
Tinicum 26
Upper Chichester 4, 7, 18
Upper Darby 12, 15

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. 001185 1. 2025

MORTGAGE FORECLOSURE

36 Hillside Road
Broomall, PA 19008

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

IMPROVEMENTS CONSIST OF: single family residential Dwelling.

SOLD AS THE PROPERTY OF: Michael Anthony Oliva, Sr.

Hand Money \$30,256.69

McCalla Raymer Leibert Pierce, LLP,
Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005963 2. 2019

MORTGAGE FORECLOSURE

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

BEING Premises: 3163 Garnet Mine Road, Marcus Hook, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jennifer Kehrer a/k/a Jennifer D. Pylant; Steven Kehrer a/k/a Steven Kherer.

Hand Money \$27,947.51

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004855 3. 2025

MORTGAGE FORECLOSURE

202 Northbrook Drive
Media, PA 19063

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Austin W. Hyde; Julie F. Coryn.

Hand Money \$43,113.64

RAS Citron PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001394 4. 2025

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 1644 McCay Ave., Upper Chichester, PA 19061.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: LaTonya Robinson.

Hand Money \$28,866.34

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007365A 6. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the Township of Newtown, County of Delaware and Commonwealth of Pennsylvania.

BEING the same premises which John G. Berg, husband, by Deed dated 1/26/2023 and recorded in the Office of the Recorder of Deeds of Delaware County on 2/13/2023 in Deed Book Volume 6888, page 1368, granted and conveyed unto John G. Berg and Maureen R. Berg, husband and wife as tenants by entireties.

BEING known as 1 Dunminning Road, Newtown Square, Pennsylvania 19073,

Parcel No. 30-00-02445-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John G. Berg and Maureen R. Berg.

Hand Money \$86,729.81

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007973 7. 2022

MORTGAGE FORECLOSURE

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

CONTAINING

Property: 71 Buffington Road, Upper Chichester, aka Aston, PA 19014.

BEING the same premises which Tax Claim Bureau, of the County of Delaware, Pennsylvania, as Trustee, by Deed dated January 14, 2022 and recorded January 20, 2022 in and for Delaware County, Pennsylvania in Deed Book Volume 6792, page 2008, granted and conveyed unto James Whitted.

IMPROVEMENTS CONSIST OF:
house.

SOLD AS THE PROPERTY OF: Cheyenne Johnson and Satoria Johnson.

Hand Money \$9,134.96

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003329 8. 2025

MORTGAGE FORECLOSURE

17 Elmwood Avenue
Norwood, PA 19074

Property in Norwood Borough, County of Delaware and State of Pennsylvania.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: David Marinaro a/k/a David J. Marinaro.

Hand Money \$21,097.87

RAS Citron PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002113 10. 2025

MORTGAGE FORECLOSURE

813 Arbor Road
Lansdowne, PA 19050

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Keanis Tyease Covington, individually, and as Administrator of the Estate of Harry L. Mitchell.

Hand Money \$15,754.24

RAS Citron PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009064 11. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 1070 Stratford Road, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Thomas F. Durning Jr.

Hand Money \$21,163.40

Orlans Law Group PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005559 12. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 307 Sherbrook Boulevard, Upper Darby, PA 19082.

Parcel No. 16-04-01895-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Jennifer Carter, solely in her capacity as known Heir of Nina Rita Giannuario, deceased, the unknown Heirs of Nina Rita Giannuario.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010278A 13. 2019

MORTGAGE FORECLOSURE

1117 Tremont Drive
Glenolden (Darby), PA 19036

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Robert J. O'Neill, Sr., Deceased.

Hand Money \$19,022.12

RAS Citron PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009562 14. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN Unit in the property known, named and identified as Contemporary Village located in Glenolden Borough, County of Delaware, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 P.C.S. 3101 et seq by the Recording in the County of Delaware Department of Records of a Declaration dated 4/18/1984 and recorded 8/1/1984 in Volume 176 page 619 as amended by First Amendment to Declaration dated 1/3/1985 and recorded 1/24/1985 in Volume 213 page 1811 as further amended by Second Amendment to Declaration dated 7/10/1985 and recorded 1/27/1986 in Volume 305 page 1720, further amended in Volume 2523 page 173 being and designated as Unit No. B-14 together with a proportionate undivided interest in the Common Elements as defined in such Declaration.

BEING KNOWN AS 100 East Glenolden Avenue, Unit B-14, Glenolden, Pennsylvania, UPI No. 21-00-00899-35.

BEING the same premises which the Co-Administrators of the Estate of David Peter MacGillivray, deceased, by Deed dated April 12, 2022, and recorded April 13, 2022, in the Delaware County Recorder of Deeds Office in Deed Book 6819, page 5344, as Instrument No. 2022022770, granted and conveyed unto Jennifer Wilson, in fee simple.

IMPROVEMENTS CONSIST OF: residential condominium.

SOLD AS THE PROPERTY OF: Kayla Wilson, Administratrix of the Estate of Jennifer J. Wilson, deceased.

Hand Money \$5,000.00

Elliot H. Berton, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004809 15. 2025

MORTGAGE FORECLOSURE

Judgment Amount: \$35,993.11

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

Front: Irregular Depth: Irregular

BEING Premises: 224 Blanchard Drive, Drexel Hill, PA 19026.

Folio Number: 16130076900

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Nancy J. Rufo a/k/a Nancy Rufo.

Hand Money \$3,599.31

LOGS Legal Group LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004148 16. 2025

MORTGAGE FORECLOSURE

841 Lincoln Drive
Brookhaven, PA 19015

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Brenda L. Sheppard a/k/a Brenda Sheppard.

Hand Money \$29,972.78

RAS Citron PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000562 17. 2024

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 632 Haverford Road, Haverford, PA 19041.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: The MJK Enterprise LLC.

Hand Money \$49,285.93

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003644A 18. 2022

MORTGAGE FORECLOSURE

Property in the Township of Upper Chichester, County of Delaware, Commonwealth of PA on the Southwesterly side of Huntingdon Court.

Front: IRR Depth: IRR

BEING Premises: 14 Huntingdon Court, Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Gary N. Jones and Deidre R. Jones.

Hand Money \$132,452.82

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002777 19. 2024

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 93 Frances Avenue, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Andrea Marie Michael, Individually and as Administratrix of the Estate of Thomas D. Quirk, Jr., deceased.

Hand Money \$6,085.31

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008202. 20. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 22 Venuti Drive, Aston, PA 19014-3611.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Richard A. Colvin and Jennifer A. Colvin.

Hand Money \$40,790.40

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 067028 23. 2024

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 211 Ivy Lane, Glen Mills, Pennsylvania 19342.

Folio Number: 13-00-00398-96

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Timothy J. Deery and Colleen M. Deery.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002553 25. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 507 School Street, Morton, PA 19070.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Olivet Holdings, LLC.

Hand Money \$24,134.69

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001848 26. 2025

MORTGAGE FORECLOSURE

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

BEING the same premises which Kelli L. Rumford, by Deed dated 1/11/2021 and recorded in the Office of the Recorder of Deeds of Delaware County on 3/1/2021 in Deed Book Volume 6653, page 165, Instrument No. 2021014561, granted and conveyed unto Tyrice L. Minnick.

BEING known as 733 Jansen Avenue, Essington, Pennsylvania 19029.

Parcel No. 45-00-00714-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tyrice L. Minnick.

Hand Money \$23,135.00

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004940 27. 2025

MORTGAGE FORECLOSURE

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

BEING Premises: 1334 Price Street, Trainer, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: RAD Diversified REIT Inc.

Hand Money \$16,411.89

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005014 28. 2025

MORTGAGE FORECLOSURE

5 N. Garfield Avenue
Glenolden, PA 19036-1210

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Aleiah Shelby Smart-Green.

Hand Money \$13,730.88

Matthew G. Brushwood, Esquire,
Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009539 29. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 940 Highland Avenue, Chester, PA 19013; 1026 Kerlin Street, Chester, PA 19013; 1105 Madison Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential dwellings.

SOLD AS THE PROPERTY OF: RAD
Diversified REIT Inc.

Hand Money \$29,376.62

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003868 31. 2023

MONEY JUDGMENT

923 Old Manoa Road
Havertown, PA 19083

Property in the Township of Haverford,
County of Delaware and State of Penn-
sylvania.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Michael
T. Wilson.

Hand Money \$3,680.14

Brian T. Newman, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006246 32. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 157 Lafayette Avenue,
Collingdale, PA 19023; 203 Hamilton Av-
enue, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a
single family residential dwellings.

SOLD AS THE PROPERTY OF: Hawes
Enterprise LLC.

Hand Money \$31,922.12

Friedman Vartolo, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008940 33. 2020

MONEY JUDGMENT

Property in the Township of Middletown,
County of Delaware, Commonwealth of
Pennsylvania at the intersection of Hunter
Street and Pennell Road.

Front: IRR Depth: IRR (158 x 233 IRR)

BEING Premises: 209 Hunter Street
a/k/a 36 S. Pennell Road, Media, PA 19063.

Parcel ID: 27000213500

IMPROVEMENTS CONSIST OF: com-
mercial office building, parking lot, land.

SOLD AS THE PROPERTY OF: Fay
Development Company, Inc.

Hand Money \$53,698.00

Musa Jan, Attorney

JERRY L. SANDERS, JR., Sheriff

Oct. 31; Nov. 7, 14