

## 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

#### MARIO D. CELLINI, dec'd.

Late of the Township of Upper Darby, Delaware County, PA.  
Co-Admr.: Christopher L. Cellini and Michael D. Cellini c/o Justin M. Bernstein, Esquire, 334 W. Front Street, Media, PA 19063.  
JUSTIN M. BERNSTEIN, ATTY.  
334 W. Front Street  
Media, PA 19063

#### JILL ANN M. CICCARELLI, dec'd.

Late of the Township of Upper Darby, Delaware County, PA.  
Admr.: Vincent Ciccarelli, 4922 State Rd., Drexel Hill, PA 19026.

#### JEROME J. COLLINS, SR., dec'd.

Late of the Borough of Havertown, Delaware County, PA.  
Admr.: James P. Collins c/o Mary Kaye Anthony, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.  
MARY KAYE ANTHONY, ATTY.  
Breslin Murphy & Robers, P.C.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

#### MARGARET ELLIOTT COYNE, dec'd.

Late of the Borough of Media, Delaware County, PA.  
Extx.: Kathleen E. Geist c/o David P. Brown, III, Esquire, 1944 Kimberton Rd., P.O. Box 729, Kimberton, PA 19442.  
DAVID P. BROWN, III, ATTY.  
1944 Kimberton Rd.  
P.O. Box 729  
Kimberton, PA 19442

#### LORRAINE M. DENESOWICZ, dec'd.

Late of the Township of Concord, Delaware County, PA.  
Extx.: Susan Ann Aglira, 208 Rushley Way, Media, PA 19063.

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

#### IGNACIA EPP, dec'd.

Late of the Township of Haverford, Delaware County, PA.  
Extx.: Melissa S. McGowan c/o Robert E. O'Connor, Esquire, 341 West State Street, Media, PA 19063.  
ROBERT E. O'CONNOR, ATTY.  
341 West State Street  
Media, PA 19063

#### PAUL A. FARNISCHLADER, dec'd.

Late of the Township of Nether Providence, Delaware County, PA.  
Extx.: Paul David Farnischlader (Named in Will as Paul D. Farnischlader), Lisa Marie Waraksa (Named in Will as Lisa Waraska) and Michael J. Farnischlader c/o Joan M. Graner, Esquire, 30 Cassatt Ave., Berwyn, PA 19312.  
JOAN M. GRANER, ATTY.  
McAndrews, Mehalick, Connolly, Hulse and Ryan, P.C.  
30 Cassatt Ave.  
Berwyn, PA 19312

#### GERTRUDE V. FITZGERALD, dec'd.

Late of the Township of Middletown, Delaware County, PA.  
Extx.: Susan Marie Thompson c/o Stephen T. Loester, Esquire, 100 W. 6<sup>th</sup> St., Ste. 204, Media, PA 19063.  
STEPHEN T. LOESTER, ATTY.  
Gibson & Perkins, P.C.  
100 W. 6<sup>th</sup> St.  
Ste. 204  
Media, PA 19063

#### ELEANORE P. FLOM a/k/a

#### ELEANORE PFFRATH FLOM, dec'd.

Late of the Township of Newtown, Delaware County, PA.  
Extx.: Barbara Louise Flom (Named in Will as Barbara L. Flom), 7196 N. 190<sup>th</sup> St., Knapp, WI 54749 and Katherine Susan Flom (Named in Will as Katherine S. Flom), 5387 Ashcroft Rd., Minnetonka, MN 55345.  
REBECCA H. DINUCCI, ATTY.  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**BOBBIE H. FREEMAN a/k/a BOBBIE LEE FREEMAN and BOBBIE L. HUNSUCKER, dec'd.**

Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Scott C. Freeman, 307 Union  
Street, Doylestown, PA 18901.

**EARL M. GILLSTROM, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: John W. Hidell c/o Mark S.  
Pinnie, Esquire, 844 E. Street Road,  
P.O. Box 5, Westtown, PA 19395.  
**MARK S. PINNIE, ATTY.**  
Barnard, Mezzanotte, Pinnie &  
Seelaus, LLP  
844 E. Street Road  
P.O. Box 5  
Westtown, PA 19395

**THOMAS A. GRAHAM, dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Christina M. Boston 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

**MARGARET E. HAINDL a/k/a**

**MARGARET HAINDL, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Admx.: Emily Rose Haindl 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

**ASKIA HAMILTON, SR., dec'd.**

Late of the Borough of Yeadon,  
Delaware County, PA.  
Admr.: Askia Hamilton, Jr., 703  
Cornell Ave., Drexel Hill, PA 19026.

**MARY ANN HARRISON, dec'd.**

Late of the Township of Newtown,  
Delaware County, PA.  
Co-Trustees: Stephen H. Harrison and  
William T. Harrison, 1400 Church  
Road, Malvern, PA 19355.

**DOLORES KOSTYK, dec'd.**

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

Extr.: William J. Kostyk c/o Frank M.  
Fiore, Esquire, 12 Veterans Square, 1<sup>st</sup>  
Fl., Media, PA 19063.

**FRANK M. FIORE, ATTY.**

12 Veterans Square  
1<sup>st</sup> Fl.  
Media, PA 19063

**OLIVER JULIAN LARMI a/k/a****OLIVER J. LARMI, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Julia Constadt Larmi (Named  
in Will as Julia C. Larmi) c/o Stephen  
T. Loester, Esquire, 100 W. 6<sup>th</sup> St., Ste.  
204, Media, PA 19063.  
**STEPHEN T. LOESTER, ATTY.**  
Gibson & Perkins, P.C.  
100 W. 6<sup>th</sup> St.  
Ste. 204  
Media, PA 19063

**ISABELLA ANN MADDEN, dec'd.**

Late of the Borough of Aldan,  
Delaware County, PA.  
Extr.: Darrell Alfred Madden c/o David  
S. Daniel, Esquire, 319 West Front  
Street, Media, PA 19063.  
**DAVID S. DANIEL, ATTY.**  
319 West Front Street  
Media, PA 19063

**WILLIAM ANTHONY MINNIS, III****a/k/a WILLIAM A. MINNIS, III, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Karen I. Minnis c/o Joseph T.  
Mattson, Esquire, 21 W. Third St.,  
Media, PA 19063.  
**JOSEPH T. MATTSON, ATTY.**  
Musi, Mattson, Daubenberger &  
Clark, LLP  
21 W. Third St.  
Media, PA 19063

**GLORIA M. PATERSON, dec'd.**

Late of the Borough of Marcus Hook,  
Delaware County, PA.  
Admr.: Donald Joseph Paterson c/o  
Justin M. Bernstein, Esquire, 334 W.  
Front Street, Media, PA 19063.  
**JUSTIN M. BERNSTEIN, ATTY.**  
334 W. Front Street  
Media, PA 19063

**STEPHANIE L. PROSSEDA a/k/a  
STEPHANIE LAURA PROSSEDA  
and STEPHANIE BENEDETTI,  
dec'd.**

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

Admr.: John Robert Prosseda c/o Guy F. Matthews, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.  
GUY F. MATTHEWS, ATTY.  
Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, PC  
300 W. State St.  
Ste. 300  
Media, PA 19063

**BEVERLY MAE RUSSELL**, dec'd.  
Late of the Borough of Glenolden,  
Delaware County, PA.  
Extr.: Lisa Sliwinski, 124 Isabel  
Avenue, Glenolden, PA 19036.  
ELIZABETH T. STEFANIDE, ATTY.  
339 W. Baltimore Avenue  
Media, PA 19063

**SARAH A. RYAN a/k/a SALLY A. RYAN**, dec'd.  
Late of the Township of Chadds Ford,  
Delaware County, PA.  
Extrs.: Francis Thomas Ryan (Named  
in Will as Francis T. Ryan) and Hillary  
A. Fortuna 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

**RENE C. SCHLAG a/k/a RENE CHARLES SCHLAG**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Admx.: Marguerite K. Schlag c/o  
Stephanie P. Kalogredis, Esquire, 24  
E. Market St., P.O. Box 565, West  
Chester, PA 19381-0565.  
STEPHANIE P. KALOGREDIS, ATTY.  
Lamb McErlane, P.C.  
24 E. Market St.  
P.O. Box 565  
West Chester, PA 19381-0565

**DOROTHY H. SCHNEIDER a/k/a DOROTHY A. SCHNEIDER and DOROTHY ANN SCHNEIDER**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Arnold C. Schneider, III c/o  
Stephanie P. Kalogredis, Esquire, 24  
E. Market St., P.O. Box 565, West  
Chester, PA 19381-0565.  
STEPHANIE P. KALOGREDIS, ATTY.  
Lamb McErlane, P.C.  
24 E. Market St.  
P.O. Box 565  
West Chester, PA 19381-0565

**ELAINE M. SEMEISTER**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Lisa Pellegrini c/o Robert W.  
Hershman, Jr., Esquire, 1 West 3<sup>rd</sup>  
Street, Suite 103, Media, PA 19063.  
ROBERT W. HERSHMAN, JR., ATTY.  
1 West 3<sup>rd</sup> Street  
Suite 103  
Media, PA 19063

**ELIZABETH O. SGRIGNOLI a/k/a BETTY ANN O. SGRIGNOLI**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Stephen Carroll, P.O. Box 1440,  
Media, PA 19063.  
STEPHEN CARROLL, ATTY.  
Carroll & Karagelian LLP  
P.O. Box 1440  
Media, PA 19063

**TODD MARSHALL SMOCK a/k/a TODD M. SMOCK**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Admx.: Lori Balmoos, 6064 Las Nubes  
Terrace, Elkton, FL 32033.

**DONNA MARIE SPATARO**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Admr.: Michael F. Spataro, 4100  
Concord Rd., Aston, PA 19014.  
LINDSEY E. WILKINSON, ATTY.  
Brandywine Estate and Elder Law  
158 W. Gay St.  
Ste. 204  
West Chester, PA 19380

**CARL ERIC TOBEY**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Constantin Spatulas (Named in  
Will as Dino Spatulous) c/o Stephen T.  
Loester, Esquire, 100 W. 6<sup>th</sup> St., Ste.  
204, Media, PA 19063.  
STEPHEN T. LOESTER, ATTY.  
Gibson & Perkins, P.C.  
100 W. 6<sup>th</sup> St.  
Ste. 204  
Media, PA 19063

**ROSEMARY WALSH a/k/a ROSEMARY ANN WALSH and ROSEMARY A. WALSH**, dec'd.  
Late of the Township of Edgmont,  
Delaware County, PA.  
Extr.: James Philip Curran 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

**VIRGINIA H. WARREN a/k/a  
VIRGINIA WARREN**, dec'd.

Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: William David Becker (Named  
in Will as David Becker) c/o Carrie A.S.  
Kennedy, Esquire, 171 W. Lancaster  
Ave., Paoli, PA 19301.  
CARRIE A.S. KENNEDY, ATTY.  
Connor, Weber & Oberlies  
171 W. Lancaster Ave.  
Paoli, PA 19301

**FRANK R. YACONA**, dec'd.

Late of the Township of Lower  
Chichester, Delaware County, PA.  
Extr.: Betty A. Rich c/o John Jay  
Wills, Esquire, 4124 Chichester Ave.,  
Boothwyn, PA 19061.  
JOHN JAY WILLS, ATTY.  
4124 Chichester Ave.  
Boothwyn, PA 19061

**FRANCIS L. ZARRILLI, SR.**, dec'd.

Late of the Township of Marple,  
Delaware County, PA.  
Co-Extrs.: Francis L. Zarrilli and  
Robert Michael Zarrilli c/o Francis L.  
Zarrilli, Esquire, 1414 Bywood Avenue,  
1st Floor, Upper Darby, PA 19082-3720.  
FRANCIS L. ZARRILLI, ATTY.  
1414 Bywood Avenue  
1st Floor  
Upper Darby, PA 19082-3720

**SECOND PUBLICATION**

**KENDAL BARBEE a/k/a KENDAL  
R. BARBEE and KENDAL RENEE  
BARBEE**, dec'd.

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Dennis Franklin Barbee, Jr., 241  
David Dr., Havertown, PA 19083.

**JOSEPH BARRON**, dec'd.

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Francis Barron c/o Allen Tollen,  
Esquire, 41 E. Front Street, Media, PA  
19063.  
ALLEN TOLLEN, ATTY.  
41 E. Front Street  
Media, PA 19063

**JAMES R. BELL**, dec'd.

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

Admx.: Jennifer Lender c/o Lindsey J.  
Conan, Esquire, 755 North Monroe St.,  
Media, PA 19063.  
LINDSEY CONAN, ATTY.  
755 North Monroe St.  
Media, PA 19063

**DARIUS BURTON**, dec'd.

Late of the City of Chester, Delaware  
County, PA.  
Admx.: Michelle Lamonica Primeaux,  
3911 Woodworth Rd., Brookhaven, PA  
19015.  
HARRY KLEINMAN, ATTY.  
Hennessy Bullen Walker Law Office  
55 N. Lansdowne, Ave.  
Lansdowne, PA 19050

**MILDRED M. BUTLER**, dec'd.

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Charles Henry Butler (Named in  
Will as Charles H. Bulter) c/o Guy F.  
Matthews, Esquire, 300 W. State St.,  
Ste. 300, Media, PA 19063.  
GUY F. MATTHEWS, ATTY.  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, PC  
300 W. State St.  
Ste. 300  
Media, PA 19063

**BEN M. COLWELL a/k/a BENJAMIN  
COLWELL**, dec'd.

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: George M. Riter, Esquire, 400  
Maryland Dr., P.O. Box 7544, Ft.  
Washington, PA 19034-7544.  
GEORGE M. RITER, ATTY.  
Timoney Knox LLP  
400 Maryland Dr.  
P.O. Box 7544  
Ft. Washington, PA 19034-7544

**MATTHEW J. FASBINDER**, dec'd.

Late of the Township of Aston,  
Delaware County, PA.  
Extr.: Bonnie Ann Jennings 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

**EUGENE F. FINAN, SR.**, dec'd.

Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Eugene F. Finan, Jr. c/o  
Christina B. Roberts, Esquire, 3305  
Edgmont Ave., Brookhaven, PA 19015.

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

**MAITLAND A. GORDON a/k/a  
MAITLAND GORDON**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Admr.: Michael J. Mattson, Esquire, 21  
W. Third St., Media, PA 19063.  
**MICHAEL J. MATTSON, ATTY.**  
Musi, Mattson, Daubenberger &  
Clark, LLP  
21 W. Front St.  
Media, PA 19063

**PHYLLIS M. GRIFFITH**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admrs.: Thomas William Griffith, 1429  
Overhill Rd., West Chester, PA 19382  
and Danielle Marie Fredrick, 5353  
Delmar Dr., Clifton Heights, PA 19018.  
**HARRY KLEINMAN, ATTY.**  
Hennessy Bullen Walker Law Office  
55 N. Lansdowne, Ave.  
Lansdowne, PA 19050

**SANDRA EILEEN HARRIS a/k/a  
SANDRA E. HARRIS and SANDRA  
HARRIS**, dec'd.  
Late of the Borough of Rose Valley,  
Delaware County, PA.  
Extx.: Jennifer H. Kaplan, MD c/o  
Lindsey Conan, Esquire, 755 North  
Monroe St., Media, PA 19063.  
**LINDSAY CONAN, ATTY.**  
755 North Monroe St.  
Media, PA 19063

**ADELAIDE ELSE HARTUNG a/k/a  
HEIDI HARTUNG**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Christopher Platt, 8200 Henry  
Avenue, Spt. A3, Philadelphia, PA  
19128.

**JULIA ANGELA KILGALLEN a/k/a  
JULIA A. KILGALLEN and JULIA  
KILGALLEN**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Admr.: Felix Joseph Ciarlo, Jr., 9414  
Crosspointe Drive, Fairfax Station, VA  
22039.

**IRENE KUHL a/k/a IRENE V.L.  
KUHL**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Arthur D. Kuhl (Named in Will  
as Arthur Daryl Kuhl), 2305 Rockwell  
Rd., Wilmington, DE 19810.

**CLARA KULENIC a/k/a CLARA  
KETTEN and CLARA PENDLEY**,  
dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extx.: Maria Durante, 315 E. 9th Ave.,  
Conshohocken, PA 19428.

**MYRA Y. LANCIT a/k/a MYRA Y.  
MOTLEY-LANCIT and MYRA Y.  
MOTLEY**, dec'd.  
Late of the Borough of Trainer,  
Delaware County, PA.  
Extr.: Keyon Shamar Green c/o  
Robert M. Firkser, Esquire, 333 West  
Baltimore Avenue, Media, PA 19063.  
**ROBERT M. FIRKSER, ATTY.**  
333 West Baltimore Avenue  
Media, PA 19063

**CARL LEGG**, dec'd.  
Late of the Borough of Aldan,  
Delaware County, PA.  
Admrs.: Kevin Legg and Chris Legg,  
739 Cascade Way, Kennett Square, PA  
19348.

**CAROL ANN LUZAK a/k/a CAROL  
LUZAK**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Trustee: Debra Sue Luzak c/o Paul  
O'Brien, Esquire, 3801 Kennett Pike,  
C204, Wilmington, DE 19807.

**VICTOR H. MAIR**, dec'd.  
Late of the Borough of Swarthmore,  
Delaware County, PA.  
Co-Extrs.: Thomas L. Mair and Heidi  
L. Mair, 3804 NE 87th St., Seattle, WA  
98115.

**ERASMIA T. McCRUMM**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Thomas A. McCrumm c/o  
Karen Schechter Dayno, Esquire, 400  
Maryland Dr., P.O. Box 7544, Ft.  
Washington, PA 19034-7544.  
**KAREN SCHECTER DAYNO, ATTY.**  
Timoney Knox LLP  
400 Maryland Dr.  
P.O. Box 7544  
Ft. Washington, PA 19034-7544

**BENJAMIN ISAAC MUNROE a/k/a  
BEN MUNROE**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Admr.: Randal Gilbert Munroe c/o  
Thomas F. Toscani, Esquire, 899  
Cassatt Rd., Ste. 320, Berwyn, PA  
19312.

THOMAS F. TOSCANI, ATTY.  
Toscani, Stathes & Zoeller, LLC  
899 Cassatt Rd.  
Ste. 320  
Berwyn, PA 19312

**MARY ELLEN MURRAY, dec'd.**  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Charles Winston Taylor c/o John  
McCreesh, Esquire, 7053 Terminal  
Square, Upper Darby, PA 19082.  
**JOHN MCCREESH, ATTY.**  
7053 Terminal Square  
Upper Darby, PA 19082

**JOSEPH A. PERNA a/k/a JOSEPH A.  
PERNA, IV, dec'd.**  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Matthew Perna 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

**FRANCES RAWLEY a/k/a FRANCES  
M. RAWLEY and FRANCES  
THOMPSON, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Kristin Rawley, 1205 Harper  
Ave., Woodlyn, PA 19094.

**BRUCE A. SCATTOLINI a/k/a BRUCE  
SCATTOLINI, dec'd.**  
Late of the Borough of Trainer,  
Delaware County, PA.  
Extr.: Francis Anthony Scattolini c/o  
Robert E. O'Connor, Esquire, 341 West  
State Street, Media, PA 19063.  
**ROBERT E. O'CONNOR, ATTY.**  
341 West State Street  
Media, PA 19063

**MARY LOUISE SCHAFER, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Suzanne Syre, 3211 Albemarle  
Avenue, Drexel Hill, PA 19026.

**KAREN R. SHUSTER, dec'd.**  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Joseph J. Shuster, 213 Morton  
Avenue, Broomall, PA 19008.  
**EDWARD P. SEEBER, ATTY.**  
JSDC Law Offices  
11 East Chocolate Avenue  
Suite 300  
Hershey, PA 17033

**JOHN B. SMINK a/k/a JOHN  
BRENNAN SMINK and JOHN  
SMINK, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Patricia Joan Rogowski 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

**SUSAN KRISTIANSSON  
STERNTHAL a/k/a SUSAN W.  
STERNTHAL a/k/a SUSAN K.  
STERNTHAL and SUSAN WEISS  
STERNTHAL, dec'd.**  
Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Kathryn Kristiansson Goldman,  
3 Oak Ln., Scardale, NY 10583.  
**CHARI M. ALSON, ATTY.**  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**DOROTHY B. TAGUE a/k/a  
DOROTHY TAGUE, dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Barry E. Tague, Jr. c/o  
Thomas O. Hiscott, Esquire, 1001  
Conshohocken State Rd., Ste. 1-300,  
West Conshohocken, PA 19428.  
**THOMAS O. HISCOTT, ATTY.**  
Heckscher, Teillon, Terrill  
& Sager, P.C.  
1001 Conshohocken State Rd.  
Ste. 1-300  
West Conshohocken, PA 19428

**CONSTANCE LEE TORBOSS a/k/a  
CONSTANCE L. TORBOSS and  
CONSTANCE TORBOSS, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Debra Ann Galbraith and  
Donna Torboss Halley 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

**RONALD OTTO WERTEL, dec'd.**

Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Nicholas Flocco, 1471  
Harmonyville Road, Pottstown, PA  
19465.

**JOAN K. WRIGHT, dec'd.**

Late of the Township of Nether  
Providence, Delaware County, PA.  
Extr.: Robert Harrison Wright, III  
(Named in Will as Robert H. Wright,  
III) c/o Janet M. Colliton, Esquire, 790  
E. Market St., Ste. 250, West Chester,  
PA 19382-4806.  
JANET M. COLLITON, ATTY.  
Colliton Elder Law Associates  
790 E. Market St.  
Ste. 250  
West Chester, PA 19382-4806

**THIRD AND FINAL PUBLICATION****WILLIAM ROBERT ABELL, III, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Nancy L. Frey c/o Catherine L.  
Appel, Esquire, P.O. Box 673, Exton,  
PA 19341-0673.  
CATHERINE L. APPEL, ATTY.  
Fox Rothschild, LLP  
P.O. Box 673  
Exton, PA 19341-0673

**FRANCES A. DEVER, dec'd.**

Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Paul Boston 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

**PATRICIA L. FISKE-ELLIS a/k/a**

**PATRICIA L. FISKE, defc'd.**  
Late of the Borough of Aldan,  
Delaware County, PA.  
Extr.: Jorell Fiske-Ellis 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

**MICHAEL J. GOLDING a/k/a**

**MICHAEL GOLDING, dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Linda Caplan Golding c/o  
Wendy Fein Cooper, Esquire, 2617  
Huntingdon Pike, Huntingdon Valley,  
PA 19006.  
WENDY FEIN COOPER, ATTY.  
Semanoff Ormsby Greenberg &  
Torchia, LLC  
2617 Huntingdon Pike  
Huntingdon Valley, PA 19006

**ANGELA HAGOPIAN, dec'd.**

Late of the Township of Radnor,  
Delaware County, PA.  
Extxs.: Nina McClernon, 162 Academy  
Ln., Upper Darby, PA 19082 and Tina  
Allison, 4939 Woodland Ave., Drexel  
Hill, PA 19026.  
CHRISTA F. HIGH, ATTY.  
Law Offices of Daniel J. Siegel, LLC  
66 W. Eagle Rd.  
Ste. 1  
Havertown, PA 19083

**MARY ANNE HARRISON, dec'd.**

Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: William T. Harrison c/o Richard  
Morton, Esquire, 999 West Chester  
Pike, Suite 201, West Chester, PA  
19382.  
RICHARD MORTON, ATTY.  
999 West Chester Pike  
Suite 201  
West Chester, PA 19382

**OLGA BENDYNA HENKEL a/k/a**

**OLGA B. HENKEL, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Michael Hitchings (Named in  
Will as Michael Hitchens) c/o Dennis  
C. Vondran, Jr., Esquire, 24 E. Market  
St., P.O. Box 565, West Chester, PA  
19381-0565.  
DENNIS C. VONDRAN, JR., ATTY.  
Lamb McErlane, PC  
24 E. Market St.  
P.O. Box 565  
West Chester, PA 19381-0565

**DOLORES A. HILDEN a/k/a**

**DOLORES ANNE HILDEN and  
DOLORES HILDEN, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Michael Hilden 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

**CATHERINE E. JOYCE a/k/a  
CATHERINE JOYCE and  
CATHERINE ELIZABETH JOYCE,**  
dec'd.

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Joseph Francis Hicks, Jr.  
(Named in Will as Joseph F. Hicks,  
Jr.), 82 Overlook Circle, Garnett  
Valley, PA 19060.  
BASS WILDER CHADWICK, JR.,  
ATTY.  
Chadwick Estate Law PLLC  
150 N. Radnor Chester Rd.  
Ste. F200  
Wayne, PA 19087

**MICHAEL KASPER,** dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Christine I. Knotts, 59  
Rivergrass Ln., Bluffton, SC 29909.  
RUSSELL LAW, P.C.  
3500 Reading Way  
Huntingdon Valley, PA 19006

**ROSEMARIE A. KENDRICK a/k/a  
ROSE KENDRICK,** dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Kelly Fogelman, 120 Blue Jay  
Drive, Swedesboro, NJ 08085.

**LOUIS J. LEONE, JR. a/k/a LOUIS  
LEONE,** dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Jill E. Leone 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

**THERESA MARIE LIERO a/k/a  
THERESA LIERO,** dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Joan Clare Colbert c/o Joseph  
T. Mattson, Esquire, 21 W. Third St.,  
Media, PA 19063.

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

**HOWARD KEITH LOFLIN a/k/a  
HOWARD K. LOFLIN and H.  
KEITH LOFLIN,** dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: April B. Tyler (Named in Will  
as April Brook Tyler) c/o Ernest D.  
Palmarella, Esquire, Swedesford Park,  
1255 Drummers Ln., Ste. 105, Wayne,  
PA 19087.  
ERNEST D. PALMARELLA, ATTY.  
Palmarella & Raab, P.C.  
Swedesford Park  
1255 Drummers Ln.  
Ste. 105  
Wayne, PA 19087

**PETER V. MacALPLINE,** dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Kevin George Ludy, 209  
Anderson Road, King of Prussia, PA  
19406.  
FRANCIS J. MURPHY, ATTY.  
Murphy and Murphy  
801 Old Lancaster Road  
Bryn Mawr, PA 19010

**THEODORE MIDDLEBURG,** dec'd.  
Late of the Borough of Swarthmore,  
Delaware County, PA.  
Admx.: Rochelle ThomasBenke, 511  
Hickory Ridge Ct., Saint Louis, MO  
63131.

**JORDAN LEE MOAT,** dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Ruth Moat, 407 E. Lincoln St.,  
Media, PA 19063.

**ELIZABETH M. PENSABENE a/k/a  
BETTY PENSABENE,** dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: John Pensabene, 708  
Meadowwood Lane, Media, PA 19063.

**JEANETTE JULIE SADOWSKI,** dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Mark M. Vakil, Esquire, 22 W.  
Second Street, Media, PA 19063.  
MARK M. VAKIL, ATTY.  
22 W. Second Street  
Media, PA 19063

**CLIFFORD E. SCHOTT, JR.**, dec'd.  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Extx.: Rosemary Ewing Schott-Fox c/o  
Nicholas M. Orloff, Esquire, 1 West  
Third St., Suite 110, Media, PA 19063.  
**NICHOLAS M. ORLOFF, ATTY.**  
Lamb McErlane, P.C.  
1 West Third St.  
Suite 110  
Media, PA 19063

**JACQUELINE ANN SHERIDAN a/k/a  
JACQUELINE ANN KNOX and  
JACQUELINE K. SHERIDAN**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: J. Michael Sheridan, 45 Hunters  
Run, Newtown Square, PA 19073.

**HELEN M. SIPALA**, dec'd.  
Late of the Township of Chadds Ford,  
Delaware County, PA.  
Extx.: Susan Drumheller c/o Neil  
E. Land, Esquire, 213 E. State St.,  
Kennett Square, PA 19348.  
**NEIL E. LAND, ATTY.**  
213 E. State St.  
Kennett Square, PA 19348

**ANN R. SKEATH**, dec'd.  
Late of the Borough of Swarthmore,  
Delaware County, PA.  
Extrs.: James B. Skeath and Susan S.  
Van Mulbregt c/o Tim Broadt, Esquire,  
116 W. Baltimore Avenue, Media, PA  
19063.  
**TIM BROADT, ATTY.**  
116 W. Baltimore Avenue  
Media, PA 19063

**JOHN SLINGER**, dec'd.  
Late of the Borough of Aldan,  
Delaware County, PA.  
Extrs.: James Slinger and David  
Slinger, 164 William Penn Drive,  
Norristown, PA 19403.

**ANTONELLA TUTINO**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Admx.: Stefania Tutino, 135 Brooks  
Avenue, Venice, CA 90291.  
**ROBERT T. KELLY, JR., ATTY.**  
Myers, Brier & Kelly, LLP  
425 Biden Street  
Suite 200  
Scranton, PA 18503

**PAULA C. WILLIAMS a/k/a PAULA  
CHESTER WILLIAMS**, dec'd.  
Late of the Borough of Lansdowne,  
Delaware County, PA.

Admx.: Kashmir Nashay Williams  
c/o Laura M. Tobey, Esquire, 724 W.  
Lancaster Ave., Ste. 215, Wayne, PA  
19087.

**LAURA M. TOBEY, ATTY.**  
Reidenbach & Associates, LLC  
724 W. Lancaster Ave.  
Ste. 215  
Wayne, PA 19087

**MARK M. ZERBY**, dec'd.  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extx.: Constance Ann Zerby (Named  
in Will as Constance A. Zerby), 205  
Lakeview Drive, Ridley Park, PA  
19078.  
**RUSSELL LAW, P.C.**  
3500 Reading Way  
Huntingdon Valley, PA 19006

## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV2026-4320

NOTICE IS HEREBY GIVEN THAT  
on May 1, 2026, a Petition for a Change of  
Name was filed in the above named Court,  
praying for a decree to change the name(s)  
of **Roi Anderson** to **Roi Ligon**.

The Court has fixed Friday, October 2,  
2026, at 2:00 p.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.

Sept. 18, 25

## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2026-005098

NOTICE IS HEREBY GIVEN THAT on  
May 26, 2026, a Petition for a Change of  
Name was filed in the above named Court,  
praying for a decree to change the name(s)  
of **Kristin Elizabeth Fackler** to **Kristin  
Elizabeth McAdams**.

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

Sept. 18, 25

### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2026-005317

NOTICE IS HEREBY GIVEN THAT on June 3, 2026, the Petition of Malik Gilbert, minor, by and through his parent and natural guardian, Michael Williams, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Malik K. Gilbert to Malik K. Williams.**

The Court has fixed October 2, 2026, at 2:00 p.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.

Sept. 18, 25

### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2026-007385

NOTICE IS HEREBY GIVEN THAT on September 10, 2026, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Madison Paige Harding to Madison Paige Meindl.**

The Court has fixed Tuesday, October 6, 2026, at 11:00 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.

Sept. 25; Oct. 2

### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2026-003821

NOTICE IS HEREBY GIVEN THAT on April 15, 2026, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Vicken Garabet Keshishian to Vicken Keshishian.**

The Court has fixed Wednesday, November 25, 2026, at 9:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

JOHN K. COSTALAS, Solicitor  
2558 West Chester Pike  
Suite 100  
Broomall, PA 19008

Sept. 18, 25

### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV 2026 002039

NOTICE IS HEREBY GIVEN THAT on March 6, 2026, the Petition of Oscar Alberto Cuc Mejia, minor, by and through his parent and natural guardian, Maria Mejia, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **OSCAR ALBERTO CUC MEJIA to ALONSO MEJÍA CHAVER.**

The Court has fixed Friday, October 2, 20246, at 2:00 p.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.

MARIA MEJIA, Solicitor  
233 Sansom St.  
Apt. A  
Upper Darby, PA 19082

Sept. 25; Oct. 2

### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2026-005144

NOTICE IS HEREBY GIVEN THAT on May 27, 2026, the Petition of Calvin Xavier Rodriguez-Scarnati, minor, by and through his parent and natural guardian, Sarah Anne Kaplan, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Calvin Xavier Rodriguez-Scarnati** to **Calvin Xavier Kaplan-Rodriguez**.

The Court has fixed Friday, October 2, 2026, at 2:00 p.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.

Sept. 18, 25

### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2026-002849

NOTICE IS HEREBY GIVEN THAT on March 30, 2026, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Aliahna Mae Sianni** to **Aliahna Mae Carroll**.

The Court has fixed Tuesday, November 10, 2026, at 9:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Sept. 25; Oct. 2

### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2026-005096

NOTICE IS HEREBY GIVEN THAT on May 26, 2026, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Eric Scott Ulmer** to **Eric Scott McAdams**.

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

Sept. 18, 25

### CHARTER APPLICATION

NOTICE IS HEREBY GIVEN THAT a corporation is to be or has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

#### Dimopoulos Development Group Corp.

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

PETER GEORGE MYLONAS, Solicitor  
Marple Exec. Center  
2725 West Chester Pike  
Broomall, PA 19008

Sept. 25

**FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, as amended, of intention to file in the Office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Delaware County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**Kellworks**

with its principal place of business at 2620 Ashwood Dr., Havertown, PA 19083.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Jacob P. Kelly, 2620 Ashwood Dr., Havertown, PA 19083.

The application has been/will be filed on or after Thursday, September 10, 2026.

Sept. 25

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
Docket No.: 0051 of 2026A

**NOTICE OF HEARING**

TO: JOHN DOE

NOTICE IS HEREBY GIVEN THAT a Petition for Termination of Parental Rights has been filed on behalf of Petitioner by Alicia Fastman, Esquire, 215 N. Olive Street, Suite 202, Media, PA 19063, (610)-222-5930, seeking the termination of the parental rights of John Doe parent of Anabel Margaret Crawford in the Court of Common Pleas of Delaware County, Pennsylvania.

A hearing with respect to said Petition is scheduled for October 6, 2026, before Judge William C. Mackrides at 9:30 a.m.

You have the right to appear at said Hearing to contest the Petition for Termination, and if you fail to do so, your parental rights may be terminated.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW WHERE YOU CAN GET LEGAL HELP.**

Delaware County Lawyer  
Referral Service  
335 W. Front St.  
Media, Pennsylvania 19063  
(610) 566-6625

Sept. 25

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
NO. CV-2025-009063

**NOTICE TO DEFEND**

PLANET HOME LENDING, LLC,  
Plaintiff

v.

THE UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE, OR  
INTEREST FROM OR UNDER REGINA  
JOHNSON, DECEASED, Defendant

**NOTICE**

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

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

Lawyers Reference Service of the  
Delaware County Bar Association  
335 W. Front Street  
Media, PA 19063  
(610) 566-6625  
[www.delcobar.org](http://www.delcobar.org)

## AVISO

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

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

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

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

Sept. 25; Oct. 2

## SERVICE BY PUBLICATION

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. CV-2025-011325

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

MORGAN STANLEY MORTGAGE  
LOAN TRUST 2006-11, U.S. BANK  
NATIONAL ASSOCIATION,  
AS TRUSTEE, SUCCESSOR IN  
INTEREST TO BANK OF AMERICA,  
NATIONAL ASSOCIATION, AS  
TRUSTEE, SUCCESSOR BY MERGER  
TO LASALLE BANK NATIONAL  
ASSOCIATION, AS TRUSTEE, Plaintiff

v.  
IRENE BARNES BUTLER, IN HER  
CAPACITY AS HEIR OF GRACE A.  
BARNES; ET AL., Defendants

COMPLAINT IN MORTGAGE  
FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GRACE A. BARNES Defendant(s), 2275 LARKIN ROAD UPPER CHICHESTER, PA 19061

You are hereby notified that Plaintiff, MORGAN STANLEY MORTGAGE LOAN TRUST 2006-11, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, 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-2025-011325, seeking to foreclose the mortgage secured on your property located, 2275 LARKIN ROAD, UPPER CHICHESTER, PA 19061.

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](http://www.delcobar.org)

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

Sept. 18, 25



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

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

**BOROUGH**

Brookhaven 11, 12, 52, 58  
Clifton Heights 3  
Darby 17  
East Lansdowne 55  
Folcroft 4, 50  
Lansdowne 20  
Marcus Hook 60  
Norwood 15  
Prospect Park 6  
Ridley Park 28  
Sharon Hill 7  
Upper Chichester 30  
Yeadon 14, 36, 49

**CITY**

Chester 31, 51, 59

**TOWNSHIP**

Aston 19, 35, 61  
Haverford 5  
Nether Providence 53  
Newtown 56  
Ridley 16  
Upper Darby 1, 18, 22, 26, 27,  
42, 43, 45, 47, 48, 54, 57

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. 001122 1. 2023**

**MORTGAGE FORECLOSURE**

6856 Clover Lane  
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Christian Lane Brown, in his capacity as Heir of Charles F. Kaijanante a/k/a Charles Fidelis Kaijanante a/k/a Charles Kaijanante.

Hand Money \$13,141.38

RAS Citron PLLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 006066 3. 2022**

**MORTGAGE FORECLOSURE**

BEING Premises: 4 Rockbourne Road, Borough of Clifton Heights, County of Delaware, Pennsylvania;

Parcel No. 10-00-01684-00.

IMPROVEMENTS CONSIST OF: building.

SOLD AS THE PROPERTY OF: Rockbourne Investment, L.P.

Hand Money \$1,494,328.92

Fredric L. Shenkman, Attorney

**SIDDIQ KAMARA, Sheriff**

**No. 001112      4.      2025**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Folcroft Borough, Delaware County, Pennsylvania and described according to a plan thereon known as Delmar Village, made by Damon and Foster, Civil Engineers and Surveyors, dated 8-10-1956 and revised 9-29-1956.

BEING known as 936 Taylor Drive, Folcroft, Pennsylvania 19032.

PARCEL No. 20-00-01493-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Khadijah Y. Alvarado, as Administratrix of the Estate of Madelene Alvarado, deceased.

Hand Money \$16,408.61

Powers Kirn, LLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 008861      5.      2025**

**MORTGAGE FORECLOSURE**

2017 Haverford Road  
Ardmore, PA 19003

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Caroline Gee and Christopher Fisher.

Hand Money \$40,927.17

RAS Citron PLLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 003323A      6.      2025**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 531 Chester Pike, Prospect Park, PA 19076-1406.

Parcel No. 33-00-00133-00

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Phalla Chhoeun and Sokha Ros.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 002446A      7.      2023**

**MORTGAGE FORECLOSURE**

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

Front:      Depth:

BEING Premises: 221 Sharon Avenue, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ahkai Biddle.

Hand Money \$16,049.45

Brock & Scott, PLLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 064148 11. 2024

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 5 Cambridge Road, Brookhaven, Pennsylvania.

Folio Number: 05-00-00135-02.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Steven P. Parish and Valerie Parish.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

SIDDIQ KAMARA, Sheriff

No. 060879 12. 2024

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground SITUATE in the Borough of Brookhaven, County of Delaware, Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 710 Adams Drive, Brookhaven, Pennsylvania.

Folio Number: 05-00-00001-30.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Albert Duranto, III.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

SIDDIQ KAMARA, Sheriff

No. 009088 14. 2025

MORTGAGE FORECLOSURE

836 W Cobbs Creek Parkway  
Lansdowne, PA 19050

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Qiana Farrell; Hikine Palmer.

Hand Money \$40,576.94

RAS Citron PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 011693 15. 2025

MORTGAGE FORECLOSURE

15 Tasker Avenue  
Norwood, PA 19074

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Thomas M. Kehner Jr. aka Thomas Michael Kehner.

Hand Money \$16,529.46

RAS Citron PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

**No. 002993A      16.                      2025**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley,  
County of Delaware, Commonwealth of  
Pennsylvania on the      side of      .

BEING Folio No. 38-03-01486-00

BEING Premises: 816 Mitchell Avenue  
aka 818 Mitchell Avenue, Morton, Penn-  
sylvania 19070.

IMPROVEMENTS CONSIST OF: resi-  
dential dwelling.

SOLD AS THE PROPERTY OF: Eleanor  
Ann Kelly.

Hand Money \$13,552.02

McCabe, Weisberg & Conway, LLC,  
Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 010386C      17.                      2024**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 14000358300

Property: 1013 Tyler Avenue, Darby,  
PA 19023.

BEING the same premises which Marat  
Bien-Aime, by Deed dated June 5, 2020 and  
recorded June 15, 2020 in and for Delaware  
County, Pennsylvania in Deed Book Volume  
6531, page 1066, granted and conveyed unto  
Wanda McKinney.

IMPROVEMENTS CONSIST OF:  
house.

SOLD AS THE PROPERTY OF: Wanda  
McKinney.

Hand Money \$9,833.49

Katherine M. Wolf, Attorney

**SIDDIQ KAMARA, Sheriff**

**No. 011221      18.                      2025**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Dar-  
by, County of Delaware and Commonwealth  
of PA on the Westerly side of Kent Road.

Front: 35      Depth: 63

BEING Premises: 42 Kent Road, Upper  
Darby, PA 19082.

IMPROVEMENTS CONSIST OF:      a  
single family residential dwelling.

SOLD AS THE PROPERTY OF: Lakia  
Archer.

Hand Money \$19,221.97

KML Law Group, P.C., Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 002498      19.                      2026**

**MORTGAGE FORECLOSURE**

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

Front: 90      Depth: 186

BEING Premises: 2740 Mount Road fka  
686 Mount Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF:      a  
single family residential dwelling.

SOLD AS THE PROPERTY OF: The unknown Heirs of James Dyer, deceased.

Hand Money \$16,271.69

KML Law Group, P.C., Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 007931 20. 2025**

**MORTGAGE FORECLOSURE**

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

BEING the same premises which Jeffrey R. Demi and Debra S. Demi, on February 15, 2006 and recorded on February 28, 2006 in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2006020736 granted and conveyed to Patrick L. Cheston.

BEING Premises: 45 W. Stratford Ave., Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Patrick Cheston.

Hand Money \$38,106.11

Hill Wallack LLP, Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 065187 22. 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 Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 513 Maine Avenue, Aldan, Pennsylvania.

Folio Number: 16-02-01452-00.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Marvin C. Beckman.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 067131 26. 2022**

**MONEY JUDGMENT**

ALL THOSE TWO CERTAIN lots 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.

LOCATION OF PROPERTY: 947 Concord Avenue, Drexel Hill, Pennsylvania.

Folio Number: 16-10-00334-00.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Joseph Maiale and Michele Maiale.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

**SIDDIQ KAMARA, Sheriff**

No. 062154

27.

2022

MONEY JUDGMENT

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.

LOCATION OF PROPERTY: 315 Wayne Avenue, Lansdowne, Pennsylvania.

Folio Number: 16-09-01382-00.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Myriam Rosefort.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

SIDDIQ KAMARA, Sheriff

No. 061141

28.

2024

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 121 W. Ridley Avenue, Ridley Park, Pennsylvania.

Folio Number: 37-00-01734-00.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Daryl Wheeler and Nicole Wheeler.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

SIDDIQ KAMARA, Sheriff

No. 066446

30.

2024

MONEY JUDGMENT

ALL THAT CERTAIN parcel of land SITUATE in the Township of Upper Chichester, County of Delaware, State of Pennsylvania.

LOCATION OF PROPERTY: 590 Meetinghouse Road, Upper Chichester, Pennsylvania.

Folio Number: 09-00-02114-02.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Nunzio Mattera.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

SIDDIQ KAMARA, Sheriff

No. 065255

31.

2013

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of land with the brick dwelling thereon erected, SITUATE on the Southwesterly corner of Third Street and Ulrich Street in the City of Chester, in the in the County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 801 W. 3rd Street, Chester, Pennsylvania.

Folio Number: 49-07-00263-00.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Frank Winston, Jr. a/k/a Franklin Winston, Jr.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

SIDDIQ KAMARA, Sheriff

No. 065931

35.

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 Aston, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 7 Scarlet Avenue, Aston Township, Pennsylvania.

Folio Number: 02-00-02244-00.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Deral S. Bleattler.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

SIDDIQ KAMARA, Sheriff

No. 008740A

36.

2024

MORTGAGE FORECLOSURE

Property in the Borough of Yeadon, County of Delaware and Commonwealth of PA on the Southwesterly side of Pleasant Road.

Front: 33     Depth: 80

BEING Premises: 808 Pleasant Road, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Rosita Nixon.

Hand Money \$20,874.66

KML Law Group, P.C., Attorneys

SIDDIQ KAMARA, Sheriff

No. 065194

42.

2024

MONEY JUDGMENT

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.

LOCATION OF PROPERTY: 521 Maine Avenue, Aldan, Pennsylvania 19018.

Folio Number: 16-02-01456-00.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Christopher Binns, Jr.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

SIDDIQ KAMARA, Sheriff

No. 064453

43.

2024

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 310 Eldon Avenue, Drexel Hill, Pennsylvania.

Folio Number: 16-09-00302-00.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Rafiqul A. Bhutyan.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

SIDDIQ KAMARA, Sheriff

No. 065340 45. 2023

MONEY JUDGMENT

ALL THAT CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, Lying in the Township of Upper Darby, County of Delaware, State of Pennsylvania.

LOCATION OF PROPERTY: 4119 Huey Avenue, Drexel Hill, Pennsylvania.

Folio Number: 16-11-01173-00.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Damon Washington.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

SIDDIQ KAMARA, Sheriff

No. 060907 47. 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 Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 7112 Hazel Avenue, Upper Darby, Pennsylvania.

Folio Number: 16-05-00416-00.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: The Care Support and Compassion Trust.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

SIDDIQ KAMARA, Sheriff

No. 066948 48. 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 Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 1132 Old Lane, Drexel Hill, Pennsylvania.

Folio Number: 16-08-02269-00.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: John McCormick and Serena McCormick.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

SIDDIQ KAMARA, Sheriff

No. 060804 49. 2015

MONEY JUDGMENT

ALL THAT CERTAIN parcel of land with any buildings and improvements thereon. SITUATE in the Borough of Yeadon, County of Delaware and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 303 Chester Avenue, Lansdowne, Pennsylvania 19050.

Folio Number: 48-00-00753-00.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Zig Zag L.L.C.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

SIDDIQ KAMARA, Sheriff

No. 010804 50. 2025

MORTGAGE FORECLOSURE

519 Primos Avenue  
Folcroft, PA 19032

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

IMPROVEMENTS CONSIST OF: resi-  
dential dwelling.

SOLD AS THE PROPERTY OF: Ken-  
neth Mitchell.

Hand Money \$21,331.70

RAS Citron PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 010731 51. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 1005 Lincoln St.,  
Chester, PA 19013.

IMPROVEMENTS CONSIST OF: resi-  
dential property.

SOLD AS THE PROPERTY OF: Bronelle  
M. Barrett-Lee.

Hand Money \$4,672.14

Brock & Scott, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 004839A 52. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN parcel of land  
lying and being situate in the Borough of  
Brookhaven, County of Delaware and State  
of Pennsylvania,

BEING the same premises which Estate  
of Alice V. Daniels, signed by Steven L. Lau-  
rence, Esquire and Thomas J. Upchurch,  
Esquire, Co-Personal Representatives,  
on January 31, 2019, recorded February  
11, 2019, in the Office of the Recorder of  
Deeds in and for the County of Delaware  
in Instrument No. 2019006275 granted and  
conveyed unto Compassionately Creative  
Foreclosure Prevention, LLC.

BEING Premises: 269 Dutton Mill Road,  
Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: Resi-  
dential Property.

SOLD AS THE PROPERTY OF: Com-  
passionately Creative Foreclosure Preven-  
tion LLC.

Hand Money \$71,525.61

Hill Wallack LLP, Attorney

SIDDIQ KAMARA, Sheriff

No. 001132 53. 2026

MORTGAGE FORECLOSURE

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

BEING Premises: 783 Pennsylvania  
Avenue, Wallingford, PA 19086.

IMPROVEMENTS CONSIST OF: resi-  
dential dwelling.

SOLD AS THE PROPERTY OF: Kason J. Smith.

Hand Money \$15,353.62

Friedman Vartolo LLP, Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 000960      54.      2025**

**MORTGAGE FORECLOSURE**

1128 Bryan Street  
Drexel Hill, PA 19026

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jason M. Nicholas; Tina A. Moore n/k/a Tina A. Nicholas.

Hand Money \$25,237.64

RAS Citron PLLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 004169      55.      2026**

**MORTGAGE FORECLOSURE**

125 Lewis Avenue  
East Lansdowne, PA 19050

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Danyiell R. Davis.

Hand Money \$7,277.14

RAS Citron PLLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 001815A      56.      2025**

**MORTGAGE FORECLOSURE**

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

Front:      Depth:

BEING Premises: 401 Hempstead Cir, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Richard J. Capoferri.

Hand Money \$47,579.09

Brock & Scott, PLLC, Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 000688      57.      2026**

**MORTGAGE FORECLOSURE**

2007 Greenhill Road  
Lansdowne, PA 19050

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: 2007  
Greenhill Road, LLC and Marie Louinis.

Hand Money \$31,392.95

McCalla Raymer Leibert Pierce, LLP,  
Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 004173      58.      2026**

**MORTGAGE FORECLOSURE**

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

Front: IRR      Depth: IRR

BEING Premises: 5200 Hilltop Drive  
Unit GG23, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF:      a  
single family residential dwelling.

SOLD AS THE PROPERTY OF: Valerie  
A. Czynszczon.

Hand Money \$15,303.45

KML Law Group, P.C., Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 011958      59.      2025**

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County  
of Delaware and Commonwealth of PA on  
the situate on the Southwesterly side of  
Kerlin Street.

Front: 24      Depth: 130

BEING Premises: 1010 Kerlin Street,  
Chester, PA 19013.

IMPROVEMENTS CONSIST OF:      a  
single family residential dwelling.

SOLD AS THE PROPERTY OF: Brian  
Wells.

Hand Money \$7,084.58

KML Law Group, P.C., Attorneys

**SIDDIQ KAMARA, Sheriff**

**No. 003172      60.      2026**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of  
land with the buildings and improvements  
thereon erected, SITUATE in Borough of  
Marcus Hook, County of, Delaware and  
State of Pennsylvania, described as follows:

BEGINNING at a point in the bed of  
Second Street (not opened to its full width),  
where the Westerly side of Market Street  
intersects same, said point 11.1 feet mea-  
sured Northwardly from the Southwesterly  
corner of Second and Market Streets; thence  
extending Westwardly by the bed of Second  
Street, 11.10 Northwardly from the South-  
erly line of Second Street not yet opened,  
75.96 feet to a point in line of lands now or  
late of James Phillips; thence extending  
along last mentioned lands Southwardly,  
forming an interior angle of 93 degrees 42  
minutes with the last line, 59.21 feet to a  
point in line of lands now or late of Alfred  
Bunting; thence extending along last men-  
tioned lands Eastwardly and by lands now  
late of Rachel Newlin, on an interior angle  
of 186 degrees 18 minutes with the last  
mentioned line, 79.62 feet to a point on the  
Westerly side of Market Street; thence at  
an angle 0 degrees 09 minutes, 59.10 feet,  
to the first mentioned point and place of  
BEGINNING.

HAVING thereon erected a dwelling  
house known and numbered as: 198 Market  
Street, Marcus Hook, PA 19061.

PARCEL No. 24-00-00361-00.

IMPROVEMENTS CONSIST OF:      n/a.

SOLD AS THE PROPERTY OF: Larry J. Harley and Ronald A. Moore.

Hand Money \$23,180.17 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

**SIDDIQ KAMARA, Sheriff**

**No. 001108 61. 2026**

**MONEY JUDGMENT**

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration referred to below as "Aston Arms", 4701 Pennell Road, Unit C3, Aston Township, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. No. 3101, et. seq., by the recording in the Delaware County Office for the Recorder of Deeds Office of a Declaration dated 02/06/1981, recorded 02/06/1981, in Deed Book 2773, page 5, being and designated in such Declaration as Unit No. C-3, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 09923871.

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to herein as Aston Arms Condominium, located at 224 Pennell Road, Aston, Pennsylvania 19014, in the Township of Aston, County of Delaware and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act of Pennsylvania, Act No. 1980-82 (68 Pa. Cons. Stat. section 3101 et seq.), by the recording in the Office of the Recorder of Deeds of Delaware County, Pennsylvania, aforesaid, of a Declaration of Condominium Aston Arms Condominium, and Declaration Plan attached thereto and made a part thereof, dated February 06, 1981 and recorded February 06, 1981 in Deed Book 2773 page 5; BEING and designated on such Declaration Plan as Unit No. C-3, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common Elements (as defined in such Declaration) of 09923871 percent.

BEING known as 4701 Pennell Road, Unit C3.

BEING County Parcel No. 02-00-01920-27.

IMPROVEMENTS CONSIST OF: Residential Condominium Unit.

SOLD AS THE PROPERTY OF: Charles J. Nolan.

Hand Money \$3,000.00

Michelle J. Cunningham, Attorney

**SIDDIQ KAMARA, Sheriff**

Sept. 25; Oct. 2, 9