

**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**

**SUNNY ROSE BISIGNANI a/k/a  
SUNNY R. BISIGNANI and SUNNY  
BISIGNANI, dec'd.**

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

Admr.: Charles R. Hevener c/o James  
Cunilio, Esquire, P.O. Box 989, Bryn  
Mawr, PA 19010.

**JAMES CUNILIO, ATTY.**

P.O. Box 989

Bryn Mawr, PA 19010

**TUYET THI BACH BUI, dec'd.**

Late of the Borough of Clifton Heights,  
Delaware County, PA.

Extr.: William H. Hunt 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

**RICHARD T. BURNS a/k/a RICHARD  
THOMAS BURNS, dec'd.**

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

Extr.: James E. Burns, III, P.O. Box  
812, Ardmore, PA 19003.

**JADE REBECCA COHEN, dec'd.**

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

Admr.: Dr. Barry I. Cohen c/o William  
A. Pietrangelo, Esquire, 36 East  
Second Street, P.O. Box 1048, Media,  
PA 19063-0848.

**WILLIAM A. PIETRANGELO, ATTY.**

36 East Second Street

P.O. Box 1048

Media, PA 19063-0848

**ROBERT W. COMEAU, dec'd.**

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

Extr.: Danielle Elaine Flounders, 1900  
Colt Road, Media, PA 19063.

**JOSEPH A. DiFRANCESCO, JR.,  
dec'd.**

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

Extr.: Joseph A. DiFrancesco, III, 914  
Shadeland Ave., Drexel Hill, PA 19026.

**PETER DITTENHOFER, dec'd.**

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

Extr.: Marianne Dittenhofer, 776  
Shavertown Rd., Garnet Valley, PA  
19060.

**LOIS FLYNN a/k/a LOIS MARIE  
YEAGER and LOIS M. FLYNN,  
dec'd.**

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

Extr.: Joyce A. McGuire, 311 Taylor  
Road, Springfield, PA 19064.

**THOMAS JOSEPH GILLAN, SR. a/k/a  
THOMAS J. GILLAN, dec'd.**

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

Extr.: Keith Michael Gillan a/k/a  
Keith Gillan c/o Howard C. Pressman,  
Esquire, 712 W. MacDade Blvd.,  
Milmont, PA 19033.

**HOWARD C. PRESSMAN, ATTY.**

Pressman, Doyle, Bloom & York

712 W. MacDade Blvd.

Milmont, PA 19033

**MARJORIE S. GRAHAM, dec'd.**

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

Extr.: Edward J. Deisher, 1108 Old  
Post Circle, Garnet Valley, PA 19060.

**MARIA ELISABETH HINGLEY a/k/a  
MARIA E. HINGLEY, dec'd.**

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

Extr.: Colin George Hingley (Named  
in Will as Spouse), 438 Belrose Ln.,  
Radnor, PA 19087.

**STEVEN G. SKLAR, ATTY.**

Law Offices of Steven G. Sklar

400 Greenwood Ave.

Wyncote, PA 19095

**DAVID HUTCHINSON, dec'd.**

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

Admr.: Frank W. Daly, Esquire, 100  
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19063.

FRANK W. DALY, ATTY.  
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**EVELYN RAE JORGENSEN, dec'd.**  
Late of the Township of Nether Providence, Delaware County, PA.  
Admxs.: Heidi C. Jorgensen-Biro, 85 Minnehaha Path, Lincoln Park, NJ 07035 and Debra Jorgensen, 207 Plush Mill Rd., Wallingford, PA 19086.

**KENNETH RUSSELL, ATTY.**  
Russell Law P.C.  
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**HOWARD B. ZAVODNICK, ATTY.**  
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Ste. 1220  
Philadelphia, PA 19109

**CLIFFORD LINTON, dec'd.**  
Late of the Township of Middletown, Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, 100 West Sixth Street, Ste. 204, Media, PA 19063.

FRANK W. DALY, ATTY.  
P.O. Box 199  
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**DIANE M. LORD-OGRAM, dec'd.**  
Late of the Borough of Brookhaven, Delaware County, PA.  
Admx.: Susan O. Piasecki c/o Matthew C. Stone, Esquire, 4126 Edgmont Avenue, Brookhaven, PA 19015.

**MATTHEW C. STONE, ATTY.**  
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4126 Edgmont Avenue  
Brookhaven, PA 19015

**RICHARD REESE McDONALD a/k/a RICHARD R. McDONALD, dec'd.**  
Late of the Township of Middletown, Delaware County, PA.  
Extr.: Richard T. McDonald c/o Rudolph L. Celli, Jr., Esquire, 125 Strafford Ave., Ste. 115, Wayne, PA 19087.

**RUDOLPH L. CELLI, JR., ATTY.**  
Celli & Associates  
125 Strafford Ave.  
Ste. 115  
Wayne, PA 19087

**EDITH NANCY McKEON, dec'd.**  
Late of the Township of Aston, Delaware County, PA.  
Admr.: Frank McKeon, 4894 W. Brigantine Ct., Wilmington, DE 19808.

**JOHN W. McMULLEN a/k/a JACK McMULLEN, dec'd.**  
Late of the Township of Aston, Delaware County, PA.  
Extrs.: John S. McMullen and Brian McMullen, 2 Huntingdon Ct., Boothwyn, PA 19061.

**DORIS V. MOORE, dec'd.**  
Late of the Township of Middletown, Delaware County, PA.  
Extr.: Andrew Scott Moore, 9652 E. Diamond Rim Drive, Scottsdale, AZ 85255-3330.

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

**CHRISTOPHER MOYER, dec'd.**  
Late of the Township of Aston, Delaware County, PA.  
Extr.: Katie Moyer, 179 Royal Oaks Blvd., Apt. C7, Franklin, TN 37067.

**MARY E. PENNOCK, dec'd.**  
Late of the Borough of Collingdale, Delaware County, PA.  
Co-Extrs.: Dawn Boyle and Christina Dalterio c/o Stephen D. Molineux, Esquire, 227 MacDade Blvd., Collingdale, PA 19023.

**STEPHEN D. MOLINEUX, ATTY.**  
227 MacDade Blvd.  
Collingdale, PA 19023

**DEMETRIOS POUSATIS, dec'd.**  
Late of the Township of Upper Darby, Delaware County, PA.  
Admx.: Kyriaki Pousatis c/o Anthony J. Beldecos, Esquire, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072.

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Suite 200  
Narberth, PA 19072

**L. DANIEL RADELL, JR. a/k/a DAN RADELL, dec'd.**  
Late of the Township of Aston, Delaware County, PA.  
Extr.: L. Daniel Radell, III, 1521 Cedar Hill Road, Ambler, PA 19002.

**JOHN EDWARD RHOADS, JR., dec'd.**  
Late of the Township of Upper Chichester, Delaware County, PA.  
Co-Extrs.: Susan M. Harris and John E. Rhoads, III c/o Eugene A. Bonner, Esquire, 111 North Olive Street, Media, PA 19063.

**EUGENE A. BONNER, ATTY.**  
111 North Olive Street  
Media, PA 19063

**MARGARET ROBERTS, dec'd.**

Late of the City of Chester, Delaware County, PA.  
 Extx.: Joscelyn Gossett c/o George Gossett, Jr., Esquire, 408 Green Lane, Philadelphia, PA 19128.  
**GEORGE GOSSETT, JR., ATTY.**  
 408 Green Lane  
 Philadelphia, PA 19128

**ROSE ALMA ROBINSON a/k/a ROSE A. ROBINSON and ROSE ROBINSON, dec'd.**

Late of the Borough of Clifton Heights, Delaware County, PA.  
 Admx.: Lisa R. Ryan-Romanofsky, 341 Crescent Hill Drive, Havertown, PA 19083.

**LaMAR EUGENE SCHAEFFER a/k/a LaMAR E. SCHAEFFER and LaMAR E. SCHAEFFER, SR., dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
 Admx.: Michelle Johnson, 942 Stanbridge Road, Drexel Hill, PA 19026.

**PATRICIA SHEERIN a/k/a PATRICIA PRYBELLA, dec'd.**

Late of the Township of Broomall, Delaware County, PA.  
 Extx.: John Prybella, 18 Eliot Drive, Lake Grove, NY 11755.

**MICHAEL A. SILVESTRI, SR. a/k/a MICHAEL ANTHONY SILVESTRI, SR., dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
 Extx.: Michael Silvestri, Jr. c/o David S. Daniel, Esquire, 319 West Front Street, Media, PA 19063.  
**DAVID S. DANIEL, ATTY.**  
 319 West Front Street  
 Media, PA 19063

**CONCETTA STROZAK a/k/a CONCETTA M. STROZAK, dec'd.**

Late of the Township of Edgmont, Delaware County, PA.  
 Extx.: Michael David Strozak (Named in Will as Michael D. Strozak) c/o Kristen L. Behrens, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.  
**KRISTEN L. BEHRENS, ATTY.**  
 Dilworth Paxson LLP  
 1500 Market St.  
 Ste. 3500E  
 Philadelphia, PA 19102

**CRISANTE TARABORRELLI, dec'd.**

Late of the Township of Marple, Delaware County, PA.  
 Extx.: Ada Gauvreau c/o Laura M. Mercuri, Esquire, 104 N. York Road, Hatboro, PA 19040.  
**LAURA M. MERCURI, ATTY.**  
 104 N. York Road  
 Hatboro, PA 19040.

**JOHN EDWARD TATUM a/k/a JOHN E. TATUM, dec'd.**

Late of the Borough of Ridley Park, Delaware County, PA.  
 Extx.: John E. Tatum, Jr. c/o Paul Rubino, Esquire, 123 East Gay Street, West Chester, PA 19380.  
**PAUL RUBINO, ATTY.**  
 123 East Gay Street  
 West Chester, PA 19380

**PHOEBE LOUISA TAYLOR a/k/a PHOEBE L. TAYLOR, dec'd.**

Late of the Township of Concord, Delaware County, PA.  
 Extx.: Lawrence Francis Meehan, Jr. (Named in Will as Lawrence Francis Meehan), 604 S. Washington Square, #2602, Philadelphia, PA 19106-4129.  
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**KAREN ANNE TreDENICK a/k/a KAREN A. TreDENICK, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
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**KATHLEEN A. FARRELL, ATTY.**  
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**DAVID VINING, dec'd.**

Late of the Borough of Aldan, Delaware County, PA.  
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**FRANK W. DALY, ATTY.**  
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 Media, PA 19063-0199

**RITA MARY WILSON, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
 Admr.: Stephen C. Borne c/o Heather Royer, Esquire, 301 Market Street, Lemoyne, PA 17043.

HEATHER ROYER, ATTY.  
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Lemoyne, PA 17043

**CARLOS R. ZIEGLER, dec'd.**  
Late of the Township of Edgmont,  
Delaware County, PA.  
Extx.: Jane Ziegler McGarity c/o  
Timothy F. Sullivan, Esquire, 116  
West Baltimore Avenue, Media, PA  
19063.  
**TIMOTHY F. SULLIVAN, ATTY.**  
116 West Baltimore Avenue  
Media, PA 19063

**SECOND PUBLICATION**

**JESSICA BERNSTEIN, dec'd.**  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, 100 W.  
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Media, PA 19063

**SEGUNDA O. BUCHANAN, dec'd.**  
Late of the Borough of Media,  
Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, 100 W.  
Sixth St., Suite 204, Media, PA 19063.  
**FRANK W. DALY, ATTY.**  
100 W. Sixth St.  
Suite 204  
Media, PA 19063

**DORIS M. CAHILL, dec'd.**  
Late of the Borough of Swarthmore,  
Delaware County, PA.  
Admx.: Darlene Marie Cahill, 812  
Galveston Ln., Key West, FL 33040.  
**JOSEPH J. CONSOLE, ATTY.**  
Console Matison, LLP  
1 W. Third St.  
Ste. 204  
Media, PA 19063

**FRANCIS CAMEROTA, dec'd.**  
Late of the Township of Tinicum,  
Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, 100 W.  
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Suite 204  
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**LISA CHAPMAN, dec'd.**  
Late of the Township of Ridley,  
Delaware County, PA.  
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**FRANK W. DALY, ATTY.**  
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Media, PA 19063

**THERESE A. COMYNS a/k/a  
THERESE ANN COMYNS, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Admx. C.T.A.: Elizabeth Cahill Brown  
c/o Russell J. Ressler, Esquire, 30  
Valley Stream Parkway, Malvern, PA  
19355.  
**RUSSELL J. RESSLER, ATTY.**  
Stradley Ronon Stevens & Young, LLP  
30 Valley Stream Parkway  
Malvern, PA 19355

**KATHLEEN T. DARLINGTON a/k/a  
KATHLEEN T. TRIAL, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admx.: Marueen A. Samuels 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

**ELIZABETH DESANTO-SPROSS,  
dec'd.**  
Late of the Borough of Glenolden,  
Delaware County, PA.  
Extr.: Joseph Spross, 2231 South  
Bancroft Street, Philadelphia, PA  
19145.

**JOHN R. ECKMAN a/k/a JOHN  
ECKMAN, dec'd.**  
Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Carl Edward Eckman (Named in  
Will as Carl E. Eckman) c/o Joseph E.  
Lastowka, Jr., Esquire, 200 W. State  
St., Ste. 300, Media, PA 19063.  
**JOSEPH E. LASTOWKA, JR., ATTY.**  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**SUNNI ALI ENNIS, dec'd.**  
Late of the Township of Chester,  
Delaware County, PA.  
Extx.: Felicia Marquita Catlett c/o  
Brian F. Levine, Esquire, 22 E. Grant  
St., New Castle, PA 16101-2279.  
**BRIAN F. LEVINE, ATTY.**  
Levine Law, LLC  
22 E. Grant St.  
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**ELEANOR FOX**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extx.: Linda Parlin c/o Jordan Reilly,  
Esquire, 210 W. Front Street, Suite  
100, Media, PA 19063.  
**JORDAN REILLY**, ATTY.  
210 W. Front Street  
Suite 100  
Media, PA 19063

**MICHAEL A. FREDERICO**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extx.: Jennifer L. Frescoln c/o Robert  
Keller, Esquire, 101 E. Darby Road,  
Havertown, PA 19083.  
**ROBERT KELLER**, ATTY.  
101 E. Darby Road  
Havertown, PA 19083

**ROBERT L. FRENCH a/k/a ROBERT  
LEWIS FRENCH**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extx.: Lauren E. French Hammond  
a/k/a Lauren French Hammond c/o  
Kristen R. Matthews, Esquire, 257 W.  
Uwchlan Ave., Ste. 1, Downingtown,  
PA 19335.  
**KRISTEN R. MATTHEWS**, ATTY.  
Kristen Matthews Law  
257 W. Uwchlan Ave.  
Ste. 1  
Downingtown, PA 19335

**ROSEMARIE ANN FUSTO a/k/a  
ROSEMARIE A. FUSTO**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Anthony M. Fusto, 215 N.  
Concord Avenue, Havertown, PA  
19083.

**ANNA J. GARVIN a/k/a ANN J.  
GARVIN**, dec'd.  
Late of the Borough of Sharon Hill,  
Delaware County, PA.  
Admx.: Juanita V. Braxton c/o D.  
Selaine Keaton, Esquire, 21 W. Front  
Street, P.O. Box 1970, Media, PA  
19063.  
**D. SELAINE KEATON**, ATTY.  
21 W. Front Street  
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**CAROL A. GATES**, dec'd.  
Late of the Township of Upper  
Providence, Delaware County, PA.  
Extx.: Mark W. Litwack c/o Thomas O.  
Hiscott, Esquire, 1001 Conshohocken  
State Rd., Ste. 1-300, West  
Conshohocken, PA 19428.

**THOMAS O. HISCOTT**, ATTY.  
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1001 Conshohocken State Rd.  
Ste. 1-300  
West Conshohocken, PA 19428

**DOLORES D. GILLESPIE**, dec'd.  
Late of the Borough of Aldan,  
Delaware County, PA.  
Extx.: Denise Gillespie c/o Cynthia  
A. McNicholas, Esquire, 225 N. Olive  
Street, P.O. Box 1065, Media, PA  
19063.  
**CYNTHIA A. McNICHOLAS**, ATTY.  
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Media, PA 19063

**CATHERINE E. GRAVINA a/k/a  
EMMA CATHERINE GRAVINA**,  
dec'd.  
Late of the Township of Edgmont,  
Delaware County, PA.  
Extx.: Ronald Gravina and Diane  
Marie Gravina c/o Lindsey J. Conan,  
Esquire, 755 North Monroe St., Media,  
PA 19063.  
**LINDSEY J. CONAN**, ATTY.  
755 North Monroe St.  
Media, PA 19063

**RAYMOND E. GRIFFIN a/k/a  
RAYMOND GRIFFIN**, dec'd.  
Late of the Township of Tincicum,  
Delaware County, PA.  
Admr.: James Raymond Griffin c/o  
Michael J. Mattson, Esquire, 21 W.  
Third St., Media, PA 19063.  
**MICHAEL J. MATTSON**, ATTY.  
Musi, Merkins, Daubenberger  
& Clark, LLP  
21 W. Third St.  
Media, PA 19063

**WAYNE GRIFFIN**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, 100  
West Sixth Street, Suite 204, Media,  
PA 19063.  
**FRANK W. DALY**, ATTY.  
P.O. Box 199  
Media, PA 19063-0199

**JESSE HARPER, SR. a/k/a JESSE  
HARPER**, dec'd.  
Late of the Township of Chester,  
Delaware County, PA.  
Extx.: Michael David Harper (Named  
in Will as Michael D. Harper) c/o  
Arnold Machles, Esquire, Two Bala  
Plaza, Ste. 300, Bala Cynwyd, PA  
19004.

- ARNOLD MACHLES, ATTY.  
Two Bala Plaza  
Ste. 300  
Bala Cynwyd, PA 19004
- RITA E. HILLIARD a/k/a REGINA HILLIARD**, dec'd.  
Late of the Township of Ridley, Delaware County, PA.  
Admx.: Gayle T. Beaney, 308 Barry Lane, Wallingford, PA 19086.
- AYAKO INZERILLO**, dec'd.  
Late of the Township of Concord, Delaware County, PA.  
Extx.: Nancy Crowley-DiNicola c/o Eugene A. Bonner, Esquire, 111 North Olive Street, Media, PA 19063.  
**EUGENE A. BONNER, ATTY.**  
111 North Olive Street  
Media, PA 19063
- JOHN WARREN JAMES**, dec'd.  
Late of the Township of Concord, Delaware County, PA.  
Extx.: Richard A. James c/o Stephen A. Durham, Esquire, 320 West Front Street, Media, PA 19063.  
**STEPHEN A. DURHAM, ATTY.**  
320 West Front Street  
Media, PA 19063
- PETER MARON JOSEPH a/k/a PETER M. JOSEPH**, dec'd.  
Late of the Township of Upper Darby, Delaware County, PA.  
Admr. C.T.A.: Marc Lewis Davidson, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087.  
**MARC L. DAVIDSON, ATTY.**  
Davidson & Egner  
Radnor Station Two  
290 King of Prussia Rd.  
Ste. 110  
Radnor, PA 19087
- SUSAN RITTENHOUSE JOSEPH**, dec'd.  
Late of the Township of Upper Darby, Delaware County, PA.  
Admr. C.T.A.: Marc Lewis Davidson, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087.  
**MARC L. DAVIDSON, ATTY.**  
Davidson & Egner  
Radnor Station Two  
290 King of Prussia Rd.  
Ste. 110  
Radnor, PA 19087
- MARIE T. KERNS**, dec'd.  
Late of the Township of Ridley, Delaware County, PA.
- Extx.: Marianne Giannone, 407 Sturgess Court, Glassboro, NJ 08028.
- CARL F. LANDECK a/k/a CARL F. LANDECK, SR.**, dec'd.  
Late of the Township of Radnor, Delaware County, PA.  
Extx.: James C. Landeck (Named in Will as James Landeck), 139 W. Main St., Salunga, PA 17538.  
**STACEY WILLITS McCONNELL, ATTY.**  
Lamb McErlane, PC  
24 E. Market St.  
P.O. Box 565  
West Chester, PA 19381
- HELENE M. LOTKA**, dec'd.  
Late of the Borough of Yeadon, Delaware County, PA.  
Extx.: Elizabeth A. Truitt, 102 Moore Dr., Media, PA 19063.
- HARRY LOUTH a/k/a HARRY LOUTH, SR. a/k/a HARRY LEE LOUTH and HARRY L. LOUTH**, dec'd.  
Late of the Township of Chester, Delaware County, PA.  
Admx.: Barbara Sue Louth c/o Robert H. Holber, Esquire, 41 E. Front Street, Media, PA 19063.  
**ROBERT H. HOLBER, ATTY.**  
41 E. Front Street  
Media, PA 19063
- NORMAN E. LYNCH**, dec'd.  
Late of the Township of Thornbury, Delaware County, PA.  
Extx.: Patricia L. Pittock, 513 Vanderslice St., Phoenixville, PA 19460.
- DR. LAWRENCE J. MELLON, JR. a/k/a LAWRENCE J. MELLON and LAWRENCE MELLON**, dec'd.  
Late of the Township of Middletown, Delaware County, PA.  
Extx.: Stephen J. Schofield, Esquire, 1132 Heartwood Dr., Cherry Hill, NJ 08003-3135.  
**STEPHEN J. SCHOFIELD, ATTY.**  
1132 Heartwood Dr.  
Cherry Hill, NJ 08003-3135
- WILLIAM P. O'CONNELL a/k/a WILLIAM P. O'CONNELL, JR.**, dec'd.  
Late of the Township of Haverford, Delaware County, PA.  
Admr.: E. Todd Wilkinson a/k/a Eugene Todd Wilkinson c/o Charles E. McKee, Esquire, 1 N. Ormond Ave., Office, Havertown, PA 19083.

CHARLES E. McKEE, ATTY.  
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**NANCY OLIVIERI**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
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**VELMA M. REILLY**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Diane M. Davis c/o Neil Hilkert,  
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Wayne, PA 19026.  
**NEIL HILKERT**, ATTY.  
229 W. Wayne Avenue  
Wayne, PA 19026

**DAVID SABRE**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
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100 W. Sixth St.  
Suite 204  
Media, PA 19063

**SAMUEL J. SHIELS**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extxs: Beth Michele Yori (Named in  
Will as Beth M. Yori) and Robin S.  
Bronkema (Named in Will as Robin  
L. Bronkema) 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

**JOHN KEVIN SLATTERY a/k/a  
JOHN SLATTERY and JOHN K.  
SLATTERY**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Admr.: Patrick Michael Slattery, 2221  
Hillcrest Rd., Drexel Hill, PA 19026.

**BEATRICE MAY STEVENSON a/k/a  
BEATRICE M. STEVENSON**, dec'd.  
Late of the Township of Aston,  
Delaware County, PA.

Extx.: Edward V. Betts, III c/o Teresa  
A. Miller, Esquire, 8 West Front Street,  
Media, PA 19063.  
**TERESA A. MILLER**, ATTY.  
8 West Front Street  
Media, PA 19063

**GRACE S. TROYANO a/k/a GRACE  
TROYANO**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extx.: Rosanne Marie Goodwin (Named  
in Will as Rosanne Goodwin) 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

**LEIGH VANOSTEN**, dec'd.  
Late of the Borough of Glenolden,  
Delaware County, PA.  
Admr.: Frank W. Daly, Esquire, 100 W.  
Sixth St., Suite 204, Media, PA 19063.  
**FRANK W. DALY**, ATTY.  
100 W. Sixth St.  
Suite 204  
Media, PA 19063

**ANNA MARIE WALKER a/k/a ANNA  
M. WALKER**, dec'd.  
Late of the Borough of Chester,  
Delaware County, PA.  
Admr.: Robert Keith Walker c/o  
Vincent Carosella, Jr., Esquire, 882  
South Matlack Street, Suite 101, West  
Chester, PA 19382-4505.  
**VINCENT CAROSELLA, JR.**, ATTY.  
Carosella & Associates, P.C.  
882 South Matlack Street  
Suite 101  
West Chester, PA 19382-4505

**WALTER T. WINDLE**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extx.: Wendy W. Bratz, 641 Dutton  
Circle, Springfield, PA 19064.

**WALTER J. WOJCIECHOWSKI a/k/a  
WALTER WOJCIECHOWSKI**, dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Extx.: Joanne Carol Wojciechowski,  
105 Liam Dr., Aston, PA 19014.

**LUCILLE RITA YOTSKO**, dec'd.  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extx.: Stephen A. Yotsko c/o William  
T. Neill, III, Esquire, P.O. Box 219,  
Woodlyn, PA 19094.

WILLIAM T. NEILL, III, ATTY.  
P.O. Box 219  
Woodlyn, PA 19094

**THIRD AND FINAL PUBLICATION  
JAZMINE F. AGUIRRE, dec'd.**

Late of the Borough of Lansdowne,  
Delaware County, PA.  
Admr.: Ruben D. Aguirre, 118 W.  
Stratford Ave., Lansdowne, PA 19050.  
PAUL J. PERPIGLIA, ATTY.

Perpiglia & Assocs.  
1332 Jackson St.  
Philadelphia, PA 19148

**SARAH A. BANKS, dec'd.**

Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extx.: Joy Bryant, P.O. Box 36,  
Clarksburg, MD 20871.

**MICHAEL BRENNAN a/k/a MICHAEL  
T. BRENNAN, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Admx.: Monique Saner, 628 Georges  
Lane, Ardmore, PA 19003.

**MICHAEL J. BROWN, dec'd.**

Late of the Township of Darby,  
Delaware County, PA.  
Extx.: Patricia A. Cleary 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

**JEAN WISLY CARRIE, dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extx.: Naomie Carrie c/o Jeremy Z.  
Mittman, Esquire, 593 Bethlehem  
Pike, Suite 10, Montgomeryville, PA  
18936.  
JEREMY Z. MITTMAN, ATTY.  
593 Bethlehem Pike  
Suite 10  
Montgomeryville, PA 18936

**GERARD J. COONELLY, dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extx.: Theresa Bell, 705 Hawthorne  
Lane, Aston, PA 19014.

**JOHN HOLT CROWTHER a/k/a**

**JOHN H. CROWTHER, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
The JHCBBC Trust.  
Trustee: A. David Crowther, 2085  
Yellow Springs Rd., Malvern, PA  
19355.

JANET J. SATTERTHWAITTE, ATTY.  
Gawthrop Greenwood, PC  
17 E. Gay St.  
Ste. 100  
P.O. Box 562  
West Chester, PA 19381-0562

**THERESE M. DOUGHERTY, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Roy Watson, 3405 State Rd.,  
Drexel Hill, PA 19026.

KENNETH C. RUSSELL, ATTY.  
Russell Law, P.C.  
3500 Reading Way  
Huntingdon Valley, PA 19006

**DOUGLAS H. FERGUSON, JR., dec'd.**

Late of the Township of Aston,  
Delaware County, PA.  
Admrs.: Sandra Lown and Douglas  
Ferguson, Sr. c/o Michael J. Mattson,  
Esquire, 1 N. Ormond Ave., Office,  
Havertown, PA 19083.

**MICHAEL J. MATTSON, ATTY.**

Mattson Law Associates, P.C.  
1 N. Ormond Ave.  
Office  
Havertown, PA 19083

**MICHAEL ANTHONY FREDERICO,  
dec'd.**

Late of the Township of Middletown,  
Delaware County, PA.  
Extx.: Jennifer L. Frescoln c/o Robert  
Keller, Esquire, 101 E. Darby Road,  
Havertown, PA 19083.  
ROBERT KELLER, ATTY.  
101 E. Darby Road  
Havertown, PA 19083

**MICHAEL RULAND GARDNER, dec'd.**

Late of the Township of Radnor,  
Delaware County, PA.  
Extx.: Lorraine Taylor Gardner c/o  
John A. Gagliardi, Esquire, 122 S.  
Church St., West Chester, PA 19382.  
JOHN A. GAGLIARDI, ATTY.  
Wetzel, Gagliardi, Fetter & Lavin, LLC  
122 S. Church St.  
West Chester, PA 19382

**RICHARD T. HOPKINS a/k/a  
RICHARD T. HOPKINS, SR. and  
RICHARD THOMAS HOPKINS,  
dec'd.**

Late of the Township of Radnor,  
Delaware County, PA.  
Admrs.: Elizabeth A. Corcoran and  
Daniel E. Hopkins, 32 E. Clearfield  
Rd., Havertown, PA 19083.

MAUREEN A. OSTIEN, ATTY.  
Lubker Ostien Law, LLC  
390 Waterloo Blvd.  
Ste. 210  
Exton, PA 19341

**JEANNE LANE**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Admx.: Katherine Mae Curcio, 817 6<sup>th</sup>  
Avenue, Folsom, PA 19033.  
**DENNIS C. VONDRAN, JR., ATTY.**  
Lamb McErlane, PC  
24 E. Market St.  
P.O. Box 565  
West Chester, PA 19381

**DAWN K. MALONE**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Amdr.: Donald H. Gallela, 357 W.  
Springfield Road, Springfield, PA  
19064.  
**ELIZABETH T. STEFANIDE, ATTY.**  
339 W. Baltimore Avenue  
Media, PA 19063

**ISABELLE E. MANGAL**, dec'd.  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extx.: Lottie K. Bunzel c/o James C.  
Sommar, Esquire, 210 S. Broad Street,  
Lansdale, PA 19446.  
**JAMES C. SOMMAR, ATTY.**  
Sommar, Tracy & Sommar  
210 S. Broad Street  
Lansdale, PA 19446

**IDA R. NAPLES**, dec'd.  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extx.: Christine M. DiAntonio c/o  
Teresa A. Miller, Esquire, 8 West  
Front Street, Media, PA 19063.  
**TERESA A. MILLER, ATTY.**  
8 West Front Street  
Media, PA 19063

**JUDITH T. O'BRIEN**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Scott John O'Brien 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

**GERTRUDE A. ORRELL**, dec'd.  
Late of the Borough of Norwood,  
Delaware County, PA.  
Extx.: Renee J. Horn c/o Stephen D.  
Molineux, Esquire, 227 MacDade  
Blvd., Collingdale, PA 19023.

**STEPHEN D. MOLINEUX, ATTY.**  
227 MacDade Blvd.  
Collingdale, PA 19023

**ANN S. ROSEN**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: T. Andrew Rosen c/o L. Peter  
Temple, Esquire, P.O. Box 384,  
Kennett Square, PA 19348.  
**L. PETER TEMPLE, ATTY.**  
Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

**ELSA MATILDA SMITH**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Steven Robert 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

**JEAN STABINSKI a/k/a JEAN  
B. STABINSKI and JEAN A.  
STABINSKI**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Robert Scott Bowie, 386 Saylor's  
Mill Rd., Spring City, PA 19475.  
**MARGARET V. CORCORAN, ATTY.**  
Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**CELIA TRES**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Carlos D. Tres c/o Ian McCurdy,  
Esquire, 221 N. Olive Street, Media,  
PA 19063.  
**IAN McCURDY, ATTY.**  
221 N. Olive Street  
Media, PA 19063

**FRANK TROTTA a/k/a FRANCIS  
TROTTA and SAVINO FRANCIS  
TROTTA**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Diane Trotta c/o Joseph T.  
Mattson, Esquire, 1 N. Ormond Ave.,  
Office, Havertown, PA 19083.  
**JOSEPH T. MATTSON, ATTY.**  
Donohue, McKee & Mattson, Ltd.  
1 N. Ormond Ave.  
Office  
Havertown, PA 19083

**FRANK SIRMAN WALLER a/k/a FRANK WALLER**, dec'd.  
Late of the Township of Concord, Delaware County, PA.  
Extr.: Greg Waller, 594 Charles Drive, Downingtown, PA 19335.

**GLORIA DOROTHY WATTS a/k/a GLORIA D. WATTS**, dec'd.  
Late of the Township of Haverford, Delaware County, PA.  
Extr.: Helen D. Satterfield c/o Michael Cunningham, Esquire, 1066 Pontiac Rd., P.O. Box 305, Drexel Hill, PA 19026.

**MICHAEL CUNNINGHAM, ATTY.**  
1066 Pontiac Rd.  
P.O. Box 305  
Drexel Hill, PA 19026

**STEPHEN JOSEPH WEBER a/k/a STEVE JOSEPH WEBER and STEVE WEBER**, dec'd.  
Late of the Township of Haverford, Delaware County, PA.  
Admx.: Patricia Weber, 295 Navigators Dr., Pawleys Island, SC 29585.

**MICHAEL L. GALBRAITH, ATTY.**  
Galbraith Law, LLC  
2001 Market St.  
Ste. 3810  
Philadelphia, PA 19103

**ALEXANDER EDWIN WETZEL**, dec'd.  
Late of the Township of Upper Darby, Delaware County, PA.  
Admrs.: Paula Eileen Wetzel and Edwin Alexander Wetzel 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

to the same and make distribution of the balance ascertained to be in the hands of the accountants.

**ARLINGTON** - Second and Partial Account of Arlington Cemetery Company, Trustee for the Maintenance Trust Under Deed of Arlington Cemetery.

**RACHEL EZZELL BERRY, ESQUIRE**  
Register of Wills and  
Clerk of Orphans' Court Division

May 5, 12

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2023-002117

NOTICE IS HEREBY GIVEN THAT on March 10, 2023, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Faith Marie Agostinelli** to **Faith Marie Parkhill**.

The Court has fixed July 11, 2023, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, 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 said Petition should not be granted.

**KATHLEEN A. PIPERNO**, Solicitor  
300 W. State Street  
Suite 300  
Media, PA 19063

May 12, 19

**AUDIT**

**ORPHANS' COURT**

**Estates listed for Audit on  
MAY 17, 2023  
10:30 A.M. Prevailing Time**

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

**CHANGE OF NAME**

COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
NO. CV-2023-000812

NOTICE IS HEREBY GIVEN THAT the Petition of **RENE DENISE COULTON** in the above-named Court, praying for a Decree to change the Petitioner's name to **RENE DENISE COULTON-QUINN**. The Court has fixed 6/20/2023, 9:00 a.m., Courtroom/Hearing Rm. 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.

JEFFREY M. COOPER, Solicitor  
Atty. for Petitioner  
111 E. Township Line Rd.  
Upper Darby, PA 19082  
(610) 449-2900

May 12, 19

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-006668

NOTICE IS HEREBY GIVEN THAT on September 12, 2022, the Petition of Ava Damico-Pilot, a minor, by and through her parent and natural guardian, Danielle Damico, for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Ava Damico-Pilot** to **Ava Pilot**.

The Court has fixed Tuesday, June 27, 2023, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, 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 said Petition should not be granted.

May 12, 19

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-006668

NOTICE IS HEREBY GIVEN THAT on September 12, 2022, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Brendan Gutierrez-Pilot** to **Brendan Pilot**.

The Court has fixed Tuesday, June 27, 2023, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, 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 said Petition should not be granted.

May 12, 19

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-009842

NOTICE IS HEREBY GIVEN THAT on December 28, 2022, the Petition of Chenxi Huang, a minor, by and through his/her parent and natural guardian, Haibo Huang, for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Chenxi Huang** to **Daniel Huang**.

The Court has fixed Tuesday, May 23, 2023, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, 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 said Petition should not be granted.

May 5, 12

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2023-001121

NOTICE IS HEREBY GIVEN THAT on February 9, 2023, the Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Keith Vi Thai** to **Kiet Vi Thai**.

The Court has fixed Tuesday, July 11, 2023, at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, 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 said Petition should not be granted.

May 12, 19

**CORPORATE DISSOLUTION**

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Accutrace, Inc.**, with its registered office at 950 Haverford Road, Suite 200, Bryn Mawr, PA 19010, a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

RACHANA M. PATEL, Solicitor  
950 E. Haverford Road  
Suite 200  
Bryn Mawr, PA 19010

May 12

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
NO.: CV-2022-009234

LOANDEPOT.COM, LLC, Plaintiff

v.

BRIAN WELLS, IN HIS CAPACITY AS  
HEIR OF MAXINE SINGLETARY a/k/a  
MAXINE WELLS SINGLETARY,  
DECEASED; UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER MAXINE WELLS, DECEASED,  
Defendant(s)

**NOTICE**

NOTICE TO: Unknown Heirs, Successors,  
Assigns, and All Persons, Firms, or  
Associations Claiming Right, Title  
or Interest From or Under Maxine  
Wells, Deceased

You are hereby notified on that on December 5, 2022, Plaintiff, LOANDEPOT.COM, LLC filed a Complaint against you in the Court of Common Pleas of DELAWARE County, Pennsylvania, Docket No. CV-2022-009234, wherein Plaintiff seeks to enforce its rights under its loan documents.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

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

May 5, 12

**SERVICE BY PUBLICATION**

IN THE OFFICE OF REGISTER OF  
WILLS OF DELAWARE COUNTY  
REGISTER OF WILLS NO. 2323-0733

IN RE: ESTATE OF HENRY  
WOODLAND, DECEASED

**NOTICE**

This Notice is published pursuant to a Rule issued by the Register of Wills of Delaware County dated 4/17/23, requiring that notice be given via publication in a newspaper of general circulation in Delco County & in the Delco County Legal Journal. On 3/14/23, Petitioner, Jeremy Hess, filed a Petition to be appointed Administrator of the Estate of Henry Woodland, deceased, who died on 6/1/1922. Any person who opposes the Petition is obligated to file a written response to the Petition on or before 6/7/23, via one or more of the following options: (1) U.S. Mail at Attn.: Register of Wills, 201 W. Front St., Media PA 19063; (2) In-Person or drop-box at the Office of the Register of Wills, 1<sup>st</sup> Fl., Gov't. Center Bldg., Media PA 19063; (3) fax at (610) 891-4812; and/

or e-mail at regofwills@co.delaware.pa.us. If you fail to file a response, the averments in the Petition may be deemed admitted and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7. A copy of the Petition and Rule may be obtained by contacting Edward J. Hayes, Esquire, Fox Rothschild LLP, 2000 Market St., 20<sup>th</sup> Fl., Philadelphia, PA 19103, (215) 299-2092.

May 5, 12

**JUDGMENT NOTICES**

JUDGMENTS, VERDICTS, LIENS, WAIVER of LIENS AND OTHER MATTERS ENTERED IN the JUDGMENT INDEX IN the OFFICE of JUDICIAL SUPPORT AT MEDIA, PENNA.

The Name of the person against whom such entry is made in each case appears first, followed by the Name of the person in whose favor the entry is made and the amount. Details concerning the Nature of the entry are available in the Judicial Support record.

The Judgment Index in the Judicial Support office at Media discloses that the following judgments, verdicts, liens, waiver of liens and other matters have been entered on the dates indicated.

**Accuracy of the entries is not guaranteed**

- Powell, Shelly, Credit Corp Solutions, Inc., 4/12/21, \$399.00
- Presta, Joseph, Trumark Financial Credit Union, 3/8/21, \$10,672.46
- Prettyboyfloyd Construction LLC, Franklin Mint Federal Credit Union, 3/9/21, \$4,426.44
- Prince, Robert H, Capital One Bank (USA), N.A., 4/6/21, \$1,938.78
- Pysher, Bruce, Bank of America, N.A., 4/15/21, \$4,791.86
- Quarry Bridge Associates, Darby Boro, 4/16/21, \$282.78
- Quigley, Christopher, US Bank Trust National Association, 3/25/21, \$645,486.86
- Qureshi, Salman, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$2,331.92
- R&H2, LLC, Borough of Darby, 4/16/21, \$1,576.21
- Rahman, Amanur, Upper Darby Township, 4/20/21, \$1,332.09

- Rahman-Salaam, Wadeeah, Bank of America NA Successor by Merger to BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP, 4/9/21, \$172,473.60
- Ramani, Dave, Barclays Bank Delaware, 3/25/21, \$1,972.75
- Ramirez, Arielle, Barclays Bank Delaware, 3/25/21, \$1,446.40
- Rao, Samantha, Borough of Collingdale, 3/17/21, \$1,080.37
- Razzano, Barbara, Commonwealth of PA Dept of Revenue, 4/13/21, \$1,305.58
- Redd, Bertha T, CmwltH Dept of Revenue, 3/3/21, \$1,424.44
- Redd, Derrick M., Borough of Colwyn, 4/12/21, \$1,884.10
- Resch, Marybeth, Synchrony Bank, 4/30/21, \$1,500.00
- Revels, Jamar A., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$474.35
- Richardson, Marcus Floyd, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 4/30/21, \$2,646.75
- Richway, Clifford J, Haverford Township, 3/1/21, \$706.86
- Riddle, Devon Trevon, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$1,270.25
- Rising Sons Restaurant LLC, Commonwealth of PA Dept of Revenue, 4/13/21, \$1,255.94
- Rivera-Fernandez, Luis Antonio, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 3/31/21, \$3,430.65
- Robert, Denney, Portfolio Recovery Associates, LLC, 3/15/21, \$3,409.35
- Roberts, Zacharia, Commonwealth of PA Department of Revenue, 4/13/21, \$566.00
- Robertson, Catherine G, CmwltH Dept of Revenue, 3/1/21, \$2,325.15
- Robinson, Bruce T, CmwltH Dept of Revenue, 3/1/21, \$1,864.24
- Robinson, Tracey, Commonwealth Department of Revenue, 3/2/21, \$959.58
- Robinson, Alicia, Township of Newtown, 4/6/21, \$464.20
- Robinson, Dashawn, Commonwealth of PA Juvenile Court, 3/31/21, \$60.50
- Robinson, Larry, Township of Newtown, 4/6/21, \$464.20
- Robinson, Stephanie A., Commonwealth of PA Dept of Revenue, 4/19/21, \$2,708.91

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

**May 19, 2023  
11:00 A.M. Prevailing Time**

**BOROUGH**

- Brookhaven 11
- Collingdale 31
- Darby 26
- Lansdowne 2
- Norwood 27
- Parkside 4
- Swarthmore 12
- Trainer 20
- Yeadon 17, 22

**CITY**

- Chester 3

**TOWNSHIP**

- Aston 33
- Bethel 29
- Concord 8
- Haverford 1
- Marple 13, 16, 18
- Middletown 9
- Nether Providence 23
- Newtown 21
- Ridley 32
- Springfield 7
- Tinicum 6
- Upper Chichester 30
- Upper Darby 5, 10, 15, 19, 25

Conditions: \$ 3,000.00 cash or certified check at time of sale (unless otherwise stated in advertisement), balance in ten days. Other conditions on day of sale.

To all parties in interest and claimants:

TAKE NOTICE that a Schedule of Distribution will be filed within thirty (30) days from the date of sale and distribution will be made in accordance with the Schedule of Distribution unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the Schedule of Distribution will be given.

**No. 007143      1.                      2022**

**MORTGAGE FORECLOSURE**

161 Clemson Road  
Bryn Mawr, PA 19010

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

IMPROVEMENTS CONSIST OF: Taxable Residential Dwelling; 2 1/2 STY HSE GAR; 52 x 125.

SOLD AS THE PROPERTY OF: Gregory A. Hoover and Valerie L. Hoover.

Hand Money \$23,391.78

Duane Morris LLP, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 008769      2.                      2022**

**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, Commonwealth of Pennsylvania, BEING Lot No. 22 on a Plan of Lots made for Richland Manor, Inc., by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, on October 28, 1963 and revised October 29, 1963, which plan is recorded in the Office for the Recording of Deeds in and for the County of Delaware at Media, Pennsylvania on December 19, 1963 in Plan Case No. 11, Plate No. 92.

BEING the same premises which Joseph A. Wasaconis and Marian R. Wasaconis, husband and wife, by Deed dated 11/30/2005 and recorded in the Office of the Recorder of Deeds of Delaware County on 12/16/2005 in Deed Book Volume 3681, page 618, Instrument 2005120215 granted and conveyed unto Cheryl D. Ragin.

Cheryl D. Ragin departed this life on 11/2/2017.

BEING known as 158 Walton Place, Lansdowne, Pennsylvania 19050.

PARCEL No. 23000333601

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Alexandra Y. Bonner a/k/a Alexandra Y. Overton, as Executrix of the Estate of Cheryl D. Ragin a/k/a Cheryl Diane Ragin, deceased.

Hand Money \$15,181.01

Powers Kirn, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 001322 3. 2022**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$103,374.18

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

Front: Irregular Depth: Irregular

BEING Premises: 30 West Parkway Avenue, Chester, PA 19013.

Folio Number: 49010256300

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Crescent Brown.

Hand Money \$10,337.42

Christopher A. DeNardo, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 001383 4. 2021**

**MORTGAGE FORECLOSURE**

Property in the Borough of Parkside, County of Delaware, Commonwealth of PA on the Northwesterly side of Burden Road.

Front: 26 Depth: 110

BEING Premises: 2907 Burden Road, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Francis F. Siciliano and Tracie M. Siciliano.

Hand Money \$23,933.81

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 001959 5. 2022**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate at Drexel Hill, Upper Darby Township, Delaware County and State of Pennsylvania, and described according to a survey made July 9, 1924, by Damon and Foster, Civil Engineers.

BEGINNING at a point in the Southwesterly side of Burnley Lane (50 feet wide) 154.02 feet North 29 degrees 48 minutes West from the Northwesterly side of Garrett Road (50 feet wide) extending thence South 60 degrees 46 minutes West passing through the middle of a party wall between this and the adjoining premises on the Southeast 100 feet to a point; thence North 29 degrees 48 minutes West, 27 feet to a point; thence North 60 degrees 46 minutes East passing along the middle of an 8 feet wide private driveway, 100 feet to a point in the Southwesterly side of Burnley Lane; thence along the same, South 29 degrees 48 minutes East, 27 feet to the place of beginning.

TOGETHER with the use of the said 8 feet wide private driveway in common with the owners, tenants and occupiers of the adjoining premises on the Northwest.

HAVING thereon erected a dwelling house known and numbered as: 458 Burnley Lane, Drexel Hill, PA 19026.

PARCEL No. 16-11-00756-00.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Donna M. Weems f/k/a Donna M. O'Brien.

Hand Money \$9,059.36 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 005506 6. 2019**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO: 45000184200.

PROPERTY: 405 Seminole Street, Es-sington, PA 19029.

BEING the same premises which Nicko-las Cipriano and Michael McLean, by Deed dated July 10, 2009 and recorded July 21, 2009 in and for Delaware County, Penn-sylvania in Deed Book Volume 04588, page 0334, granted and conveyed unto Timothy C. Mulray.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Timothy C. Mulray.

Hand Money \$15,832.98

Katherine M. Wolf, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 003672 7. 2022**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO: 42000577100.

PROPERTY: 15 School Lane, Spring-field, PA 19064.

BEING the same premises which Ken-neth H. Smiley, Jr. and Joan J. Smiley, by Deed dated August 17, 2004 and re-corded August 31, 2004 in and for Delaware County, Pennsylvania in Deed Book Volume 3278, page 1622, granted and conveyed unto Jodie O. Dawson.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Jodie O. Dawson.

Hand Money \$13,871.62

Katherine M. Wolf, Attorney

**JERRY L. SANDERS, JR., Sheriff**

No. 001375B 8. 2020

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 13000046700.

PROPERTY: 120 Ivy Mills Road, Glen Mills, PA 19342.

BEING the same premises which Donald G. Ekquist and Diane R. Ekquist, husband and wife, by Deed dated May 12, 1999 and recorded May 20, 1999 in and for Delaware County, Pennsylvania in Deed Book Volume 1877, page 1974, granted and conveyed unto Robert Claypole and Diana G. Missimer-Claypole, husband and wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Robert Claypole a/k/a Robert W. Claypole.

Hand Money \$49,438.94

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000866D 9. 2012

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 27-00-02594-17.

PROPERTY: 3 East Spring Oak Circle, Media, PA 19063.

BEING the same premises which John T. Gilbride, Jr. and Victoria C. Gilbride, his wife by Deed dated March 29, 2007 and recorded March 30, 2007 in and for Delaware County, Pennsylvania, in Deed Book Volume 4064, page 1492, granted and conveyed unto Amy C. Donaghy.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Amy C. Donaghy.

Hand Money \$78,375.45

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002827 10. 2022

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 16130174500.

PROPERTY: 4043 Ellendale Road, Drexel Hill, PA 19026.

BEING the same premises which John J. Ahern and Maureen T. Ahern, his wife, by Deed dated March 14, 1979 and recorded March 15, 1979 in and for Delaware County, Pennsylvania in Deed Book Volume 2687, page 97, granted and conveyed unto John J. Solon, Jr. and Kathleen D. Solon, his wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: John J. Solon, Jr. and Kathleen D. Solon, his wife.

Hand Money \$13,304.00

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002353 11. 2018

**MORTGAGE FORECLOSURE**

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

Front: 30 Depth: 158

BEING Premises: 134 Meadowbrook Lane, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Amy J. Kempczynski and Walter J. Kempczynski.

Hand Money \$21,422.21

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 001879 12. 2020

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN unit in the property known, named and identified as 107 Rutgers, located in Swarthmore Borough, County of Delaware, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq by the Recording in the Delaware County Department of Record of a Declaration dated 11/27/1981 and recorded on 11/27/1981 in Deed Book 2806, page 576, being and designated as Unit G-2, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.208488%.

BEING known as 107 Rutgers Avenue, Unit G-2, Swarthmore, PA 19018.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Linda M. Montgomery.

Hand Money \$3,000.00

Donald J. Weiss, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

No. 009223 13. 2022

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 32

BEING Premises: 115 Overlook Drive, Media, PA 19063.

Parcel Nos. 25000326421

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Beverly K. Hargen and Joseph M. Hargen.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 004109 15. 2016

**MORTGAGE FORECLOSURE**

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

Front: 18.16 Depth: 95

BEING Premises: 819 Eaton Road, Drexel Hill, PA 19026-1524.

Parcel Nos. 16-08-01035-00

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Nichollette Pech, known heir to the Estate of Rose Pietrantonio.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 001606 16. 2022**

**MORTGAGE FORECLOSURE**

Property situated in the Township of Marple, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on September 25, 1998, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 1774, at page 1212.

FOLIO No. 25-00-01349-10.

BEING known as 422 Eldon Drive, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Dean W. Brathwaite a/k/a Dean A Brathwaite, Doris Brathwaite a/k/a Doris M. McGuire.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 005867 17. 2022**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Borough of Yeadon, County of Delaware and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Damon and Foster, Civil Engineers, January 1, 1925, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Laurel Road (40 feet wide) at the distance of 256.91 feet Northwesterly from the Northwesterly side of Myra Avenue (50 feet wide) which point is also 530 feet Northeastwardly from the Northeast-erly side of Church Lane; thence extending along the said side of Laurel Road, North 25 degrees 01 minutes 20 seconds West, 24.55 feet to a point; thence extending South 64 degrees 58 minutes 40 seconds West, passing through the middle of a party wall, 115 feet to a point; thence extending South 25 degrees 01 minutes 20 seconds East, 24.55 feet to a point; thence extending North 64 degrees 58 seconds East, 115 feet to a point in the Southwesterly side of Laurel Road, being the first mentioned point and place of beginning.

HAVING thereon erected a dwelling house known and numbered as: 420 Laurel Road, Yeadon, PA 19050.

PARCEL No. 48-00-0-2050-00.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Lamont Davis and Tynisha Davis.

Hand Money \$14,443.42 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 007541 18. 2022**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvement thereon erected, SITUATE in the Township of Marple, County of Delaware and State of Pennsylvania and bounded and described according to a certain Plan of Lots made for Broomall Builders, Inc., by Damon and Foster, Civil Engineers, Sharon Hill, PA., on the thirty-first day of January A.D. 1950 and revised on the fifth day of July A.D. 1950, the first day of October A.D. 1950, the eighth day of February A.D. 1951, and the twenty-eighty day of May, A.D. 1951, respectively, as follows:

BEGINNING at a point on the Southeast side of Rolling Road (fifty feet wide) at the distance of three hundred and forty-seven and twenty-one one-hundredths feet measured South fifty-four degrees nineteen minutes West along the said Southeast side of Rolling Road from its intersection with the Southwest side of Radcliff Road (forty feet wide).

CONTAINING in front or breadth on the Rolling Road fifty-one and twenty one-hundredths feet and extending of that width in length or depth South thirty-five degrees, forty-one minutes East between parallel lines at right angles to the said Rolling Road one hundred and ten feet.

FOR INFORMATIONAL PURPOSES ONLY:

BEING Premises No. 213 Rolling Road.

BEING Tax Parcel: 25-00-04041-00.

TITLE to said premises is vested in Philip J. Duca, III and Cheryl M. Duca, his wife, by Deed from Bonnie K. Geiger, dated, 11/8/1989, and recorded on 11/9/1989, by the Delaware County Recorder of Deeds Office, in Book 716, page 2079. Cheryl M. Duca passed away on or about April 5, 2020, at which time all interest in the mortgaged property passed to Philip J. Duca, III by operation of law.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Philip J. Duca, III.

Hand Money \$19,876.30

Parker McCay, P.A., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 007280 19. 2022**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 611 Briarcliff Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Thomas J. Feeney, III.

Hand Money \$4,320.87

Brock & Scott, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 001718 20. 2020**

**MORTGAGE FORECLOSURE**

ALL THOSE TWO CERTAIN lots or pieces of land with the buildings and improvement thereon erected, Hereditaments and Appurtenances, situate in the Borough of Trainer, County of Delaware and State of Pennsylvania, designated on the Plan of Lennox Park, laid out by Chester F. Baker on April 3, 1917 and recorded in the Office for the Recording of Deeds, in and for the County of Delaware in Case No. 1 page 10 as Lots Nos. 21 and 22 in Section "B" said lots or pieces of land being bounded and described, as follows, to wits:

BEGINNING at a point of intersection of the Northeasterly side of Langley Avenue (50 feet wide) and the Southeasterly side of Tenth Street (formerly called Woodland Avenue) (50 feet wide).

CONTAINING in front or breadth along the said Langley Avenue, measured South 23 degrees, 20 minutes, 51 seconds East, 50 feet and extending of that width in length or depth measured North 66 degrees, 29 minutes, 9 seconds East, 100 feet the Northwesterly line thereof extending along the Southeasterly side of Tenth Street and the Southeasterly line thereof extending along Lot No. 23 on said plan and the rear line thereof extending along Lots Nos. 19 and 20 on said Plan.

TITLE to said premises is vested in Michael P. Hoffman and Sally Hoffman, husband and wife, by Deed from Donald W. Anderson and Joyce C. Anderson, dated, 5/23/1986, and recorded on 6/6/1986, by the Delaware County Recorder of Deeds Office, in Book 341, page 383. Michael P. Hoffman and Sally Hoffman are both deceased.

FOR INFORMATIONAL PURPOSES ONLY:

BEING Premises No. 939 Langley Street, Trainer, PA 19016.

BEING Tax Parcel: 46-00-00678-00.

TITLE to said premises is vested in Michael P. Hoffman and Sally Hoffman, husband and wife, by Deed from Donald W. Anderson and Joyce C. Anderson, dated, 5/23/1986, and recorded on 6/6/1986, by the Delaware County Recorder of Deeds Office, in Book 341, page 383, Michael P. Hoffman and Sally Hoffman are both deceased.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Michelle Hoffman as Surviving Heir of Sally Hoffman, deceased; Unknown Surviving Heirs of Sally Hoffman, deceased.

Hand Money \$11,820.03

Parker McCay, P.A., Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 003515 21. 2022**

**MONEY JUDGMENT**

ALL THAT CERTAIN unit located in the property known, named and identified as Greene Countrie Village Condominium, located on Earles Lane, located in Township of Newtown, County of Delaware and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, ,68 PA. C.S. 3101, et seq., by the recording in the Office of the Recorder of Deeds in and for the County of Delaware, Pennsylvania recorded on 09/16/1976 in Deed Book 2583, page 26, and any amendments thereto, as the same may change from time to time, being and designated as Unit No. 255, Building No. 21, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises which Arthur C. Jones, Jr., Executor of the Estate of Marjorie J. Jones, deceased by Deed dated September 28, 2018 and recorded October 16, 2018 in Delaware County in Book 6236 page 0063 conveyed unto Michelle Doyle-Cocco, in fee.

PARCEL/FOLIO No. 30-00-00635-64

IMPROVEMENTS CONSIST OF: Residential Condominium Unit.

SOLD AS THE PROPERTY OF: Michelle Doyle-Cocco.

Hand Money \$3,000.00

Michelle J. Cunningham, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 004969 22. 2022**

**MORTGAGE FORECLOSURE**

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

Front: 120 Depth: 155

BEING Premises: 622 Yeadon Avenue, Yeadon, PA 19050.

Parcel Nos. 48000341600

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Altheia D Lloyd a/k/a Altheia Lloyd and Dean T Lloyd.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 006098A 23. 2017**

**MORTGAGE FORECLOSURE**

The Real Estate, which is the subject matter of the Complaint, is situated in the Township of Nether Providence, County of Delaware and Commonwealth of Pennsylvania.

BEING known as 319 Prichard Lane, Wallingford, PA 19086, DBV 5542, page 883, Parcel Number 34-00-02080-04.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Kim A. Tilghman.

Hand Money \$334,936.41

Lois M. Vitti, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 007817 25. 2022**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 1011 Brook Avenue, Secane, Pennsylvania 19018.

BEING Folio No. 16130106700

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Todd Harris Thykeson a/k/a Todd H. Thykeson and Bobbi Ann Mcdowell a/k/a Bobbi A. Mcdowell.

Hand Money \$25,693.16

McCabe, Weisberg & Conway, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 007149 26. 2022**

**MORTGAGE FORECLOSURE**

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

BEING Folio Nos. 14-00-03949-00

BEING Premises: 1342 Wycombe Avenue, Darby, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Thelma Cassell Mohammed, known Surviving Heir of Frances M. Wilson and Unknown Surviving Heir of Frances M. Wilson.

Hand Money \$4,728.33

McCabe, Weisberg & Conway, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 006594 27. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buidigns and improvements thereon erected, Situate in the Borough of Norwood, County of Delaware and Commonwealth of Pennsylvania.

BEING known as: 528 Essex Road, Norwood PA 19074-1307.

BEING Folio No. 31-00-00458-00

Robert F. Williams and Mary Jo A. Williams, h/w, by Deed from Robert F. Williams and Mary Jo A. Miller n/k/a Mary Jo A. Williams, h/w, dated October 3, 2006, recorded October 18, 2006 in the Delaware County Clerk's/Register's Office in Deed Book 3934, page 1283.

Mary Jo A. Miller and Robert F. Williams, by Deed from Mary Jo A. Miller, Michelle A. Miller and Charles E. Miller, dated December 7, 1994, recorded December 12, 1994 in the Delaware County Clerk's/Register's Office in Deed Book 1322, page 2314.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Robert F. Williams, Mary Jo A. Williams.

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007763 29. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, situate in Bethel Township, Delaware County, Pennsylvania, bounded and described according to a Plan of "Woodland Acres" made by G.D. Houtman and Son, Civil Engineers and Land Surveyors, Media, PA dated 9/19/1985 and last revised 11/5/1985 and recorded in Plan Case 15 page 10, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Marina Drive (50 feet wide) said point being a corner of Lot No. 23 on said Plan; thence extending from said beginning point, North 66 degrees 22 minutes 14 seconds West, 214.76 feet to a point in line of Section No. 2 on said plan; thence extending along same, North 33 degrees 36 minutes 10 seconds East, 50.03 feet to a point, a corner of Lot No. 25 on said plan; thence extending along same, North 64 degrees 55 minutes East, 235 feet to a point of curve on the Northwesterly side of Marian Drive, aforesaid; thence extending along the same, the (2) following courses and distances: (1) on the arc of a circle curving to the right having a radius of 150 feet, the arc distance of 127.53 feet to a point of tangent, (2) South 23 degrees 37 minutes 46 seconds West, 113.13 feet to a first mentioned point and place of BEGINNING.

BEING known as Lot No. 24 on said Plan.

CONTAINING 31,305 square feet.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mark N. Zuppo and Christina I. Zuppo.

Hand Money \$4,752.53

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009364 30. 2022

MORTGAGE FORECLOSURE

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

PARCEL/FOLIO No. 09-00-03383-00.

BEING more commonly known as: 954 Thornton Road, Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Lynn Booth.

Hand Money \$3,000.00

Richard M. Squire & Associates, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 002514 31. 2022**

**MORTGAGE FORECLOSURE**

Property in the Borough of Collingdale, County of Delaware, Commonwealth of PA on the Southeasterly corner of Pusey and Wolfenden Avenue.

Front: 29 Depth: 95

BEING Premises: 418 Pusey Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Margaret A. Zimmerman and Jeffery S. Zimmerman aka Jeffrey S. Zimmerman.

Hand Money \$8,245.09

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 009360 32. 2022**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware, Commonwealth of PA on the beginning at a point on the Northwesterly side of Academy Avenue.

Front: 69 Depth: 81.55

BEING Premises: 2959 Academy Avenue, Holmes, PA 19043.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Anthony L. Petril.

Hand Money \$26,123.37

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 004160 33. 2015**

**MORTGAGE FORECLOSURE**

ALL THOSE CERTAIN lots or pieces of land with the buildings and improvements thereon erected, Hereditaments and Appurtenances, Situate in the Township of Aston, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Plan of Lots of Aston Terrace recorded in Plan Case 6 page 1, as follows, to wit:

ONE THEREOF: BEGINNING at a point in the center of Cherry Tree Road at a distance of 985.15 feet measured South 29 degrees East from the intersection of the center line of the said Cherry Tree Road (33 feet wide) with the center line of Concord Road (50 feet wide); thence along Lot No. 55 North 61 degrees East 145 feet to a point; thence along Lot Nos. 105 and 106 South 29 degrees East 50 feet to a point; thence along Lot No. 58 South 61 degrees West 145 feet to a point on the center line of Cherry Tree Road; thence along the said center line North 29 degrees West 50 feet to the point and place of beginning.

BEING Lots Nos. 56 and 57 Cherry Tree Road.

THE OTHER THEREOF: BEGINNING at a point in the center line of Cherry Tree Road at the distance of 960.15 feet measured South 29 degrees East from the intersection of the center line of Cherry Tree Road (33 feet wide) with the center line of Concord Road (50 feet wide); thence along Lot No. 54 North 61 degrees East 145 feet to a point; thence along Lot No. 104 South 29 degrees East 25 feet to a point; thence along Lot No. 56 South 61 degrees West 145 feet to a point in the center line of Cherry Tree Road; thence along the said center line North 29 degrees West 25 feet to the point and place of beginning.

BEING Lot No. 522 Cherry Tree Road.

PARCEL No. 02-00-00265-00.

PROPERTY ADDRESS: 1323 Cherry Tree Road, Aston, PA 19014.

BEING the same premises which Michelle Daliessio by Deed dated June 16, 2004 and recorded in the Office of Recorder of Deeds of Delaware County on June 21, 2004 at Book 3211, Page 1729 granted and conveyed unto Ronald L. Manning and Barbara Manning.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Barbara Manning and Ronald L. Manning.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

Apr. 28; May 5, 12

## MASTERCARD AND VISA

### ACCEPTED AT THE DELAWARE COUNTY

### BAR ASSOCIATION



The Delaware County Bar Association accepts



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