

**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****JANE CAROL ANDERMAN a/k/a****JANE C. ANDERMAN, dec'd.**Late of the Township of Thornbury,  
Delaware County, PA.Extxs.: Melinda C. Anderman and  
Kimberly C. Anderman, 11714 Forest  
Park Circle, Lakewood Ranch, FL  
34211.**ROBERT P. ANDERMAN, dec'd.**Late of the Township of Thornbury,  
Delaware County, PA.Extx.: Kimberly C. Anderman, 11714  
Forest Park Circle, Lakewood Ranch,  
FL 34211.**RITA TERESA CALLAGHAN a/k/a****RITA T. CALLAGHAN a/k/a****RITA J. CALLAGHAN and RITA****THERESA CALLAGHAN, dec'd.**Late of the Township of Marple,  
Delaware County, PA.Admr.: Kevin P. Callaghan c/o Lisa M.  
Nentwig, Esquire, 1650 Market St.,  
Ste. 1200, Philadelphia, PA 19103.**LISA M. NENTWIG, ATTY.**

Dilworth Paxson LLP

1650 Market St.

Ste. 1200

Philadelphia, PA 19103

**CHRISTINE SADLER EHLERS, dec'd.**Late of the Township of Newtown,  
Delaware County, PA.Extxs.: William J. Ehlers and Karen  
Ehlers Fitch c/o Rachel C. Hall,  
Esquire, 30 Valley Stream Parkway,  
Malvern, PA 19355.**RACHEL C. HALL, ATTY.**

Stradley Ronon Stevens &amp; Young, LLP

30 Valley Stream Parkway

Malvern, PA 19355

**RICHARD ALLEN ELDER a/k/a****RICHARD A. ELDER and****RICHARD ELDER, dec'd.**Late of the Township of Concord,  
Delaware County, PA.Admx.: Susan Thomas Elder c/o  
Richard G. Holmes, Esquire, 919  
Conestoga Rd., Bldg. 2, Ste. 205,  
Rosemont, PA 19010.**RICHARD G. HOLMES, ATTY.**

919 Conestoga Rd.

Bldg. 2

Ste. 205

Rosemont, PA 19010

**KENNETH EUGENE GEIB, dec'd.**Late of the Township of Concord,  
Delaware County, PA.Extr.: Steve E. Geib c/o Michael Barill,  
Esquire, P.O. Box 1616, Morgantown,  
WV 26507-1616.**MICHAEL BARILL, ATTY.**

Steptoe &amp; Johnson, PLLC

P.O. Box 1616

Morgantown, WV 26507-1616

**THOMAS J. GLATTS, dec'd.**Late of the Township of Aston,  
Delaware County, PA.Admx.: Megan Alison Glatts c/o  
Lindsey Conan, Esquire, 755 North  
Monroe St., Media, PA 19063.**LINDSEY CONAN, ATTY.**

755 North Monroe St.

Media, PA 19063

**CLEVELAND JOHNSON, JR., dec'd.**Late of the Borough of Darby,  
Delaware County, PA.Extxs.: Thelma Louise Gary and  
Patricia Ann Johnson-Carroll c/o  
Rodlena Sales, Esquire, P.O. Box  
57072, Philadelphia, PA 19111.**RODLENA SALES, ATTY.**

P.O. Box 57072

Philadelphia, PA 19111

**RITA E. JORDAN, dec'd.**Late of the Township of Ridley,  
Delaware County, PA.Extr.: Stephen W. Kirsch c/o Joseph  
T. Kenney, Esquire, 76 East Euclid  
Avenue, Suite 300, Haddonfield, NJ  
08033-2342.**JOSEPH T. KENNEY, ATTY.**

76 East Euclid Avenue

Suite 300

Haddonfield, NJ 08033-2342

**KEVIN RICHARD McCLINTOCK,****JR., dec'd.**Late of the Borough of Glenolden,  
Delaware County, PA.

Admr.: Richard George Fields *c/o*  
Stephen D. Molineux, Esquire, 227  
MacDade Blvd., Collingdale, PA 19023.  
STEPHEN D. MOLINEUX, ATTY.  
227 MacDade Blvd.  
Collingdale, PA 19023

**JOSEPH C. PERRY, SR.**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Donna Jo Perry *c/o* Kenneth R.  
Schuster, Esquire, 334 W. Front St.,  
Media, PA 19063.  
KENNETH R. SCHUSTER, ATTY.  
Schuster Law  
334 W. Front St.  
Media, PA 19063

**KAREN A. PILLA a/k/a KAREN ANN  
PILLA**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Laura E. Zebley *c/o* Andrew  
Gavrin, Esquire, 306 Clairemont Rd.,  
Villanova, PA 19085.  
ANDREW GAVRIN, ATTY.  
The Law Office of Andrew Gavrin  
306 Clairemont Rd.  
Villanova, PA 19085

**WILLIS ELDRIDGE ROBERTS**, dec'd.  
Late of the Township of Chadds Ford,  
Delaware County, PA.  
Extrs.: Dana Gregg Sheridan and  
Richard Dean Gregg, 12005 Vanherr  
Drive, Louisville, KY 40299.

**KATIE RODRIGUEZ**, dec'd.  
Late of the City of Chester, Delaware  
County, PA.  
Admr.: Tyler Rodriguez *c/o* Stephen  
Carroll, Esquire, P.O. Box 1440, Media,  
PA 19063.  
STEPHEN CARROLL, ATTY.  
Carroll & Karagelian LLP  
P.O. Box 1440  
Media, PA 19063

**SAMUEL A. STAFFORD**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Robin Leach *c/o* Jonathan  
Stafford, Esquire, 1341 E. Strasburg  
Rd., West Chester, PA 19380.  
JONATHAN STAFFORD, ATTY.  
1341 E. Strasburg Rd.  
West Chester, PA 19380

#### SECOND PUBLICATION

**MARGARET MARY CLAIR**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.

Extr.: Kathleen S. Clair, Esquire, 329  
Long Pond Dr., Sneads Ferry, NC  
28460.  
KATHLEEN S. CLAIR, ATTY.  
329 Long Pond Dr.  
Sneads Ferry, NC 28460

**LAWRENCE A. DUNBAR a/k/a  
LAWRENCE DUNBAR**, dec'd.  
Late of the Township of Chadds Ford,  
Delaware County, PA.  
Extr.: Bradford W. Dunbar *c/o* Michael  
Imms, Esquire, 999 West Chester Pike,  
Suite 201, West Chester, PA 19382.  
MICHAEL IMMS, ATTY.  
999 West Chester Pike  
Suite 201  
West Chester, PA 19382

**ROBERTA K. ESTERLY**, dec'd.  
Late of the Borough of Morton,  
Delaware County, PA.  
Extr.: Albert G. Weiss.  
ALBERT G. WEISS, ATTY.  
Binder & Weiss, P.C.  
1515 Market Street  
Suite 1200  
Philadelphia, PA 19102

**MARJORIE L. FEROE a/k/a  
MARJORIE L. FEROE DAVIS**,  
dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Edward J. Davis, III *c/o* James  
Michael Dolan, Esquire, 1009 Girard  
Avenue, Swarthmore, PA 19081.  
JAMES MICHAEL DOLAN, ATTY.  
1009 Girard Avenue  
Swarthmore, PA 19081

**HELEN FOLEY**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Admx.: Helen C. Foley O'Donnell *c/o*  
Robert W. Hershman, Jr., Esquire, 6  
East Hinckley Avenue, 1<sup>st</sup> Floor, Ridley  
Park, PA 19078.  
ROBERT W. HERSHMAN, JR., ATTY.  
6 East Hinckley Avenue  
Ridley Park, PA 19078

**ELIZABETH HOFFSTADTER  
FRIEDMAN**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Admrs.: Beau Andrew Friedman and  
Sarah A. Friedman *c/o* Trisha W. Hall,  
Esquire, 1201 N. Market St., 20<sup>th</sup> Fl.,  
Wilmington, DE 19801.

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

**PAUL A. HASLANGER a/k/a PAUL HASLANGER**, dec'd.  
Late of the Borough of Swarthmore,  
Delaware County, PA.  
Extx.: Ann Payne Haslanger c/o  
Edmund L. Harvey, Jr., Esquire, 1835  
Market St., Ste. 320, Philadelphia, PA  
19103.  
EDMUND L. HARVEY, JR., ATTY.  
Teeters Harvey Marrone &  
O'Rourke LLP  
1835 Market St.  
Ste. 320  
Philadelphia, PA 19103

**QUINCY RUFUS JACOBS**, dec'd.  
Late of the Borough of Yeaddon,  
Delaware County, PA.  
Extx.: April M. Crute c/o John S.  
Custer, Jr., Esquire, 7 Saint Albans  
Circle, Newtown Square, PA 19073.  
JOHN S. CUSTER, JR., ATTY.  
Custer & Custer, PLLC  
7 Saint Albans Circle  
Newtown Square, PA 19073

**BARBARA A. KEOSAYIAN**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Admrs.: Lindsay Renee Keosayian and  
Gregory Steven Keosayian c/o John  
Yanoshak, Esquire, 17 E. Front St.,  
P.O. Box 626, Media, PA 19063.  
JOHN YANOSHAK, ATTY.  
KAO Law Associates  
17 E. Front St.  
P.O. Box 626  
Media, PA 19063

**MARILYN SUTTON LOOS a/k/a MARILYN S. LOOS**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Elizabeth Loos Vanderburg  
c/o Theodore S. Coxé, Jr., Esquire,  
Rosemont Business Campus, 919  
Conestoga Rd., Bldg. Three, Ste. 214,  
Rosemont, PA 19010-1354.  
THEODORE S. COXE, JR., ATTY.  
Rosemont Business Campus  
919 Conestoga Rd.  
Bldg. Three  
Ste. 214  
Rosemont, PA 19010-1354

**JOYCE MACK**, dec'd.  
Late of the Borough of Darby,  
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

**JOSEPH T. McNAMARA a/k/a JOSEPH McNAMARA**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Extx.: David Gerard Ostien (Named in  
Will as David Ostien), 37 Abel Place,  
Media, PA 19063.  
MAUREEN A. OSTIEN, ATTY.  
Lubker Ostien Law, LLC  
390 Waterloo Blvd.  
Ste. 210  
Exton, PA 19341

**DONNA MONGELLUZZO**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extx.: Lisa German, 73 Indian Rock  
Drive, Springfield, PA 19064.

**VIOLA ELLA NORMAN a/k/a VIOLA ELLA NORMAN-NEAL**, dec'd.  
Late of the Township of Darby,  
Delaware County, PA.  
Extx.: Patricia Essie Neal, 1430  
Forrester Avenue, Sharon Hill, PA  
19079.

**CYNTHIA L. PARIS a/k/a CYNTHIA LEIGH PARIS**, dec'd.  
Late of the Township of Chadds Ford,  
Delaware County, PA.  
Trustee: Matthew Campbell c/o Paul  
O'Brien, Esquire, 3801 Kennett Pike,  
C204, Wilmington, DE 19807.  
PAUL O'BRIEN, ATTY.  
3801 Kennett Pike  
C204  
Wilmington, DE 19807

**ROBERT PEISOCHENSKI**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Admx.: Michelle Marker, 321 Fox Hunt  
Dr., Nottingham, PA 19362.

**JOSEPH NEWTON PEW, JR. a/k/a JOSEPH N. PEW, JR.**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Extx.: Anita C. Pew 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 E. SHELBY, dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Francis T. Shelby (Named  
in Will as Francis Shelby) c/o Sean  
Murphy, Esquire, 340 N. Lansdowne  
Ave., Lansdowne, PA 19050.  
SEAN MURPHY, ATTY.  
340 N. Lansdowne Ave.  
Lansdowne, PA 19050

**TRAVIS EDWARD WATERS, JR.,  
dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Kathleen B. Waters c/o Douglas  
W. Olshin, Esquire, 442 North High  
Street, West Chester, PA 19380.  
DOUGLAS W. OLSHIN, ATTY.  
442 North High Street  
West Chester, PA 19380

**THIRD AND FINAL PUBLICATION****HELEN M. AMABILE a/k/a HELEN  
MARY AMABILE, dec'd.**

Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Anthony Amabile.  
DENNIS WOODY, ATTY.  
110 West Front Street  
Media, PA 19063

**JAMES BLACKLEDGE, dec'd.**

Late of the Borough of Prospect Park,  
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

**MILDRED EMERENE BRENNAN  
a/k/a EMERENE BRENNAN, dec'd.**

Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Deborah E. Arnold, 1142  
Pynchon Hall Rd., West Chester, PA  
19382.

**ANGELA CONLEY, dec'd.**

Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Frederick J. Dunbar 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

**CHARLES COSTELLO, dec'd.**

Late of the Township of Ridley,  
Delaware County, PA.  
Admx.: Colleen Gaskill c/o Rebecca  
Sallen, Esquire, 325 Merion Rd.,  
Merion Station, PA 19066.  
REBECCA SALLEN, ATTY.  
Sallen Law LLC  
325 Merion Rd.  
Merion Station, PA 19066

**SALLY ANN DIETZ, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: James H. Dietz c/o Jessica  
Grater, Esquire, 740 E. High Street,  
Pottstown, PA 19464.  
JESSICA GRATER, ATTY.  
Monastra & Grater LLC  
740 E. High Street  
Pottstown, PA 19464

**RAYMOND WARREN DOYLE a/k/a  
RAYMOND DOYLE, dec'd.**

Late of the Borough of Rose Valley,  
Delaware County, PA.  
Extr.: Raymond Dustin Doyle, 6  
Pickering Trail, Thornton, PA 19373.

**ISABELLE MARIE DUCA a/k/a  
ISABELLE M. DUCA, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Maria E. Boyd c/o Michael  
LaRosa, Esquire, 959 West Chester  
Pike, Havertown, PA 19083.  
MICHAEL LaROSA, ATTY.  
LaRosa Law Firm  
959 West Chester Pike  
Havertown, PA 19083

**ROSEMARIE GILL a/k/a ROSE GILL,  
dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Sarah Amazeen, 315 Edgemore  
Rd., Secane, PA 19018.

**PATRICIA ANN GIZZIE a/k/a  
PATRICIA A. GIZZIE, dec'd.**

Late of the Township of Bethel,  
Delaware County, PA.  
Extr.: Catherine Elizabeth Olivieri,  
1028 Brewley Lane, Vista, CA 92081.  
ELIZABETH T. STEFANIDE, ATTY.  
339 W. Baltimore Avenue  
Media, PA 19063

**JOHN NICHOLAS GOUMAS a/k/a  
JOHN N. GOUMAS, dec'd.**

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

Extxs.: Cathyann G. Michaliszyn  
(Named in Will as Cathyann  
Michaliszyn) and Andrea G.  
Fiorentino, 124 Hunt Valley Circle,  
Berwyn, PA 19312

**PHYLLIS M. GROVER, dec'd.**

Late of the Township of Newtown  
Square, Delaware County, PA.  
Admx.: Cheri Weller c/o Wolfgang  
Heimerl, Esquire, 32 Dumont Road,  
Box 964, Far Hills, NJ 07931.

**WOLFGANG HEIMERI, ATTY.**

32 Dumont Road  
Box 964  
Far Hills, NJ 07931

**JEANNE M. KEPNER a/k/a JEANNE  
MARIE KEPNER and JEANNE  
KEPNER, dec'd.**

Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Ryland Jason Kepner (Named in  
Will as Ryland J. Kepner), 609 Evans  
Rd., Springfield, PA 19064.

**CHARI M. ALSON, ATTY.**

Anderson Elder Law  
206 State Rd.  
Media, PA 19063

**JOHN H. McCLOSKEY, JR., dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Christine O'Reilly, 427 Blythe  
Avenue, Drexel Hill, PA 19026.

**DOLORES J. PARILLO, dec'd.**

Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Darrell Young c/o Thomas L.  
Kelly, Esquire, 36 East Second Street,  
P.O. Box 1048, Media, PA 19063.  
**THOMAS L. KELLY, ATTY.**  
Kelly Grimes Pietrangelo & Vakil, P.C.  
36 East Second Street  
P.O. Box 1048  
Media, PA 19063

**ROCCO A. PETRUCELLI, dec'd.**

Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extr.: Joseph A. Chiaravalloti c/o John  
Jay Wills, Esquire, 4124 Chichester  
Ave., Boothwyn, PA 19061.

**JOHN JAY WILLS, ATTY.**

4124 Chichester Ave.  
Boothwyn, PA 19061

**LUTHER PRESCOTT, JR., dec'd.**

Late of the Borough of Yeadon,  
Delaware County, PA.  
Extr.: Brenda Collins c/o Sean  
Murphy, Esquire, 340 N. Lansdowne  
Ave., Lansdowne, PA 19050.

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

**DONALD RICCIO a/k/a DONALD  
JOSEPH RICCO a/k/a D.J. RICCIO  
and DONALD CHARLES RICCIO,  
dec'd.**

Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Maria Joanne Riccio, 65 Nield  
Rd., Springfield, PA 19064.  
**KELLY M. BARRY, ATTY.**  
Archer & Greiner, P.C.  
1025 Laurel Oak Rd.  
Voorhees, NJ 08043

**ROBERT RICCIO a/k/a ROBERT  
ANTHONY RICCIO, dec'd.**

Late of the Township of Springfield,  
Delaware County, PA.  
Admx.: Maria Joanne Riccio, 65 Nield  
Rd., Springfield, PA 19064.  
**KELLY M. BARRY, ATTY.**  
Archer & Greiner, P.C.  
1025 Laurel Oak Rd.  
Voorhees, NJ 08043

**JOHN M. RUSK a/k/a JOHN  
MICHAEL RUSK, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Matthew H. Rusk c/o Roy S.  
Ross, Esquire, 1650 Market St., Ste.  
1200, Philadelphia, PA 19103.  
**ROY S. ROSS, ATTY.**  
Dilworth Paxson, LLP  
1650 Market St.  
Ste. 1200  
Philadelphia, PA 19103

**CARL B. SCHARTNER, SR., dec'd.**

Late of the Township of Nether  
Providence, Delaware County, PA.  
Extr.: Teresa Russell-Cassidy, 147  
Marie Circle, Aston, PA 19014.

**GEORGE ANTHONY SMITH a/k/a  
GEROGE A. SMITH and GEORGE  
SMITH, JR., dec'd.**

Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Rebecca Anne Lewis (Named  
in Will as Rebecca Lewis) c/o Anna  
O. Sappington, Esquire, and Justice  
Irons, Esquire, 101 Old York Rd., Ste.  
303, Jenkintown, PA 19046.  
**ANNA O. SAPPINGTON, ATTY.**  
**JUSTICE IRONS, ATTY.**  
Law Office of Anna Sappington  
101 Old York Rd.  
Ste. 303  
Jenkintown, PA 19046

**WANDA TALBOT, dec'd.**

Late of the Township of Nether Providence, Delaware County, PA.  
 Extr.: Adam Talbot c/o Christina B. Roberts, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.  
**CHRISTINA B. ROBERTS, ATTY.**  
 3305 Edgmont Ave.  
 Brookhaven, PA 19015

**JOSEPH GERARD TERRY, dec'd.**

Late of the Township of Newtown, Delaware County, PA.  
 Extr.: Katherine Canakis-Terry c/o Jocelin A. Price, Esquire, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.  
**JOCELIN A. PRICE, ATTY.**  
 Antheil, Maslow & MacMinn, LLP  
 131 W. State St.  
 P.O. Box 50  
 Doylestown, PA 18901

**CHERYL B. THOMPSON a/k/a  
 CHERYL BEVERLY THOMPSON, dec'd.**

Late of the Borough of Aldan, Delaware County, PA.  
 Extr.: Lijah Jahnoah Thompson, 237 Priscilla Ln., Aldan, PA 19018.

**SANDRA SNOWDEN TRUMP a/k/a  
 SANDRA S. TRUMP, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
 Extrs.: James M. Jacqueline and Michael Trump, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.  
**JAMES M. JACQUETTE, ATTY.**  
 Timoney Knox, LLP  
 400 Maryland Dr.  
 P.O. Box 7544,  
 Ft. Washington, PA 19034-7544

**RYAN JAMES WAGMAN, dec'd.**

Late of the Township of Marple, Delaware County, PA.  
 Admx.: Kelly A. McCloy c/o William J. Luttrell, III, Esquire, 11 S. Olive Street, 2nd Floor, P.O. Box 1081, Media, PA 19063-8081.  
**WILLIAM J. LUTTRELL, III, ATTY.**  
 11 S. Olive Street  
 2nd Floor  
 P.O. Box 1081  
 Media, PA 19063-8081

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
 OF DELAWARE COUNTY,  
 PENNSYLVANIA  
 CIVIL ACTION—LAW  
 NO. CV-2024-006202

NOTICE IS HEREBY GIVEN THAT on July 17, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Marvin Wall** to **Muhammad Melek**.

The Court has fixed Tuesday, January 21, 2025, at 9:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

TRACIE BURNS, Solicitor  
 419 Avenue of the States  
 Suite 402  
 Chester, PA 19013

Dec. 27; Jan. 3

**CHARTER APPLICATION  
 NON-PROFIT**

NOTICE IS HEREBY GIVEN THAT an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Non-Profit Corporation which was organized under the provisions of the Pennsylvania Non-Profit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is:

**Expressions Through Hearts, Inc.**

The Articles of Incorporation have been (are to be) filed on Monday, December 9, 2024.

Jan. 3

**SERVICE BY PUBLICATION**

IN THE UNITED STATES  
BANKRUPTCY COURT FOR  
THE WESTERN DISTRICT  
OF PENNSYLVANIA  
CASE NO.: 24-70418-JAD, Chapter 11  
Jointly Administered

In Re: POTTSVILLE OPERATIONS,  
LLC et al.,<sup>1</sup> Debtors

POTTSVILLE OPERATIONS, LLC, et al.,  
Movant

vs.

OXFORD FINANCE, LLC, EDEN  
SENIOR CARE, LLC, Respondents

Related to Document No.: 121 & 206  
Hearing Date: January 15, 2025  
Hearing Time: 1:00 PM (EST)  
Response Deadline: See Below

**NOTICE OF PROPOSED SALE OF  
SUBSTANTIALLY ALL OF THE  
DEBTORS' ASSETS, BIDDING  
PROCEDURES, AUCTION, AND  
SALE ORDER HEARING**

PLEASE TAKE NOTICE that the Debtors, by and through their undersigned counsel, sought approval from the United States Bankruptcy Court for the Western District of Pennsylvania (the "Court") to effectuate the sale of substantially all of the Debtors' assets, other than Accounts in Debtors' Motion for Entry of Orders (A) Approving the Sale of Substantially All of the Debtors' Assets, Other than Accounts, Free and Clear of All Liens, Claims, Encumbrances, and Interests, (B) Approving Bidding Procedures for Sale of Substantially all of the Debtors' Assets, other than Accounts, Free and Clear of all Liens, Claims, Encumbrances, and Interests, (C) Approving Stalking Horse Bid Protection, (D) Scheduling Auction for and Hearing to Approve Sale of Substantially all of the Debtors' Assets, (E) Approving Form and Manner of Notice of Sale, Auction, and Sale Order Hearing, (F) Approving Assumption and Assignment Procedures, (G) Authorizing Assumption and Assignment of Executory Contracts and Unexpired Leases, and (H) Granting Related Relief [Docket No. 121] (the "Motion").

PLEASE TAKE FURTHER NOTICE that on November 14, 2024, the Court entered the Order (A) Approving Bidding Procedures for Sale of Substantially all of the Debtors' Assets, other than Accounts, Free and Clear of all Liens, Claims, Encumbrances, and Interests, (B) Approving Stalking Horse Bid Protection, (C) Scheduling Auction for and Hearing to Approve Sale of Substantially all of the Debtors' Assets, (D) Approving Form and Manner of Notice of Sale, Auction, and Sale Order Hearing, (E) Approving Assumption and Assignment Procedures, (F) Authorizing Assumption and Assignment of Executory Contracts and Unexpired Leases, and (G) Granting Related Relief [Docket. No. 206] (the "Bidding Procedures Order").<sup>2</sup> The Bidding Procedures Order approved the bidding procedures (the "Bidding Procedures") attached as Exhibit 1 to the Bidding Procedures Order. The Bidding Procedures set the key dates and times related to the sale of the Purchased Assets and assumption and assignment of the Executory Contracts and Unexpired leases.

PLEASE TAKE FURTHER NOTICE that copies of the Bidding Procedures Order, all related exhibits, including the Bidding Procedures, and any other filings related to the foregoing are available for free on the website of Debtors' notice agent, Stretto, Inc., at <https://cases.stretto.com/pottsville>.

PLEASE TAKE FURTHER NOTICE that, pursuant to the Motion, the Debtors seek to sell substantially all of their assets (the "Purchased Assets") to the Stalking Horse Bidders or any other Successful Bidder free and clear of all liens, claims, encumbrances, and other interests to the fullest extent permitted under 11 U.S.C. § 363(f) and other applicable law. For ease of reference, the Debtors are identified in Exhibit A by reference to the nursing facilities they respectively own and operate.

PLEASE TAKE FURTHER NOTICE that the deadline by which all Qualified Bids for the Purchased Assets must be actually received by the parties specified in the Bidding Procedures is January 9, 2025, at 5:00 p.m. (prevailing Eastern Time).

PLEASE TAKE FURTHER NOTICE that, pursuant to the terms of the Bidding Procedures Order, if one or more Qualified Bids (in addition to the Stalking Horse Bid) are received by the Bid Deadline, an auction (“Auction”) to sell the Purchased Assets will take place at 10:00 a.m. (prevailing Eastern Time) on January 13, 2025 at the offices of: (a) Raines Feldman Littrell LLP, 11 Stanwix St., Suite 1100, Pittsburgh, Pennsylvania 15222, (b) via in person or a virtual platform, such as Zoom or GoTo-Meeting, or (c) such other location, in each case as the Debtors designate and shall be timely communicated to all persons entitled to attend the Auction. The Debtors may cancel the Auction pursuant to the Bidding Procedures.

PLEASE TAKE FURTHER NOTICE that, if the Debtors do not timely receive more than one Qualified Bid, the Debtors will not conduct the Auction and, instead, will (a) file a notice with the Court identifying the Stalking Horse Agreements as the Successful Bid for the Purchased Assets and (b) promptly seek the Court’s approval of the sale of the Purchased Assets to the Stalking Horse Bidders free and clear of all liens, claims, encumbrances, and other interests to the fullest extent permitted under 11 U.S.C. § 363(f) and other applicable law.

PLEASE TAKE FURTHER NOTICE that a hearing will be held to approve the sale of the Purchased Assets to the Successful Bidder (the “Sale Order Hearing”) before the United States Bankruptcy Court for the Western District of Pennsylvania, Courtroom D, 54th Floor U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219 on January 15, 2025, at 1:00 p.m. (prevailing Eastern Time), or at such time thereafter as counsel may be heard or at such other time as the Court may determine. The Sale Order Hearing may be adjourned from time to time without further notice to creditors or parties in interest by filing a notice on the Court’s docket for these Chapter 11 Cases or the making of an announcement at the Sale Order Hearing.

PLEASE TAKE FURTHER NOTICE that objections to the Sale, if any, (i) must be in writing, (ii) conform to the applicable provisions of the Bankruptcy Code, Bankruptcy Rules, and Local Rules, (iii) state with particularity the legal and factual basis for the objection, and (iv) be filed with the Court no later than January 6, 2025, at 5:00 p.m. (prevailing Eastern Time) by the Court. Supplemental Objections to the Sale, if any, must be filed with the Court no later than January 14, 2025.

FAILURE TO ABIDE BY THE BIDDING PROCEDURES, THE BIDDING PROCEDURES ORDER, OR ANY OTHER ORDER OF THE BANKRUPTCY COURT IN THESE CHAPTER 11 CASES MAY RESULT IN THE REJECTION OF YOUR BID FOR THE PURCHASED ASSETS.

PLEASE TAKE FURTHER NOTICE THAT ANY PARTY OR ENTITY WHO FAILS TO TIMELY FILE AND SERVE AN OBJECTION TO THE SALE BEFORE THE OBJECTION DEADLINE IN ACCORDANCE WITH THE BIDDING PROCEDURES ORDER SHALL BE DEEMED TO HAVE CONSENTED TO THE SALE(S) AND FOREVER BARRED FROM ASSERTING ANY OBJECTION TO THE SALE(S), INCLUDING WITH RESPECT TO THE TRANSFER OF THE PURCHASED ASSETS TO THE SUCCESSFUL BIDDER FREE AND CLEAR OF ALL LIENS, CLAIMS, ENCUMBRANCES, AND OTHER INTERESTS THAT SUCH PARTY OR ENTITY MAY HAVE AGAINST THE DEBTORS OR THE PURCHASED ASSETS.



Dated: November 22, 2024, Pittsburgh, Pennsylvania, Respectfully submitted: RAINES FELDMAN LITRELL, LLP, By: /s/ Daniel R. Schimizzi, Daniel R. Schimizzi (PA ID No. 311869), Mark A. Lindsay (PA ID No. 89487), Jordan N. Kelly (PA ID No. 328896), Sarah E. Wenrich (PA ID No. 325834), 11 Stanwix Street, Suite 1100, Pittsburgh, PA 15222, Telephone: (412) 899-6462, E-mail: dschimizzi@raineslaw.com, mlindsay@raineslaw.com, jkelly@raineslaw.com, swenrich@raineslaw.com, Proposed Local Counsel to the Debtors and Debtors in Possession -and- BAKER & HOSTETLER LLP, Elizabeth A. Green, Esq., FL Bar No.: 0600547, E-mail: egreen@bakerlaw.com, Andrew V. Layden, Esq., FL Bar No.: 86070, E-mail: alayden@bakerlaw.com, SunTrust Center, Suite 2300, 200 South Orange Avenue, Orlando, Florida 32801-3432, Telephone: (407) 540-7920, Facsimile: (407) 841-0168, Proposed Counsel for the Debtors and Debtors in Possession

#### EXHIBIT A

##### Facility List. Facility: Address

Hampton House Rehabilitation and Nursing Center: 1548 Sans Souci Pkwy, Wilkes-Barre, PA 18706

Kingston Rehabilitation and Nursing Center: 200 2nd Avenue, Kingston, PA 18704

Pottsville Rehabilitation and Nursing Center: 420 Pulaski Drive, Pottsville, PA 17901

Williamsport North Rehabilitation and Nursing Center: 300 Leader Drive, Williamsport, PA 17701

Williamsport South Rehabilitation and Nursing Center: 101 Leader Drive, Williamsport, PA 17701

Yeadon Rehabilitation and Nursing Center: 14 Lincoln Avenue, Yeadon, PA 19050

<sup>1</sup> The debtors in these chapter 11 cases, along with the last four digits of each debtor's federal tax identification number are: Pottsville Operations, LLC (9467); Pottsville Propco, LLC (8685); Hampton House Operations, LLC (8969); Hampton House Propco, LLC (7258); Kingston Operations, LLC (1787); Kingston Propco, LLC (8562); Williamsport North Operations, LLC (9927); Williamsport Propco, LLC (2039); Williamsport South Operations, LLC (0298); Yeadon Operations, LLC (9296); and Yeadon Propco, LLC (5785) (collectively, the "Pottsville Debtors" and the Pottsville Debtors' chapter 11 cases are collectively referred to as the "Pottsville Cases") and Bedrock Care, LLC (9115); Care Pavilion Operating, LLC (7149); Cliveden Operating, LLC (6546); MAPA Operating, LLC (3750); Maplewood Operating, LLC (0850); Milton Operating, LLC (5523); Parkhouse Operating, LLC (0140); Tucker Operating, LLC (4305); Watsontown Operating, LLC (0236); and York Operating, LLC (2571) (collectively the "Care Pavilion Debtors" and the Care Pavilion Debtors' chapter 11 cases are collectively referred to as the "Care Pavilion Cases"). The Debtors' mailing address is 425 West New England Avenue, Suite 300, Winter Park, Florida 32789.

For the purposes of this Notice of Proposed Sale of Substantially All of the Debtors Assets, Bidding Procedures, Auction, and Sale Order Hearing, the term "Debtors" shall mean the Pottsville Debtors only and the term "Chapter 11 Cases" shall mean the Pottsville Cases only.

<sup>2</sup> All capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Motion or Bidding Procedures Order, as applicable.

Jan. 3

#### SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
No. CV-2024-009562

#### NOTICE OF ACTION

Contemporary Villages Condominium  
Association

v.

Jennifer J. Wilson, Deceased, et al.

NOTICE

TO: Presumed and Unknown Heirs, And All Persons or Entities Claiming Right, Title or Interest by or Through Jennifer J. Wilson, Deceased

Contemporary Villages Condominium, Association, has filed a Complaint to enforce a lien against a condominium unit located at 100 E. Glenolden Ave., Unit B14, Glendolden, PA.

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

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

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

LAWYERS' REFERENCE SERVICE  
 335 W. Front Street  
 Media, PA 19063  
 (610) 566-6625  
 www.delcobar.org

ELLIOT H. BERTON, Esquire  
 (610) 889-0700

Jan. 3, 10

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
 DELAWARE COUNTY,  
 PENNSYLVANIA  
 CIVIL ACTION—LAW  
 NO. CV-2024-006243

NOTICE OF ACTION IN  
 MORTGAGE FORECLOSURE

WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE f/k/a NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DELTA FUNDING HOME EQUITY LOAN TRUST 2000-1, Plaintiff

v.

SHAWN HAND, IN HIS CAPACITY AS HEIR OF ANTONIA TOZER ET AL., Defendants

COMPLAINT IN  
 MORTGAGE FORECLOSURE

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTONIA TOZER, Defendant(s), 1010 HANSEN PLACE, COLLINGDALE, PA 19023

You are hereby notified that Plaintiff, WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE f/k/a NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DELTA FUNDING HOME EQUITY LOAN TRUST 2000-1, 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-2024-006243, seeking to foreclose the mortgage secured on your property located, 1010 HANSEN PLACE, COLLINGDALE, PA 19023.

NOTICE

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

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

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

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

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

Jan. 3, 10

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2024-06597  
CIVIL LAW SUIT

Arianna & Angelina Enterprises, LLC  
vs.  
Boss Resources, Inc., Timothy Vasser and  
Cody Morris

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defense or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days from the date of publication of this Notice, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff(s). You may lose money or property or other rights important to you.

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

LAWYER REFERRAL SERVICE  
Delaware County Bar Association  
335 W. Front Street  
Media, PA 19063  
(610) 566-6635  
www.delcobar.org

THOMAS A. MUSI, JR., ESQUIRE  
21 W. Third St.  
Media, PA 19063

Jan. 3, 10

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2023-005346

**NOTICE TO DEFEND**

MJC, L.P., Plaintiff  
vs.  
JULIO CORDINA, Defendant

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 claims or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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.

LAWYER'S REFERENCE SERVICE  
335 W. Front Street  
Media, PA 19063  
(610) 566-6625  
www.delcobar.org

Dec. 27; Jan. 3

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-001331

**CONTRACT**

Frank Black and Laura Block  
vs.  
Richard Barrett d/b/a Barrett &  
Associates, L.P.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defense or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days from the date of publication of this Notice, the case may proceed without you and a Judgment may be entered against you without further notice for the relief requested by the Plaintiff(s). You may lose money or property or other rights important to you.

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

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

DAVID L. SIGISMONTI, ESQUIRE  
42 East Second Street  
Media, PA 19063  
(610) 566-0360

Dec. 27; Jan. 3

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2023-004145

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

Lakeview Loan Servicing, LLC, Plaintiff  
vs.

Johnathon Simmons, solely in capacity as heir of Dorothy Elizabeth Pulley a/k/a Dorothy Pulley, Deceased; Saamir Allford, solely in capacity as heir of Dorothy Elizabeth Pulley a/k/a Dorothy Pulley, Deceased; Sabree Allford, solely in capacity as heir of Dorothy Elizabeth Pulley a/k/a Dorothy Pulley, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Dorothy Elizabeth Pulley a/k/a Dorothy Pulley, Deceased, Defendants

NOTICE

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Dorothy Elizabeth Pulley a/k/a Dorothy Pulley, Dec.

Your house (real estate) at 136 Wayne Avenue, Collingdale, PA 19023 a/k/a 136 Wayne Avenue, Darby, Pennsylvania 19023, is scheduled to be sold at Sheriff's Sale on December 20, 2024 at 11 :00 a.m. in Delaware County, Delaware County Courthouse, 201 W. Front Street, Media, PA 19063 to enforce the judgment of \$70,196.66 obtained by Lakeview Loan Servicing, LLC (the mortgagee), against you. As a result, a writ of execution has been issued in the amount of \$71,500.68.

NOTICE

To prevent this Sheriff's Sale, you must take immediate action:

The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: Telephone: (215) 942-2090.

1. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

2. You may also be able to stop the sale through other legal proceedings.

3. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

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

POWERS KIRN, LLC  
8 Neshaminy Interplex  
Suite 215  
Trevose, PA 19053  
(215) 942-2090

Dec. 27; Jan. 3

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

**January 17, 2025  
11:00 A.M. Prevailing Time**

**BOROUGH**  
Collingdale 7, 13, 38  
Darby 29  
East Lansdowne 5, 36  
Lansdowne 35  
Norwood 33  
Upland 39  
Yeadon 6

**CITY**  
Chester 2

**TOWNSHIP**  
Aston 25  
Chester 34  
Haverford 4  
Nether Providence 1  
Ridley 30  
Springfield 3, 32  
Upper Chichester 8, 31  
Upper Darby 11, 17, 23, 24

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. 004447 1. 2024**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN interior lot or piece of land with the buildings and improvements thereon erected, SITUATE in the Township of Nether Providence, County of Delaware and Commonwealth of Pennsylvania bounded and described according to a plan of the Mills at Rose Valley, Phase V, as-built of Units 67-75, made by Hunt Engineering Company dated January 20, 2000, last revised February 7, 2000 and recorded on February 17, 2000 as Plan Volume 20, page 448 as follows, to wit:

FOLIO No. 34-00-02462-64

BEING known as: 106 Dundee Mills Lane, Wallingford, PA 19086-6783.

Eric C. Quick, by Deed from S M, LP, dated February 10, 2000, recorded February 24, 2000 in the Delaware County Clerk's/Register's Office in Deed Book 1984, page 2182.

IMPROVEMENTS CONSIST OF: N/A

SOLD AS THE PROPERTY OF: Eric C. Quick.

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

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

**No. 007658 2. 2023**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 1001 West 7th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a residential dwelling—Twin.

SOLD AS THE PROPERTY OF: CMO  
Property Management Holdings, LLC.

Hand Money \$18,961.23

Freidman Vartolo, LLP, Attorneys

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

**No. 004256 3. 2022**

**MORTGAGE FORECLOSURE**

464 Foulke Lane  
Springfield, PA 19064

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

IMPROVEMENTS CONSIST OF: resi-  
dential dwelling.

SOLD AS THE PROPERTY OF: Marcie  
A. Snyder; Mark A. Snyder.

Hand Money \$62,944.35

RAS Citron, PLLC, Attorneys

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

**No. 005361A 4. 2022**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 2003 Oakmont Av-  
enue, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a  
single family residential dwelling, residen-  
tial property.

SOLD AS THE PROPERTY OF: Steven  
Buszka & Heather Buszka.

Hand Money \$8,927.33

Robert H. Holber, Attorney

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

**No. 001620 5. 2024**

**MORTGAGE FORECLOSURE**

Property in the Borough of East Lans-  
downe, County of Delaware and State of  
Pennsylvania.

BEING Premises: 701 Glenwood Avenue,  
East Lansdowne, PA 19050.

Parcel Nos. 17-00-00153-00

IMPROVEMENTS CONSIST OF: resi-  
dential.

SOLD AS THE PROPERTY OF: Chris-  
topher A. King.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 004796 6. 2024**

**MORTGAGE FORECLOSURE**

Property in the Borough of Yeadon,  
County of Delaware and State of Penn-  
sylvania.

BEING Premises: 537 Orchard Avenue,  
E Lansdowne, PA 19050.

Parcel Nos. 48-00-02493-00

IMPROVEMENTS CONSIST OF: resi-  
dential.

SOLD AS THE PROPERTY OF: Williams III, LLC.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 007017 7. 2023**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 1108 Clifton Ave., Collingdale, PA 19023.

Parcel Nos. 11000070000

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Raymond Baldwin a/k/a Raymond D. Baldwin.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 009654 8. 2023**

**MORTGAGE FORECLOSURE**

1344 Rolling Glen Drive, Unit 8 Boothwyn (Upper Chichester), PA 19061

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John T. Molloy, III.

Hand Money \$8,416.87

RAS Citron, PLLC, Attorneys

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

**No. 061116 11. 2019**

**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, being Lot No. 162 on Plan No. 4 of Westbrook Park, made by Damon and Foster, Civil Engineers, Sharon Hill. Pennsylvania.

LOCATION OF PROPERTY: 5319 Springfield Road, Upper Darby, Pennsylvania.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Adam Nawarynski.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 003158 13. 2024**

**MORTGAGE FORECLOSURE**

1212 Macdade Blvd Collingdale, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.



SOLD AS THE PROPERTY OF: Mark T. Bonn.

Hand Money \$11,029.37

RAS Citron, PLLC, Attorneys

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

**No. 063533 17. 2019**

**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, and described according to Plan of Drexel Park Gardens Nos. 3 and 4 made by Damon and Foster Civil Engineers, Sharon Hill, Pennsylvania.

LOCATION OF PROPERTY: 2424 Cedar Lane, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Devon Warwick O'Connell.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 062421 23. 2019**

**MONEY JUDGMENT**

SITUATE on the Southwesterly side of Bayard Road at the distance of 228.5 feet Northwestwardly from the Northwesterly side of Maderia Road, in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 328 Bayard Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Antoine Sanders.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 062964 24. 2019**

**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: 23 Berbro Avenue, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Bridget O. Osayi.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

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

**No. 007444A 25. 2018**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$166,732.61

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

Front: Irregular Depth: Irregular

BEING Premises: 30 Victoria Drive, Aston, PA 19014.

Folio Number: 02000261639.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Melissa Deal and Richard Deal.

Hand Money \$16,673.26

Samantha Gable, Esquire, Attorney

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

**No. 001750 29. 2024**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$ 76,320.98

Date Entered: 9/2/2024

Property in the Borough of Darby, County of Delaware, Commonwealth of PA on the Southeast side of Front Street.

BEING Premises: 205 N. Front Street, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a residential real estate.

SOLD AS THE PROPERTY OF: Babylyn Massaley.

Hand Money \$7,632.10

M. Jacqueline Larkin, Esquire, Attorney

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

**No. 007701 30. 2022**

**MORTGAGE FORECLOSURE**

Property situated in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania, being muor fully described in Deed recorded on November 8, 2002, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 2580, at page 693, as Instrument No. 2002119907.

BEING known as: 542 Stanbridge Road, Morton, PA 19070.

Folio No. 38-04-02129-00

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Debra Grace De Pietro.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

**No. 001480 31. 2023**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Chichester, County of Delaware, Commonwealth of PA on the Southwesterly side of Garnet Mine Road.

Front: 100 Depth: 125

BEING Premises: 4400 Garnet Mine Road FKA 472 Garnet Mine Road, Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Matthew David Ewaka and David J. Ewaka.

Hand Money \$10,312.58

KML Law Group, P.C., Attorney

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

**No. 004379 32. 2024**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$32,736.35

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

Front: Irregular Depth: Irregular

BEING Premises: 135 Powell Road, Springfield, PA 19064.

Folio Number: 42000478500.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert J. Bartolomei.

Hand Money \$3,273.64

Samantha Gable, Esquire, Attorney

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

**No. 006404 33. 2024**

**MORTGAGE FORECLOSURE**

315 Urban Avenue  
Norwood, PA 19074

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Karen Trainer; Anthony C. Trainer.

Hand Money \$7,661.43

RAS Citron, PLLC, Attorneys

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

**No. 010551 34. 2023**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 3907 Gideon Road, Township of Chester a/k/a Brookhaven, PA 19015.

Parcel Nos. 07000043027

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Shelia D. Cartwright a/k/a Sheila D. Cartwright a/k/a Sheila Carwright.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

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

**No. 005902 35. 2024**

**MORTGAGE FORECLOSURE**

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

BEING the same premises which Janice C. Affonso on March 24, 2000, recorded on March 31, 2003, in the Office of the Recorder of Deeds in and for the County of Delaware in Book 1997, page 1686 granted and conveyed unto Sheila R. Lee.

BEING Premises: 76 Nyack Ave., Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sheila R. Lee.

Hand Money \$18,564.78

Hill Wallack, LLP, Attorneys

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

**No. 003575 36. 2024**

**MORTGAGE FORECLOSURE**

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

Front/Depth: 25 x 120

BEING Premises: 225 Lewis Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a residential property.

SOLD AS THE PROPERTY OF: Michelle Waters aka Michelle N. Waters.

Hand Money \$3,000.00

Eckert Seamans Cherin and Mellott, Attorney

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

**No. 002514A 38. 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 a/k/a Jeffery S. Zimmerman.

Hand Money \$8,245.09

KML Law Group, P.C., Attorneys

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

**No. 006958 39. 2024**

**MORTGAGE FORECLOSURE**

Property in the Borough of Upland, County of Delaware, Commonwealth of PA on the Containing in front along the said Mulberry Street measured thence Northwardly.

Front: 19 Depth: 120

BEING Premises: 905 Mulberry Street, Upland, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Pierre L. Young a/k/a Pierre Young.

Hand Money \$16,157.11

KML Law Group, P.C., Attorneys

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

Dec. 27; Jan. 3, 10