

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

- ALBERT E. BATES, JR. a/k/a**
ALBERT EDWARD BATES, JR.,
dec'd.
Late of the Borough of Swarthmore,
Delaware County, PA.
Extr.: Paul Francis Bates (Named in
Will as Paul F. Bates) 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
- EKATERINI BOTOS, dec'd.**
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Valerie Spatoulas c/o Harry J.
Karapalides, Esquire, 42 Copley Rd.,
Upper Darby, PA 19082.
HARRY J. KARAPALIDES, ATTY.
Law Offices of Harry J. Karapalides, PC
42 Copley Rd.
Upper Darby, PA 19082
- RUTH E. BRUSSTAR, dec'd.**
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Kent Brusstar, 823 Gail Place,
Lancaster, PA 17601.
- WILLIAM P. COUGHLAN, dec'd.**
Late of the Borough of Clifton Heights,
Delaware County, PA.
Extr.: Shannon Marriott, 8 Woodbrook
Drive, Coatesville, PA 19320.
- RICHARD A. HARDY, dec'd.**
Late of the Township of Ridley,
Delaware County, PA.

- Admx.: Isabel G. Hardy c/o David
M. Still, Esquire, 5398 Wynnewood
Avenue, Philadelphia, PA 19131.
DAVID M. STILL, ATTY.
5398 Wynnewood Avenue
Philadelphia, PA 19131
- JOSEPH T. HARROLD, SR. a/k/a**
JOSEPH HARROLD, SR. and
JOSEPH T. HARROLD, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Joseph T. Harrold, Jr. (Named
in Will as Joseph Harrold, Jr.) c/o
Nikolaos I. Tsouros, Esquire, Valley
Forge Square, II, 661 Moore Rd., Ste.
105, King of Prussia, PA 19406.
NIKOLAOS I. TSOUROS, ATTY.
Law Offices of Wendy F. Bleczinski
Valley Forge Square, II
661 Moore Rd.
Ste. 105
King of Prussia, PA 19406
- MARY LOU JENNINGS, dec'd.**
Late of the Borough of Lansdowne,
Delaware County, PA.
Extr.: Michael Phillip Jennings c/o
John R. Walker, Esquire, P.O. Box 217,
Lansdowne, PA 19050-0217.
JOHN R. WALKER, ATTY.
Hennessy Bullen Walker
P.O. Box 217
Lansdowne, PA 19050-0217
- RENEE M. JOHNSON, dec'd.**
Late of the Borough of Brookhaven,
Delaware County, PA.
Extrs.: Jeffrey B. Elliott and Gary L.
Elliott c/o Dana M. Breslin, Esquire,
3305 Edgmont Ave., Brookhaven, PA
19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015
- CAROL A. JONES, dec'd.**
Late of the Borough of Ridley Park,
Delaware County, PA.
Extr.: Adrienne Rouse c/o Andrew J.
Donaghy, Esquire, 17 W. Third St.,
Media, PA 19063.
ANDREW J. DONAGHY, ATTY.
17 W. Third St.
Media, PA 19063
- ENRICO F. LANZA, dec'd.**
Late of the City of Chester, Delaware
County, PA.
Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.

FRANK W. DALY, ATTY.
100 W. Sixth St.
Suite 204
Media, PA 19063

PATRICIA ANN MAYS, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Admx.: Audra M. Traynham c/o Joseph
J. Console, Esquire, 1 W. Third St.,
Ste. 109, Media, PA 19063.
JOSEPH J. CONSOLE, ATTY.
Console Mation, LLP
1 W. Third St.
Ste. 109
Media, PA 19063

NAOMI McCALLA, dec'd.
Late of the Borough of Darby,
Delaware County, PA.
Admxs.: Marquita E. McCalla and
Gwendolyn Crawford c/o Dana M.
Breslin, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

MICHELE McCAULEY, dec'd.
Late of the Borough of Clifton Heights,
Delaware County, PA.
Admx.: Brianna McCauley, 1416
Sandwood Road, Conshohocken, PA
19428.

PATRICK J. PURCELL, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Michael J. Purcell c/o Charles
E. McKee, Esquire, 1 N. Ormond Ave.,
Office, Havertown, PA 19083.
CHARLES E. MCKEE, ATTY.
Donohue, McKee & Mattson, Ltd.
1 N. Ormond Ave.
Office
Havertown, PA 19083

FRANCIS MARTIN PYLE, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Juliann P. Everman, 84 Seward
Ln., Aston, PA 19014.

HANNAH Y. SCHWARTZ, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extxs.: Heather S. Herbert and Wendy
S. Woodhall c/o Warren J. Kauffman,
Esquire, 1650 Market St., Ste. 1800,
Philadelphia, PA 19103.

WARREN J. KAUFFMAN, ATTY.
White and Williams, LLP
1650 Market St.
Ste. 1800
Philadelphia, PA 19103

CAROLYN JEAN SINCLAIR, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: The Glenmede Trust Company,
N.A., attn.: Isabel M. Albuquerque,
1650 Market St., Ste. 4000,
Philadelphia, PA 19103.
MARC H. JAFFE, ATTY.
Fromhold, Jaffe, Adams & Jun
795 E. Lancaster Ave.
Ste. 260
Villanova, PA 19085

JAMES W. WELLS, JR., dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Admx.: Alison Patricia Vettese c/o
Gregory Shields, Esquire, 107 Chesley
Dr., Ste. 5, Media, PA 19063.
GREGORY SHIELDS, ATTY.
107 Chesley Dr.
Ste. 5
Media, PA 19063

SECOND 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.
Extr.: 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.
Extrs.: 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 & 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 & 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.

Extx.: 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

THIRD AND FINAL PUBLICATION

MARGARET MARY CLAIR, dec'd.
Late of the Borough of Media, Delaware County, PA.
Extx.: 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.
Extx.: 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.
Extx.: 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.
Extx.: 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, 1st 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., 20th Fl., Wilmington, DE 19801.
TRISHA W. HALL, ATTY.
Connolly Gallagher LLP
1201 N. Market St.
20th 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 Yeadon, 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. Coxe, 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.
Extr.: 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.
Extr.: 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.
Extr.: 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.
Extr.: 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

SERVICE BY PUBLICATION

DELAWARE COUNTY—ORPHANS'
COURT DIVISION
CASE NO.: 918 of 2024

IN RE: Salvatore DeMarco, DECEASED
TO: Salvatore DeMarco, late of Swarth-
more, Pennsylvania, his heirs, and
all persons interested in his estate
or having any knowledge of his
whereabouts

NOTICE

NOTICE IS HEREBY GIVEN THAT the Philadelphia Community Development Coalition has petitioned the Orphans' Court Division of the Court of Common Pleas of Delaware County to enter a Decree finding that SALVATORE DeMARCO died on or about May 15, 2017, and authorizing the Register of Wills of Delaware County to probate his estate and issue Letters of Administration thereon to the person thereto entitled. The Court will hear testimony and receive evidence concerning the presumed death of SALVATORE DeMARCO at 9:30 A.M. on February 12, 2025 in Courtroom TBD, Media, Pennsylvania. All persons who have knowledge of SALVATORE DeMARCO are asked to attend the Court hearing or to contact the undersigned at once.

ORPHANIDES & TONER LLP
Attorneys for Petitioner
1500 John F. Kennedy Blvd.
Suite 800
Philadelphia, PA 19102
(267) 236-7500

Jan. 10, 17

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

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

BAR ASSOCIATION



The Delaware County Bar Association accepts



MASTERCARD & VISA

for membership dues, lawyer
referral fees, legal ads
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Charges may be taken via telephone or walk-in

**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 Pennsylvania.

IMPROVEMENTS CONSIST OF: residential 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 Avenue, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling, residential 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 Lansdowne, 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: residential.

SOLD AS THE PROPERTY OF: Christopher 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 Pennsylvania.

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

Parcel Nos. 48-00-02493-00

IMPROVEMENTS CONSIST OF: residential.

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