

**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**

**MARGARET MARY CLAIR, dec'd.**

Late of the Borough of Media, Delaware County, PA.  
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**LAWRENCE A. DUNBAR a/k/a**

**LAWRENCE DUNBAR, dec'd.**  
Late of the Township of Chadds Ford, Delaware County, PA.  
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**ROBERTA K. ESTERLY, dec'd.**

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**MARJORIE L. FEROE a/k/a**

**MARJORIE L. FEROE DAVIS, dec'd.**  
Late of the Township of Marple, Delaware County, PA.  
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**HELEN FOLEY, dec'd.**

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**ELIZABETH HOFFSTADTER**

**FRIEDMAN, dec'd.**  
Late of the Township of Haverford, Delaware County, PA.  
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**PAUL A. HASLANGER a/k/a PAUL HASLANGER, dec'd.**

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**QUINCY RUFUS JACOBS, dec'd.**

Late of the Borough of Yeadon, Delaware County, PA.  
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**BARBARA A. KEOSAYIAN, dec'd.**

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**MARILYN SUTTON LOOS a/k/a**

**MARILYN S. LOOS**, dec'd.  
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**JOSEPH T. McNAMARA a/k/a**

**JOSEPH McNAMARA**, dec'd.  
Late of the Borough of Media,  
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Will as David Ostien), 37 Abel Place,  
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**DONNA MONGELLUZZO**, dec'd.

Late of the Township of Ridley,  
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**VIOLA ELLA NORMAN a/k/a VIOLA**

**ELLA NORMAN-NEAL**, dec'd.  
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**CYNTHIA L. PARIS a/k/a CYNTHIA**

**LEIGH PARIS**, dec'd.  
Late of the Township of Chadds Ford,  
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**JOSEPH NEWTON PEW, JR. a/k/a**

**JOSEPH N. PEW, JR.**, dec'd.  
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**JOHN E. SHELBY**, dec'd.

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**SECOND PUBLICATION**

**HELEN M. AMABILE a/k/a HELEN**

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**ISABELLE MARIE DUCA a/k/a**

**ISABELLE M. DUCA, dec'd.**  
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Late of the Township of Nether  
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Michaliszyn) and Andrea G.  
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**PHYLLIS M. GROVER, dec'd.**

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

Late of the Township of Upper Darby,  
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**DOLORES J. PARILLO, dec'd.**

Late of the Township of Ridley,  
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Extx.: Darrell Young c/o Thomas L.  
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**ROCCO A. PETRUCELLI**, dec'd.  
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**LUTHER PRESCOTT, JR.**, dec'd.  
Late of the Borough of Yeadon,  
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**DONALD RICCIO a/k/a DONALD  
JOSEPH RICCIO a/k/a D.J. RICCIO  
and DONALD CHARLES RICCIO**,  
dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
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**ROBERT RICCIO a/k/a ROBERT  
ANTHONY RICCIO**, dec'd.  
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**JOHN M. RUSK a/k/a JOHN  
MICHAEL RUSK**, dec'd.  
Late of the Township of Haverford,  
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**CARL B. SCHATNER, SR.**, dec'd.  
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**GEORGE ANTHONY SMITH a/k/a  
GEROGE A. SMITH and GEORGE  
SMITH, JR.**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
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**WANDA TALBOT**, dec'd.  
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**JOSEPH GERARD TERRY**, dec'd.  
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Delaware County, PA.  
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**CHERYL B. THOMPSON a/k/a  
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Late of the Borough of Aldan,  
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**SANDRA SNOWDEN TRUMP a/k/a  
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Late of the Township of Marple,  
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**THIRD AND FINAL PUBLICATION**

**MOHAMED ABBASS, dec'd.**

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**FRANCIS PHILIP ANTICO, JR. a/k/a**

**FRANK P. ANTICO, JR., dec'd.**  
Late of the Township of Newtown,  
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Extrs.: Danielle Elizabeth Antico  
(Named in Will as Danielle Antico) and  
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**RAYMOND BOON, dec'd.**

Late of the Borough of Glenolden,  
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**ELAINE G. BOORMAN, dec'd.**

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**CHARLOTTE THERESA BOREK,  
dec'd.**

Late of the Township of Aston,  
Delaware County, PA.  
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**ALICE MIRIAM COHEN a/k/a**

**MIRIAM COHEN and A. MIRIAM  
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Late of the Township of Darby,  
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**PATRICIA A. CRANE a/k/a PATRICIA**

**PETRIKIN CRANE and PATRICIA  
ANN CRANE, dec'd.**

Late of the Borough of Media,  
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**CHRIS LEE CURRY, dec'd.**

Late of the Borough of Norwood,  
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Late of the Township of Media,  
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**TIMOTHY J. DiGREGORIO, JR.,  
dec'd.**

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19078.  
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**MARGARET MARY FARLEY, dec'd.**

Late of the Borough of Ridley Park,  
Delaware County, PA.  
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**MARGARET T. FOLEY a/k/a**

**MARGARET FOLEY, dec'd.**  
Late of the Township of Springfield,  
Delaware County, PA.  
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**JOAN C. FRANK, dec'd.**

Late of the Township of Newtown,  
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**JOHN F. GANLEY a/k/a JOHN  
FRANCIS GANLEY and JOHN F.J.  
GANLEY, dec'd.**

Late of the Township of Springfield,  
Delaware County, PA.  
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**JOSEPHINE THERESA GRONSKI  
a/k/a JOSEPHINE T. GRONSKI,  
dec'd.**

Late of the Township of Aston,  
Delaware County, PA.  
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**BRADLEY L. HARRISON a/k/a  
BRADLEY LEWIS HARRISON,  
dec'd.**

Late of the Township of Radnor,  
Delaware County, PA.  
Extx.: Kimberly Richter.  
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**JAMES P. JENNINGS, dec'd.**

Late of the Township of Upper  
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Late of the Borough of Folcroft,  
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**ANN H. KINTZELL, dec'd.**

Late of 1610 Ridgeway Road, Township  
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Late of the Township of Upper Darby,  
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**CHARLES LeFEVER a/k/a CHARLES  
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150 N. Radnor Chester Road  
Suite F200  
Radnor, PA 19087

**MARY A. MATTHEWS, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Judy R. Collier c/o David P.  
Brown, III, Esquire, 1944 Kimberton  
Rd., P.O. Box 729, Kimberton, PA  
19442.

DAVID P. BROWN, III, ATTY.  
1944 Kimberton Rd.  
P.O. Box 729  
Kimberton, PA 19442

**DONALD MARK McGEE-PASCERI,**  
dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Admx.: Margaret Anne McGee-Pasceri,  
730 Sproul Rd., Bryn Mawr, PA 19010.  
DAVID R. WHITE, JR., ATTY.  
Horst Krekstein & Runyon LLC  
610 W. Germantown Pike  
Ste. 350  
Plymouth Meeting, PA 19462

**JOHN C. MUNSHOWER a/k/a JOHN  
CARL MUNSHOWER and JOHN C.  
MUNSHOWER D.O., dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Admx.: Shauna A. Munshower, 413  
Oak Lane, Wayne, PA 19087.  
DANTE RENZULLI, JR., ATTY.  
120 John Robert Thomas Drive  
Exton, PA 19341

**NANCY L. PETERS a/k/a NANCY LEE  
PETERS and NANCY LEE FRY,**  
dec'd.  
Late of the Township of Upper  
Providence, Delaware County, PA.  
Extx.: Cheryl L.P. Koontz, 204 W.  
Lincoln Street, Media, PA 19063.

**WILLIAM RYAN, JR. a/k/a WILLIAM  
WALTER RYAN, JR., dec'd.**  
Late of the Borough of Parkside,  
Delaware County, PA.  
Admx.: Jessica Crossley Ryan c/o Paul  
L. Herron, Esquire, Centre Square  
West, 1500 West Market Street, Ste.  
W-3110, Philadelphia, PA 19102.  
PAUL L. HERRON, ATTY.  
Kelly & Herron, P.C.  
Centre Square West  
1500 Market St.  
Ste. W-3110  
Philadelphia, PA 19102

**WILLIAM H. SCHARR, JR., dec'd.**  
Late of the Borough of Media,  
Delaware County, PA.  
Extx.: Kimberly S. Rohlfling c/o Andrew  
C. Laird, Esquire, 360 West Main  
Street, Trappe, PA 19426.  
ANDREW C. LAIRD, ATTY.  
King Laird, P.C.  
360 West Main Street  
Trappe, PA 19426

**DONALD ANTHONY STANTON a/k/a  
DONALD STANTON, dec'd.**  
Late of the Township of Aston,  
Delaware County, PA.  
Extx.: Mary L. Grayson, 20 Dougherty  
Blvd., Apt. K1, Glen Mills, PA 19342.

**DANIEL TAGTACHIAN, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extx.: Monica Grisolia, 3556 Woodcrest  
Ave., #A, Newtown Square, PA 19073.

**RICHARD LEE THOMPSON, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Extx.: Beth T. Dougherty c/o Kristine  
F. Hughey, Esquire, 22 W. Second St.,  
Media, PA 19063.  
KRISTINE F. HUGHEY, ATTY.  
22 W. Second St.  
Media, PA 19063

**LAURA JANE ULMER a/k/a LAURA  
J. ULMER, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Extx.: Ross P. Ulmer, 336 Lincoln  
Avenue, Lansdowne, PA 19050.

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**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
NO. 2024-007895

NOTICE IS HEREBY GIVEN THAT on  
September 13, 2024, the Petition of Siobhen  
Fiona Kelleher, minor, by and through their  
parents and natural guardians, Bridget  
Kathleen Ann Kelleher and Christopher  
Thomas Kelleher, for a Change of Name  
was filed in the above named Court, praying  
for a decree to change the name of **Siobhan  
Fiona Kelleher to Cian Shea Kelleher.**

The Court has fixed Wednesday, January 15, 2025, at 10:15 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.

LINDA BERMAN, Solicitor  
630 Freedom Business Dr.  
3rd Fl.  
King of Prussia, PA 19406

Dec. 20, 27

**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**

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

**GUA-MEX REMODELING INC.**

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

Dec. 27

**Luke Stauffer Insurance and  
Financial Services, Inc**

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

JAMES D. HUGHES, Solicitor  
Salzmann Hughes, P.C.  
354 Alexander Spring Road  
Suite 1  
Carlisle, PA 17015

Dec. 27

**CHARTER APPLICATION  
PROFESSIONAL**

NOTICE IS HEREBY GIVEN THAT Articles of Inc. have been filed with and approved by the Dept. of State of the Commonwealth of PA at Harrisburg, PA, on December 12, 2024, for the purpose of obtaining a Certificate of Inc. pursuant to the provisions of the Professional Corporation Act of the Commonwealth of PA. The name of the corp. is:

**MICHAEL S. LOWE, P.C.**

TROUTMAN PEPPER HAMILTON  
SANDERS LLP, Solicitors  
400 Berwyn Park  
899 Cassatt Rd.  
Berwyn, PA 19312-1183

Dec. 27

**FICTITIOUS NAME**

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

**All-In Flips**

with its principal place of business at 505 S. Walnut St., West Chester, PA 19382.

The name(s) and address(es) of the entity(s) owning or interested in said business is (are): All In Analytics LLC, 505 S. Walnut St., West Chester, PA 19382.



The application has been/will be filed on or after Thursday, December 12, 2024.  
DONALD J. WEISS, Solicitor  
6 Dickinson Dr.  
Ste. 110  
Chadds Ford, PA 19317

Dec. 27

**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

SERVICE BY PUBLICATION

NOTICE IS GIVEN as follows: (i) the Board of the William Penn School District Authority (the “Authority”), a Pennsylvania municipality authority having its registered office at the 100 Green Avenue Annex, Lansdowne, Pennsylvania 19050, has adopted a resolution proposing an amendment to its Articles of Incorporation; (ii) the William Penn School District, Delaware County, Pennsylvania, as the sole incorporator of the Authority, adopted a Resolution approving such amendment to the Articles of Incorporation of the Authority; (iii) the Authority intends to file Articles of Amendment to its Articles of Incorporation with the Secretary of the Commonwealth of Pennsylvania on or after January 6, 2025; (iv) such Articles of Amendment will be filed in accordance with the Pennsylvania Municipality Authorities Act (53 Pa. C.S. Ch. 56); and (v) the nature and character of such proposed amendment is to extend the corporate life of the Authority by adding the following paragraph:

“7. The term of existence of the Authority shall end on December 1, 2074.”

By Order of the Board of the William Penn School District Authority

Dec. 27

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
DOCKET/CASE NO. CV-2024-009529

**IN QUIET TITLE**

Laura Ann Robinson  
vs.

John Doe, the descendants of Charles Valerio a/k/a Carmino Valerio a/k/a Carmi

YOU HAVE BEEN SUED IN COURT TO QUIET TITLE TO 251 Highland Avenue, Wayne, Radnor Township, PA. Being Folio Number 36-06-03564-00.

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 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.

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.

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

**NICHOLAS J. CANIGLIA, ESQUIRE**  
125 Strafford Avenue  
Suite 110  
Wayne, PA 19087

Dec. 20, 27



**FREE NOTARY SERVICE FOR DCBA MEMBERS**

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

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

**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