

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**MICHAEL BEYBA, dec'd.**

Late of the Borough of Brookhaven,
Delaware County, PA.
Extx.: Helen B. McGinley c/o Dennis
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MARGARET C. BRESLIN a/k/a**MARGARET CATHERINE
BRESLIN, dec'd.**

Late of the Borough of Glenolden,
Delaware County, PA.
Extx.: Mary Alice Oswald c/o Lisa
Comber Hall, Esquire, 27 S. Darlington
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LISA COMBER HALL, ATTY.
Hall Law Offices
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DAWSON G. BUTLER, JR., dec'd.

Late of the Township of Aston,
Delaware County, PA.
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PAUL A. COZZI, JR., dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
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Late of the Township of Haverford,
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BETTY L. DeLURIO, dec'd.

Late of the Township of Lower
Chichester, Delaware County, PA.
Extx.: Debra Marie Zdun c/o Stacey
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Late of the Borough of Morton,
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**PAUL FEJKO a/k/a PAUL MICHAEL
FAYKO, JR., dec'd.**

Late of the City of Chester, Delaware
County, PA.
Extx.: Megan Rachel Bartlett, 30-2
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Late of the Township of Concord,
Delaware County, PA.

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ERNESTINE HUSK FRANZ a/k/a

ERNESTINE FRANZ and LENORA

ERNESTINE HUSK FRANZ, dec'd.

Late of the Township of Upper

Chichester, Delaware County, PA.

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Wilmington, DE 19807

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HELEN A. FREESE, dec'd.

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

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DORIS C. HAIGH, dec'd.

Late of the Township of Concord,

Delaware County, PA.

Admx.: Anne M. Hurley, 2 Graystone

Dr., Chadds Ford, PA 19317-9027.

EDWARD HERSKOVITZ, dec'd.

Late of the Township of Marple,

Delaware County, PA.

Extr.: Jean Marie Herskovitz (Named

in Will as Jean M. Herskovitz c/o Duke

K. Schneider, Esquire, 17 W. Miner

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19381-0660.

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West Chester, PA 19381-0660

PATRICIA K. HOCKENBERRY a/k/a

PATRICIA E. KENNEY, dec'd.

Late of the Township of Marple,

Delaware County, PA.

Extr.: Kristine L. Rose, 10404 Boulder

Court, Ventura, CA 93004.

TOYOKO KADYSZEWSKI a/k/a

TOYOKO S. KADYSZEWSKI, dec'd.

Late of the Township of Concord,

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Extr.: Julia Notarianni c/o Nicole B.

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Delaware County, PA.

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SAMUEL JOSEPH KOUNNAS, dec'd.

Late of the Township of Upper

Chichester, Delaware County, PA.

Extr.: Charlotte W. Kline, 4 5th Street,

Brookhaven, PA 19015-2421.

GEORGE LATSIOS, dec'd.

Late of the Township of Haverford,

Delaware County, PA.

Extr.: Barbara Latsios, 206 Lone Oak

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JAMES J. MADDEN a/k/a JAMES

JOSEPH MADDEN a/k/a JAMES

J. MADDEN, JR. a/k/a JAMES

MADDEN, JR. and JAMES

JOSEPH MADDEN, JR., dec'd.

Late of the Township of Newtown,

Delaware County, PA.

Extr.: Joanne C. Finger c/o Brian R.

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MYRNA B. MARCUS, dec'd.

Late of the Township of Concord,

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NORMA MATTIA, dec'd.**Late of the Township of Bethel,
Delaware County, PA.Extx.: Virginia M. Manzi, 1137 Eleanor
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Delaware County, PA.Extx.: Diane Mina Weltman c/o
Carrie A.S. Kennedy, Esquire, 171 W.
Lancaster Ave., Paoli, PA 19301.**CARRIE A.S. KENNEDY, ATTY.**Connor, Weber & Oberlies
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19380.**NANCY H. SIMPSON, dec'd.**Late of the Borough of Media,
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DOROTHY WEAVER and
DOROTHY A. WEAVER, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Extx.: Charlene Marie Schaefer
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Late of the Township of Newtown,
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SECOND PUBLICATION**JOHN F. ABBOTT, III, dec'd.**

Late of the Borough of Marcus Hook,
Delaware County, PA.
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DIANE G. ABRAMSON a/k/a DIANE
ARLENE GRABOSKY and DIANE
ARLENE GRABOSKY ABRAMSON,
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Late of the Township of Newtown,
Delaware County, PA.
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19083-1518.

DEBORAH E. BRILLA, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
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DAVID BARTHOLF, ATTY.
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HELEN M. DALY, dec'd.

Late of the Township of Springfield,
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NICK JAMES FISFIS a/k/a

NICHOLAS J. FISFIS, dec'd.
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EDWARD JOHNSON, dec'd.

Late of the Township of Aston,
Delaware County, PA.
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RUTH KAUFMAN a/k/a RUTH P. KAUFMAN, dec'd.

Late of Delaware County, PA.
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JOAN ANN KOLISS a/k/a JOAN ANN KOLISS, SR., OSF, dec'd.

Late of the Township of Aston,
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ARTHUR PHILLIPS, III, dec'd.

Late of the Township of Concord,
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Late of the Borough of Swarthmore,
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HELEN D. SATTERFIELD, dec'd.

Late of the Township of Ridley,
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GARY SOLOMAN, dec'd.

Late of the Borough of Collingdale,
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REGINALD LEE SPEIR, JR., dec'd.

Late of the Township of Edgmont,
Delaware County, PA.
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David E. Robbins, Esquire, Eight Erika
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DAVID E. ROBBINS, ATTY.
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RICHARD EDWARD SWEENEY, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extx.: Lisa Sweeney, 491 E. Springfield
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DENISE L. WARD, dec'd.

Late of the Township of Radnor,
Delaware County, PA.
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CAROL L. WEATHERS, dec'd,
Late of the Township of Newtown,
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THIRD AND FINAL PUBLICATION

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MARTHA C. ASHENFELTER, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
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Jacqueline Ashenfelter Smetana
c/o Dana M. Breslin, Esquire, 3305
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DANA M. BRESLIN, ATTY.
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PATRICIA ANN BOWERS a/k/a
PATRICIA A. BOWERS a/k/a
PATRICIA BOWERS and PATSY
BOWERS, dec'd.
Late of the Borough of Clifton Heights,
Delaware County, PA.
Extx.: Bernadette M. Gilkin c/o Harris
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CLAIRE JOHANNA BRAWN, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
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MICHAEL L. GALBRAITH, ATTY.
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MICHAEL A. CARNEY, dec'd.
Late of the Borough of Folcroft,
Delaware County, PA.
Admr.: Patrick J. Carney, 25 Brookside
Rd., Wallingford, PA 19086.

ELIZABETH B. COOKE a/k/a
ELIZABETH COOKE, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Joseph T. Bones (Named in Will
as Joseph Bones) c/o Guy F. Matthews,
Esquire, 300 W. State St., Ste. 300,
Media, PA 19063.
GUY F. MATTHEWS, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, PC
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Media, PA 19063

THOMAS J. DOUGHERTY, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extrs.: Thomas Dougherty, Jr. and
James Joseph Dougherty c/o J.
Adam Matlawski, Esquire, 1223 N.
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J. ADAM MATLAWSKI, ATTY.
McNichol, Byrne & Matlawski, P.C.
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Media, PA 19063

DONALD W. ELLIOTT, JR., dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Admx.: Theresa Ellen Elliott (Named
in Will as Theresa O'Toole) c/o Kara
A. Klaiber, Esquire, 80 W. Lancaster
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McCausland Keen + Buckman
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4th Fl.
Devon, PA 19333-1331

LAWRENCE J. FERRERI, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extrs.: Daniel E. Ferreri and Jennifer
M. Krause c/o Andrew H. Dohan,
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Malvern, PA 19355-1419

CAMILLE M. DIGREGORIO

HARPER, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
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EARL E. HOPKINS a/k/a EARL

EDWARDS HOPKINS, dec'd.
Late of the Township of Lower
Chichester, Delaware County, PA.
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DORIS T. KEMPER, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Revocable Trust of Doris T. Kemper,
dated 2/23/2023.
Co-Trustees: Keith Kemper and
Christian Kemper c/o David M. Frees,
III, Esquire, 120 Gay Street, P.O. Box
289, Phoenixville, PA 19460.
DAVID M. FREES, III, ATTY.
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DOROTHY H. KOHL, dec'd.

Late of the Township of Edgmont,
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STARK W.E. LASH a/k/a STARK

LASH and STARK W. LASH, dec'd.
Late of the Township of Upper
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Place, Ardmore, PA 19003.

THOMAS J. BURKE, JR., ATTY.
Haws & Burke, P.C.
15 Rittenhouse Place
Ardmore, PA 19003

DENNIS J. McNICHOL, III, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extx.: Annamae Marie McNichol
(Named in Will as Ann M. McNichol
a/k/a Anna Mae McNichol) c/o Guy F.
Matthews, Esquire, 300 W. State St.,
Ste. 300, Media, PA 19063.
GUY F. MATTHEWS, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, PC
300 W. State St.
Ste. 300
Media, PA 19063

CONSTANTINE V. POLITIS, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extx.: Phyllis L. Epstein (Named in
Will as Phyllis Horn Epstein), 1628
JFK Blvd., Ste. 1901, Philadelphia, PA
19103.
PHYLLIS HORN EPSTEIN, ATTY.
Epstein, Shapiro & Epstein, P.C.
1628 JFK Blvd.
Ste. 1901
Philadelphia, PA 19103

WILSON WAYNE PUNSHON, dec'd.

Late of the Township of Marple,
Delaware County, PA.
Extx.: Mary Joe Punshon, 681 Media
Line Road, Broomall, PA 19008.

JOHN WESLEY RANCK, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Extx.: Cherly Ann Ranck 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

WILLIAM P. REILLY, JR., dec'd.

Late of the Borough of Clifton Heights,
Delaware County, PA.
Admx.: Kathleen Reilly, 117 W.
Berkley Ave., Clifton Heights, PA
19018.
KRISTEN L. BEHRENS, ATTY.
Dilworth Paxson LLP
1650 Market St.
Ste. 1200
Philadelphia, PA 19103

**EGIDIO RICCI a/k/a EGIDIO
AUGUSTINE RICCI and EGIDIO A.
RICCI**, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extx.: Adonna Maria Calabrese 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

PETER RODDEN, JR., dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Admr.: Peter Rodden c/o James B.
Griffin, Esquire, 623 N. Pottstown
Pike, Exton, PA 19341.

JAMES B. GRIFFIN, ATTY.
623 N. Pottstown Pike
Exton, PA 19341

CHERYL RENITA SAMMONS, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Admr.: Anwar Sammons c/o Daniel
Lippard, Esquire, 229 N. Olive Street,
P.O. Box 1788, Media, PA 19063.
DANIEL LIPPARD, ATTY.
229 N. Olive Street
P.O. Box 1788
Media, PA 19063

DORIS M. SCHEIDLY, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extx.: Lori Ann Kuznick c/o
Michaelangelo Dippolito, Esquire, 712
Kimberton Road, Chester Springs, PA
19425.

MICHAELANGELO DIPPOLITO,
ATTY.
712 Kimberton Road
Chester Springs, PA 19425

LILLIAN E. STANTON, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extx.: Donna S. Beachy c/o Jeffrey
A. Ernico, Esquire, 2 W. High St.,
Carlisle, PA 17013.

JEFFREY A. ERNICO, ATTY.
Abom & Kutulakis, LLC
2 W. High St.
Carlisle, PA 17013

KATHERINE L. STOVER, dec'd.

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

Extxs.: Maria Holmes and Marylou
Bolner c/o Carolina R. Heinle, Esquire,
724 Yorklyn Rd., Ste. 100, Hockessin,
DE 19707.

CAROLINA R. HEINLE, ATTY.
MacElree Harvey, Ltd.
724 Yorklyn Rd.
Ste. 100
Hockessin, DE 19707

**JOANNE F. UNVERZAGT a/k/a
JOANNE FAIRBANK**, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extr.: David White, 3506 Tyson Rd.,
Newtown Square, PA 19073.

RICHARD A. VARRASSE, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Extx.: Victoria Varrasse Carey c/o
Kyle A. Burch, Esquire, 22 State Road,
Media, PA 19063-1442.
KYLE A. BURCH, ATTY.
22 State Road
Media, PA 19063-1442

**KEIJIROH YAMA-GUCHI a/k/a
KEIJIROH YAMAGUCHI and
KEIJI YAMAGUCHI**, dec'd.

Late of the Township of Media,
Delaware County, PA.
Extx.: Tansy V.H. Foster c/o George W.
Porter, Esquire, 909 E. Chocolate Ave.,
Hershey, PA 17033.
GEORGE W. PORTER, ATTY.
909 E. Chocolate Ave.
Hershey, PA 17033

EDWARD W. ZWIER, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Extx.: Patricia A. Hubert, 929 Randall
Avenue, Boothwyn, PA 19061.

AUDIT**ORPHANS' COURT**

**Estates listed for Audit on
JUNE 18, 2025
10:30 A.M. Prevailing Time**

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

THOMPSON - First and Final Accounting of Robin L. Thompson, Administratrix, Estate of Queen R. Thompson, Deceased.
VINCENT A. RONGIONE, ESQUIRE
Register of Wills
and Clerk of
Orphans' Court Division

June 6, 13

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-003203

NOTICE IS HEREBY GIVEN THAT on April 8, 2025, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Debra Lynn DeMasi a/k/a Debra L. DeMasi a/k/a Debra Schmidt DeMasi** to **Debra Schmidt DeMasi**.

The Court has fixed August 12, 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.

SUSAN J. CHERNER, Solicitor
117 North Monroe Street
Media, PA 19063

June 6, 13

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-002628

NOTICE IS HEREBY GIVEN THAT on May 22, 2025, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **CHIARA VALLOTI MCSHEA** to **CHIARA BEST MCSHEA**.

The Court has fixed Friday, June 27, 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.

June 6, 13

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2025-000130

NOTICE IS HEREBY GIVEN THAT on May 6, 2024, the Petition of **Malina Zanii Smith**, minor, by and through her parent and natural guardian, **Janaya Goodwin**, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Malia Zanii Smith** to **Malia Zanii Stokes-Goodwin**.

The Court has fixed Tuesday, May 20, 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.

June 6, 13

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-002205

NOTICE IS HEREBY GIVEN THAT on March 13, 2025, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Victoria Tauber** to **Jadwiga Wiktorja Kurpaska**.

The Court has fixed August 12, 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.

LEONARD B. ZOFTIS, Solicitor
1111 Street Rd.
Suite 305
Southampton, PA 18966

May 30; June 6

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-001648

NOTICE IS HEREBY GIVEN THAT on February 26, 2025, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Devin Ashley Ursini** to **Devin Thomas Boyle Riley**.

The Court has fixed Friday, August 1, 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.

May 30; June 6

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2025-001511

NOTICE IS HEREBY GIVEN that on February 20, 2025, the Petition of GEN JONAH GILLESPIE (father) and NADIA CLAIRE VAN DE WALLE (mother) on behalf of their minor children **CORALIE MADELEINE VAN DE WALLE-GILLESPIE** and **DAPHNE TAMA VAN DE WALLE-GILLESPIE** was filed in the above-named Court, praying for a Decree to change their name to **CORALIE MADELEINE VAN DE WALLE** and **DAPHNE TAMA VAN DE WALLE**. The Court has fixed July 17, 2025, at 9:00 a.m., 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.

SAMUEL A. ROSSITTO, Solicitor
Dessen Moses & Rossitto
Attys. for Petitioners
600 Easton Rd.
Willow Grove, PA 19090
(215) 242-3830

June 6, 13

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.

**Stephen J Lesicko Construction
& Millwork, Inc.**

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

June 6

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:

The Derpy Gecko

with its principal place of business at 281 Davis Ave., Apt. E2, Clifton Heights, PA 19018.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Thomas Iannozzi, 281 Davis Ave., Apt. E2, Clifton Heights, PA 19018.

The application has been/will be filed on or after April 17, 2025.

June 6

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
CIVIL DIVISION
DELAWARE COUNTY
NO: CV-2023-010088

CARRINGTON MORTGAGE SERVICES,
LLC, PLAINTIFF

vs.

Diane Huggins-McFadden, known
Heir of David McFadden, deceased and
Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest from
or under David McFadden, deceased,
DEFENDANTS

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest from or under
David McFadden, deceased, 2450
Mansfield Avenue, Drexel Hill, PA
19026

Your house (real estate) at: 2450 Man-
sfield Avenue, Drexel Hill, PA 19026,
16090110800 is scheduled to be sold at
Sheriff's Sale at the Delaware County
Court House, in the County Council Meet-
ing Room, 1st floor of the Government
Center Building, Front Street & Veterans
Square, Media, PA on August 15, 2025 at
11:00AM to enforce the court judgment of
\$205,741.37 obtained by CARRINGTON
MORTGAGE SERVICES, LLC against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

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

The sale will be cancelled if you pay back
to CARRINGTON MORTGAGE SERVIC-
ES, LLC the amount of the judgment plus
costs or the back payments, late charges,
costs, and reasonable attorneys fees due.
To find out how much you must pay, you
may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribu-
tion will be filed by the Sheriff on a date
specified by the Sheriff not later than thirty
(30) days after sale. Distribution will be
made in accordance with the schedule un-
less exceptions are filed thereto within 20
days after the filing of the schedule.

CHRISTOPHER A. DeNARDO, ESQUIRE
PA I.D. No. 78447
SAMANTHA GABLE, ESQUIRE
PA I.D. No. 320695
STEVEN PALMER, ESQUIRE
PA I.D. No. 334553
LESLIE J. RASE, ESQUIRE
PA I.D. No. 58365
HEATHER RILOFF, ESQUIRE
PA I.D. No. 309906
KEVIN T. TONCZYCZYN, ESQUIRE
PA I.D. No. 332616
ELIZABETH L. WASSALL, ESQUIRE
PA I.D. No. 77788
JOSEPH L. LoCASTRO, IV, ESQUIRE
PA I.D. No. 314973
LOGS Legal Group LLP
985 Old Eagle School Road
Suite 514
Wayne, PA 19087
Telephone: (610) 278-6800
E-mail: PAHelp@logs.com

June 6

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO: CV-2024-003983

MORTGAGE ASSETS MANAGEMENT,
LLC f/k/a REVERSE MORTGAGE
SOULTIONS, INC., Plaintiff
v.

MARIA NOCE, IN HER CAPACITY
AS EXECUTRIX OF THE ESTATE
OF GLORIA NOCE a/k/a GLORIA M.
NOCE a/k/a GLORIA MARIA NOCE;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS, CLAIMING
RIGHT, TITLE, OR INTEREST FROM
OR UNDER GLORIA NOCE a/k/a
GLORIA M. NOCE a/k/a GLORIA
MARIA NOCE, Defendants

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

TO: UNKNOWN HEIRS, SUCCE-
SORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSO-
CIATIONS, CLAIMING RIGHT,
TITLE, OR INTEREST FROM
OR UNDER GLORIA NOCE a/k/a
GLORIA M. NOCE a/k/a GLORIA
MARIA NOCE Defendant(s), 31
WEST MADISON AVENUE,
CLIFTON HEIGHTS, PA 19018

**COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, MORTGAGE ASSETS MANAGEMENT, LLC f/k/a REVERSE MORTGAGE SOLUTIONS, INC., 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-2024-003983, seeking to foreclose the mortgage secured on your property located, 31 WEST MADISON AVENUE CLIFTON HEIGHTS, PA 19018.

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

June 6, 13

**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**

**June 20, 2025
11:00 A.M. Prevailing Time**

BOROUGH

Aldan 13
Collingdale 23
Darby 14
Glenolden 27
Parkside 12
Prospect Park 1
Sharon Hill 6,7
Yeadon 22, 26

CITY

Chester 8, 24

TOWNSHIP

Edgemont 21
Lower Chichester 10, 15
Radnor 30
Ridley 20
Springfield 37
Upper Chichester 35
Upper Darby 3, 4, 5, 9, 16,
19, 25, 29, 33, 34, 38
Upper Providence 36

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. 008336 1. 2024

MORTGAGE FORECLOSURE

212 Mackenzie Avenue
Prospect Park, PA 19076

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jamie N. Wadsworth a/k/a Jamie Wadsworth and Charles A. Wadsworth a/k/a Charles Wadsworth.

Hand Money \$11,711.21

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007768A 2. 2022

MORTGAGE FORECLOSURE

Judgment Amount: \$257,560.84

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

Front: Irregular Depth: Irregular

BEING Premises: 315 Twin Oaks Drive, Havertown, PA 19083.

Folio Number: 22020113700.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Isobel R. Lone and Stewart B. Lone.

Hand Money \$29,510.15

LOGS Legal Group, LLP,
Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010907 3. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$189,239.38

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

Front: Irregular Depth: Irregular

BEING Premises 4061 Ellendale Road, Drexel Hill, PA 19026.

Parcel: 16-13-01754-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Geraldine S. Dow and Jesse D. Ransom.

Hand Money \$18,923.94

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009873 4. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$56,941.68

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

Front: Irregular Depth: Irregular

BEING Premises 441 Woodcliff Road, Upper Darby, PA 19082.

Parcel: 16-03-01987-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Gary W. Shepard.

Hand Money \$5,694.17

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006223 5. 2024

MORTGAGE FORECLOSURE

230 Westbrook Drive
Clifton Heights, PA 19018

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Anthony Menginie, III.

Hand Money \$19,783.56

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001163B 6. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or tract of land, hereditaments and appurtenances, situate in the Borough of Sharon Hill, County of Delaware and State of Pennsylvania,

BEING the same premises which Mildred A. Johnson on February 20, 2004, recorded on March 5, 2004 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 03106, page 1731 granted and conveyed to Larnell M. Johnson. Larnell M. Johnson departed this life on or about April 1, 2020.

BEING Premises: 220 Brainerd Blvd, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Robert E. Burke, Jr. as administrator of the Estate of Larnell M. Johnson, deceased.

Hand Money \$7,571.55

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007774 7. 2024

MORTGAGE FORECLOSURE

127 Barker Avenue
Sharon Hill, PA 19079

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Alicia Borges and Matthew Martinez.

Hand Money \$20,811.12

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006258 8. 2022

MORTGAGE FORECLOSURE

BEING Premises: 801-811 Sproul Street, City of Chester, County of Delaware, Pennsylvania.

Parcel No. 49-04-00635-00

IMPROVEMENTS CONSIST OF: Building.

SOLD AS THE PROPERTY OF: New-Chester Holding LP a/k/a NewChester Holdings, LP.

Hand Money \$445,467.00

Fredric L. Shenkman, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010353 9. 2019

MORTGAGE FORECLOSURE

Judgment Amount: \$228,659.45

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

Front: Irregular Depth: Irregular

BEING Premises: 1122 Childs Avenue, Drexel Hill, PA 19026.

Folio Number: 16-10-00289-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Richard C. Pruett, Jr. a/k/a Richard C Pruett Jr. and Claire A. Richards.

Hand Money \$22,865.95

LOGS Legal Group, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007145 10. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Lower Chichester, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a plan thereof made by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, on December 19, 1955, as follows:

BEGINNING at a point on the North-easterly side of Market Street (65 feet wide) which point is measured the three (3) following courses and distances from a point of curve on the Southeasterly side of Laughead Avenue (51.5 feet wide): (1) extending from said point of curve on a line curving to the left having a radius of 20 feet the arc distance of 31.72 feet to a point of compound curve; (2) on a line curving to the left having a radius of 675.23 feet the arc distance of 101.35 feet to a point of tangent and (3) South 22 degrees 22 minutes 35 seconds East, 226.41 feet to the point and place of BEGINNING.

CONTAINING in front or breadth along said Northeasterly side of Market Street measured South 22 degrees 22 minutes 35 seconds East, from said beginning point 30 feet and extending of that width in length or depth North 67 degrees 37 minutes 25 seconds East, between parallel lines at right angles to said Market Street 117.25 feet to the center line of a certain 3 feet wide walk which extends Southeastwardly from Laughead Avenue and communicates with four certain other 3 feet wide walks, three thereof extending Northeastwardly into Summit Street and the other thereof extending Southwestwardly into Market Street. The Northwesterly line thereof passing partly through the party wall between these premises and the premises adjoining to the Northwest.

BEING Lot No. 13.

BEING Premises: 1561 Market Street, Linwood, PA 19061.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph John Kinsler and Dorothy A. Kinsler.

Hand Money \$14,075.85

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006990 12. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Parkside, County of Delaware and Commonwealth of Pennsylvania.

BEING Folio No. 32-00-00442-00

BEING Premises 18 West Elbon Road, Brookhaven, Pennsylvania 19015.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Denise P. Roach.

Hand Money \$9,798.53

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002865 13. 2024

MORTGAGE FORECLOSURE

115 W Wayne Avenue
Aldan, PA 19018

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Patricia Fiske, deceased.

Hand Money \$13,383.04

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005761 14. 2024

MORTGAGE FORECLOSURE

108 North 6th Street
Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Dwayne G.C. Harmon and Tawana Harmon, husband and wife, as sole owner.

Hand Money \$5,741.18

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005521 15. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN message and lot or piece of land, situate in the Township of Lower Chichester, in the County of Delaware and State of Pennsylvania.

CONTAINING in front measured thence North along the said Hook Road 25 feet and extending in depth West, continuing the same width between parallel lines (the North line thereof passing along the middle of the party wall separating said message from the message adjoining on the North) 150 feet to a 20 feet wide alley opening into the first mentioned alley.

TOGETHER with the right and use of said alleys in common with the owners of other lands abutting thereon.

BEING the same premises which Judith L. Dixon, by Deed dated 11/3/2017 and recorded in the Office of the Recorder of Deeds of Delaware County on 12/5/2017 in Deed Book Volume 06097, page 2146, Instrument No. 2017064498, granted and conveyed unto Victor R. DiNicola, Jr.

BEING known as 1518 Market Street, Linwood, Pennsylvania 19061.

PARCEL No. 08-00-00745-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Victor R. DiNicola, Jr.

Hand Money \$11,551.22

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009526 16. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 45 Golf Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Graystar Partners, LLC.

Hand Money \$18,166.68

Orlans Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010423A 19. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, described according to a Plan made by Damon and Foster, Civil Engineers, Sharon Hill, PA dated 5/21/1949 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Anne Street (40 feet wide) at the distance of 80 feet South 60 degrees 43 minutes West from the Southwestwardly side of Bridge Street (40 feet wide); thence South 60 degrees 43 minutes West, 40.01 feet to a point; thence South 25 degrees 18 minutes East, 123.51 feet to a point; thence North 64 degrees 42 minutes East, 40 feet to a point; thence North 25 degrees 18 minutes West, 126.29 feet to a point in the Southeasterly side of Anne Street, the first mentioned point and place of BEGINNING.

BEING Premises: 3854 Ann Street Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Maureen M. Manzi a/k/a Maureen McShane Callaghan.

Hand Money \$12,908.12

Law Office of Gregory Javardian, LLC Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004364A 20. 2024

MORTGAGE FORECLOSURE

Property in the Township of Ridley, County of Delaware, Commonwealth of PA on the Northwesterly side of Lindsay Street.

Front: 51.13 x 100 Depth: 111.34 x 83

BEING Premises: 532 Lindsay Street, Ridley Park (Ridley Township), PA 19078.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael H. Schenk and Kirsten E. Wright.

Hand Money \$25,938.68

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005383A 21. 2022

MORTGAGE FORECLOSURE

Property situated in the Township of Edgmont, County of Delaware, Commonwealth of Pennsylvania, being more fully described in Deed recorded on June 19, 2008, in Record Book 4385 at Page 1480, as Instrument No: 2008045822.

BEING Premises 1025 Nicole Drive, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: Single family residential dwelling.

SOLD AS THE PROPERTY OF: George J. Spaeder and Amy M. Spaeder.

Hand Money \$51,826.73

Michael P. Dignazio, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006611 22. 2024

MORTGAGE FORECLOSURE

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

Dimensions: 2 sty Hse Gar, 22 x 76

BEING Premises 810 Arbor Road, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Bernard Segar.

Hand Money \$4,193.19

Pellegrino Law PLLC
Michael A. Pellegrino, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010494 23. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 743 Sharon Avenue, Collingdale, PA.

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Vigorous Versatile Investments LLC.

Hand Money \$14,997.55

Friedman Vartolo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006109 24. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 2611 West 6th Street, Chester, PA.

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Mildred Foster.

Hand Money \$6,339.50

Friedman Vartolo, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001220 25. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 337 Margate Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: two-story house.

SOLD AS THE PROPERTY OF: Joan Rose Schneider, Administratrix of the Estate of Mildred Williams, deceased.

Hand Money \$9,359.16

Robert P. Wendt, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009196A 26. 2023

MORTGAGE FORECLOSURE

828 Yeadon Avenue
Lansdowne, PA 19050

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Gessley Olivier.

Hand Money \$15,650.03

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008615A 27. 2023

MONEY JUDGMENT

ALL THAT CERTAIN Unit in the property known, named and identified as Contemporary Village located in Glenolden Borough, Delaware County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 3101 et seq., by the recording in the County of Delaware Recorder of Deeds Office dated April 18, 1984 recorded August 1, 1984 in Volume 176 page 619 as Amended by First Amendment to Declaration dated January 3, 1985 recorded in Volume 213 page 1181 as further Amended by Seconds Amendment to Declaration dated April 1, 1985 recorded April 1, 1985 in Volume 305 page 1720 further amended as in Volume 2523 page 173, being and designated as Unit No. R-4, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) as set forth in said Declaration and Amendment thereto and any and all Subsequent Amendments.

Tax ID/Parcel No. 21-00-00900-31.

BEING the same premises which Tina Gurko, by Deed dated June 13, 2022, recorded in Delaware County on June 15, 2022 at Instrument No. 2022034061, conveyed unto Graig Mohler, in fee.

IMPROVEMENTS CONSIST OF: Residential Condominium.

SOLD AS THE PROPERTY OF: Craig Mohler.

Hand Money \$4,000.00

Elliot H. Berton, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006188 29. 2024

MORTGAGE FORECLOSURE

Property situated in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on June 8, 2011, in the Office of the Delaware County Recorder of Deeds in Deed Book Volume 4946, at page 427, as Instrument No. 2011033754

Folio No. 16-07-00932-00

BEING known as 51 Windsor Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Terri Couser.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010632 30. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$586,233.52

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

Front: Irregular Depth: Irregular

BEING Premises 845 Colony Court, Bryn Mawr, PA 19010.

Parcel: 36-04-02121-21

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Stephen J. Fay and Karen T. Fay.

Hand Money \$58,623.25

Jacqueline F. McNally, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 061427 33. 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 Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 109 Overhill Road, Upper Darby, Pennsylvania 19050.

Folio Number: 16-01-01025-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Guido P. Panes and Charmaine Panes.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 061430 34. 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 Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 216 Copley Road, Upper Darby, Pennsylvania 19082.

Folio Number: 16-03-00307-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Mohamad Nasim.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001988 35. 2024

MORTGAGE FORECLOSURE

Property in the Township of Upper Chichester, County of Delaware, Commonwealth of PA on the Northwest corner of Johnson and Huddell Avenues.

Front: 45 Depth: 120

BEING Premises: 1902 Huddle Avenue, Marcus Hook, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lynne M. Frassoni aka Lynne Frassoni and Dawn M. Pilkington aka Dawn Pilkington.

Hand Money \$9,661.25

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000371 36. 2025

MORTGAGE FORECLOSURE

Property in the Township of Upper Providence, County of Delaware, Commonwealth of PA on the Southeasterly side of Marcella Lane.

Front: IRR Depth: IRR

BEING Premises: 245 Marcella Lane, Media, PA 19063.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Leslie McCarthy and Brian M. McCarthy.

Hand Money \$43,754.50

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 011291 37. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, STUATE in Springfield Township, County of Delaware and State of Pennsylvania,

BEING the same premises which Joanna M. Mahoney and Anna Pinizzotto on June 16, 1995, recorded on June 26, 1995, in the Office of the Recorder of Deeds in and for the County of Delaware in Book 1373, page 0685 granted and conveyed unto Mark J. Wertman and Carolann M. Wertman. Mark J. Wertman departed this life on or about December 1, 2020.

BEING Premises: 510 Hawarden Road, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Carolann M. Wertman.

Hand Money \$22,087.18

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002463 38. 2019

MORTGAGE FORECLOSURE

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

Front: 50 Depth: 81.5

BEING Premises: 7100 Pennsylvania Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Gerald Fulton Jr. and Shami J. Garrison.

Hand Money \$30,281.83

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

May 30; June 6, 13