

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**PETER MARK ANDERSON, dec'd.**

Late of the Township of Radnor,
Delaware County, PA.
Personal Representative: Melissa
Anderson, 5 St. Davids Rd., St. Davids,
PA 19087.

LUCILLE M. BIRNEY, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extr.: Joel Abraham Theodore c/o
Joseph Wiesmeth, Esquire, 919 Main
Street, Stroudsburg, PA 18360.
JOSEPH WIESMETH, ATTY.
919 Main Street
Stroudsburg, PA 18360

ELEANOR A. BONGIORNO a/k/a

ELEANOR BONGIORNO, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Mark Thomas Bongiorno c/o
Mark T. Carlidge, Esquire, 605 Main
Street, Suite 212, Riverton, NJ 08077.
MARK T. CARLIDGE, ATTY.
Nachmias Morris & Alt LLC
605 Main Street
Suite 212
Riverton, NJ 08077

**FRANK WINSLOW BOWEN, JR.,
dec'd.**

Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Dorothy A. Bowen, 74 Pasture
Ln., Apt. 212, Bryn Mawr, PA 19010.
ANN M. O'KEEFE, ATTY.
10 Blakely Rd.
Haverford, PA 19041

LILLIAN H. BURNHAM, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extr.: Leah Grinnen, 13223 N. 20th St.,
Apt. 3, Phoenix, AZ 85022.
L. THEODORE HOPPE, JR., ATTY.
25 W. Second St.
2nd Fl.
Media, PA 19063

MELISSA M. CANEDA, dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Admr.: Gregory Caneda, 516 King of
Prussia Rd., Wayne, PA 19087.

FRANCES MARIE CIVITA, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: Kimberly Ann Griffith c/o
Jennifer A. Ermilio, Esquire, 118
W. Market Street, Suite 300, West
Chester, PA 19382-2928.
JENNIFER A. ERMILIO, ATTY.
Buckley Brion McGuire & Morris LLP
118 W. Market Street
Suite 300
West Chester, PA 19382-2928

ELEANOR L. CURRY, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Patricia Lynn Brosious (Named
as Patricia L. Brosious) c/o Dawn Getty
Sutphin, Esquire, 852 Eleventh Ave.,
Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
852 Eleventh Ave.
Prospect Park, PA 19076

CARMELA A. DiBENEDETTO a/k/a

LINA DiBENEDETTO, dec'd.
Late of the Borough of Marcus Hook,
Delaware County, PA.
Extr.: Fiorella Lia Marta a/k/a Lia
Marta, 548 Woodland Ave., Media, PA
19063-4920.

JEAN F. DORSCHU, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: David K. Dorschu 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, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

JOHN MICHAEL DOUGHER, JR.,
dec'd.

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

Admx.: Melanie Ann Dougher c/o J.
Adam Matlawski, Esquire, 1223 N.
Providence Rd., Media, PA 19063.

J. ADAM MATLAWSKI, ATTY.
McNichol, Byrne & Matlawski, P.C.
1223 N. Providence Rd.
Media, PA 19063

MARCIA FASTMAN a/k/a MARCIA
PHYLLIS FASTMAN, dec'd.

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

Admr. C.T.A.: Arthur Michael Fastman
c/o Joan M. Graner, Esquire, 30
Cassatt Ave., Berwyn, PA 19312.

JOAN M. GRANER, ATTY.
McAndrews, Mehalick, Connolly Hulse
and Ryan, P.C.
30 Cassatt Ave.
Berwyn, PA 19312

JOHN JOSEPH FOLEY a/k/a JOHN J.
FOLEY, dec'd.

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

Admxs.: Debra G. Speyer and Whitney
P. O'Reilly, Esquire, 1600 Market
Street, Fl. 32, Philadelphia, PA 19103.

HARRY E. GRACE, dec'd.

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

Extr.: Harry Eugene Grace, Jr. c/o
Nicholas M. Orloff, Esquire, 1 W. Third
St., Media, PA 19063.

NICHOLAS M. ORLOFF, ATTY.
Orloff Law
1 W. Third St.
Media, PA 19063

THERESA M. HEALY, dec'd.

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

Extr.: Patrick J. Healy c/o Bridget
Monaghan Wible, Esquire, 8500 West
Chester Pike, Upper Darby, PA 19082.
BRIDGET MONAGHAN WIBLE,
ATTY.

8500 West Chester Pike
Upper Darby, PA 19082

SAMUEL JAMES HORSEY a/k/a
SAMUEL J. HORSEY, dec'd.

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

Extx.: Susan Anne Goodge-Calloway
c/o Michael S. Dinney, Esquire, 919
Conestoga Road, Ste. 3-114, Bryn
Mawr, PA 19010.

MICHAEL S. DINNEY, ATTY.

919 Conestoga Road

Ste. 3-114

Bryn Mawr, PA 19010

FIROZ ALOM JAHANGIR, dec'd.

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

Admr.: Ashraf Uddin c/o Eli Gabay,
Esquire, 1628 JFK Blvd., Ste. 2200,
Philadelphia, PA 19103.

ELI GABAY, ATTY.

Soloman, Sherman, Gabay, Briskin
& Sherman

1628 JFK Blvd.

Ste. 2200

Philadelphia, PA 19103

DONALD KELLY, dec'd.

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

Extr.: Brian Kelly, 11 Indian Road Dr.,
Springfield, PA 19064.

DOROTHY LUCKENBACH KRESSLY
a/k/a DOROTHY L. KRESSLY, dec'd.

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

Extr.: Corry R. Luckenbach.

VINCENT CAROSELLA, JR., ATTY.

Carosella & Associates, P.C.

882 South Matlack Street

Suite 101

West Chester, PA 19382-4505

AUDREY M. LESKY, dec'd.

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

Extx.: Raquel Stranix, 801 Lamp Post
Lane, Aston, PA 19014.

MARY LOUISE LEWANDOWSKI a/k/a
MARY LOUISE BLAKE and MARY

LOUISE WHITMAN, dec'd.

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

Extr.: David Whitman, 1001 Tesia
Court, Downingtown, PA 19335.

ELIZABETH B. MAGNOTTA, dec'd.

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

Admr.: Elizabeth Jean Magnotta
and Michael Joseph Magnotta, III c/o
Carol R. Livingood, Esquire, 130 W.
Lancaster Ave., P.O. Box 191, Wayne,
PA 19087-0191.

CAROL R. LIVINGOOD, ATTY.

Timoney Knox, LLP

130 W. Lancaster Ave.

P.O. Box 191

Wayne, PA 19087-0191

ANNA MAE MARKLEY, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Extr.: Elizabeth Touey, 1516 East
Woodbank Way, West Chester, PA
19380-1759.

**PATRICK J. McANDREW a/k/a
PATRICK JOHN McANDREW**,
dec'd.
Late of the Township of Tinicum,
Delaware County, PA.
Extr.: Rose M. Mirth, 5044 Bowood St.,
Center Valley, PA 18034.

CAROLYN McGINLEY, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Jack Godfrey Breen, 444 St.
Davids Ave., Wayne, PA 19087.
STEPHEN M. PORTER, ATTY.
Brett Senior & Associates, P.C.
125 Strafford Ave.
Ste. 112
Wayne, PA 19087

BERNADETTE McLAUGHLIN, dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Extr.: Timothy McLaughlin, 3418
North Rockfield Drive, Wilmington, DE
19810.

**FRANCIS V. McNAMARA, JR. a/k/a
FRANK V. McNAMARA, JR.**, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extrs.: Frank V. McNamara, III
and Dennis E. McNamara c/o Tye J.
Cressman, Esquire, 1500 West College
Avenue, State College, PA 16801.
TYE J. CRESSMAN, ATTY.
1500 West College Avenue
State College, PA 16801

**DOLORES THERESA MORAN
a/k/a DOLORES K. MORAN and
DOLORES MORAN**, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Valerie McLaughlin, 502
Bickmore Drive, Wallingford, PA
19086.

JOHN CLAYTON MUTCHLER, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: John Clayton Mutchler, Jr.
c/o Michael S. Dinney, Esquire, 919
Conestoga Road, Ste. 3-114, Bryn
Mawr, PA 19010.

MICHAEL S. DINNEY, ATTY.
919 Conestoga Road
Ste. 3-114
Bryn Mawr, PA 19010

**RICHARD L. NESTER a/k/a BUD
NESTER**, dec'd.
Late of the Borough of Aldan,
Delaware County, PA.
Extr.: Victoria Slater, 3109 N. 22nd
St., Coeur d'Alene, ID 83815.

ROBERT M. POSTUS, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Dawn M. Postus c/o John S.
Custer, III, Esquire, 7 St. Albans
Circle, Newtown Square, PA 19073.
JOHN S. CUSTER, III, ATTY.
Custer & Custer
7 St. Albans Circle
Newtown Square, PA 19073

JOSEPH P. PROKO, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Admx. C.T.A.: Jeanne M. Proko c/o
William C. Hussey, II, Esquire, Three
Logan Square, 1717 Arch St., 5th Fl.,
Philadelphia, PA 19103.
WILLIAM C. HUSSEY, II, ATTY.
Kleinbard LLC
Three Logan Square
1717 Arch St.
5th Fl.
Philadelphia, PA 19103

**RAYMOND ANTHONY ROGOWSKI
a/k/a RAYMOND A. ROGOWSKI
a/k/a RAYMOND ANTHONY
ROGOWSKI, SR. and RAYMOND A.
ROGOWSKI, M.D.**, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Raymond Anthony Rogowski,
II (Named in Will as Raymond A.
Rogowski, Jr.), 21 Diamond Dr.,
Thorton, PA 19373.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

**BONNIE M. RYAN a/k/a BONITA M.
RYAN**, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Extr.: Judith R. Mills, 11 Snyder Lane,
Aston, PA 19014.

PETER J. SAUER, JR., dec'd.
Late of the Township of Aston,
Delaware County, PA.

Admx.: Elizabeth J. Colonna c/o
Christina B. Roberts, Esquire, 3305
Edgmont Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

WILLIAM G. SOUFFLAS, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extx.: Diana Elaine Palumbo c/o
Rudolph L. Celli, Jr., Esquire, 125
Strafford Ave., Ste. 115, Wayne, PA
19087.
RUDOLPH L. CELLI, JR., ATTY.
Celli & Associates
125 Strafford Ave.
Ste. 115
Wayne, PA 19087

GREGORY TORRE, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extx.: Christine Torre, 160 Timber
Lane Dr., Media, PA 19063.
KENNETH C. RUSSELL, ATTY.
Russell Law, P.C.
3500 Reading Way
Huntingdon Valley, PA 19006

DIANA GRACE WEAVERLING, dec'd.
Late of the Township of Upper
Providence, Delaware County, PA.
Extrs.: Robert P. Weaverling and John
M. Weaverling 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, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

SECOND PUBLICATION

ANNA COLLI, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: Michele Colli-Boyd c/o John Jay
Wills, Esquire, 4124 Chichester Ave.,
Boothwyn, PA 19061.
JOHN JAY WILLS, ATTY.
4124 Chichester Ave.
Boothwyn, PA 19061

MARY KATHRYN COSTELLO, dec'd.
Late of the Borough of Prospect Park,
Delaware County, PA.
Admx.: Maureen A. Costello c/o
Michael S. Bloom, Esquire, 215 N.
Olive St., Ste. 101, Media, PA 19063.

MICHAEL S. BLOOM, ATTY.
Pressman & Doyle, LLC
215 N. Olive St.
Ste. 101
Media, PA 19063

**JOHNNIETTE DECACERES a/k/a
JOHNNIETTE WARREN, dec'd.**
Late of the Borough of Lansdowne,
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

ALBERT R. DECKER, JR., dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extx.: Tracy Lynn Scota c/o Nicholas
M. Orloff, Esquire, 1 W. Third St.,
Media, PA 19063.
NICHOLAS M. ORLOFF, ATTY.
Orloff Law
1 W. Third St.
Media, PA 19063

JOSEPH A. DEL SORDO, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Admx.: Lori B. Prox, 3671 Williamson
Ave., Brookhaven, PA 19015.
RUSSELL LAW, P.C., ATTYS.
3500 Reading Way
Huntingdon Valley, PA 19006

MARY JANE DISANTIS, dec'd.
Late of the Borough of Media,
Delaware County, PA.
The Mary Jane DiSantis Trust dated
August 5, 2000.
Trustee: David W. DiSantis c/o
Nicholas M. Orloff, Esquire, 1 W. Third
St., Media, PA 19063.
NICHOLAS M. ORLOFF, ATTY.
Orloff Law
1 W. Third St.
Media, PA 19063

FRANCIS ANTHONY GANSZ, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extrs.: Stephen A. Gansz, 44 Judith
Ln., Thorton, PA 19373 and Susan E.
O'Brien, 414 Sheffield Dr., Wallingford,
PA 19086.
CHARI M. ALSON, ATTY.
Anderson Elder Law
206 State Rd.
Media, PA 19063

**VERONICA H. HERON a/k/a
VERONICA T. HERON and
VERONICA HERON**, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Linda Lee Wills c/o John Jay
Wills, Esquire, 4124 Chichester Ave.,
Boothwyn, PA 19061.
JOHN JAY WILLS, ATTY.
4124 Chichester Ave.
Boothwyn, PA 19061

ROSLYN G. HOLTZ, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Laura A. Mann c/o Jacqueline
Johnson, Esquire, 3770 Ridge Pike,
Collegeville, PA 19426.
JACQUELINE JOHNSON, ATTY.
3770 Ridge Pike
Collegeville, PA 19426

SUSAN LINDA KENDALL, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Brett William Senior, 125
Strafford Ave., Ste. 112, Wayne, PA
19087.
STEPHEN M. PORTER, ATTY.
Brett Senior & Associates, PC
125 Strafford Ave.
Ste. 112
Wayne, PA 19087

SARA Z. KNUPP, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Benjamin N. Knupp, III.
DAVID T. VIDEON, ATTY.
110 W. Front Street
Media, PA 19063

**ANN PATRICIA MAHON a/k/a ANN
P. MAHON**, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Andrew Joseph Mahon a/k/a
Andrew J. Mahon c/o Julia Parrish,
Esquire, 100 E. Market St., York, PA
17401.
JULIA PARRISH, ATTY.
Barley Snyder LLP
100 E. Market St.
York, PA 17401

**JOSEPH S. MORRIS a/k/a JOSEPH
SIMON MORRIS**, dec'd.
Late of the Borough of Aldan,
Delaware County, PA.
Admx.: Joanne Snyder Morris c/o
Nicholas M. Orloff, Esquire, 1 W. Third
St., Media, PA 19063.

NICHOLAS M. ORLOFF, ATTY.
Orloff Law
1 W. Third St.
Media, PA 19063

RACHEL R. MUNAFO, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Marc Francis Mufano c/o
Stephen D. Potts, Esquire, Strafford
Office Bldg. #2, 200 Eagle Rd., Ste.
106, Wayne, PA 19087.
STEPHEN D. POTTS, ATTY.
Herr, Potts & Potts, LLC
Strafford Office Bldg. #2
200 Eagle Rd.
Ste. 106
Wayne, PA 19087

**MARY LOU ELIZABETH
O'CONNELL**, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Kevin O'Connell, 539
Manchester Avenue, Media, PA 19063.

MARGARET M. POTZMANN, dec'd.
Late of the Township of Chadds Ford,
Delaware County, PA.
Admr.: Stephen Potzmann c/o
Christina B. Roberts, Esquire, 3305
Edgmont Ave., Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

**BERNICE JOAN POWELL a/k/a
BERNICE K. POWELL a/k/a
BERNICE J. POWELL and
BERNICE POWELL**, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: David T. Powell, 2940
Tohopekalliga Dr., St. Cloud, FL 34772.
JACQUELYN S. GOFFNEY, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

**ALFREDO PROCOPIO a/k/a
ALFREDO PROCOPIO, SR.**, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Rosina Procopio c/o Bernard
Eizen, Esquire, 1845 Walnut St., Ste.
2250, Philadelphia, PA 19103.
BERNARD EIZEN, ATTY.
Lex Nova Law
1845 Walnut St.
Ste. 2250
Philadelphia, PA 19103

JOHANNA PULEO, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Janet Puleo Hotz (Named in
Will as Janet P. Hotz), 3 Worthington
Ln., Media, PA 19063.

BOIMAH A. PUSAH, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Matee A. Sackie, 8421 Glaze
Court, Charlotte, NC 28269.

JOHN F. SNOW, dec'd.

Late of the Township of Concord,
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

**DAVID WILLIAM STINSON a/k/a
DAVID W. STINSON and DAVID
STINSON, dec'd.**

Late of the Township of Radnor,
Delaware County, PA.
Admx.: Alyssa D. Stinson c/o Francesco
Campese, Esquire, 1943 S. 11th St.,
Philadelphia, PA 19148.
FRANCESCO CAMPESE, ATTY.
Frank J. Campese, Jr., P.C.
1943 S. 11th St.
Philadelphia, PA 19148

**VIRGINIA GALE TOANONE a/k/a
VIRGINIA G. TOANONE, dec'd.**

Late of the Township of Chadds Ford,
Delaware County, PA.
Extr.: Francis Xavier Lee, IV c/o Mark
S. Pinnie, Esquire, 844 E. Street Road,
P.O. Box 5, Westtown, PA 19395.
MARK S. PINNIE, ATTY.
Barnard, Mezzanotte, Pinnie &
Seelaus, LLP
844 E. Street Road
P.O. Box 5
Westtown, PA 19395

NANCY M. TUMINI, dec'd.

Late of the Borough of Media,
Township of Middletown, Delaware
County, PA.
Extx.: Mimsye W. Katz (Named in Will
as Mimsye Katz) c/o Marc H. Jaffe,
Esquire, 15 W. Front St., Media, PA
19063.
MARC H. JAFFE, ATTY.
Carroll & Karagelian LLP
15 W. Front St.
Media, PA 19063

RHONDA S. WALDMAN, dec'd.

Late of the Borough of Brookhaven,
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

**FRANK J. WALLNER a/k/a FRANK
JOSEPH WALLNER, dec'd.**

Late of the Township of Haverford,
Delaware County, PA.
Extx.: Barbara Stuchinski c/o Jonathan
H. Ellis, Esquire, One Tower Bridge,
100 Front St., Ste. 100, Conshohocken,
PA 19428.
JONATHAN H. ELLIS, ATTY.
Flaster Greenberg PC
One Tower Bridge
100 Front St.
Ste. 100
Conshohocken, PA 19428

CHARLES WOODS, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 100 W.
Sixth St., Suite 204, Media, PA 19063.
FRANK W. DALY, ATTY.
100 W. Sixth St.
Suite 204
Media, PA 19063

YuHUA ZHENG, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Shu Jie Chen, 160 Copley Rd.,
Upper Darby, PA 19082.

THIRD AND FINAL PUBLICATION**LAWRENCE A. BARKER a/k/a
LAWRENCE ANTHONY BARKER,
dec'd.**

Late of the Township of Bethel,
Delaware County, PA.
Extr.: Christopher Lawrence Barker
(Named in Will as Christopher Barker)
c/o Michael S. Bloom, Esquire, 215 N.
Olive St., Ste. 101, Media, PA 19063.
MICHAEL S. BLOOM, ATTY.
Pressman & Doyle, LLC
215 N. Olive St.
Ste. 101
Media, PA 19063

**KEYANNA ROCHELLE BARNETT
a/k/a KEYANNA R. BARNETT,**
dec'd.

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

Admr.: Tony Barnett c/o Robert H.
Bembry, III, Esquire, P.O. Box 27372,
Philadelphia, PA 19118.

ROBERT H. BEMBRY, III, ATTY.
Law Offices of Robert H. Bembry, III
P.O. Box 27372
Philadelphia, PA 19118

RUDOLPH VALENTINO BIRCH, SR.,
dec'd.

Late of the City of Chester, Delaware
County, PA.

Admx.: Tabitha S. Birch, 235 Pinetree
Rd., Townsend, DE 19734.

DAVID E. SCHWAGER, ATTY.
183 Market St.
Ste. 100

Kingston, PA 18704-5444

**KIMBERLY ANN BUFFINGTON a/k/a
KIMBERLY A. BUFFINGTON,**
dec'd.

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

Extr.: Mark Steven Cowan c/o Gregory
J. Weinig, 1201 N. Market St., 20th Fl.,
Wilmington, DE 19801.

GREGORY J. WEINIG, ATTY.
Connolly Gallagher LLP
1201 N. Market St.
20th Fl.
Wilmington, DE 19801

**JOHN B. FELTON, JR. a/k/a JOHN
BIDDLE FELTON, JR.,** dec'd.

Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Cathy de Moll (Named in Will
as Cathy DeMoll) 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, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

**DAVID M. GHARIS a/k/a DAVID
MALCOLM GHARIS,** dec'd.

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

Admx.: Rebecca Gallo, 185 Youngs
Ave., Woodlyn, PA 19094.

**JACQUELINE GONATAS a/k/a
JACQUELINE O. GONATAS and
JACQUELINE ORLOFF GONATAS,**
dec'd.

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

Extrs.: Marina Gonatas and
Constantine Paul Gonatas c/o
Jonathan D. Sokoloff, Esquire, 1608
Walnut St., Ste. 900, Philadelphia, PA
19103.

JONATHAN D. SOKOLOFF, ATTY.
Diamond, Polsky & Bauer, P.C.
1608 Walnut St.

Ste. 900
Philadelphia, PA 19103

CAROLYN C. HALL, dec'd.

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

Extr.: Diane C. Howell c/o Daniella
A. Horn, Esquire, 1 Roberts Ave.,
Glenside, PA 19038.

DANIELLA A. HORN, ATTY.
Klenk Law, LLC
1 Roberts Ave.
Glenside, PA 19038

VIRGINIA R. JIMMO, dec'd.

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

Extrs.: Alfonso DiGirolamo and
Stephen Jimmo, 65 Carol Lane,
Malven, PA 19355.

**FRANCES W. KELLY a/k/a FRAN W.
KELLY,** dec'd.

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

Co-Admrs.: Kimberly K. DiFelice
and James H. Kelly c/o Christopher
M. Murphy, Esquire, 3305 Edgmont
Avenue, Brookhaven, PA 19015.
CHRISTOPHER M. MURPHY, ATTY.
Breslin Murphy & Roberts, P.C.
3305 Edgmont Avenue
Brookhaven, PA 19015

**SHARON KORAB a/k/a SHARON
SIMS,** dec'd.

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

Extr.: Kenneth A. Korab c/o Leo T.
White, Esquire, 1220 Valley Forge
Road, Suite 37B, Phoenixville, PA
19460.

LEO T. WHITE, ATTY.
Law Offices of Leo T. White, LLC
1220 Valley Forge Road
Suite 37B
Phoenixville, PA 19460

GRACE S. LAUGHLIN a/k/a GRACE SUSAN LAUGHLIN, dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Extr.: Christopher G. Laughlin, 10
Buck Lane, Haverford, PA 19041.

MARY JANE McGROARTY a/k/a MARY J. McGROARTY, dec'd.

Late of the Borough of Aldan,
Delaware County, PA.
Extr.: Margaret M. Rankin c/o
Christopher M. Murphy, Esquire, 3305
Edgmont Avenue, Brookhaven, PA
19015.
CHRISTOPHER M. MURPHY, ATTY.
Breslin Murphy & Roberts, P.C.
3305 Edgmont Avenue
Brookhaven, PA 19015

HANNAH RUTH MEYER, dec'd.

Late of the Borough of Swarthmore,
Delaware County, PA.
Admr.: Milton Wachsberg Meyer,
316 Ogden Avenue, Swarthmore, PA
19081.

KATHLEEN MURPHY, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Mary Murphy 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

VIRGINIA M. NAGLE a/k/a VIRGINIA ANN NAGLE, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Jennifer L. Gorman, 4 Mulberry
Ln., Newtown Square, PA 19073.
DENNIS C. VONDRAN, JR., ATTY.
Lamb McErlane, PC
24 E. Market St.
P.O. Box 565
West Chester, PA 19381-0565

EDWARD M. POLSKY a/k/a EDWARD MORRIS POLSKY, dec'd.

Late of the Township of Aston,
Delaware County, PA.
Extr.: Margaret Ann Zugaro c/o Dawn
Getty Sutphin, Esquire, 852 Eleventh
Ave., Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
852 Eleventh Ave.
Prospect Park, PA 19076

JEAN M. RITCHIE a/k/a JEAN RITCHIE, dec'd.

Late of the Borough of Folcroft,
Delaware County, PA.
Extr.: Allison Prokson c/o Karen M.
Stockmal, Esquire, 1235 Westlakes
Dr., Ste. 320, Berwyn, PA 19312.
KAREN M. STOCKMAL, ATTY.
KMS Law Offices, LLC
1235 Westlakes Dr.
Ste. 320
Berwyn, PA 19312

STEPHEN CHARLES RULLO, JR. a/k/a STEPHEN C. RULLO, JR., dec'd.

Late of the Borough of Clifton Heights,
Delaware County, PA.
Admx.: Kris M. Rullo, 2005 Richmond
Dr., Broomall, PA 19008.
MICHAEL K. MOLINARO, ATTY.
2327 West Chester Pike
Ste. 200
Broomall, PA 19008

JOHN A. SCHEIRER, dec'd.

Late of the City of Chester, Delaware
County, PA.
Admx.: Teresa Lynne Gould, 21096
Cherrystone Way, Cape Charles, VA
23310.
DAVID E. SCHWAGER, ATTY.
183 Market St.
Ste. 100
Kingston, PA 18704-5444

MARY ELIZABETH SMYTH, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extr.: Paul Smyth, 1027 Warren Rd.,
West Chester, PA 19382.

ROGER TABB, dec'd.

Late of the Borough of Sharon Hill,
Delaware County, PA.
Admr.: Michael Ali Tabb.
BRIAN F. LEVINE, ATTY.
Levine Law, LLC
22 E. Grant St.
New Castle, PA 16101-2279

THERESA M. THOMPSON, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: Stephen J. Thompson 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

HARRIET LYNN TRACTMAN a/k/a H. LYNN TRACTMAN, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extx.: Elisa Tractman Lewis c/o
Thomas O. Hiscott, Esquire, 1001
Conshohocken State Rd., Ste. 1-300,
West Conshohocken, PA 19428.
THOMAS O. HISCOTT, ATTY.
Heckscher, Teillon, Terrill & Sager,
P.C.
1001 Conshohocken State Rd.
Ste. 1-300
West Conshohocken, PA 19428

AUDIT

ORPHANS' COURT

**Estates listed for Audit on
FEBRUARY 11, 2026
10:30 A.M. Prevailing Time**

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

RUDHART - First and Final Account for the Revocable Trust of Kate C. Rudhart. Dated November 14, 2013. State by Paul E. Farrell, Successor Trustee.

VINCENT A. RONGIONE, ESQUIRE
Register of Wills and Clerk of
Orphans' Court Division

Jan. 30; Feb. 6

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2023-002715

NOTICE IS HEREBY GIVEN THAT on January 12, 2023, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Zubair K. Islam** to **Jubair I. Kamal**.

The Court has fixed Monday, March 2, 2026, 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.

Jan. 23, 30

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2025-005323

NOTICE IS HEREBY GIVEN THAT on November 10, 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 **Anisa Ha'Nye Lundy** to **Ha'Nye Anisa Harris**.

The Court has fixed Tuesday, February 3, 2026 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.

Jan. 30; Feb. 6

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-0047022

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 **Wen Xuan Wu** to **Wenxuan Wu**.

The Court has fixed Monday, March 2, 2026 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.

JOSEPH B. VAN WYK, Solicitor
116 W. Baltimore Ave.
Media, PA 19063

Jan. 30; Feb. 6

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.

Blinding Edge Pictures II Inc

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

FROMHOLD ADAMS & JUN, Solicitors
919 Conestoga Road
Building 3
Suite 211
Rosemont, PA 19010

Jan. 30

CHARTER APPLICATION
NON-PROFIT

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

The name of the corporation is:

Jig for Jerry Inc.

The Articles of Incorporation have been (are to be) filed on Wednesday, October 29, 2025.

The purpose or purposes for which it was organizes are as follows: organize charity golf events.

LINDSAY A. CASADEI, Solicitor
33 N. Duke Street
Lansdale, PA 17602

Jan. 30

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Loyal Guard Inc.**, with its registered office at 3717 Rosemont Pass, Newtown Square, PA 19073, a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 30

SERVICE BY PUBLICATION

IN THE COURT OF COMMON OF
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO.: CV-2025-001163

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

NORTHWEST BANK, Plaintiff

v.

MARKELLE DORSEY, Defendant

TO: Markelle Dorsey

You are hereby notified that on February 5, 2025, Plaintiff, Northwest Bank, filed a Complaint, endorsed with Notice to Defend, which was reinstated on December 23, 2025, against you in the Court of Common Pleas, Delaware County, Pennsylvania, filed to No. CV-2025-001163, in which Plaintiff seeks money damages related to an unpaid vehicle loan.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a judgment will be entered against you.

NOTICE

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 West Front St.
Media, PA 19063
(610)566-6625

Jan. 23, 30

SERVICE BY PUBLICATION

OFFICE OF THE REGISTER OF
WILLS, DELAWARE COUNTY,
PENNSYLVANIA
FILE #2325-3051

IN RE: ESTATE OF
BEATRICE DUBOSE, DEC'D.

Petition for Citation to Brittany Brown to
Show Cause Why Trisha Brown Should
not be appointed to Administer the Estate

RULE

AND NOW, this 9th day of Jan., 2026, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a New Rule to Show Cause is issued and directed upon Brittany Brown to show cause why this Petition should not be granted. Respondent(s) shall submit a written response on or before 2/23/26, via one or more of the following options: (1) U.S. mail at ATTN: Register of Wills, 201 W. Front St., Media, PA 19063; (2) In-Person or drop-box at the Office of the Register of Wills, 1st Fl., Gov't. Center Bldg., Media, PA, 19063; and/or (3) fax at (610) 891-4812. No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted, and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7.

By the Register of Wills
/s/ Vincent A. Rongione, Esq.
Register of Wills &
Clerk of Orphans' Court

Jan. 30; Feb. 6

SERVICE BY PUBLICATION

OFFICE OF THE REGISTER OF
WILLS, DELAWARE COUNTY,
PENNSYLVANIA
FILE #2325-1336

IN RE: ESTATE OF
MORRIS A. BROWN, DEC'D.

Petition for Citation to Brittany Brown to
Show Cause Why Trisha Brown Should
not be appointed to Administer the Estate

RULE

AND NOW, this 9th day of Jan., 2026, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a New Rule to Show Cause is issued and directed upon Brittany Brown to show cause why this Petition should not be granted. Respondent(s) shall submit a written response on or before 12/3/25, via one or more of the following options: (1) U.S. mail at ATTN: Register of Wills, 201 W. Front St., Media, PA 19063; (2) In-Person

or drop-box at the Office of the Register of Wills, 1st FL., Gov't. Center Bldg., Media, PA, 19063; and/or (3) fax at (610) 891-4812. No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted, and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7.

By the Register of Wills
/s/ Vincent A. Rongione, Esq.
Register of Wills &
Clerk of Orphans' Court

Jan. 30; Feb. 6

**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
and Legal Journal Subscriptions

Charges may be taken via telephone or walk-in

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

**February 20, 2026
11:00 A.M. Prevailing Time**

BOROUGH

Aldan 14
Clifton Heights 3, 12
Darby 29, 42
Folcroft 15
Glenolden 21, 33, 47
Lansdowne 24, 31, 34
Norwood 7, 32
Parkside 11
Prospect Park 30
Ridley Park 16
Tinicum 45
Trainer 27
Upland 6
Yeadon 4, 36

CITY

Chester 9, 41, 43, 48

TOWNSHIP

Aston 44
Haverford 26, 46
Marple 38
Nether Providence 22
Radnor 2, 23
Ridley 49
Springfield 5
Upper Chichester 25
Upper Darby 8, 10, 17, 18, 20,
28, 35, 37, 40

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. 006150 2. 2025

MORTGAGE FORECLOSURE

9 Ivy Lane
Villanova, PA 19085

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

IMPROVEMENTS CONSIST OF: residential dwelling

SOLD AS THE PROPERTY OF: 9 Ivy LLC.

Hand Money \$364,976.91

Archer & Greiner P.C., Attorneys

SIDDIQ KAMARA, Sheriff

No. 006835 3. 2025

MORTGAGE FORECLOSURE

Property in the Borough of Clifton Heights, County of Delaware and Commonwealth of Pennsylvania on the side of .

BEING Folio No. 10000094300.

BEING Premises: 424 South Church Street f/k/a 424 South Church Avenue, Clifton Heights, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Philip A. Cuculino, Jr. and Joei L. Cuculino a/k/a Joei Lyne Cuculino.

Hand Money \$11,503.16

McCabe, Weisberg & Conway, LLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 011043 4. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 622 Rose Street, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: 2 story house.

SOLD AS THE PROPERTY OF: Kenya Johnson.

Hand Money \$8,446.47

Romano, Garubo & Argentieri, Attorneys

SIDDIQ KAMARA, Sheriff

No. 003612 5. 2025

MORTGAGE FORECLOSURE

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

BEING Premises: 60 Server Lane, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: Taxable Residential.

SOLD AS THE PROPERTY OF: James Larkin and Megan Larkin.

Hand Money \$21,870.52

Robert P. Wendt; Chrisovalante P. Fliakos; Nicholas J. Kiger, Attorneys

SIDDIQ KAMARA, Sheriff

No. 005507 6. 2025

MORTGAGE FORECLOSURE

Property in the Borough of Upland, County of Delaware, State of Pennsylvania.

BEING Premises: 106 9th Street, Upland, PA 19015.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Graystar Partners, LLC.

Hand Money \$18,141.39

Friedman Vartolo LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 003566 7. 2025

MORTGAGE FORECLOSURE

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

BEING Premises: 301 Sylvan Avenue, Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Sherelle Manley.

Hand Money \$19,567.87

Friedman Vartolo LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 006709 8. 2025

MORTGAGE FORECLOSURE

357 Westpark Lane
a/k/a 357 Westpark 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: Derisha Kelly.

Hand Money \$21,165.72

RAS Citron, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 003748A 9. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 925 W 9th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Walter Miles, Jr.

Hand Money \$7,571.57

Brock & Scott, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 009292A 10. 2023

MORTGAGE FORECLOSURE

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 the same premises which John S. Sturgis, III and Tracy L. Sturgis on February 21, 2020, recorded on March 2, 2020 in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument No. 2020013169 granted and conveyed unto Craig Dixon, Jr.

BEING Premises: 164 Westdale Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Craig Dixon, Jr.

Hand Money \$17,809.94

Hill Wallack LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 001650A 11. 2023

MORTGAGE FORECLOSURE

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

BEING the same premises which Nicole A. Carbonara, on October 20, 2020, recorded on December 14, 2020, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument No. 2020067852 granted and conveyed unto Sean Hansen and Francesca DeSio.

BEING Premises: 39 W. Garrison Rd., Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Sean Hansen and Francesca Desio.

Hand Money \$17,920.37

Hill Wallack, LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 007330 12. 2004

MORTGAGE FORECLOSURE

Property in the Borough of Clifton Heights, County of Delaware, Commonwealth of Pennsylvania, on Springfield Road.

IMPROVEMENTS CONSIST OF: one residential condominium unit.

SOLD AS THE PROPERTY OF: Babuji Sam George.

Hand Money \$19,082.33

Stivale Law Offices, PLLC
Eric T. Romanowski, Esquire, Attorney

SIDDIQ KAMARA, Sheriff

No. 002865A 14. 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

SIDDIQ KAMARA, Sheriff

No. 005158 15. 2025

MORTGAGE FORECLOSURE

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

BEING Premiss: 20 Folcroft Avenue, Folcroft, PA 19032.

Parcel Nos. 20-00-00670-00

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: Ronald McGee, Jr.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 009023A 16. 2019

MORTGAGE FORECLOSURE

Judgment Amount: \$96,849.10

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

Front: 30 Depth: 100

BEING Premises: 428 East Rodgers Street, Ridley Park, PA 19078.

Parcel: 37-00-01869-00

IMPROVEMENTS CONSIST OF: two story house.

SOLD AS THE PROPERTY OF: Peter D. Wrambel.

Hand Money \$9,684.91

William Miller, Esquire, Attorney

SIDDIQ KAMARA, Sheriff

No. 060928 17. 2019

MONEY JUDGMENT

ALL THE FOLLOWING described real estate, SITUATE in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 18 College Avenue, Upper Darby, Pennsylvania 19082.

Folio Number: 16-06-00261-00

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Ida Mboki.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

SIDDIQ KAMARA, Sheriff

No. 063205 18. 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: 327 River-view Avenue, Upper Darby, Pennsylvania 19026.

Folio Number: 16-09-01274-00

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Jonathan Sidener.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

SIDDIQ KAMARA, Sheriff

No. 001332 20. 2025

MORTGAGE FORECLOSURE

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

BEING Premiss: 9000 West Chester Pike, Upper Darby, PA 190-82-2606.

Parcel Nos. 16-08-02813-00

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: DDH Fund, LP, a Delaware limited partnership.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 007432 21. 2025

MORTGAGE FORECLOSURE

Property in the Borough of Glenolden, County of Delaware, Commonwealth of PA on the Situate on the Southeasterly side of Llanwellyn Avenue.

Front: 25 Depth: 150

BEING Premises: 133 North Llanwellyn Avenue, Glenolden, PA 19036

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: Paul
T. Hunt.

Hand Money \$15,050.77

KML Law Group, P.C., Attorneys

SIDDIQ KAMARA, Sheriff

No. 061754 22. 2015

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of
ground with the buildings and improve-
ments thereon erected, SITUATE in the
Township of Nether Providence, County of
Delaware, State of Pennsylvania.

LOCATION OF PROPERTY: 799 Penn-
sylvania Avenue, Wallingford, Pennsylva-
nia 19086.

Folio Number: 34-00-01888-03

IMPROVEMENTS CONSIST OF: Resi-
dential Dwelling.

SOLD AS THE PROPERTY OF: Union
Square Properties, L.L.C.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

SIDDIQ KAMARA, Sheriff

No. 008009 23. 2025

MORTGAGE FORECLOSURE

ALL THAT CERTAIN unit designated
as Unit 326, being a Unit in the Radnor
House Condominium situate in Radnor
Township, County of Delaware, Common-
wealth of Pennsylvania, as shown on Plan
of Radnor House Condominium made for
Radnor House Associates, Inc. by Robert
A. Gilmour. R.A. dated February 24, 1986
an recorded February 28, 1986 in Volume
14 page 424.

TOGETHER with all right, title and in-
terest being .27 percentage undivided inter-
est, of, in and to the Common Elements as
set forth in the Declaration of Condominium
recorded February 28, 1986 in Volume 312
page 1336. As amended May 13, 1986 and
recorded in Volume 333 page 1489.

UNDER AND SUBJECT to all agree-
ments, conditions, easements and restric-
tions of record and current taxes, and to
the provisions, easements and covenants
contained in the aforesaid Declaration of
Condominium and Plats and Plans.

BEING the same premises which Shirley
Robinson, by Deed dated 6/28/2002 and
recorded in the Office of the Recorder of
Deeds of Delaware County on 7/2/2002
in Deed Book Volume 02470, page 0071,
granted and conveyed unto Phillipa Ashby.

BEING known as 1030 East Lancaster
Avenue, Unit 326, Bryn Mawr, Pennsyl-
vania 19010.

Parcel No. 36070474215

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Phillipa
E. Ashby a/k/a Phillipa Ashby.

Hand Money \$3,922.28

Powers Kirn, LLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 000461 24. 2024

MORTGAGE FORECLOSURE

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

IMPROVEMENTS CONSIST OF: 25
N. Wycombe Avenue, Lansdowne, PA
19050.

SOLD AS THE PROPERTY OF: GSA
Capital Investments, LLC and Gyas Udin.

Hand Money \$28,913.98

Richard J. Weitzman, Attorney

SIDDIQ KAMARA, Sheriff

No. 005370 25. 2025

MORTGAGE FORECLOSURE

Property in the Township of Upper
Chichester, County of Delaware and Com-
monwealth of Pennsylvania.

Front: Depth:

BEING Premises: 703 Hawthorne Lane,
Upper Chichester, PA 19014-3007.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Michele
A. Fidelibus.

Hand Money \$3,869.74

Brock & Scott, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 009017 26. 2025

MORTGAGE FORECLOSURE

1425 Darby Road

Havertown, PA 19083

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

BEING Folio No. 10000094300.

IMPROVEMENTS CONSIST OF: Tax-
able Residential Dwelling; 2 1/2 story hse;
69 x 125.

SOLD AS THE PROPERTY OF: Kao H.
Lu a/k/a Kao-Hsing Lu, Wei T. Hsu and Tim
Chi-Ye Lu a/k/a Chi Ye T Lu.

Hand Money \$27,743.27

Duane Morris LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 007590 27. 2025

MORTGAGE FORECLOSURE

Property in the Borough of Trainer,
County of Delaware and Commonwealth of
Pennsylvania on the side of .

BEING Folio No. 46-00-00103-00.

BEING Premises: 1339 Chestnut Street,
Marcus Hook, Pennsylvania 19061.

IMPROVEMENTS CONSIST OF: Resi-
dential Dwelling.

SOLD AS THE PROPERTY OF: Dannon
Williams.

Hand Money \$8,833.83

McCabe, Weisberg & Conway, LLC,
Attorneys

SIDDIQ KAMARA, Sheriff

No. 004347 28. 2025

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 25 S. Madison Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael Holland and Ann Marie Jackson.

Hand Money \$19,795.16

Brock & Scott, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 003217 29. 2025

MORTGAGE FORECLOSURE

16 S. 13th 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: Yolanda Colon.

Hand Money \$7,731.16

RAS Citron, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 001017 30. 2025

MORTGAGE FORECLOSURE

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

BEING the same premises which JDM Investments LLC on January 21, 2020, recorded on February 5, 2020, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2020008326 granted and conveyed unto Thomas Cassidy. Thomas Cassidy departed this life on or about April 24, 2024.

BEING Premises: 746 16th Ave., Prospect Park, PA 19076.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Thomas Cassidy, IV, heir of Thomas Cassidy, deceased, Danielle Cassidy, heir of Thomas Cassidy, deceased, Stephanie Cassidy, heir of Thomas Cassidy, deceased, Tyler Cassidy, heir of Thomas Cassidy, deceased, the unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Thomas Cassidy, deceased.

Hand Money \$20,491.68

Hill Wallack LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 006724 31. 2025

MORTGAGE FORECLOSURE

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

BEING Premises: 165 West Albemarle Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Bar-
bara L. Kelley.

Hand Money \$12,430.04

Hill Wallack, LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 007924 32. 2024

MORTGAGE FORECLOSURE

307 W. Amosland Road
Norwood, PA 19074

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

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: War-
ren Olsen.

Hand Money \$31,763.90

RAS Citron, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 001675 33. 2025

MONEY JUDGMENT

ALL THAT CERTAIN Unit located in
the property known, named and identified
as Contemporary Villages Condominium,
located in Borough of Glenolden, County of
Delaware and Commonwealth of Pennsyl-
vania, which has heretofore been submitted
to the provisions of the Uniform Condo-
minium Act, 68 PA. C.S. 3101, et seq., by
the recording in the Office of the Recorder
of Deeds in and for the County of Delaware,
Pennsylvania recorded on 08/01/1984 in
Volume 176, page 619, and any amend-
ments thereto, as the same may change
from time to time, being and designated
as Unit No. O-5, together with a propor-
tionate undivided interest in the Common
Elements (as defined in such Declaration).

FOLIO No. 21-00-00900-05

BEING the same premises which James
Corbin and Norma Ortiz-Corbin, husband
and wife by indenture dated 01/14/2023
and recorded in the Office of the Recorder
of Deeds in and for Delaware County, Penn-
sylvania, Book 6884, page 2831 granted and
conveyed unto Sunday Sunshine, LLC, a
Pennsylvania Limited Liability Company,
in fee.

IMPROVEMENTS CONSIST OF: Resi-
dential Condominium.

SOLD AS THE PROPERTY OF: Sunday
Sunshine, LLC.

Hand Money \$6,000.00

Elliot H. Berton, Esquire, Attorney

SIDDIQ KAMARA, Sheriff

No. 000790A 34. 2024

MORTGAGE FORECLOSURE

65 Ardmore Avenue
Lansdowne, PA 19050

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

IMPROVEMENTS CONSIST OF: resi-
dential dwelling

SOLD AS THE PROPERTY OF: Judith
E. White.

Hand Money \$15,885.46

RAS Citron, LLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 005874 35. 2025

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of
ground, with the buildings and improve-
ments thereon erected, hereditaments and
appurtenances, Situate in the Township
of Upper Darby, County of Delaware and
Commonwealth of Pennsylvania, being Lot
No. 208 on a certain plan of lots of Drexel
Park Gardens. Plan No. 6, made by Damon
and Foster, Civil Engineers, Pennsylvania,
dated October 1, 1949 and which Plan is
recorded at Media in the Office for the
Recording of Deeds, & C., in and for the
County of State aforesaid on October 13,
1949, in Plan File Case No. 8 page 1, as
follows, to wit:

BEGINNING at a point on the Westerly
side of Irvington Road (40 feet wide), which
point is measured on the arc of a circle
curving to the right, having a radius of 373
feet the arc distance of 221.57 feet from a
point of curve therein, which point of curve
is measured North 18 degrees, 42 minutes,
30 seconds West 55.43 feet from a point of
tangent therein, which point of tangent is
measured on the arc of a circle curving to
the left, having a radius of 25 feet, the arc
distance of 39.27 feet from a point of curve
on the Northerly side of State Road (50 feet
wide); thence extending from said point of
beginning, North 74 degrees 40 minutes
25 seconds West, 114 feet, more or less, to
a point in the bed of Fern Creeks; thence
extending through the same, Northwest-
wardly crossing a sanitary sewer, 66 feet,
more or less to a point; thence extending
South 65 degrees 45 minutes 52 seconds
East, re-crossing said sanitary sewer, 115
feet, more or less, to a point on the Westerly
side of Irvington Road; thence extending
along the same on the arc of a circle curving
to the left, having a radius of 373 feet, the
arc distance of 58 feet to the first mentioned
point and place of beginning.

BEING the same premises which Paul
Guidone and Marie J. Guidone, by Deed
dated 2/15/2021 and recorded in the Of-
fice of the Recorder of Deeds of Delaware
County on 4/9/2021 in Deed Book Volume
6672, page 2470, granted and conveyed unto
Virteka Camarou.

BEING known as 810 Irvington Road,
Drexel Hill, Pennsylvania 19026.

PARCEL No. 16-08-01695-00

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Virteka
Camarou.

Hand Money \$29,226.66

Powers Kirn, LLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 011061 36. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 12 Elder Avenue,
Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a
residential dwelling.

SOLD AS THE PROPERTY OF: Alice N.
Greene a/k/a Alice N. Louis.

Hand Money \$22,659.06

Friedman Vartolo LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 005668 37. 2025

MORTGAGE FORECLOSURE

236 Hampden Road
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Andrea
M. Golphin.

Hand Money \$5,042.35

RAS Citron, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 060939 38. 2024

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of
ground with the buildings and improve-
ments thereon erected, SITUATE in the
Township of Marple, County of Delaware
and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 2201
Anthony Avenue, Broomall, Pennsylvania
19008.

Folio Number: 25-00-03168-00

IMPROVEMENTS CONSIST OF: Resi-
dential Dwelling.

SOLD AS THE PROPERTY OF: Steven
A. Lisa and Stephanie E. Lisa.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd, Attorneys

SIDDIQ KAMARA, Sheriff

No. 002617 40. 2025

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 232 Kingston Road,
Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Ericka
Collier.

Hand Money \$4,217.18

Brock & Scott, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 003053 41. 2025

MORTGAGE FORECLOSURE

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

BEING Premises: 2528 Sandelands Street, Chester, PA 19013; 800 West 11th Street, Chester, PA 19013.

Tax Parcels: 49-01-02768-00 and 49-07-00802-00.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: RAD Diversified REIT, Inc.

Hand Money \$19,553.39

Friedman Vartolo LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 002961 42. 2025

MORTGAGE FORECLOSURE

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

BEING Premises: 422 Shetland Road, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Donna Means.

Hand Money \$7,222.04

Friedman Vartolo LLP, Attorneys

SIDDIQ KAMARA, Sheriff

No. 007468 43. 2025

MORTGAGE FORECLOSURE

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

BEING Premiss: 30 E. Mowry Street, Chester, PA 19013-4620.

Parcel Nos. 49-01-02301-00

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: Herschel Garrett, solely in his capacity as known heir of Herschel Garrett, deceased and Kelly Garrett, solely in her capacity as known heir of Herschel Garrett, deceased and Kenneth Garrett, solely in his capacity as known heir of Herschel Garrett, deceased and the unknown heirs of Herschel Garrett.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 004886C 44. 2019

MORTGAGE FORECLOSURE

Property in the Township of Aston, County of Delaware, Commonwealth of PA on the Northeasterly side of Morgan Road.

Front: 85 Depth: 150

BEING Premises: 23 Morgan Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Craig M. Huska.

Hand Money \$28,916.08

KML Law Group, P.C., Attorneys

SIDDIQ KAMARA, Sheriff

No. 004642 45. 2025

MORTGAGE FORECLOSURE

134 Putcan Avenue
Essington, PA 19029

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

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Chuck
Hudson.

Hand Money \$10,737.05

RAS Citron, PLLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 006578 46. 2024

MORTGAGE FORECLOSURE

Property situated in the Haverford
Township, County of Delaware and Com-
monwealth of Pennsylvania, being more
fully described in Deed recorded on Febru-
ary 6, 2007, in the Office of the Delaware
County Recorder of Deed in Deed Book
Volume 4022, at page 1448 and Instrument
No. 2007012203.

Folio No. 22-09-01337-04

BEING known as 306 Greenbriar Lane,
Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a
single family residential.

SOLD AS THE PROPERTY OF: Kevin
P. Koren and Rosemarie T. Koren, son &
mother.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

SIDDIQ KAMARA, Sheriff

No. 009016 47. 2016

MORTGAGE FORECLOSURE

Property in the Borough of Glenolden,
County of Delaware and Commonwealth of
Pennsylvania, being more fully described in
Deed recorded on May 6, 1996, in the Office
of the Delaware County Recorder of Deed
in Deed Book Volume 1468, at page 1620
and Instrument No. 1996025210.

Folio No. 21000004700

BEING known as 626 W. Ashland Av-
enue, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: a
single family residential.

SOLD AS THE PROPERTY OF: Robert
P. Mitchell.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

SIDDIQ KAMARA, Sheriff

No. 008662 48. 2025

MORTGAGE FORECLOSURE

ALL THAT CERTAIN parcel of ground,
together with the buildings and improve-
ments erected thereon located in the City
of Chester, County of Delaware, Common-
wealth of Pennsylvania, as particularly de-
scribed according to a Record Plan, Crozer
Hills, prepared by G. D. Houtman & Sones,
Inc., Civil Engineers and Land Surveyors,
dated April 5, 2004, last revised September
20, 2004 and Final revision recorded as
Plan 27-195 as follows:

BEGINNING at a point on the Southerly right-of-way line of 14th Street (50 feet wide right-of-way), said point of beginning being the Easterly end of a curve radius 50.00 feet, joining the Easterly side of Villa Drive (50 feet wide right-of-way) and the Southerly side of 14th Street; thence from said point of beginning continuing along the Southerly side of 14th Street, North 70 degrees 32 minutes 22 seconds East 31.00 feet to a point, a corner of Lots Nos. 5 and 4; thence leaving the Southerly right-of-way line of 14th Street facing Lot No. 4 South 19 degrees 27 minutes 40 seconds East 82.83 feet to a point on the center of a 20 feet wide storm sewer easement, a corner of Lot No. 4 and 5 and in line of Lot No. 7; thence along Lot Nos. 7 and 6 and through the center of the 20 feet wide storm sewer easements, South 70 degrees 32 minutes 22 seconds West 81.00 feet to a point on the Easterly right-of-way; thence along said right-of-way line, North 19 degrees 27 minutes 40 seconds West 32.83 feet to a point of curve, thence along a curve to the right radius 50.00 an arc distance of 78.54 feet to a point on the Southerly right-of-way line of 14th Street, the point and place of beginning.

BEING Lot No. 5 as shown on said Plan.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Brian Kirkland.

Hand Money \$19,718.79

Powers Kirn, LLC, Attorneys

SIDDIQ KAMARA, Sheriff

No. 002725 49. 2025

MORTGAGE FORECLOSURE

Property situated in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on June 28, 2022, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 6389, at page 2812 and Instrument No. 2022036036.

Folio No. 38040170500

BEING known as 880 Quaint Street, Secane, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential.

SOLD AS THE PROPERTY OF: David C. Green.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

SIDDIQ KAMARA, Sheriff

Jan. 30; Feb. 6, 13



FREE NOTARY SERVICE FOR DCBA MEMBERS

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