

**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****PATRICIA J. BROLLEY a/k/a****PATRICIA BROLLEY, dec'd.**

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

Extrs.: Michael Francis Brolley and  
Kathleen A. Keenan c/o Nicholas W.  
Stathes, Esquire, 899 Cassatt Rd., Ste.  
320, Berwyn, PA 19312.

**NICHOLAS W. STATHES, ATTY.**

Toscani, Stathes & Zoeller, LLC  
899 Cassatt Rd.  
Ste. 320

Berwyn, PA 19312

**ELEANOR P. FARNESE, dec'd.**

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

Co-Extrs.: Carol Lynne Welsh and  
Beverly A. Logan c/o Lawrence Welsh,  
Esquire, 341 West State Street, Media,  
PA 19063.

**LAWRENCE WELSH, ATTY.**

341 West State Street  
Media, PA 19063

**BRYAN FIKE a/k/a BRYAN E. FIKE,  
dec'd.**

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

Extx.: Donna Mahanna c/o Timothy  
Bupp, Esquire, 135 N. George St.,  
York, PA 17401.

**TIMOTHY BUPP, ATTY.**

135 N. George St.  
York, PA 17401

**SHIRLEY A. FREDERICK a/k/a  
SHIRLEY ANNE FREDERICK,  
dec'd.**

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

Admx.: Lori Lightcap Waser c/o Rick  
Morton, Esquire, 999 West Chester  
Pike, Suite 201, West Chester, PA  
19382.

**RICK MORTON, ATTY.**

999 West Chester Pike  
Suite 201

West Chester, PA 19382

**ANNE C. GENGEBACH, dec'd.**

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

Extrs.: Joseph Gengenbach (Named  
in Will as Joseph G. Gengenbach)  
and Mary P. Gengenbach 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

**FLORENCE M. HAMALAK, dec'd.**

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

Extx.: Melissa Ozor c/o Ryan J. Griffin,  
Esquire, 623 North Pottstown Pike,  
Exton, PA 19341.

**RYAN J. GRIFFIN, ATTY.**

623 North Pottstown Pike  
Exton, PA 19341

**RITA M. HOLTS, dec'd.**

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

Extr.: Edward N. Flail, Jr., Esquire, 10  
Harrow Circle, Wayne, PA 19087.

**EDWARD N. FLAIL, JR., ATTY.**

10 Harrow Circle  
Wayne, PA 19087

**TANYA A. JOHNSON, dec'd.**

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

Admx.: Deborah A. Johnson, 232 E.  
21<sup>st</sup> St., Chester, PA 19013.

**ALLEN H. TOLLEN, ATTY.**

41 E. Front St.

Media, PA 19063

**NICHOLAS J. MARUCCI, dec'd.**

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

Extx.: Michele MacIntosh c/o Jeffrey R.  
Abbott, Esquire, 103 Chesley Dr., Ste.  
103, Media, PA 19063.

**JEFFREY R. ABBOTT, ATTY.**

Abbott & Overholt PC

103 Chesley Dr.

Ste. 103

Media, PA 19063

**DALE ROBERT McNEAL**, dec'd.

Late of the Borough of Brookhaven,  
Delaware County, PA.  
Admr.: Dillon McNeal, 353 Church  
Street, Phoenixville, PA 19460.

**FRANCIS MILOTICH a/k/a FRANCIS****J. MILOTICH**, dec'd.

Late of the Township of Marple,  
Delaware County, PA.  
Admr.: Christopher Milotich c/o  
Stephanie E. Sanderson-Braem,  
Esquire, 457 Haddonfield Rd., Ste. 100,  
Cherry Hill, NJ 08002.  
STEPHANIE E. SANDERSON-  
BRAEM, ATTY.  
Stradley, Ronon, Stevens & Young, LLP  
457 Haddonfield Rd.  
Ste. 100  
Cherry Hill, NJ 08002

**WILLIAM SIDNEY MOON, JR. a/k/a  
WILLIAM S. MOON and WILLIAM**

**S. MOON, JR.**, dec'd.  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extxs.: Jenna Moon and Michele  
Bradley, 402 Westbridge Road,  
Glenolden, PA 19036.

**ANN B. MURRAY a/k/a ANNA B.  
MURRAY**, dec'd.

Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Robert Edward Murray (Named  
in Will as Robert E. Murray) c/o Joseph  
A. Walheim, Esquire, 40 W. Eagle Rd.,  
Ste. Two, Havertown, PA 19083-1425.  
JOSEPH A. WALHEIM, ATTY.  
Joseph A. Walheim & Associates, P.C.  
40 W. Eagle Rd.  
Ste. Two  
Havertown, PA 19083-1425

**MARLENE PECKMAN**, dec'd.

Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extr.: William M. Kinney, Jr.  
DAVID T. VIDEON, ATTY.  
110 W. Front Street  
Media, PA 19063

**RUTH M. POTTIER**, dec'd.

Late of the Township of Concord,  
Delaware County, PA.  
Extx.: Renee C. Perri and Beth Avil  
c/o Dana M. Breslin, Esquire, 3305  
Edgmont Ave., Brookhaven, PA 19015.  
DANA M. BRESLIN, ATTY.  
3305 Edgmont Ave.  
Brookhaven, PA 19015

**RONALD W. REESE**, dec'd.

Late of the Borough of Yeaddon,  
Delaware County, PA.  
Admx.: Marcelena M. Reese c/o  
Michaelangelo Dippolito, Esquire, 712  
Kimberton Road, Chester Springs, PA  
19425.  
MICHAELANGELO DIPPOLITO,  
ATTY.  
712 Kimberton Road  
Chester Springs, PA 19425

**JOHN J. ROBINS a/k/a JOHN  
ROBINS**, dec'd.

Late of the Borough of Media,  
Delaware County, PA.  
Extx.: Dolores R. Henry, 1 Gordon  
Drive, Media, PA 19063-1911.

**DAVID ARTHUR SANTILLI a/k/a  
DAVID A. SANTILLI**, dec'd.

Late of the Township of Marple,  
Delaware County, PA.  
Extx.: Pamela H. Santilli c/o William  
B. Cooper, III, Esquire, P.O. Box 673,  
Exton, PA 19341-0673.  
WILLIAM B. COOPER, III, ATTY.  
Fox Rothschild LLP  
P.O. Box 673  
Exton, PA 19341-0673

**MARY M. THARP**, dec'd.

Late of the Township of Middletown,  
Delaware County, PA.  
Extx.: Susan Crothamel Gardner  
(Named in Will as Susan M.  
Crothamel) c/o Patrick T. Duffy,  
Esquire, 100 Regency Dr., Audubon,  
PA 19403.  
PATRICK T. DUFFY, ATTY.  
Duffy Trial, P.C.  
100 Regency Dr.  
Audobon, PA 19403

**VICTORIA E. WHITE a/k/a VICTORIA**

**EVA WHITE a/k/a VICTORIA  
WHITE a/k/a EVA VICTORIA  
WHITE and VICKY WHITE**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.

Admx.: Rita Costa c/o William Morrow,  
Esquire, Swedesford Park, 1255  
Drummers Ln., Ste. 105, Wayne, PA  
19087.  
WILLIAM MORROW, ATTY.  
Palmarella & Raab, P.C.  
Swedesford Park  
1255 Drummers Ln.  
Ste. 105  
Wayne, PA 19087

**SECOND 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. 20<sup>th</sup> St.,  
Apt. 3, Phoenix, AZ 85022.  
**L. THEODORE HOPPE, JR., ATTY.**  
25 W. Second St.  
2<sup>nd</sup> 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.  
Admss.: 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.  
Extr.: 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.  
Extr.: 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.  
Admrs.: 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.  
Extx.: 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.  
Extx.: 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.  
Extx.: 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., 5<sup>th</sup> Fl.,  
Philadelphia, PA 19103.

**WILLIAM C. HUSSEY, II, ATTY.**  
Kleinbard LLC  
Three Logan Square  
1717 Arch St.  
5<sup>th</sup> 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.  
Extx.: 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

**THIRD AND FINAL 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.  
Extx.: 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.  
Extx.: 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.  
Extr.: 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. 11<sup>th</sup> St., Philadelphia, PA 19148.  
FRANCESCO CAMPESE, ATTY.  
Frank J. Campese, Jr., P.C.  
1943 S. 11<sup>th</sup> 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.  
Extr.: 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.  
Extr.: 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.

## 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. 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 Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 1/8/2026 under the Domestic Business Corporation Law, for **ON Q PERFORMANCE THERAPY INC.**, and the addr. of the registered office is 4321 Trophy Dr., Upper Chichester, PA 19061-2626, Delaware County.

Feb. 6

### 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:

#### DELCO DADS

The Articles of Incorporation have been (are to be) filed on Wednesday, January 21, 2026.

Feb. 6

### CORPORATE DISSOLUTION

NOTICE is hereby given to all interested persons or to any party who may be affected by **L.J.M. STEEL ERECTORS, INC.**, a PA Corp., with its registered address at 438 Church Ln., Rear, Yeadon, PA 19050-3134, that the Corp. and its Board of Directors is now engaged in winding up and settling the affairs of the corp. so that its corp. existence shall be ended by the issuance of Articles of Dissolution by the Dept. of State of the Commonwealth of PA, under the provisions of PA Business Corporation Law of 1988. Any written claim against the Corp. is barred unless an action to enforce the claim is commenced within two yrs. after this publication notice.

**L.J.M. STEEL ERECTORS, INC.**, 438 Church Ln., Rear, Yeadon, PA 19050-3134, Attn.: Lisa H. Meehan, Pres.

**ANTHEIL MASLOW & MacMINN**  
LLP, Solicitors  
131 W. State St.  
Doylestown, PA 18901

Feb. 6

**SERVICE BY PUBLICATION**

CASE NO. CIVSB2416458

Notice to Defendant: DAVID WAYNE SIMONE, an individual; and DOES 1 TO 20, inclusive, You are being sued by Plaintiff: SARWAT TAWFEEK, an individual,

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

The name and address of the court is: Superior Court of the State of California, For the County of San Bernardino, 247 West Third St., San Bernardino, CA 92415.

The name, address, and telephone number of plaintiffs attorney, or plaintiff without an attorney, is: MUAMMAR REED, ESQ. (SBN: 275133); REED LAW PC; 3452 E. FOOTHILL BLVD., STE. 810, PASADENA, CA 91107. TEL: (626)421-6072; [CENTRAL@REEDLAWYER.COM](mailto:CENTRAL@REEDLAWYER.COM). Date: 5/22/2024.

Signed by the clerk of the Superior Court: Michelle Gomez-Casillas, Deputy.

Statement of Damages(Personal Injury).

Case No.: CIVSB2416458.

To (Name of Defendant only): DAVID WAYNE SIMONE.

Seeks damages in the above entitled action, as follows:

1. General Damages:

a. Pain and suffering and inconvenience: \$400,000.00

b. Emotional distress: \$400,000.00

2. Special Damages:

a. Medical expenses(to date): \$37,200.00

b. Future medical expenses (present value): \$400,000.00

c. Property damages: \$15,056.94

Date: September 3, 2025

MUAMMAR REED, Esquire

Feb. 6, 13

**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

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**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

**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: residential 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 improvements 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: Residential 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: residential 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.  
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