



Bucks County Law Reporter

The Official Legal Periodical for Bucks County

Vol. 99

Doylestown, Pa., February 5, 2026

No. 6

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Bucks County Law Reporter

Reporting the Decisions of the Civil, Criminal and Orphans' Divisions of the Court of Common Pleas of the Seventh Judicial District of Bucks County. Officially designated by the Rules of the Court of Common Pleas of Bucks County, Pa., as the Legal Periodical for the Publication of Legal Notices.

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BUCKS COUNTY BAR ASSOCIATION

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Cola Promoted to Partner

Sweet, Stevens, Katz & Williams LLP has named Andrea Lynne Cola a partner of the firm, a reflection of her valuable contributions to the firm's growth and success over the last several years.

Cola joined Sweet Stevens in 2019 and was promoted to senior associate in 2022. Since that time, she has built a distinguished practice focused on civil rights defense, special education, and student services, earning the respect of colleagues and clients alike for her thoughtful counsel and practical approach to complex legal challenges facing schools today.

Her work is bolstered by a multifaceted professional background that includes experience both within a large urban school district and in advocacy roles on behalf of children and families. Prior to joining Sweet Stevens, she served as an attorney in the Special Education Unit of the School District of Philadelphia. She also worked for the Defender Association of Philadelphia, where she focused on protecting the rights and needs of children in matters involving abuse and dependency, parental rights, education disputes, and access to ongoing support services.

Cola earned her Juris Doctor cum laude from Suffolk University Law School and a Bachelor of Science cum laude from Northeastern University. She is admitted to practice in Pennsylvania and the United States District Courts of both Eastern and Middle Pennsylvania.

**APRIL
CLE MARATHON
DAY**



SAVE THE DATE
Thursday, April 16, 2026



WILLS, TRUSTS & ESTATES



PLANNING FOR THE FUTURE



Paul Cohen



Samuel Totaro



David Sowerbutts



Nicole Cocco

C&H

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Elizabeth J. Fineman to Serve as 2026 BCBA Family Law Section Committee Co-chair

Elizabeth J. Fineman, Partner and Family Law attorney at the law firm of Antheil Maslow & MacMinn, LLP, (AMM Law) in Doylestown, Pennsylvania, will continue to serve as Co-chair of the Bucks County Bar Association’s Family Law Section in 2026.

Elizabeth Fineman concentrates her practice on domestic relations matters and handles a variety of issues, including divorce, child custody, spousal support/alimony, child support, prenuptial and postnuptial agreements, marital taxation, and equitable distribution matters. She has handled many high-income support cases involving an intricate knowledge of both family law and complex financial issues.



Feb. 5

The graphic features a background of classical architectural columns. In the top left corner is the Bucks County Bar Institute logo, which includes the text 'BUCKS COUNTY BAR INSTITUTE' and 'EST. 2011'. The main text 'BUSINESS LAW INSTITUTE' is written in large, bold, white, sans-serif capital letters. To the right of this text is a white calendar icon with 'MAY 14' written on it. Below the main text, a dark blue banner contains the text 'EARN UP TO 6 CLE CREDITS' in white, with the number '6' being significantly larger. At the bottom, a dark blue banner with a diagonal cutout contains the text 'SAVE THE DATE' in large, bold, white, sans-serif capital letters.

LEGALLY *fabulous*



OPENING OF ASSIZES *a Bravo Network themed event*

FEBRUARY 12th AT THE BCBA

Ethics CLE — 4:00 - 5:00 pm
Reception — 5:00 - 7:00 pm

“ Opening of Assizes is a meaningful annual tradition where we celebrate and formally welcome new leadership on our Board of Directors. The evening begins with a CLE program, followed by a networking reception. Each year, the event reflects the signature style of our incoming President through a unique theme. This year’s theme sets the stage for a lively, stylish evening that blends professional development with fun & connection. ”
This event is free for BCBA members thanks to our generous sponsors.

**BUCKS COUNTY
BAR FOUNDATION**

**P Saint
PATRICK'S
DAY**

**Thursday
MARCH 12th at STATION
TAPHOUSE**

*Join us for the BCBF's Annual Saint Patrick's Day
Celebration & Fundraiser from 5 - 7 PM*

*\$85 ticket includes food, drinks, entertainment,
& support to our charitable Foundation!*

To purchase tickets or sponsor, visit
[buckscountybarfoundation.salsalabs.org/
stpatricksday2026](https://buckscountybarfoundation.salsalabs.org/stpatricksday2026)



**BUCKS COUNTY
BAR FOUNDATION**

**P Saint
PATRICK'S
DAY**



Diamond Sponsor \$2,500

- Opportunity to speak at the event
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- 2 full page Law Reporter ads
- 4 event tickets

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- 2 event tickets

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- Logo displayed in event marketing
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- 4 event tickets



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The Official Legal Periodical for Bucks County

2026 ADVERTISING RATES

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MISCELLANEOUS

\$9.10 PER 100 CHARACTERS

including spacing & punctuation

Dec. 25—Mar. 5



WE NEED YOU!

Did you know the BCBA schedules Pro Bono Attorneys to provide **Defense Representation for PFAs** every Wednesday? We are always looking for Attorneys to help out!

If you are willing to volunteer, please contact Charlene Prosser at cprosser@bucksbar.org or call 215-348-9413.

The BCBA is now able to offer CLE credit for every 5 hours spent on Pro Bono PFA Defense for up to 3 credits per year!



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Judge Baldi served as a Judge of the Court of Common Pleas of Bucks County from 2009 through 2024, including a 10 year term as Administrative Judge of the Civil Division, and now brings his 40+ years of experience as a trial lawyer and judge to BCM's New Hope office, returning to the same community where he was a mainstay and founding partner of Baldi, Cepparulo & Williams before being elected to the bench.

Rob brings his years of experience and wisdom to attorneys in need of a skilled Mediator or Arbitrator. Rob is also available as a Consultant for complex or significant litigation, or appeals.





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About Me

- Attorney Theresa Martin LoStracco has spent 33+ years as a trial lawyer focusing on personal injury. Terri has tried to verdict more than 50 cases in state and federal court.
- Fellow member of the Bucks County Bar Association
- Represented both Plaintiffs and Defendants
- Certified mediator and arbitrator

Contact



(215) 264-1306



TMLDisputeResolution@gmail.com or
TLostracco1109@gmail.com



Education

- LaSalle University, Bachelor of Science
- Widener University School of Law, Juris Doctor



Expertise

- Motor Vehicle Law, Premises Liability, & Professional Liability

Jeff Jenkins

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Applications are available online at www.bucksbar.org/LRIS. Please contact Lynn Abbonizio at 215-348-9413 ext. 104 or lynna@bucksbar.org with any questions.





LAWYER + THERAPIST

CLE & Networking Happy Hour

hosted by the BCBA Family Law Section

Join us from
**3:30 to
6:30 pm**

19th
February

BUCKS COUNTY
BAR ASSOCIATION
EST. 1883



3:30 - 4:30 — **Family Law CLE #2604 “The Overlap of the Therapy Process & the Court Process”**. A panel of judges, therapist & lawyers will highlight the overlaps involved in therapy & custody litigation and explain how those parts can work together effectively. 1 Substantive Credit. Hybrid: attend in-person at the BCBA or virtually on Zoom.



4:30 - 6:30 — **Networking Happy Hour**. An evening of connection and conversation over drinks & light bites, focused on strengthening existing professional relationships and forging new ones. Cheers!

This event sponsored by:

Beth Fizell-Jenkins, CDFA®



+

AMM Anthel
Maslow &
MacMinn, LLP

Jan. 22—Feb. 19



Interplay Between Civil Litigation and Orphans' Court

Civil Litigation Section /CLE # 2608

Date: February 11, 2023

Time: 8:30 – 9:30 AM

Location: Hybrid. Attend in-person at the BCBA or virtually via Zoom. Connection information sent out upon registration.

CLE Credit: 1 Substantive Credit

Presenters: The Honorable Brian McGuffin
The Honorable C. Theodore Fritsch, Jr.
Sean M. Gresh, Begley, Carlin & Mandio, LLP
Elaine T. Yandrisevits, Antheil Maslow & MacMinn, LLP

Description:

Topics would include a primer on jurisdiction, procedural distinctions, impact on business entities, and Judge McGuffin's leadership in the Orphans' Court.

Fee: \$35 Members, \$60 Non-Members

Questions: Contact Kristen Norcross at kristen.norcross@bucksbar.org

Name: _____ **Attorney ID:** _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone: _____ **Email:** _____

Payment method (choose one): Check enclosed AmEx MasterCard Visa

CC #: _____ **CC Exp. Date:** _____ **CVV #** _____

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3% credit card processing charge will be applied to all credit card payments. Check payments are welcome

Jan. 22, 29; Feb. 5



Insurance Issues Elder Law Attorneys Need to Know

OC Section /CLE # 2611

Date: February 11, 2026

Time: 12:30 – 1:30 PM

Location: Hybrid. Attend in-person at the BCBA or virtually via Zoom. Connection information sent out upon registration.

CLE Credit: 1 Substantive Credit

Presenter:

Michael Goetz, MBA, CPA
Allstate Insurance

Description:

Insurance Issues Every Elder Law Attorney needs to be aware of including: Long Term Care, Life Insurance & Medicaid Eligibility, Annuities, Liability Insurance & Risk Management Insurance Issues in Trust & Estate Planning

Fee: \$35 Members, \$60 Non-Members

Questions: Contact Kristen Norcross at kristen.norcross@bucksbar.org

Name: _____ **Attorney ID:** _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone: _____ **Email:** _____

Payment method (choose one): Check enclosed AmEx MasterCard Visa

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Feb. 5



State of Domestic Relations

Family Law Section /CLE # 2606

Date: February 17, 2026

Time: 12:30 PM– 1:30 PM

Location: Hybrid. Attend in-person at the BCBA or virtually via Zoom. Connection information sent out upon registration.

CLE Credit: 1 Substantive Credit

Presenters:

Lauren M. Berke, Director Domestic Relations
 Natalie Litchko, Deputy Director Domestic Relations
 Jessica Fidler, Title IV-D Attorney
 Fank Filipovits, Supervisor Domestic Relations
 Brittany Richardson, Supervisor Domestic Relations

Description:

Guideline updates, current and updated procedures, and Q&A with the Domestic Relations management team and Title IV-D Attorney

Fee: \$35 Members, \$60 Non-Members

Questions: Contact Kristen Norcross at kristen.norcross@bucksbar.org

Name: _____ **Attorney ID:** _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone: _____ **Email:** _____

Payment method (choose one): Check enclosed AmEx MasterCard Visa

CC #: _____ **CC Exp. Date:** _____ **CVV #** _____

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Jan. 22, 29; Feb. 5, 12



Senate Bill 1138: Electronic Wills in Pennsylvania

OC Section /CLE # 2610

Date: March 11, 2026

Time: 12:30 –1:30 pM

Location: Hybrid. Attend in-person at the BCBA or virtually via Zoom. Connection information sent out upon registration.

CLE Credit: 1 Substantive Credit

Presenter:

Justin Brown, Esq. Ballard Spahr LLP

Description:

Presentation and discussion on Senate Bill 1138 and the possibility of allowing electronic wills in Pennsylvania

Fee: \$35 Members, \$60 Non-Members

Questions: Contact Kristen Norcross at kristen.norcross@bucksbar.org

Name: _____ **Attorney ID:** _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

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Jan. 29—Mar. 5

Sheriff’s Sale

Third and Final Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, February 13, 2026 at 11 o’clock A.M., Eastern Prevailing Time, at the Bucks County Administration Building, 55 East Court Street, in the Borough of Doylestown, Bucks County, Pennsylvania the following real estate to wit:

BENSALEM TOWNSHIP

DOCKET #2019-08199

Property to be sold is situated in the **TOWNSHIP OF BENSALEM**, County of Bucks, and Commonwealth of Pennsylvania.

TAX PARCEL #02-011-295.

PROPERTY ADDRESS: 3812 Dresher Road, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEON FRANK.**

FRIEDMAN VARTOLO LLP

FREDERICK A. HARRAN, Sheriff

Sheriff’s Office, Doylestown, PA

BRISTOL BOROUGH

DOCKET #2025-02606

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **BOROUGH OF BRISTOL**, AND COMMONWEALTH OF PENNSYLVANIA:

TAX PARCEL #04-028-257.

PROPERTY ADDRESS: 232 Hayes Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ROBERT LAIRD.**

STERN & EISENBERG, PC

FREDERICK A. HARRAN, Sheriff

Sheriff’s Office, Doylestown, PA

BRISTOL TOWNSHIP

DOCKET #2024-05942

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP OF BRISTOL**, AND COMMONWEALTH OF PENNSYLVANIA:

TAX PARCEL #05-046-021.

PROPERTY ADDRESS: 52 Apricot Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JACQUELINE BROWN.**

STERN & EISENBERG, PC

FREDERICK A. HARRAN, Sheriff

Sheriff’s Office, Doylestown, PA

DOCKET #2025-03656

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP OF BRISTOL**, AND COMMONWEALTH OF PENNSYLVANIA:

TAX PARCEL #05-014-159.

PROPERTY ADDRESS: 3604 Newportville Rd., Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ANDRIA DOWNEY, JEFFREY N. GIORDANO, JR.**

STERN & EISENBERG, PC

FREDERICK A. HARRAN, Sheriff

Sheriff’s Office, Doylestown, PA

DOYLESTOWN TOWNSHIP

DOCKET #2024-05372

ALL THAT CERTAIN lot or piece of lands with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF DOYLESTOWN**, in the County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #09-059-016.

PROPERTY ADDRESS: 38 Radcliff Drive, Doylestown Township, PA.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PAUL S. AHR, JENNIFER L. AHR.**

PORTNOFF LAW ASSOCIATES, LTD.

FREDERICK A. HARRAN, Sheriff

Sheriff’s Office, Doylestown, PA

DOCKET #2025-06199

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE **TOWNSHIP OF DOYLESTOWN**, BUCKS COUNTY, PENNSYLVANIA:

TAX PARCEL #09-047-123.

PROPERTY ADDRESS: 25 Gatehouse Lane,
Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **ELAINE
M. SCHULTHEISS.**

**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**

FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

FALLS TOWNSHIP

DOCKET #2017-03652

ALL that certain parcel of land lying and
being situate in the **TOWNSHIP OF FALLS**,
County of Bucks, and Commonwealth of
Pennsylvania, known and numbered as 623
Chatham Road, Fairless Hills, PA 19030,
Parcel No: 13-015-131.

TAX PARCEL #13-015-131.

PROPERTY ADDRESS: 623 Chatham Road,
Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **MARY
LOU SATCHELL.**

MDK LEGAL

FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

HILLTOWN TOWNSHIP

DOCKET #2016-06599

ALL THAT CERTAIN lot or piece of land,
situate in **HILLTOWN TOWNSHIP**, Bucks
County, PA described according to a Record
Plan of Bucks Villa Phase I, made by Strothers
Associates, Inc., Professional Engineers and
Surveyors dated 12/11/1987, last revised
3/10/1995 and recorded in Plan Book 279
page 53 A to E as follows, to wit:

TAX PARCEL #15-011-122.

PROPERTY ADDRESS: 111 Brinkley Drive,
Sellersville, PA 18960.

IMPROVEMENTS: RESIDENTIAL REAL
ESTATE.

SOLD AS THE PROPERTY OF: **ROBERT
W. MAHER, BETH A. MAHER, THE
UNITED STATES OF AMERICA.**

LOGS LEGAL GROUP, LLC

FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

LOWER MAKEFIELD TOWNSHIP

DOCKET #2024-01423

ALL THAT CERTAIN Lot or piece of ground,
situate in the **LOWER MAKEFIELD
TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #20-019-074.

PROPERTY ADDRESS: 148 Pine Lane,
Lower Makefield Township, PA.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT
GREGORY, DENISE L. GREGORY.**

PORTNOFF LAW ASSOCIATES, LTD.

FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2025-06780

ALL THAT CERTAIN Unit in the property
known, named and identified as Cedar Hollow,
a Condominium, located in the **TOWNSHIP
OF LOWER MAKEFIELD**, County of
Bucks and Commonwealth of Pennsylvania,
which has heretofore been submitted to the
provisions of the Uniform Condominium Act,
68 P.C.S. 3101 et seq, by the recording in the
Office of the Recorder of Deeds of Bucks
County of a Declaration of Condominium of
Cedar Hollow, a Condominium, dated June
2, 1988 and recorded June 7, 1988 in Deed
Book 2820 Page 880 et seq., and the First
Amendment thereto dated June 21, 1988 and
recorded June 24, 1988 in Deed Book 2823
Page 715, the Second Amendment thereto
dated June 29, 1988 and recorded July 12,
1988 in Deed Book 2828 Page 212 (the
"Declaration") and the Fourth Amendment
to Declaration dated July 20, 1988 and
recorded July 21, 1988 in Deed Book 2830
Page 1184, being and designated as Unit
No. 108, together with an undivided interest
in the Common Elements as set forth in and
subject to adjustments in accordance with,
the Declaration. Being known as: 564 Cedar
Hollow Drive a/k/a 564 Cedar Hollow Drive,
Unit 108, Yardley, PA 19067.

TAX PARCEL #20-015-142-108.

PROPERTY ADDRESS: 564 Cedar Hollow
Drive a/k/a 564 Cedar Hollow Drive, Unit
108, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **GARY HAGELE.**

BROCK & SCOTT, PLLC

FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

MIDDLETOWN TOWNSHIP

DOCKET #2025-04734

All that certain lots or pieces of ground, situate, in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #22-008-078.

PROPERTY ADDRESS: 257 Wisteria Avenue, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JENNIFER M. STEVENSON.**

McCALLA RAYMER LEIBERT PIERCE, LLP

FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2025-04769

ALL THAT CERTAIN Lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being at Levittown, in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, Commonwealth of Pennsylvania, shown and designated as Lot No. 729-C on Amended Subdivision Map of "Forsythia Gate," Levittown, Section 73, and Amended Map of a Portion of Plot B, "Snowball Gate," Levittown, Section 61, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on June 24, 1957 in Plan Book 14 Page 14,

TAX PARCEL #22-050-249.

PROPERTY ADDRESS: 11 Forsythia Way, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS CARANGO.**

LOGS LEGAL GROUP LLP

FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

NOCKAMIXON TOWNSHIP

DOCKET #2025-05071

ALL THAT CERTAIN message and tract of land in **NOCKAMIXON TOWNSHIP**, Bucks County, Pennsylvania, bounded and described as follows:

TAX PARCEL #30-004-103.

PROPERTY ADDRESS: 404 Church Hill Road, Kintnersville, PA 18930 a/k/a 404 Church Hill Road, Nockamixon, PA 18930.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHEN J. SACKETT, JR.**

BROCK & SCOTT, PLLC

FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

PLUMSTEAD TOWNSHIP

DOCKET #2023-04732

ALL THAT CERTAIN lot of land, with the buildings and improvements thereon erected, Hereditaments and Appurtenances, Situate in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #34-015-040-007.

PROPERTY ADDRESS: 5590 Bradshaw Road, Plumstead Township, PA.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL J. FLYNN, BEVERLEY J. FLYNN.**

PORTNOFF LAW ASSOCIATES, LTD.

FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2023-05424

Property to be sold is situated in the **TOWNSHIP OF RICHLAND**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #36-027-019.

PROPERTY ADDRESS: 262 Fairview Avenue, Richland Township, PA 18951 a/k/a 262 Fairview Avenue, Quakertown, PA.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **SARA GOLD a/k/a SARA ROY.**

FRIEDMAN VARTOLO LLP

FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

TULLYTOWN BOROUGH

DOCKET #2023-06123

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon, situate, lying and being at Levittown, in the **BOROUGH OF TULLYTOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #46-003-074.

PROPERTY ADDRESS: 57 Silverbirch Lane, Tullytown, PA.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GAIL M. MCGOWAN**.

PORTNOFF LAW ASSOCIATES LTD

FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

UPPER MAKEFIELD TOWNSHIP

DOCKET #2024-03991

ALL THAT CERTAIN lot or piece of ground situate in **TOWNSHIP OF UPPER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #47-024-001-001, 47-020-114-001, 47-020-034-001.

PROPERTY ADDRESS: 968 Taylorsville Road, Washington Crossing, PA 18977.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS D. OLIVER**.

POWERS KIRN, LLC

FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2024-06368

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF UPPER MAKEFIELD** and Village of Dolington, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 814 Dolington Road, Newtown, PA 18940, Parcel No: 47-017-029.

TAX PARCEL #47-017-029.

PROPERTY ADDRESS: 814 Dolington Road, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CRAIG W. ZUCKER a/k/a CRAIG WILLIAM ZUCKER AS EXECUTOR TO THE ESTATE OF JERRY W. ZUCKER**.

MDK LEGAL

FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2025-00233

ALL THAT CERTAIN LOT OF LAND LOCATED IN THE **TOWNSHIP OF UPPER MAKEFIELD**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #47-004-065-002.

PROPERTY ADDRESS: 2 THREE PONDS LANE, NEWTOWN, PA 18940.

BEING THE SAME PREMISES WHICH GIGLIOTTI CORPORATION BY DEED DATED 04/22/1980 AND RECORDED 04/25/1980 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2380 AT PAGE 0778, GRANTED AND CONVEYED UNTO M. BARRY LIPSON AND ARLEEN C. LIPSON, HIS WIFE.

TAX PARCEL #47-004-065-002.

PROPERTY ADDRESS: 2 Three Ponds Lane, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **M. BARRY LIPSON, ARLEEN C. LIPSON**.

KML LAW GROUP, P.C.

FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2023-02511

Property to be sold is situated in the **TOWNSHIP OF WARMINSTER**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #49-10-65.

PROPERTY ADDRESS: 1008 Victoria Road, Warminster Township, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KELLY S. ASHWORTH**.

FRIEDMAN VARTOLO, LLP
FREDERICK A. HARRAN, Sheriff
Sheriff’s Office, Doylestown, PA

DOCKET #2025-03911

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in **WARMINSTER TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania bounded and described according to a Certain Plan thereof known as Revised Final Plan of “Glenview Park” Section “C” made by Harris, Henry and Potter, Inc., Registered Engineers and Surveyors dated May 1, 1959, said Plan being recorded in the Office of the Recorder of Deeds of Bucks County at Doylestown, Pennsylvania, in Plan Book 17 page 24 and amended by Agreement dated April 29, 1969 and recorded in Deed Book 1932, page 13.

TAX PARCEL #49-17-141.

PROPERTY ADDRESS: 535 Brook Ln., Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRANCIS BROWN.**

HILL WALLACK, LLP
FREDERICK A. HARRAN, Sheriff
Sheriff’s Office, Doylestown, PA

DOCKET #2025-06303

All that certain lot or piece of ground situate in **WARMINSTER TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania, bounded and described according to a certain Plan thereof known as “Final Plan of Meadowood” made by Charles E. Shoemaker, Registered Professional Engineer, dated 4/9/1957 and last revised 12/13/1960, said Plan being recorded in the Office for the Recording of Deeds for Bucks County at Doylestown, PA in Plan Book 21, Page 1, and Amended by Agreement dated 3/31/1969 and recorded in Deed Book 1929, Page 20.

TAX PARCEL #49-041-049.

PROPERTY ADDRESS: 786 Roger Road, Warminster, Warminster Township, Bucks County, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SUSAN LEIGH NEUBUCK.**

KAPLAN STEWART MELOFF REITER & STEIN, PC
FREDERICK A. HARRAN, Sheriff
Sheriff’s Office, Doylestown, PA

WARWICK TOWNSHIP

DOCKET #2023-02837

ALL THAT CERTAIN lot or piece of ground, Situate in **WARWICK TOWNSHIP**, Bucks County, Pennsylvania, described according to a revised Final Site Plan of Country Crossing, made by Carroll Engineering Corporation, dated 8/25/1990 and recorded in the Office of the Recorder of Deeds, Doylestown, Pennsylvania in Plan Book 284 page 99 as follows, to wit:

BEGINNING at a point on the northwesterly side of Shannon Court, said point also being a corner of Lot #54 on said plan; thence extending from said point of beginning, continuing along line of Lot No. 54, North 65 degrees 42 minutes 16 seconds west 110.00 feet to a point; thence extending north 24 degrees 17 minutes 44 seconds east 24.00 feet to a point, a corner of Lot No. 56 on said plan; thence extending along the same, south 65 degrees 42 minutes 16 seconds east 110.00 feet to a point on the aforementioned Shannon Court, thence extending along the same, south 24 degrees 17 minutes 44 seconds west 24.00 feet to the first mentioned point and place of beginning.

BEING Lot #55 as shown on the above mentioned plan.

TAX PARCEL #51-029-055.

PROPERTY ADDRESS: 104 Shannon Court, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE-TOWNHOUSE.

SOLD AS THE PROPERTY OF: **JASON MEISTER, JULIE SHLAMOWITZ.**

CLEMONS RICHTER & REISS, PC
FREDERICK A. HARRAN, Sheriff
Sheriff’s Office, Doylestown, PA

DOCKET #2024-01410

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in **WARWICK TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania, being known as Lot No. 228.

TAX PARCEL #51-14-301.
 PROPERTY ADDRESS: 949 Bancroft Place,
 Warminster, PA 18974.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **LAURIE L.
 DOUGHERTY.
 ECKERT SEAMANS**
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2025-04276

ALL THAT CERTAIN lot or piece of ground,
 Situate in **WARWICK TOWNSHIP**, Bucks
 County, Pennsylvania, described according to
 a revised Final Site Plan of Country Crossing,
 made by Carroll Engineering Corporation,
 dated 8/25/90 and recorded in the Office of the
 Recorder of Deeds, Doylestown, Pennsylvania
 in Plan Book 288 page 20 as follows, to wit:
 BEGINNING at a point on the Northwesterly
 side of Summerhill Court, said point being a
 common corner of Lots #87 and #88 on said
 plan; thence extending from said point of
 beginning on the arc of a circle curving to
 the left having a radius of 25.00 feet the arc
 distance of 22.59 feet to a point a corner of
 Lot #89 on said Plan; thence extending and
 leaving the Southwesterly side of Summerhill
 Court, South 77 degrees 35 minutes 14
 seconds West along Lot #89 on said Plan
 24.17 feet to point corner of lands now or late
 of Open Space on said plan, thence extending
 the two following courses and distances along
 lands now or late of Open Space on said Plan;
 (1) North 42 degrees 58 minutes 21 seconds
 West 110.00 feet to a point; and (2) North 47
 degrees 01 minutes 39 seconds East 39.00 feet
 to a point a corner of Lot #87 on said Plan;
 thence extending South 42 degrees 58 minutes
 21 seconds East along Lot #87 on said Plan
 110.22 feet to the first mentioned point and
 place of beginning.
 BEING Lot # 88 as shown on the above
 mentioned plan.
 TAX PARCEL #51-029-088.
 PROPERTY ADDRESS: 106 Summerhill
 Court, Warminster, PA 18974.
 IMPROVEMENTS: RESIDENTIAL REAL
 ESTATE-TOWNHOUSE.
 SOLD AS THE PROPERTY OF: **EWA
 KARPETA.**

CLEMONS RICHTER & REISS, PC
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

TO ALL PARTIES IN INTEREST AND
 CLAIMANTS: A schedule of distribution
 will be filed by the Sheriff within thirty days
 of date of sale and the distribution will be
 made in accordance with the schedule unless
 exceptions are filed thereto within ten days
 thereafter.

Judgment was recovered in the Court of
 Common Pleas of Bucks County Civil Action
 – as numbered above. No further notice of the
 filing of the Schedule of Distribution will be
 given.

The above properties are to be sold
 by FREDERICK A. HARRAN, Sheriff,
 Doylestown, Pennsylvania.

Jan. 22, 29; Feb. 5

Change of Name

IN THE COURT OF COMMON
 PLEAS OF BUCKS COUNTY
 CIVIL ACTION – LAW
 NO. 2025-08973-0000

NOTICE IS HEREBY GIVEN THAT the
 Petition for the Change of Name has been
 filed in the above-named Court, praying for
 a Decree to change the name(s) of **AMELIA
 PUKUTA LUBANZADIO** to **AMELIA
 PUKUTA SIMBA.**

The Court has fixed the 23rd day of March,
 2026 at 9:00 A.M. in Courtroom No. 520,
 Bucks County Justice Center at 100 North
 Main Street, Doylestown, PA, as the time and
 place for the hearing of said Petitioner, when
 and where all persons interested may appear
 and show cause, if any they have, why the
 prayer of said Petition should not be granted.

Jan. 29; Feb. 5

IN THE COURT OF COMMON
 PLEAS OF BUCKS COUNTY
 CIVIL ACTION – LAW
 NO. 08411-0000

NOTICE IS HEREBY GIVEN THAT the
 Petition for the Change of Name has been
 filed in the above-named Court, praying for
 a Decree to change the name(s) of **JAMES
 JUSTIN ZYCHAL** to **JAMES JUSTIN
 WOLFE JR.**

The Court has fixed the 17th day of February, 2026 at 9:00 A.M. in Courtroom No. 520, Bucks County Justice Center at 100 North Main Street, Doylestown, PA, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Feb. 5

Charter Application

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

AK Capital Properties, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Feb. 5

All Roads Fireplace & Chimney, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

The Fegley Law Firm, Solicitors
301 Oxford Valley Road
Suite 402A
Yardley, PA 19067

Feb. 5

YERKES AUTOMOTIVE SPECIALIST INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Feb. 5

Corporate Dissolution

Pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended, notice is hereby given that **RDSJ, Ltd.** is currently in the process of voluntarily dissolving.

Feb. 5

Estate Notice

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 person named. All persons having claims or demands against said estates are requested to make known the same, and all person indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

First Publication

ADAMCZYK, SHEILA M., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **RUSSELL ADAMCZYK**, 11775 NW 2nd Street, Plantation, FL 33255.

Attorney: **DAVID J. SOWERBUTTS**, 1040 Stony Hill Road, Suite 150, Yardley, PA 19067.

ALI, SYED ASAD, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executor: **SYED WAJID ALI**, 350 Pondview Court, Yardley, PA 19067.

ATTARIAN, MARTIN A., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **EDWARD ATTARIAN**, 207 Green Valley Way, Chalfont, PA 18914.

BOBIAK, STACEY M. a/k/a STACEY M. FIGUEROA and STACEY MARIE FIGUEROA, dec'd.

Late of Hilltown Township, Bucks County, PA.

Administrator: **MATTHEW LAWRENCE BOBIAK** c/o William Morrow, Esq., Swedesford Park, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087.

Attorney: **WILLIAM MORROW**, Palmarella & Raab, P.C., Swedesford Park, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087.

BROWN, STEPHEN C., SR. a/k/a STEPHEN C. BROWN, dec'd.

Late of Falls Twp., Bucks County, PA.

Executrix: **EDITH K. BROWN** c/o David W. Crosson, Esq., Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101.

Attorney: **DAVID W. CROSSON**, Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101.

CARBO, HEATHER, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **SHARON CUMMINGS** c/o Lindsay R. Norton, Esquire, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **LINDSAY R. NORTON**, P.O. Box 215, Perkasio, PA 18944-0215.

CLARKE, DAVID J., dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **DAVID W. CLARKE** a/k/a **DAVID WAYNE CLARKE**, 92 Byrne Dr., Phoenixville, PA 19460.

Attorney: **DAVID A. MAGAY**, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464.

COOPER, LINDA ANNE a/k/a **LINDA L. COOPER**, dec'd.

Late of Sellersville, East Rockhill Township, Bucks County, PA.

Executors: **MICHAEL SHAWN COOPER**, 6 Blue Rock Drive, Sellersville, PA 18960 and **BRIANNA MARIE COOPER**, 420 W. Chestnut St., Apt. 1, Perkasio, PA 18944.

CREIGHTON, WILLIAM M., dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **JOSEPH CREIGHTON** a/k/a **JOSEPH ALAN CREIGHTON**, 34 Richboro Rd., Newtown, PA 18940.

Attorney: **JUSTIN M. PILCHMAN**, Stuckert and Yates, 2 N. State St., P.O. Box 70, Newtown, PA 18940.

CROUSE, ESTHER IRENE a/k/a **ESTHER CROUSE**, dec'd.

Late of Riegelsville, Durham Twp., Bucks County, PA.

Executors: **BRUCE W. CROUSE**, 705 Durham Rd., Riegelsville, PA 18077 and **DONALD R. CROUSE**, 740 Durham Rd., Riegelsville, PA 18077.

CUDDAHY, JAMES a/k/a **JIM CUDDAHY**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **LINDA CUDDAHY**, 28 Diamond St., Souderton, PA 18964.

DALY, JAMES F., JR., dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **DOLORES DALY**, 3347 Adams Court, Bensalem, PA 19020.

DEIDA, VIDAL a/k/a **VIDAL DEIDA-RUIZ**, dec'd.

Late of Bensalem, Bucks County, PA.

Administratrix: **CHRISTINA DEIDA**, 10871 Bustleton Ave., Unit 244, Philadelphia, PA 19116.

Attorney: **JOSEPH LONDON PC**, 510 Lakeside Office Park, Southampton, PA 18966.

EBERT, EVELYN MARY a/k/a **EVELYN M. EBERT**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **SUSAN ALICE HARRISON**, 14 Ardsley Rd., Yardley, PA 19067.

Attorney: **DON F. MARSHALL**, Stuckert and Yates, 2 N. State St., P.O. Box 70, Newtown, PA 18940.

FORCHETTI, LUCETTE M., dec'd.

Late of Langhorne, Bucks County, PA.

Executor: **VANCE FORCHETTI**, 640 Grindan Drive, Yardley, PA 19067.

GRAHAM, TERRY DEANE, dec'd.

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

Executrix: **CHRISTINE M. GRAHAM-GABER**.

Attorney: **JEFFREY P. GARTON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

HECKENSWILER, RALPH S., dec'd.

Late of Sellersville Borough, Bucks County, PA.

Administratrix: **DAWN NITA ROTZELL**, 1561 Kumry Road, Quakertown, PA 18951.

Attorney: **BRAD M. JACKMAN**, 2460 N. Whittmore St., Furlong, PA 18925.

HECKENSWILER, RALPH A., dec'd.

Late of Sellersville Borough, Bucks County, PA.

Administratrix C.T.A.: **DAWN N. ROTZELL**, 1561 Kumzy Road, Quakertown, PA 18951.

- Attorney: **BRAD M. JACKMAN**, 2460 N. Whittmore St., Furlong, PA 18925.
- HUNTZINGER, MARIE D.** a/k/a **MARIE DENISE BROWN** and **MARIE DENISE HUNTZINGER**, dec'd.
Late of Doylestown Twp., Bucks County, PA.
Administratrix: **CAROL V. HUNTER** c/o David W. Crosson, Esq., Crosson & Ricchetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101.
Attorney: **DAVID W. CROSSON**, Crosson & Ricchetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101.
- KRAUSS, ROBERT EDWARD**, dec'd.
Late of Bensalem, Bucks County, PA.
Executrix: **JESSICA KRAUSS**, 1060 Kasmir Avenue, Bensalem, PA 19020.
- LARA, LIGIA L.** a/k/a **LIGIA LARA**, dec'd.
Late of Chalfont Borough, Bucks County, PA.
Executor: **FRED M. LARA** a/k/a **FRED M. LARA**, 290 Stonegate Dr., Devon, PA 19333.
Attorney: **KRISTEN R. MATTHEWS**, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19333.
- LARKIN, KATHRYN H.**, dec'd.
Late of Newtown Township, Bucks County, PA.
Executrix: **ERIN KATHLEEN LARKIN** a/k/a **ERIN K. LARKIN**, 906 Weber Dr., Yardley, PA 19067.
Attorney: **JUSTIN M. PILCHMAN**, Stuckert and Yates, 2 N. State St., P.O. Box 70, Newtown, PA 18940.
- LEHOTZKY, HELEN** a/k/a **HELEN LEHOTZKY-EVES** a/k/a **HELEN LEHOTZKY EVES** and **HELEN EVES**, dec'd.
Late of Doylestown Township, Bucks County, PA.
Executrix: **ALEXA FARADAY** c/o Stephen D. Potts, Esq., Strafford Office Bldg., #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087.
Attorney: **STEPHEN D. POTTS**, Herr, Potts & Potts, LLC, Strafford Office Bldg., #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087.
- MANN, ROBERT ANTHONY**, dec'd.
Late of Ottsville, Nockamixon, Bucks County, PA.
Executor: **SCOTT ANTHONY ANGSTADT**, 2045 Milford Square Pike, Quakertown, PA 18951.
Attorney: **EMILY A. ZETTLEMOYER**, 53 North 3rd Street, Emmaus, PA 18049.
- MATYAS, IRENE K.** a/k/a **IRENE MATYAS**, dec'd.
Late of Doylestown, Bucks County, PA.
Executrix: **LISA M. CRITS**, 2131 Wharton Rd., Glenside, PA 19038.
- McCLAIN, CHARLES JOSEPH** a/k/a **CHARLIE McCLAIN**, dec'd.
Late of Yardley, Bucks County, PA.
Executor: **BRYAN McCLAIN**, 77 Jessica Circle, Schwenksville, PA 19473.
- McCOLE, ANDREW C.**, dec'd.
Late of Doylestown Township, Bucks County, PA.
Executrix: **ANN MEAD** a/k/a **ANN McCOLE MEAD** and **NANCY MEAD** c/o Justin M. Pilchman, Esquire, 2 N. State St., P.O. Box 70, Newtown, PA 18940.
Attorney: **JUSTIN M. PILCHMAN**, Stuckert and Yates, 2 N. State St., P.O. Box 70, Newtown, PA 18940.
- MILLER, YVONNE**, dec'd.
Late of Milford Township, Bucks County, PA.
Executor: **GARY MILLER**, 131 Park Avenue, Quakertown, PA 18951.
Attorney: **RON R. MILLER**, 314 West Broad Street, Suite 118, Quakertown, PA 18951.
- MURPHY, GERTRUDE** a/k/a **GERTRUDE S. MURPHY** and **GERTRUDE S. MURPHY**, dec'd.
Late of Warwick Township, Bucks County, PA.
Executrix: **COLLEEN CRAIG**, 2122 Almshouse Rd., Jamison, PA 18929.
Attorney: **DON F. MARSHALL**, Stuckert and Yates, 2 N. State St., P.O. Box 70, Newtown, PA 18940.
- NAVRATIL, JEANNE L.**, dec'd.
Late of Upper Makefield Township, Bucks County, PA.
Executrix: **DONNA J. WENGIEL**, 2 N. State St., P.O. Box 70, Newtown, PA 18940.

- Attorney: **DONNA J. WENGIEL**,
Stuckert and Yates, 2 N. State St., P.O.
Box 70, Newtown, PA 18940.
- PASQUINI, POMPILIO**, dec'd.
Late of Bensalem Township, Bucks
County, PA.
Administratrix: **ANNAMARIA STELLA
NIGRO** c/o John S. Morabito, Esq., P.O.
Box 25028, Philadelphia, PA 19147.
- Attorney: **JOHN S. MORABITO**,
Morobito Law, P.O. Box 25028,
Philadelphia, PA 19147.
- PIETSCH, ERNEST FRANK** a/k/a
ERNEST F. PIETSCH, dec'd.
Late of Middletown Township, Bucks
County, PA.
Executrix: **EVELYN M. WHITE-
BRUNNER** c/o Begley, Carlin & Mandio,
LLP, 680 Middletown Blvd., Langhorne,
PA 19047.
- Attorney: **TRACY L. CASSEL-
BROPHY**, Begley, Carlin & Mandio,
LLP, 680 Middletown Blvd., Langhorne,
PA 19047.
- REIDENBERG, STEVEN M.** a/k/a
STEVEN REIDENBERG, dec'd.
Late of Bensalem Township, Bucks
County, PA.
Executrix: **SONDRA REIDENBERG**
c/o Andrew J. Cordes, Esq., 27 S. State
St., Newtown, PA 18940.
- Attorney: **ANDREW J. CORDES**,
Cordes Law LLC, 27 S. State St.,
Newtown, PA 18940.
- RISBOSKIN, LORRAINE**, dec'd.
Late of Doylestown, Bucks County, PA.
Executor: **JOHN R. STAHL** a/k/a **JOHN
RAYMOND STAHL**, 1168 North Main
Street, Union Dale, PA 18470.
- Attorney: **McANDREW LAW
OFFICES**, 630 Main Street, Forest City,
PA 18421.
- SALANIK, GERALDINE** a/k/a **GERI
SALANIK**, dec'd.
Late of Hilltown Township, Bucks
County, PA.
Executor: **JOHN SALANIK**, 118 Gentry
Drive, Perkasio, PA 18944.
- SAMHAMMER, CURTIS, SR.** a/k/a
CURTIS L. SAMHAMMER, SR.,
dec'd.
Late of Morrisville Borough, Bucks
County, PA.
- Executrix: **CURTIS LYNN
SAMHAMMER, JR.** a/k/a **CURTIS
L. SAMHAMMER, JR.** c/o Joseph M.
Ramagli, Esquire, 6 Penns Trail, Suite
202, Newtown, PA 18940.
- Attorney: **JOSEPH M. RAMAGLI**,
Caracappa Cook Scott & Ramagli, PC,
6 Penns Trail, Suite 202, Newtown, PA
18940.
- SAVARESE, RITA SUSAN** a/k/a **RITA S.
SAVARESE**, dec'd.
Late of Northampton Township, Bucks
County, PA.
Executor: **JOHN TODD BUCKLEY
SAVARESE**, 14 Ryan Avenue, Ivyland,
PA 18974.
- SCHMIDT, CHARLES J.**, dec'd.
Late of Bedminster Township, Bucks
County, PA.
Administrator: **THOMAS C. SCHMIDT**
a/k/a **THOMAS CHARLES SCHMIDT**
c/o Laura M. Tobey, Esq., 724 W. Lancaster
Ave., Ste. 215, Wayne, PA 19087.
- Attorney: **LAURA M. TOBEY**,
Reidenbach & Associates, LLC, 724
W. Lancaster Ave., Ste. 215, Wayne, PA
19087.
- SHUBNELL, MARGARET W.**, dec'd.
Late of Lower Makefield Township,
Bucks County, PA.
Executor: **DANIEL WALSH**, 37
Lopatcong Drive, Ewing, NJ 08638.
- Attorney: **DAVID J. SOWERBUTTS**,
Curtin & Heefner, LLP, 1040 Stony Hill
Road, Suite 150, Yardley, PA 19067.
- TALAGA, STEPHEN P.**, dec'd.
Late of Langhorne, Bucks County, PA.
Administrator: **JAMES TALAGA**, 1071
Frederick Road, Meadowbrook, PA
19046.
- TUTTLE, ROBERT F.**, dec'd.
Late of West Rockhill Township, Bucks
County, PA.
Executrix: **NANCY E. TUTTLE**, 3250
State Road (Route 561), Sellersville, PA
18960.
- Attorney: **NEIL M. HILKERT**, 600 West
Germantown Pike, Suite 400, Plymouth
Meeting, PA 19462.
- WEISS, SANFORD**, dec'd.
Late of Tinticum Township, Bucks
County, PA.

Executrices: **JoANN ROSENTHAL** and **AMANDA A. WEISS** c/o D. Rodman Eastburn, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

Attorney: **D. RODMAN EASTBURN**, Eastburn and Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

Second Publication

BRINDISI, MARIE E., dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executor: **GEORGE J. BRINDISI** c/o Karen F. Angelucci, Esq., 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

Attorney: **KAREN F. ANGELUCCI**, Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

CHROMECK, JOYCE C. a/k/a **JOYCE CORA CHROMECK**, dec'd.

Late of Newtown, Buckingham Twp., Bucks County, PA.

Executrices: **CHRISTINE ELIZABETH DURANT**, 6 Reading Road, Stockton, NJ 08559 and **BEVERLY A. KERSHAW** a/k/a **BEVERLY ANN KERSHAW**, 99 Clinton St., Lanbertville, NJ 08530.

CHUBB, MARION M., dec'd.

Late of Warrington, Bucks County, PA.

Co-Executors: **HAROLD NICHOLAS CHUBB, III** and **BRUCE WAYNE CHUBB** c/o John S. Benson, Esquire, 18 N. Main Street, Doylestown, PA 18901.

Attorney: **JOHN S. BENSON**, 18 N. Main Street, Doylestown, PA 18901.

DE SOCARRAS, CHRISTINE, dec'd.

Late of Nockamixon Township, Bucks County, PA.

Executrix: **CAROLYN JACOB** c/o Richard D. Magee, Jr., Esquire, P.O. Box 885, Doylestown, PA 18901.

Attorney: **RICHARD D. MAGEE, JR.**, P.O. Box 885, Doylestown, PA 18901.

DIDIER, RICARDO, dec'd.

Late of Bucks County, PA.

Executrix: **MONICA DIDIER**, 503 Valmore Rd., Fairless Hills, PA 19030.

GETHERS, GAIL M., dec'd.

Late of Warminster, Bucks County, PA.

Executors: **TARIQ B. RASHID** and **RHONDA RASHID**, 1056 Claire Avenue, Huntingdon Valley, PA 19006.

GRANKO, VERONICA a/k/a **VERONICA B. GRANKO**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Administratrix: **DEANNA SLACK** a/k/a **DEANNA JEAN SLACK**, 404 E. Barnard St., West Chester, PA 19382.

Attorney: **DANIEL F. MONAHAN**, Brandywine Estate and Elder Law, 535 N. Church St., Ste. 170, West Chester, PA 19380.

HESS, MARY BARBARA, dec'd.

Late of Langhorne, Bucks County, PA.

Administrator: **THOMAS HESS**, 115 Walnut Street, Philadelphia, PA 19106.

JANZER, HENRY JOHN, dec'd.

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

Executor: **JOHN THOMAS JANZER**.

Attorney: **THOMAS J. PROFY, IV**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

KAMINSKI, JOSEPHINE a/k/a **JOSEPHINE N. KAMINSKI**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Co-Executrices: **HOLLY PIROLI** and **CHRISTINA MORRELL** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.

KENNEDY, CYNTHIA, dec'd.

Late of Warminster, Bucks County, PA.

Personal Representative: **JOHN KENNEDY**, 8303 Centennial Sta., Warminster, PA 18974.

KNIGHT, LILLIAN M. a/k/a **LILLIAN N. KNIGHT**, dec'd.

Late of Chalfont Borough, Bucks County, PA.

Executor: **SCOTT V. CARR** a/k/a **SCOTT VINCENT CARR** a/k/a **SCOTT CARR**, 45 Langhorne Rd., Chalfont, PA 18914.

Attorney: **JILLIAN E. BARTON**, Barton Law, LLC, 300 Welsh Rd., Bldg. One, Ste. 100, Horsham, PA 19044.

LAMBERT, GERALD T. a/k/a GERALD THOMAS LAMBERT, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **TERESA BRADY** c/o Jessica L. VanderKam, Esq., 2 N. State St., P.O. Box 70, Newtown, PA 18940.

Attorney: **JESSICA L. VanderKAM**, Stuckert and Yates, 2 N. State St., P.O. Box 70, Newtown, PA 18940.

LEAMAN, MEREDITH MOORE, JR. a/k/a MEREDITH M. LEAMAN, JR., dec'd.

Late of Quakertown, Milford Township, Bucks County, PA.

Executrix: **LISA LEAMAN INGLIS**, 2336 Blackedge Drive, Quakertown, PA 18951.

LEARY, MARY P. a/k/a MARY PATRICIA LEARY, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Administratrices: **ELIZABETH STRAUB** a/k/a **ELIZABETH ANN STRAUB**, 51 Sharon Road, Windham, NJ 03087 and **MARY CLINTON** a/k/a **MARY THERESA CLINTON**, 106 Hatfield Ct., Toms River, NJ 08757.

Attorney: **TARA HAGOPIAN ZANE**, Archer & Greiner, P.C., 1025 Laurel Oak Rd., Voorhees, NJ 08043.

MORRISON, LOUISE C., dec'd.

Late of Buckingham Township, Bucks County, PA.

Executrix: **BARBARA J. WALTZ** c/o John F. Walsh, Esq., 653 Skippack Pike, Ste. 317, P.O. Box 445, Blue Bell, PA 19422-0702.

Attorney: **JOHN F. WALSH**, 653 Skippack Pike, Ste. 317, P.O. Box 445, Blue Bell, PA 19422-0702.

MOYER, BERYL G., dec'd.

Late of Rockhill Community, Sellersville, Bucks County, PA.

Executor: **BARTON G. MOYER**, 734 Thomas Street, State College, PA 16803.

ORIHIEL, CYNTHIA C., dec'd.

Late of Solebury Township, Bucks County, PA.

Administrator: **PAUL ROBERT ORIHIEL, SR.** c/o Kristen L. Behrens, Esq., 1650 Market St., Ste. 1200, Philadelphia, PA 19103.

Attorney: **KRISTEN L. BEHRENS**, Dilworth Paxson LLP, 1650 Market St., Ste. 1200, Philadelphia, PA 19103.

PAHIDES, STELLA, dec'd.

Late of Northampton Township, Bucks County, PA.

Executrices: **ANDREA P. COSMAS** a/k/a **ANDREA COSMAS** and **HELEN VELLIOS** c/o Jonathan H. Ellis, Esq., One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428.

Attorney: **JONATHAN H. ELLIS**, Flaster Greenberg, PC, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428.

PETERS, ROSS DAVID a/k/a ROSS PETERS, dec'd.

Late of Chalfont, Warrington Twp., Bucks County, PA.

Executrix: **ALICE J. CAMPBELL**, 3240 Jennings Lane, Chalfont, PA 18914.

PUTZRATH, RACHEL, dec'd.

Late of Bucks County, PA.

Executrix: **ANNETTE PATCHELL** c/o Law Offices of Andrew Teitelman P.C., 380 Red Lion Road, Ste. 103, Huntingdon Valley, PA 19006.

Attorney: **ANDREW TEITELMAN**, Law Offices of Andrew Teitelman P.C., 380 Red Lion Road, Ste. 103, Huntingdon Valley, PA 19006.

RAINVILLE, RUTH a/k/a RUTH W. RAINVILLE, dec'd.

Late of Yardley Borough, Bucks County, PA.

Executor: **SUZANNE DOLIBER**, 199 N. Martine Ave., Fanwood, NJ 07023.

SCHONG, ROBERT HANN, dec'd.

Late of Telford, Bucks County, PA.

Executor: **UNIVEST BANK & TRUST CO.**, 14 N. Main St., P.O. Box 559, Souderton, PA 18964.

Attorney: **JEFFREY K. LANDIS**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, PA 18964.

SEASHOLTZ, RUTH S., dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executors: **WILLIAM CHARLES SEASHOLTZ** and **ROBERT STEVEN SEASHOLTZ** a/k/a **ROBERT SEASHOLTZ** c/o Carla Trongone, Esq., 333 N. Broad St., Lansdale, PA 19446.

Attorney: **CARLA TRONGONE**, Law Office of Carla Trongone, 333 N. Broad St., Lansdale, PA 19446.

SHIRKNESS, PATRICIA G., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executor: **MARK SHIRKNESS a/k/a MARK DANIEL SHIRKNESS** c/o Mary E. Podloger, Esq., 608 W. Main St., Lansdale, PA 19446-2012.

Attorney: **MARY E. PODLOGAR**, Montco Elder Law, LLP, 608 W. Main St., Lansdale, PA 19446-2012.

SU, SHU CHIH a/k/a RENEE SU, dec'd.

Late of Chalfont, Bucks County, PA.

Executor: **CHIH HUNG CHO**, 215 Pointer Ct., Chalfont, PA 18914.

SUCHY, MARY LOU, dec'd.

Late of Tinicum Twp., Bucks County, PA.

Executor: **JOHN CONRAD SUCHY** c/o Steven A. Cotlar, Esq., 23 West Court St., Doylestown, PA 18901.

Attorney: **STEVEN A. COTLAR**, Law Office of Cotlar & Cotlar, 23 West Court Street, Doylestown, PA 18901.

VENSKE, LAVONNE MAE a/k/a LAVONNE VENSKE, dec'd.

Late of Telford, Bucks County, PA.

Executor: **UNIVEST BANK & TRUST CO.**, 14 N. Main St., P.O. Box 559, Souderton, PA 18964.

Attorney: **DOROTHY K. WEIK-HANGE**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, PA 18964.

WALSH, ROSEMARY, dec'd.

Late of Bedminster Township, Bucks County, PA.

Executrix: **BRENDA A. CLARKE** c/o Laura M. Mercuri, Esq., 104 N. York Rd., Hatboro, PA 19040.

Attorney: **LAURA M. MERCURI**, Duffy North, 104 N. York Rd., Hatboro, PA 19040.

WHYTE, MARLYN a/k/a MARLYN MILLER-WHYTE, dec'd.

Late of Newtown Township, Bucks County, PA.

Executrices: **GERALDINE COLLETTI a/k/a GERALDINE A. COLLETTI** and **ANNA M. LENNON a/k/a ANN**

LENNON c/o Douglas T. Mormello, Jr., Esq., 2410 Bristol Rd., Bensalem, PA 19020.

Attorney: **DOUGLAS T. MORMELLO, JR.**, The Swain Law Firm, 2410 Bristol Rd., Bensalem, PA 19020.

WILSON, VIRGINIA J., dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Executor: **WILLIAM WILSON** c/o Donna J. Wengiel, Esq., 2 N. State St., P.O. Box 70, Newtown, PA 18940.

Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, 2 N. State St., P.O. Box 70, Newtown, PA 18940.

Third and Final Publication

BAC, JOHN JOSEPH, SR. a/k/a JOHN J. BAC, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **MEREDITH LEIGH BAC a/k/a MEREDITH BAC** c/o Madison A. Morton, Esq., 2410 Bristol Rd., Bensalem, PA 19020.

Attorney: **MADISON A. MORTON**, The Swain Law Firm, P.C., 2410 Bristol Rd., Bensalem, PA 19020.

BENSON, SHIRLEY A. a/k/a SHIRLEY BENSON, dec'd.

Late of Warminster, Warrington, Bucks County, PA.

Executrix: **DEBORAH GRIFFIN**, 109 Redstone Dr., Warrington, PA 18976.

CAMPBELL, JOAN E., dec'd.

Late of Bensalem Twp., Bucks County, PA.

Personal Representative: **PATRICK M. CAMPBELL**, 4 Goldeneye Court, Doylestown, PA 18901.

Attorney: **SCOTT D. BLOOM**, Law Office of Scott D. Bloom, 1033A Mill Creek Dr., Feasterville, PA 19053.

CARR, DORIS E. a/k/a DORIS ELIZABETH CARR a/k/a DORIS H. CARR a/k/a DORIS ELIZABETH H. CARR and **DORIS ELIZABETH CARR**, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executor: **CHRISTOPHER M. COLYER**, 227 Arbor St., Cranford, NJ 07016.

COOK, DENNIS LEE, dec'd.

Late of Perkasio Borough, Bucks County, PA.

Executor: **ROBERT DANIEL COOK**, 1044 Delaware Ave., Lansdale, PA 19446.
Attorney: **MARY KAY KELM**, 2326 North Broad St., Suite 200, Colmar, PA 18915.

DAVIS, JOSEPH, dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **ROXANNA DAVIS** c/o Madison A. Morton, Esq., 2410 Bristol Rd., Bensalem, PA 19020.

Attorney: **MADISON A. MORTON**, The Swain Law Firm, P.C., 2410 Bristol Rd., Bensalem, PA 19020.

DOLAN, MARTIN M. a/k/a **MARTIN DOLAN**, dec'd.

Late of Warwick Township, Bucks County, PA.

Executrix: **MARYANNE M. TELFORD** a/k/a **MARYANNE TELFORD** c/o Renata T. Pabisz, Esq., 116 E. Court St., Doylestown, PA 18901.

Attorney: **RENATA T. PABISZ**, High Swartz, LLP, 116 E. Court St., Doylestown, PA 18901.

DOMINICK, JOSEPHINE A., dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **JAMINE DOMINICK-McLAUGHLIN**, 120 Donald Drive, Hamilton, NJ 08619.

DUNCAN, DOROTHY MARY a/k/a **DOROTHY M. DUNCAN**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executrix: **JEANINE DUNCAN** c/o Nicholas M. Orloff, Esq., 1 W. Third St., Media, PA 19063.

Attorney: **NICHOLAS M. ORLOFF**, Orloff Law, 1 W. Third St., Media, PA 19063.

EVANS, GERTRUDE M. a/k/a **JUDY EVANS**, dec'd.

Late of Telford, Bucks County, PA.

Administratrix: **BECKY A. FULLER**, 571 Championship Drive, Harleysville, PA 19438.

FUSARO, MARIA M. a/k/a **MARIA MAGDALENA FURARO** a/k/a **TRACY FUSARO** and **TRACY MARIA FUSARO**, dec'd.

Late of New Hope, Bucks County, PA.

Executor: **ALLAN BRUCE FENTON**, 107 Fairview Drive, Lansdale, PA 19446.

GEHRES, DOROTHY C. a/k/a **DOROTHY CLAIRE GEHRES**, dec'd.

Late of Telford, Bucks County, PA.

Executrix: **DEBORAH L. WOLFE**, 705 Mill Rd., Hatfield, PA 19440.

Attorney: **DOROTHY K. WEIKHANGE**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, PA 18964.

GIORDANELLI, JOHN J. a/k/a **JOHN JOSEPH GIORDANELLI**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **VIRGINIA M. GIORDANELLI**, 7226 Parkway Avenue, Bristol, PA 19007.

HEENAN, THOMAS EDWARD, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **MICHELE A. HEENAN**, 3218 Comly Road, Apt. 2, Philadelphia, PA 19154.

Attorney: **THOMAS J. PROFY, IV**, 123 West Bridge Street, New Hope, PA 18938.

HIGGINS, DONALD J., dec'd.

Late of New Britain Township, Bucks County, PA.

Executor: **CHESTER STENDEROWICZ** a/k/a **CHESTER E. STENDEROWICZ** c/o Melissa V. Bond, Esq., 16 N. Franklin St., Ste. 300, P.O. Box 853, Doylestown, PA 18901.

Attorney: **MELISSA V. BOND**, Bond & McCullough, 16 N. Franklin St., Ste. 300, P.O. Box 853, Doylestown, PA 18901.

HILGHMAN, HAZEL MAXINE, dec'd.

Late of Middletown Township, Bucks County, PA.

Administrator: **LAWRENCE MICHAEL HILGHMAN**, 285 Edison Furlong Road, Doylestown, PA 18901.

- Attorney: **THOMAS J. PROFY, IV**, 123 West Bridge Street, New Hope, PA 18938.
HIMMELWRIGHT, LOUISE M., dec'd.
 Late of Telford, Bucks County, PA.
 Executrix: **DENISE LENGEL**, 27 Valley Dr., Telford, PA 18969.
 Attorney: **JEFFREY K. LANDIS**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, PA 18964.
- HOFFMAN, PEGGYANN**, dec'd.
 Late of the Township of Springfield, Bucks County, PA.
 Executrix: **BETSY H. MORGAN** c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.
 Attorney: **BRADFORD D. WAGNER**, 662 Main Street, Hellertown, PA 18055-1726.
- HOOVER, KAREN R.**, dec'd.
 Late of Bristol Township, Bucks County, PA.
 Executrix: **CAROL ANN HOOVER** c/o Jessica L. VanderKam, Esq., 2 N. State St., P.O. Box 70, Newtown, PA 18940.
 Attorney: **JESSICA L. VanderKAM**, Stuckert and Yates, 2 N. State St., P.O. Box 70, Newtown, PA 18940.
- JOHANSSON, JAN L.**, dec'd.
 Late of Warminster, Bucks County, PA.
 Personal Representative: **MONICA EDQVIST-JOHANSSON**, 1298 Webb Drive, Perkasia, PA 18944.
- KENDRICK, JOHN WILLIAM** a/k/a **JOHN W. KENDRICK**, dec'd.
 Late of Levittown, Bucks County, PA.
 Executor: **JOHN S. KENDRICK**, 126 W. 16th Ave., North Wildwood, NJ 08260.
- KOLB, CHARLES B.**, dec'd.
 Late of Milford Township, Bucks County, PA.
 Administrator: **CHARLES T. KOLB**.
 Attorney: **MICHELE M. FORSELL**, Crosson & Richetti, LLC, 570 Main Street, Pennsburg, PA 18073.
- KUZIO, JOHN MARK**, dec'd.
 Late of Warrington, Bucks County, PA.
 Personal Representative: **MONIKA KUZIO**, 1419 Horsham Rd., North Wales, PA 19454.
- LEIGHTON, CAROL**, dec'd.
 Late of Levittown, Bucks County, PA.
- Administrator: **SEAN BROWN-LEIGHTON**, 43 Ring Lane, Levittown, PA 19055.
- MAHOLICK, MICHAEL JOHN, SR.** a/k/a **MICHAEL J. MAHOLICK, SR.**, dec'd.
 Late of Langhorne, Bucks County, PA.
 Executor: **JOHN MAHOLICK**, 53 Beaver Creek Road, Sheridan, WY 82801.
 Attorney: **ROBERT A. STEWART**, Hill Wallack LLP, 1000 Floral Vale Blvd., Suite 300, Yardley, PA 19067.
- MANKOWSKI, HELEN L.** a/k/a **LORRAINE MANKOWSKI**, dec'd.
 Late of Newtown, Bucks County, PA.
 Executrix: **JOANNE STRACK**, 755 Mallory Hill Dr., The Villages, FL 32162.
- MATHESIUS, WILBUR** a/k/a **BILL MATHESIUS**, dec'd.
 Late of Yardley, Bucks County, PA.
 Executor: **FRANK V. RAGAZZO**, 124 Monte Carlo Drive, Robbinsville, NJ 08691.
 Attorney: **BENJAMIN T. BRANCHE**, 101 Grovers Mill Road, Lawrenceville, NJ 08648.
- McDONALD, GREGORY E.**, dec'd.
 Late of Washington Crossing, Bucks County, PA.
 Executrix: **PATRICIA FOX-McDONALD**, 32 Jericho Run, Washington Crossing, PA 18977.
- McDONNELL, WILLIAM E.** a/k/a **WILLIAM ELWOOD McDONNELL**, dec'd.
 Late of Milford Township, Bucks County, PA.
 Executrices: **JOANNE BURKE**, 1375 Huffs Church Rd., Barto, PA 19504 and **PATRICIALYNN McCLURE**, 8713 First Branch Ln., Chesterfield, VA 23838.
 Attorney: **EUGENE ORLANDO, JR.**, Orlando Law Offices, P.C., 2901 St. Lawrence Ave., Ste. 101, Reading, PA 19606.
- McNALLY, ANN M.** a/k/a **ANN McNALLY**, dec'd.
 Late of Treiose, Bucks County, PA.
 Executrix: **MAUREEN HAMMER**, 12530 Fedor Place, Philadelphia, PA 19154.
 Attorney: **JACLYN BLACK**, 7 Center St., Richboro, PA 18954.

McNAMARA, JOSEPH D. a/k/a **JOSEPH DAVID McNAMARA**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **VALERIE A. CASABONA** a/k/a **VALERIE CASABONA** c/o Laura M. Mercuri, Esq., 104 N. York Rd., Hatboro, PA 19040.

Attorney: **LAURA M. MERCURI**, Duffy North, 104 N. York Rd., Hatboro, PA 19040.

MEYERS, EVELYN A., dec'd.

Late of Telford, Bucks County, PA.

Executrix: **S. RENEE PATTERSON**, 60 S. County Line Rd., Apt. E8, Souderton, PA 18964.

Attorney: **JEFFREY K. LANDIS**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, PA 18964.

MORGAN, GEORGE F., III a/k/a **JEFF MORGAN**, dec'd.

Late of Plumstead Township, Bucks County, PA.

Executrix: **GAYLEN MORGAN** a/k/a **GAYLEN MORGAN GUGLIETTI** c/o Ashley C. Garrido, Esquire, Clemons Richter & Reiss, 2003 S. Easton Rd., Suite 300, Doylestown, PA 18901.

Attorney: **ASHLEY C. GARRIDO**, Clemons Richter & Reiss, 2003 S. Easton Rd., Suite 300, Doylestown, PA 18901.

MOORE, FRANCES I., dec'd.

Late of Richboro, Northampton Township, Bucks County, PA.

Executrix: **CHRISTINA HOWLEY RORER** a/k/a **CHRISTINE RORER** c/o Maylee M. Marsano, Esquire, Spector Gadon Rosen Vinci, P.C., One Logan Square, Suite 1800, 130 N. 18th Street, Philadelphia, PA 19103.

Attorney: **MAYLEE M. MARSANO**, Spector Gadon Rosen Vinci, P.C., One Logan Square, Suite 1800, 130 N. 18th Street, Philadelphia, PA 19103.

NEFF, MIRIAM CHRISTINE, dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **KAREN R. DELP**, 1470 Trisha Lane, Harleysville, PA 19438.

NEIMAN, DORIS ARLENE, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Administrator: **TIMOTHY RAY NEIMAN** a/k/a **TIMOTHY R. NEIMAN** c/o Stephen T. Elinski, Esq., 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401.

Attorney: **STEPHEN T. ELINSKI**, Salvo Rogers Elinski & Scullin, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401.

NEVEDOMSKY, STEPHEN M., dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **CLAUDETTE L. DANGERFIELD** a/k/a **CLAUDETTE DANGERFIELD** c/o Madison A. Morton, Esq., 2410 Bristol Rd., Bensalem, PA 19020.

Attorney: **MADISON A. MORTON**, The Swain Law Firm, P.C., 2410 Bristol Rd., Bensalem, PA 19020.

ODOR, WILLIAM JOHN a/k/a **WILLIAM J. ODOR** and **WILLIAM ODOR**, dec'd.

Late of Nockamixon Township, Bucks County, PA.

Executor: **BLAKE C. MARLES**, 840 West Hamilton Street, Suite 521, Allentown, PA 18101.

Attorney: **JASON M. RAPA**, Rapa Law Office, P.C., 141 South First Street, Lehighton, PA 18235.

ONDIK, HELEN M. a/k/a **HELEN MARGARET ONDIK**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **PETER A. ONDIK** a/k/a **PETER ANDREW ONDIK** c/o E. Marc Miller, Esq., One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428.

Attorney: **E. MARC MILLER**, Flaster Greenberg PC, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428.

ORNER, CHARLES KENNETH a/k/a **CHARLES ORNER**, dec'd.

Late of Quakertown, Bucks County, PA.

Personal Representative: **CHARLES KENNETH ORNER, JR.**, 716 Dekalb Pike, PMB 150, Blue Bell, PA 19422.

PATEL, ASHVINKUMAR, dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **BIJAL A. GOGAN** c/o Madison A. Morton, Esq., 2410 Bristol Rd., Bensalem, PA 19020.

Attorney: **MADISON A. MORTON**, The Swain Law Firm, P.C., 2410 Bristol Rd., Bensalem, PA 19020.

ROBERTS, RUTH T. a/k/a RUTH E. ROBERTS, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **GEORGE J. ROBERTS** c/o Attorney Raymond Ferrario, 538 Biden Street, Suite 528, Scranton, PA 18503.

Attorney: **RAYMOND FERRARIO**, 538 Biden Street, Suite 528, Scranton, PA 18503.

SCHMITT, JOSEPH WILLIAM, dec'd.

Late of Bristol Township, Bucks County, PA.

Administratrix: **HILARY ANNE FUELLEBORN**, 1260 Bustleton Pike, Feasterville, PA 19053.

Attorney: **HILARY FUELLEBORN**, Dilworth Paxson LLP, 1260 Bustleton Pike, Feasterville, PA 19053.

SLADE, WILLIAM a/k/a WILLIAM J. SLADE, dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **ROBERT SLADE**, 3130 Holicong Rd., Doylestown, PA 18902.

SNADER, SANDRA LEE a/k/a SANDRA L. SNADER, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executors: **ELISABETH SARAH CIRIGLIANO**, 55 Sweetwater Rd., Glen Mills, PA 19342, **JENNIFER LEE WALKER**, 334 Pennington Way, Perkasie, PA 18944 and **BRIAN THOMAS SNADER**, 142 Rickerts Rd., Dublin, PA 18917.

STACK, DORIS MARY a/k/a DORIS M. STACK, dec'd.

Late of Levittown, Middletown Township, Bucks County, PA.

Executrix: **DIANE BINCK**, P.O. Box 531, Valley Forge, PA 19481.

SULLIVAN, MARTIN JOSEPH a/k/a MARTIN J. SULLIVAN, JR., dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **MICHAEL WASS a/k/a MICHAEL J. WASS** c/o Vincent A. Guarna, Esq., 412 E. Street Rd., Feasterville, PA 19053.

Attorney: **VINCENT A. GUARNA**, High Swartz, LLP, 412 E. Street Rd., Feasterville, PA 19053.

THOMAS, JANE G., dec'd.

Late of Langhorne, Bucks County, PA.

Executrix: **JENNIFER LAUREN KAPLAN**, 327 Atlantic Ave., Apt. 3F, Brooklyn, NY 11201.

TO, MINH H. a/k/a MINH HUU TO, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **MEI MEI KWONG a/k/a MEI MEI TCHEN KWONG** c/o Don F. Marshall, Esq., 2 N. State St., P.O. Box 70, Newtown, PA 18940.

Attorney: **DON F. MARSHALL**, Stuckert and Yates, 2 N. State St., P.O. Box 70, Newtown, PA 18940.

TRAINA, MICHAEL D., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **JULIE KIME TRAINA**, 1 Woodbury Path, Doylestown, PA 18901.

Attorney: **MATTHEW A. LEVITSKY**, Fox Rothschild, LLP, P.O. Box 3001, Blue Bell, PA 19422-3001.

WELLER, DOLORES I. a/k/a DOLORES IRENE WELLER and DOLORES WELLER, dec'd.

Late of East Rockhill Township, Bucks County, PA.

Executrix: **ANNETTE E. BIBIC** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasie, PA 18944-0215.

Attorney: **JOEL STEINMAN**, Grim, Biehn & Thatcher, P.O. Box 215, Perkasie, PA 18944-0215

Fictitious Name

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, approved December 16, 1982, effective March 16, 1983, of intention to file in the office of the Secretary of the Commonwealth of Pennsylvania, Department of State, Bureau of Corporations at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Bucks County, Pennsylvania, under the assumed or fictitious name, style or designation of:

LH Designs with its principal place of business 819 Fairfield Rd., Fairless Hills, PA 19030.

The name and address of the person owning or interested in said business are Norman and Lynnm Henk.

The certificate will be filed on or after already filed and approved.

Feb. 5

Miscellaneous

IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION—

MORTGAGE FORECLOSURE

NO. 2025-08356

**PENNSYLVANIA HOUSING FINANCE
AGENCY, ITS SUCCESSORS AND
ASSIGNS, Plaintiff**

vs.

**DENNIS FORD, IN HIS CAPACITY AS
HEIR OF THE ESTATE OF WILLIAM
H. DARNELL a/k/a WILLIAM HENRY
DARNELL, DECEASED, DARNELL
FORD, IN HIS CAPACITY AS HEIR
OF THE ESTATE OF WILLIAM H.
DARNELL a/k/a WILLIAM HENRY
DARNELL, DECEASED, SHARONNA
FORD, IN HER CAPACITY AS HEIR OF
THE ESTATE OF WILLIAM H. DARNELL
a/k/a WILLIAM HENRY DARNELL,
DECEASED, MELISSA DARNELL, IN
HER CAPACITY AS HEIR OF THE
ESTATE OF WILLIAM H. DARNELL
a/k/a WILLIAM HENRY DARNELL,
DECEASED, AND UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER THE
ESTATE OF WILLIAM H. DARNELL
a/k/a WILLIAM HENRY DARNELL,
DECEASED, Defendants**

NOTICE

To: **Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest From or
Under the Estate of William H. Darnell
a/k/a William Henry Darnell, Deceased**

You are hereby notified that on November 12, 2025, Plaintiff, Pennsylvania Housing Finance Agency, its Successors and Assigns, filed a Complaint, which has been reinstated, endorsed with a Notice to Defend against you in the Court of Common Pleas of Bucks County, Pennsylvania, docketed to No. 2025-08356, wherein Plaintiff seeks to enforce its rights under its loan documents.

Since your current whereabouts are unknown, the Court by Order dated January 8, 2026, ordered notice of said facts and the filing of the Complaint to be served upon you as provided by R.C.P.430(b).

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

NOTICE

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by attorney, and file your defenses or obligations 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 NOTICE 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.

Bucks County Bar Association

135 East Main Street

Doylstown, PA 18901

Telephone: (215) 348-9413, 1-800-479-8585

Matthew G. Brushwood, Esquire

Barley Snyder

2755 Century Blvd

Wyomissing, PA 19610

(610) 372-3500

Feb. 5

NOTICE

Pursuant to the Real Estate Tax Sale Law, Act of 1947, P.L. 1368 No 542, Section 607, as amended, all properties sold for delinquent real estate taxes at the Bucks County Tax Claim Bureau's Upset Tax Sale, held on December 9, 2025, have been presented by Consolidated Return and Decree Nisi of the Tax Claim Bureau to the Court of Common Pleas of Bucks County No. 2025-01961 signed by the Honorable Jeffery G. Trauger on January 23rd, 2026. All objections and exceptions, thereto, may be filed by any owner or lien creditor within thirty (30) days of the date of this advertisement of the Consolidated Return and Decree Nisi, otherwise, the Consolidated Return and Decree Nisi will be confirmed absolute.

Feb. 5

IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION

DOCKET NO. 2025-08512

**CHALFONT-NEW BRITAIN TOWNSHIP
JOINT SEWAGE AUTHORITY, Plaintiff**

vs.

**THOMAS MOSES AND ANDREA
MOSES, Defendants**

NOTICE

Notice is hereby given that a Writ of Scire Facias has been issued by the Prothonotary of the above-captioned Court at the request of Chalfont-New Britain Township Joint Sewage Authority for the recovery of sewer service fees due, attorney's fees, court costs and interest against Thomas Moses and Andrea Moses, 18 Sunnybrook Drive, Doylestown, New Britain Township, PA 18901.

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 within fifteen (15) days of the last weekly advertisement. 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 or cannot afford one go to or telephone the offices set forth below to find out where you can get legal help.

Bucks County Bar Association
135 East State Street
Doylestown, PA 18901
Phone (215) 348-9413
(888) 991-9922
www.bucksbar.org

PA Bar Association: www.pabar.org

If you cannot afford to hire a lawyer, the above offices 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.

Joseph M. Bagley, Esquire
Bagley Law, LLC
1645 Upper State Road
Doylestown, PA 18901

Jan. 22, 29; Feb. 5

DELIVER TO:

PERIODICAL PUBLICATION

*Dated Material. Do Not Delay. Please Deliver Before Monday, February 9, 2026

Fighting for What's Most Important

Complex Divorce,
Custody, Support,
And Property
Distribution

100 Lantern Drive
Doylestown, PA 18901
215-348-9500



ZLOCK, GRISILLO & REPKO
Family Law Attorneys
Est. 1996