

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 9, 2024 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 #2023-01789

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Final Record Subdivision Plan of "Woods of Neshaminy Valley" prepared for Neshaminy Valley Homes, Inc., by Robert E. Blue, Consulting Engineers, P.C., Blue Bell, Pennsylvania, dated April 15th, 1988, last revised June 20th, 1989, and recorded at Doylestown, Pennsylvania, in the Office for the Recording of Deeds, etc. in and for said County in Plan Book 252, pages 88- A and 88-B, as follows: BEGINNING at a point on the Southeasterly side of Woodview Drive (50 feet wide), a corner of Lot No. 79, as shown on said Plan; thence extending from said beginning point along the Southeasterly side of Woodview Drive North 64 degrees, 29 minutes, 30 seconds East 55 feet to a point of curve; thence extending along the Southeasterly, Southerly and Southwesterly sides of Woodview Drive on a line curving to the right having a radius of 125 feet the arc distance of 82.90 feet to a point of tangent on the Southwesterly side of said Woodview Drive, a corner of Lot No. 81 South 12 degrees, 29 minutes, 30 seconds West 140 feet to a point, a corner of Lot No. 76, as shown on said Plan; thence extending along Lot No. 76 and Lot No. 77 South 68 degrees; 04 minutes, 06 seconds West 45.85 feet to a point, a corner of Lot No. 79, aforesaid; thence extending along Lot No. 79 North 25 degrees, 30 minutes, 30 seconds

West 133.96 feet to the first-mentioned point and place of beginning.

BEING Lot No. 80, Phase I, as shown on said Plan.

BEING County Parcel No. 2-48-183.

Being the same premises which Neshaminy Valley Homes, INC., by Deed dated 07/12/1990 and recorded 07/18/1990, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 199, Page 2101, granted and conveyed unto Joseph A. Puchino, Jr. and Michelle M. Puchino, husband and wife, as tenants by the entireties. TAX PARCEL #02-048-183.

PROPERTY ADDRESS: 2608 Woodview Dr., Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH A. PUCHINO a/k/a JOSEPH ANTHONY PUCHINO, JR., MICHELE M. PUCHINO. BROCK & SCOTT PLLC**
FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

BRISTOL BOROUGH

DOCKET #2022-02254

Owner(s) of property situate in the **BOROUGH OF BRISTOL**, Bucks County, Pennsylvania being 230 Monroe Street, Bristol, PA 19007.

TAX PARCEL #04-024-220.

PROPERTY ADDRESS: 230 Monroe Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN WILLIE SMITH a/k/a JOHN WILLIE SMITH, III; ROBERT J. WILLIAMS; ROBERT K. WILLIAMS. ORLANDS, PC**

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

DOCKET #2023-00097

SITUATE in the **BOROUGH OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, BEING Known as 795 Third Avenue a/k/a 795 3rd Avenue, Bristol, PA 19007.

TAX PARCEL #04-011-048.

PROPERTY ADDRESS: 795 Third Avenue
a/k/a 795 3rd Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL ROW
HOME.

SOLD AS THE PROPERTY OF: **PATRICIA
A. DAVIS.**

BARLEY SNYDER

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

EAST ROCKHILL TOWNSHIP

DOCKET #2023-01233

ALL THAT CERTAIN message, tenement,
and tract of land situate partly in the
TOWNSHIP OF EAST ROCKHILL and
partly in the Township of Haycock, County of
Bucks and State of Pennsylvania.

TAX PARCEL # 12-006-039 and 14-006-022
(Act 319).

PROPERTY ADDRESS: Parcel# 14-006-022,
Richlandtown Road, Quakertown, PA 18951;
Parcel# 12-006-039, 4610 Axe Handle Road,
Quakertown, PA 18951.

IMPROVEMENTS: COMMERCIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **AXE
HANDLE, LLC, SHAWN TOUHILL.**

MARSTON LAW OFFICES

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2022-01442

Property to be sold is situated in
the **TOWNSHIP OF LOWER
SOUTHAMPTON**, County of Bucks and
State of Pennsylvania.

TAX PARCEL #21-007-085.

PROPERTY ADDRESS: 110 Phillip St.,
Feasterville, PA 19053.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **SANDOR
C. FABIANI, LAUREN M. FABIANI.**

FRIEDMAN VARTOLO LLP

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

MIDDLETOWN TOWNSHIP

DOCKET #2019-04485

ALL THAT CERTAIN LOT OR PIECE OF
GROUND, SITUATE IN THE **TOWNSHIP**

OF MIDDLETOWN, COUNTY OF
BUCKS, AND COMMONWEALTH OF
PENNSYLVANIA.

TAX PARCEL #22-048-014.

PROPERTY ADDRESS: 1 Terrace Road,
Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL REAL
ESTATE.

SOLD AS THE PROPERTY OF: **DANIEL T.
SZLEZAK, SYLVIA SZLEZAK.**

STERN AND EISENBERG, P.C.

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

DOCKET #2022-02228

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

TAX PARCEL #22-020-049.

PROPERTY ADDRESS: 827 Hulmeville
Road, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **CHRIS
CINKAJ.**

KML LAW GROUP, P.C.

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

DOCKET #2023-00485

ALL THAT CERTAIN lot or piece or parcel
of land with the building and improvements
thereon erected situate lying and being
at Levittown in the **TOWNSHIP OF
MIDDLETOWN**, County of Bucks and
Commonwealth of Pennsylvania shown and
designated as Lot# 965C on Subdivision Map
of "Forsythia Gate" Levittown Section 75
filed in the Office of the Recorder of Deeds
of Buck County, PA on September 23, 1957 in
Plan Book 14 page 44 as follows:

BEGINNING at a point on the Southwesterly
side of Forsythia Drive East (50 feet wide) at
the distance of 193.38 feet Southeastwardly
from the Southeasterly side of Forsythia Drive
North; thence extending along the aforesaid
Southwesterly side of Forsythia Drive East
the (2) following courses and distances to wit:
(1) along the arc of a circle curving to the left
having a radius of 200 feet the arc distance of

17.99 feet to a point of tangent in the side of the same (2) South 28 degrees, 06 minutes, 28 seconds East the distance of 81.01 feet to a point a corner of Lot# 964C on the aforesaid Plan; thence extending along the side of the same South 61 degrees, 53 minutes, 32 seconds West the distance of 120 feet to a point in the rear line of Lot # 971 C on the aforesaid Plan; thence extending along the rear of the same and part of Lot # 970C North 28 degrees, 06 minutes, 28 seconds West at the distance of 114 feet to a point a corner of Lot# 966C on the aforesaid Plan: thence extending along the side of the same North 68 degrees, 58 minutes, 53 seconds East the distance of 121.74 feet to the first mentioned point and place of beginning.

BEING known as 87 Forsythia Drive East.

BEING Parcel# 22-051-256.

BEING the same premises which LaDeva D. Lewis, by Indenture dated 10/11/1994 and recorded 10/13/1994 in the Office of the Recorder of Deeds in and for the County of Bucks in Land Record Book 981 page 812, granted and conveyed unto Lomax Partnership, in fee.

Being the same premises which Lomax Partnership, by Deed dated 09/27/2012 and recorded 09/28/2012, in the Office of the Recorder of Deeds in and for the County of Bucks, in Deed Instrument No. 2012081213, granted and conveyed unto Ladeva M. Davis, in fee.

TAX PARCEL #22-051-256.

PROPERTY ADDRESS: 87 Forsythia Dr. E, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ED DAVIS IN HIS CAPACITY AS HEIR TO THE ESTATE OF LADEVA, DECEASED, UNKNOWN HEIRS SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LADEVA DAVIS, DECEASED.**

BROCK & SCOTT, PLLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2023-02449

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

TAX PARCEL #22-013-146.

PROPERTY ADDRESS: 1210 Brownsville Rd., Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **SUSAN CHERKAS.**

STERN & EISENBERG, PC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP

DOCKET #2023-04171

ALL THAT CERTAIN lot of land located in the **TOWNSHIP OF MILFORD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #23-015-022-007.

PROPERTY ADDRESS: 2505 Wieand Road, Quakertown, PA 18951.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY STOVER, JENNIFER STOVER.**

KML LAW GROUP, P.C.

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

NEWTOWN TOWNSHIP

DOCKET #2017-05222

ALL THAT CERTAIN lot of land located in the **TOWNSHIP OF NEWTOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #29-040-176.

PROPERTY ADDRESS: 12 Aspen Court, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CAROLE FRIEND a/k/a CAROLE K. FRIEND, CHRISTOPHER FRIEND a/k/a CHRISTOPHER S. FRIEND.**

KML LAW GROUP, P.C.

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

NORTHAMPTON TOWNSHIP

DOCKET #2022-05138

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances,

Situate in **NORTHAMPTON TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania made by Tri-State Engineers and Land Surveyors Inc. of Southampton, Pennsylvania on June 6, 1966, bounded and described as follows:

TAX PARCEL #31-047-051.

PROPERTY ADDRESS: 890 Holland Road, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SONNY ROCHE, NICOLE ROCHE.**

PINCUS LAW GROUP, PLLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2017-00527

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

TAX PARCEL #36-035-008.

PROPERTY ADDRESS: 202-204 Richlandtown Pike a/k/a 202 Richlandtown Pike #204 a/k/a 202 Richlandtown Pike a/k/a 204 Richlandtown Pike, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KIMBERLE RUGG.**

ROGER FAY, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-07636

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF RICHLAND**, Bucks County, Pennsylvania, and being known as 13 Beaver Run Drive, Quakertown, Pennsylvania 18951.

TAX PARCEL #36-027-083.

PROPERTY ADDRESS: 13 Beaver Run Drive, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STEPHEN A. CLARK, CHRISTINA CLARK.**

McCABE, WEISBERG & CONWAY, LLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2013-01158

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN **WARMINSTER TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA.

TAX PARCEL #49-031-120.

PROPERTY ADDRESS: 770 Parmentier Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BEHZAD BEHPOUR, GOLNAR SHAYEGAN.**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2020-00926

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, SITUATE IN **WARMINSTER TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA, AND DESCRIBED ACCORDING TO A CERTAIN PLAN THEREOF KNOWN AS PLAN OF LOTS OF THE PHILADELPHIA MOTOR SPEEDWAY ASSOCIATION, MADE BY WILLIAM T. MULDREW, CIVIL ENGINEER, SAID PLAN BEING RECORDED IN THE OFFICE OF THE RECORDER OF DEED FOR BUCKS COUNTY AT DOYLESTOWN, PENNSYLVANIA.

TAX PARCEL #49-019-079-001-001.

PROPERTY ADDRESS: 466 Nemoral Street, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SUSAN K. IANDOLA IN HER CAPACITY AS KNOWN HEIR OF PHYLLIS KELLY a/k/a PHYLLIS H. KELLY, DECEASED; KATHLEEN H. ECOTT IN HER CAPACITY AS KNOWN HEIR OF PHYLLIS KELLY a/k/a PHYLLIS H. KELLY, DECEASED; EILEEN P. KELLY IN HER CAPACITY AS KNOWN HEIR OF PHYLLIS KELLY a/k/a PHYLLIS H. KELLY, DECEASED; UNKNOWN HEIRS OF PHYLLIS KELLY a/k/a PHYLLIS H. KELLY, DECEASED.**

PINCUS LAW GROUP, PLLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

WARRINGTON TOWNSHIP

DOCKET #2020-03800

ALL THAT CERTAIN LAND DESCRIBED AS PARCEL A ON THAT CERTAIN SUBDIVISION PLAN, VALLEY SQUARE (PHASE II) DATED JUNE 7, 2004, PREPARED BY GILMORE & ASSOCIATES, INC., CONSULTING ENGINEERS AND LAND SURVEYORS, 350 E. BUTLER AVENUE, NEW BRITAIN, PA, RECORDED IN BUCKS COUNTY, PENNSYLVANIA IN PLAN BOOK 318 AT PAGES 98A AND 98B; AND MORE PARTICULARLY DESCRIBED ON EXHIBIT A ATTACHED HERETO. DESCRIPTION OF PARCEL A, LOCATED IN **WARRINGTON TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA.

TAX PARCEL # 50-033-011 and 50-033-012. PROPERTY ADDRESS: 50-033-011: 771 Easton Road, Warrington, PA 18976, 50-003012: Easton Road, Warrington, PA 18976.

ALL THOSE FOUR CERTAIN LOTS OR PIECES OF GROUND, SITUATE IN THE **TOWNSHIP OF WARRINGTON**, COUNTY OF BUCKS, STATE OF PENNSYLVANIA, BEING LOTS NUMBER 143, 144, 145 AND 146, ON PLAN OF CRESTWALD BY GEORGE SCHMIDT & SON, DATED MAY 12, 1926, BEING BOUNDED AND DESCRIBED AS ONE.

TAX PARCEL #50-033-018.

PROPERTY ADDRESS: Crestwald Terrace, Warrington, PA 18976.

ALL THOSE CERTAIN LOTS OF LAND SITUATE IN THE **TOWNSHIP OF WARRINGTON**, COUNTY OF BUCKS AND STATE OF PENNSYLVANIA, DESIGNATED AS LOTS NOS. 39, 40, 41, 42, 43 AND 52, 53, 54, 55 AND 56 ON A CERTAIN PLAN OF LOTS KNOWN AS THE CRESTWALD PLAN, RECORDED IN THE RECORDER OFFICE OF BUCKS COUNTY AT DOYLESTOWN IN PLAN BOOK 2, PAGE 24.

TAX PARCEL # 50-024-048.

PROPERTY ADDRESS: 2169 Crestwald Terrace, Warrington, PA 18976.

LOT NO. 1 EASTON ROAD, WARRINGTON, PA 18976.

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE IN THE **TOWNSHIP OF**

WARRINGTON, COUNTY OF BUCKS, STATE OF PENNSYLVANIA, DESCRIBED ACCORDING TO A SURVEY AND PLAN OF "ROSEMORE FARMS" MADE BY CHARLES E. SHOEMAKER, REGISTERED PROFESSIONAL ENGINEER, ABINGTON, PENNSYLVANIA ON APRIL 18, 1960.

TAX PARCEL # 50-024-001.001.

PROPERTY ADDRESS: 1 Oakfield Road, Warrington, PA 18976.

IMPROVEMENTS: 50-033-011: VACANT LAND: 771 EASTON ROAD; 50-033-012: VACANT LAND: (NO ADDRESS); 50-033-018: VACANT LAND: CRESTWALD TERRACE; 50-024-048: RESIDENTIAL DWELLING: 2169 CRESTWALD TERRACE; 50-024-001.001: VACANT LAND: EASTON ROAD.

SOLD AS THE PROPERTY OF: **FREDERICK S. HERZ, ROSE MARIE HERZ, FREDERICK A. REICHLER.**

JOHN R.K. SOLT, Esquire
FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

YARDLEY BOROUGH

DOCKET #2018-03918

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED HEREDITAMENTS AND APPURTANCES SITUATE IN THE **BOROUGH OF YARDLEY**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #54-001-120.

PROPERTY ADDRESS: 1130 University Dr., Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ANN D. VILLELLA, MICHAEL J. VILLELLA. STERN & EISENBERG, 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. 18, 25; Feb. 1

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2023-07876

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 **JAIDEN CLAUDE PEPE** to **JAIDEN CLAUDE ALEXANDER**.

The Court has fixed the 6th day of March, 2024, at 9:30 a.m. in Courtroom No. 310, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania 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.

Kirsten B. Miniscalco, Solicitor
190 Bethlehem Pike
Suite 1
P.O. Box 564
Colmar, PA 18915

Feb. 1

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2023-07877

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 **JAMISON JOSEPH PEPE** to **JAMISON JOSEPH ALEXANDER**.

The Court has fixed the 6th day of March, 2024, at 9:30 a.m. in Courtroom No. 310, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania 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.

Kirsten B. Miniscalco, Solicitor
190 Bethlehem Pike
Suite 1
P.O. Box 564
Colmar, PA 18915

Feb. 1

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2023-07879

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 **VANESSA DAWN PEPE** to **VANESSA DAWN ALEXANDER**.

The Court has fixed the 6th day of March, 2024, at 9:30 a.m. in Courtroom No. 310, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania 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.

Kirsten B. Miniscalco, Solicitor
190 Bethlehem Pike
Suite 1
P.O. Box 564
Colmar, PA 18915

Feb. 1

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2023-07878

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 **KYRYLO SIROSH** to **KIRILL GLON**.

The Court has fixed the 6th day of March, 2024, at 9:30 a.m. in Courtroom No. 310, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania 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. 1

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.

EB Power Equipment, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Feb. 1

North Star Surveying Solutions Corp. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Feb. 1

Robert Goodz Jr. Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Feb. 1

Confirmation of Account

LINDA BOBRIN, ESQUIRE, CLERK of the Orphans' Court Division of the Court of Common Pleas of Bucks County:

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and Fiduciaries Code that the following Fiduciaries will present their accounts, theretofore filed with the Clerk of the Orphans' Court Division for Audit and Confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code at 10:00 A.M. on **Monday, February 5, 2024**, in Courtroom 260 on the 2nd floor of the BUCKS COUNTY JUSTICE CENTER, 100 N. MAIN STREET, DOYLESTOWN, PA.

ANY PERSON who fails to present his/her claim or make objections in person or by attorney at the audit or confirmation of the account will be barred forever from so doing. Estate of **JAMES J. KING, SR.** – James J. King, Jr., Administrator.
Estate of **CHARLES EDWARD WILSON** – Claire Wilson, Executrix.

LINDA BOBRIN, ESQUIRE
REGISTER OF WILLS
AND CLERK OF THE
ORPHANS' COURT DIVISION
COURT OF COMMON PLEAS
OF BUCKS COUNTY

Jan. 25; Feb. 1

Corporate Dissolution

NOTICE IS HEREBY GIVEN THAT the shareholders of **Frank Sexton Enterprises, Inc.**, a Pennsylvania corporation, with an address of Route 313 Swamp Road, Doylestown, PA 18901 (Bucks County), has unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Feb. 1

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

AMADIO, BERNARD a/k/a **BEN AMADIO**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **LETICIA ARRINGTON**, 1655 Fite Terrace, Langhorne, PA 19047.

BECK, DAISY D. a/k/a **DAISY BECK**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **DAWN M. HEERY**, 916 Gorson Dr., Warminster, PA 18974.

BERKOWITZ, ROSILYN, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **HARVEY BERKOWITZ**, 6560 Senator La., Bensalem, PA 19020.

BIANCHINO, JOSEPH L., JR., dec'd.

Late of Middletown, Bucks County, PA.

- Executrix: **LINDE BIANCHINO**, P.O. Box 642, Langhorne, PA 19047.
- BOUND, GEORGETTE B.** a/k/a **BARBARA BOUND**, dec'd.
Late of Langhorne, Bucks County, PA.
Administrator: **JOSEPH D. BOUND** c/o John S. Benson, Esquire, 18 N. Main Street, Doylestown, PA 18901.
Attorney: **JOHN S. BENSON**, 18 N. Main Street, Doylestown, PA 18901.
- BRAZIL, MARLENE MARTHA** a/k/a **MARLENE M. BRAZIL**, dec'd.
Late of Middletown Township, Bucks County, PA.
Executor: **JOHN R. BRAZIL, JR.**, 17 Cactus Road, Levittown, PA 19057.
- CARTLEDGE, GAIL A.**, dec'd.
Late of Trevoise, Bucks County, PA.
Executor: **STEVE CARTLEDGE**, 648 Artwood Dr., Philadelphia, PA 19115.
- CHAMBERS, MARK SPENCER**, dec'd.
Late of the Township of Northampton, Bucks County, PA.
Co-Administrators: **JAMES JOHN CHAMBERS** and **MARIAN LINDA CHAMBERS**.
Attorney: **THOMAS J. PROFY, IV**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.
- CLEMENS, CAROL M.**, dec'd.
Late of Springfield Township, Bucks County, PA.
Executor: **CHRISTOPHER CLEMENS**, 39 Fraley Road, Waverly, NY 14892.
Attorneys: **KNOLLES ROSENBLOOM LAW GROUP, PLLC**, 332 S. Main Street, P.O. Box 309, Athens, PA 18810.
- COHEN, SIDNEY H.**, dec'd.
Late of Newtown Township, Newtown, Bucks County, PA.
Executor: **SCOTT A. COHEN**.
Attorney: **VANCE E. ANTONACCI**, McNeas Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
- COX, R. DORIS V.**, dec'd.
Late of Warminster Township, Bucks County, PA.
Executrix: **DEBORAH C. KANTNER** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.
- Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 S. Sixth St., P.O. Box 215, Perkasio, PA 18944-0215.
- DERR, JUNE H.**, dec'd.
Late of Doylestown Borough, Bucks County, PA.
Executrix: **DONNA L. ZEIGLER** a/k/a **DONNALYNN L. ZEIGLER** c/o Gilbert P. High, Jr., Esq., 40 E. Airy St., Norristown, PA 19401.
Attorney: **GILBERT P. HIGH, JR.**, High Swartz LLP, 40 E. Airy St., P.O. Box 671, Norristown, PA 19401-0671.
- DERSTINE, EILEEN G.**, dec'd.
Late of Dublin, Bucks County, PA.
Executors: **SANDRA L. CLEMENS**, 332 Clemens Rd., Harleysville, PA 19438 and **KEVIN L. DERSTINE**, 265 Cowpath Rd., Souderton, PA 18964.
Attorney: **CHARLOTTE A. HUNSBERGER**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.
- DOYLE, AUGUSTINE J.** a/k/a **GUS DOYLE**, dec'd.
Late of Quakertown, Richland Twp., Bucks County, PA.
Executrix: **KATHRYN P. DOYLE**, 1097 Arbour Lane, Quakertown, PA 18951.
- FLIGELMAN, STEVEN E.**, dec'd.
Late of Middletown Township, Bucks County, PA.
Executrix: **FARRA MESSINGER** a/k/a **FARRA ANN MESSINGER** c/o Jeremy A. Wechsler, Esq., 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.
Attorney: **JEREMY A. WECHSLER**, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.
- GRIFFIN, JAY** a/k/a **JAY ALAN GRIFFIN**, dec'd.
Late of Middletown Township, Bucks County, PA.
Administratrix: **RUTH E. BARTELS-GRIFFIN** c/o Nicole B. LaBletta, Esq., 200 Barr Harbor Dr., Ste. 400, Conshohocken, PA 19428.
Attorney: **NICOLE B. LaBLETTA**, LaBletta & Walters LLC, 200 Barr Harbor Dr., Ste. 400, Conshohocken, PA 19428.
- HERSTINE, KATHLEEN H.** a/k/a **KATHLEEN HERSTINE**, dec'd.
Late of Bedminster Township, Bucks County, PA.

- Executrix: **JANET E. ROGERS** c/o Law Office of Robert E. Fravel, 123 N. Main Street, Suite 101B, P.O. Box 141, Dublin, PA 18917.
Attorney: **ROBERT E. FRAVEL**, 123 N. Main Street, Suite 101B, P.O. Box 141, Dublin, PA 18917.
- HOGAN, JOSEPH FRANCIS, III** a/k/a **JOSEPH F. HOGAN, III**, dec'd.
Late of the Township of Bristol, Bucks County, PA.
Executor: **SHAWN P. HOGAN**.
Attorney: **THOMAS J. PROFY, IV**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.
- HOLZEMAN, ROBERT G.** a/k/a **ROBERT GEORGE HOLZEMAN**, dec'd.
Late of Sellersville, West Roehkill, Bucks County, PA.
Executor: **GERALD HOLZEMAN**, 1312 Catch Basin Rd., Sellersville, PA 18960.
- HOPKINS, JOSEPHINE**, dec'd.
Late of Telford Borough, Bucks County, PA.
Administratrix: **TERRY HOPKINS** c/o Peter L. Reiss, Esquire, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901.
Attorney: **PETER L. REISS**, Clemons Richter & Reiss, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901.
- KURZ, GEORGE H.** a/k/a **GEORGE KURZ**, dec'd.
Late of Middletown Township, Bucks County, PA.
Executor: **ROBERT KURZ** c/o Michael J. Maransky, Esq., 980 Jolly Rd., Ste. 110, P.O. Box 3001, Blue Bell, PA 19422.
Attorney: **MICHAEL J. MARANSKY**, Fox Rothschild LLP, 980 Jolly Rd., Ste. 110, P.O. Box 3001, Blue Bell, PA 19422.
- LAWLER, JASON JAMES**, dec'd.
Late of Bristol Township, Bucks County, PA.
Administratrix: **PAMELA RAINEY LAWLER**, 71 B Winthrop Road, Monroe Township, NJ 08831.
- LINSINBIGLER, NORMA B.** a/k/a **NORMA B. MARKO** and **NORMA MARCINKIEWICZ**, dec'd.
Late of Levittown, Bristol Township, Bucks County, PA.
- Executrix: **MONICA M. DIONNE**, 103 Verdant Rd., Levittown, PA 19057.
- LUKE, STEPHEN J.** a/k/a **STEPHEN LUKE**, dec'd.
Late of New Hope Borough, Bucks County, PA.
Executor: **PATRICK W. KUNKEL**, 49 Dorchester Rd., Rockville Center, NY 11570.
Attorney: **DAVID W. BIRNBAUM**, Howland, Hess, Guinan, Torpey, Cassidy, O'Connell & Birnbaum, LLP, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.
- MAROZZI, SYLVIA F.** a/k/a **SYLVIA MAROZZI**, dec'd.
Late of Bristol Borough, Bucks County, PA.
Executor: **ROBERT MAROZZI, SR.** c/o Law Office of Cotlar & Cotlar, 23 West Court St., Doylestown, PA 18901.
Attorney: **ANDREW D. COTLAR**, 23 West Court St., Doylestown, PA 18901.
- McKELVEY, JAMES L.** a/k/a **JAMES LOUIS McKELVEY**, dec'd.
Late of New Britain Township, Bucks County, PA.
Executors: **KATHLEEN SOLTAN** and **CASEY McKELVEY**, 320 Levick St., Philadelphia, PA 19111.
Attorney: **JOSEPH P. McGOWAN**, Joseph P. McGowan, P.C., 701 Lakeside Park, Southampton, PA 18966.
- MOYER, BARBARA KAY** a/k/a **BARBARA K. MOYER**, dec'd.
Late of Penndel Borough, Bucks County, PA.
Executrix: **SHARON L. TOTO** c/o William E. Scott, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.
Attorney: **WILLIAM E. SCOTT**, Caracappa Cook Scott & Ramagli, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.
- MYERS, RALPH L., JR.**, dec'd.
Late of Quakertown Borough, Bucks County, PA.
Executrix: **MICHELLE MYERS KRUEGER** c/o Robert G. Moffett, Esquire, 125 California Road, Quakertown, PA 18951.
Attorney: **ROBERT G. MOFFETT**, 125 California Road, Quakertown, PA 18951.

OSTAPYK, PETER, dec'd.

Late of Morrisville, Bucks County, PA.
 Executrix: **DENISE OSTAPYK** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.
 Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.

PETROFF, CHARLOTTE M. a/k/a **CHARLOTTE M. MacCULLOCH-PETROFF**, dec'd.

Late of Lower Makefield, Bucks County, PA.
 Administrator: **JAMES J. PETROFF**, 404 Big Oak Road, Yardley, PA 19067.

POLLOCK, EILEEN P., dec'd.

Late of Buckingham Township, Bucks County, PA.
 Administratrix C.T.A.: **JENNIFER POLLOCK BISH** c/o Joseph J. Witiw, Esq., 1140-B York Rd., Warminster, PA 18974-2072.
 Attorney: **JOSEPH J. WITIW**, 1140-B York Rd., Warminster, PA 18974-2072.

REED, CONNOR ROBERT, dec'd.

Late of Middletown Township, Bucks County, PA.
 Co-Administrators: **ROBERT CHARLES REED** and **KAREN ANN REED**, 559 Fairman Lane, Langhorne, PA 19047.

REESE, ANNA MARY, dec'd.

Late of West Rockhill Township, Bucks County, PA.
 Executrix: **PATRICIA A. TYLER**, P.O. Box 463, Green Lane, PA 18054.
 Attorney: **WENDY J. ASHBY**, 314 West Broad Street, Suite 118, Quakertown, PA 18951.

ROBOLD, RICHARD, dec'd.

Late of Bucks County, PA.
 Executor: **CHRISTOPHER ROBOLD** c/o Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.
 Attorney: **GERALD L. BOWEN, JR.**, Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.

SCHELL, T. JOAN a/k/a **THELMA JOAN SCHELL**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.
 Executors: **KENNETH J. SCHELL** a/k/a **KENNETH JEFFREY SCHELL**, 2684 Romig Rd., Gilbertsville, PA 19525 and

LEE CHRISTINE ZELIN a/k/a **LEE CHRISTINE SCHELL**, 14 Featherbed Ln., Hopewell, NJ 08525.

Attorney: **MATTHEW R. KESSLER**, Kessler Law Offices, L.L.C., 8 East Church Ln., Douglassville, PA 19518.

SLOAN, ROBERT W., dec'd.

Late of Newtown, Bucks County, PA.
 Administrator: **DAVID R. SLOAN**, 54 Hillcroft Way, Newtown, PA 18940.

SURYBIDA, EUGENE W., SR., dec'd.

Late of Bristol Township, Bucks County, PA.
 Administratrix: **DAWN LILLIAN ZURYBIDA**, 25 Geranium Road, Levittown, PA 19057.
 Attorney: **HENRY A. CARPENTER, II**, 301 Oxford Valley Road, Suite 101B, Yardley, PA 19067.

WIGHTMAN, BARBARA L., dec'd.

Late of Doylestown Township, Bucks County, PA.
 Executrix: **KATHRYN WIGHTMAN FERNANDEZ** a/k/a **KATHRYN W. FERNANDEZ** c/o Samuel J. Juliani, Esq., 130 E. Butler Ave., Chalfont, PA 18914.
 Attorney: **SAMUEL J. JULIANI**, Semanoff Ormsby Greenberg & Torchia, LLC, 130 E. Butler Ave., Chalfont, PA 18914.

YERKES, BARBARA J., dec'd.

Late of Falls Township, Bucks County, PA.
 Administratrix: **JEANNE HELFRICH**, P.O. Box 5483, North Branch, NJ 08876.

*Second Publication***ANGELUCCI, LOUIS R.** a/k/a **LOUIS RICHARD ANGELUCCI**, dec'd.

Late of Warminster Township, Bucks County, PA.
 Executor: **ROBERT J. ANGELUCCI** a/k/a **ROBERT JOHN ANGELUCCI** c/o Douglas T. Mormello, Jr., Esq., 922 Bustleton Pike, Feasterville, PA 19053.
 Attorney: **DOUGLAS T. MORMELLO, JR.**, Law Offices of Michael Kuldiner, P.C., 922 Bustleton Pike, Feasterville, PA 19053.

BACKES, BENJAMIN B., JR., dec'd.

Late of Morrisville Borough, Bucks County, PA.

- Executrix: **KIM S. BACKES** c/o Denis W. Lanctot, Esquire, 6 Penns Trail, Suite 202, Newtown, PA 18940.
Attorney: **DENIS W. LANCTOT**, Caracappa Cook Scott & Ramagli, PC, 6 Penns Trail, Suite 202, Newtown, PA 18940.
- BARRIS, JEFFREY T.**, dec'd.
Late of Newtown Township, Bucks County, PA.
Executrix: **CYNTHIA BARRIS** c/o Marc L. Davidson, Esq., Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087.
Attorney: **MARC L. DAVIDSON**, Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087.
- BECKER, NANCY R.**, dec'd.
Late of Newtown, Bucks County, PA.
Executrix: **PAMELA B. HABERLE**, 50 Woosamonsa Road, Pennington, NJ 08534.
- CHAMBERS, INGEBURG**, dec'd.
Late of New Hope, Bucks County, PA.
Executor: **HORST FRANZ KUBON**, 109 Chapel Road, New Hope, PA 18938.
Attorney: **THOMAS J. PROFY, IV**, Begley, Carlin & Mandio, LLP, 123 West Bridge Street, New Hope, PA 18938.
- CUTSHALL, ELLEN** a/k/a **ELLEN K. CUTSHALL**, dec'd.
Late of the Township of Falls, Bucks County, PA.
Executrix: **SUE ELLEN SMITH**, 363 Snowball Drive, Levittown, PA 19056.
Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.
- DAVIS, RUSSELL C.**, dec'd.
Late of Middletown Township, Bucks County, PA.
Administratrix: **NICOLE DAVIS** c/o Kevin L. Hand, Esquire, 626 S. State Street, Newtown, PA 18940.
Attorney: **KEVIN L. HAND**, Kardos, Rickles & Hand, P.C., 626 South State Street, Newtown, PA 18940.
- DEAN, PEARL** a/k/a **PEARL SCHAFLE** and **PEARL CASMIRRI**, dec'd.
Late of Bristol Township, Bucks County, PA.
Executrices: **MRS. JOYCE MORELLI**, 3534 Newportville Road, Bristol, PA 19007 and **MRS. JOHNETTE VENNE**, 1664 Powderhorn Drive, Newtown, PA 18940.
- DESANTIS, PHILIP S.**, dec'd.
Late of Upper Southampton Township, Bucks County, PA.
Executor: **JOHN P. DESANTIS**, 433 Winding Lane, Chalfont, PA 18914.
- DiMAGGIO, PIETRO** a/k/a **PETER DiMAGGIO**, dec'd.
Late of Buckingham Township, Bucks County, PA.
Co-Executors: **JOHN P. DiMAGGIO** a/k/a **JOHN PETER DiMAGGIO**, 3895 Smoke Road, Doylestown, PA 18902 and **JULIE D. URBAN** a/k/a **JULIE DiMAGGIO URBAN**, 104 Davis Drive, North Wales, PA 19454.
Attorney: **MARY KAY KELM**, 2326 North Broad St., Suite 200, Colmar, PA 18915.
- ELLSTROM, JAMES FREDERICK**, dec'd.
Late of Doylestown Borough, Bucks County, PA.
Administratrix C.T.A.: **ALICE J. TILLGER**, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915.
Attorney: **ALICE J. TILLGER**, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915.
- FEEHAN, DANIEL PATRICK** a/k/a **DAN FEEHAN**, dec'd.
Late of Bensalem Township, Bucks County, PA.
Executor: **PETER E. FEEHAN**, 20 Wildflower Rd., Levittown, PA 19057.
- FINCH, BERNARD L.**, dec'd.
Late of Doylestown Borough, Bucks County, PA.
Executrix: **AMANDA B. MANDIA**, 3056 Yorkshire Road, Doylestown, PA 18902.
Attorney: **ANDREW W. YOUNG**, 70 W. Oakland Avenue, Suite 314, Doylestown, PA 18901.
- HARLEY, JAMES**, dec'd.
Late of Middletown Township, Bucks County, PA.
Executrix: **AGNES MARIE HARLEY** a/k/a **AGNES M. HARLEY** c/o Joseph P. Caracappa, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

Attorney: **JOSEPH P. CARACAPPA**, Caracappa, Cook, Scott & Ramagli P.C., Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

JOHNSON, CAROL A. a/k/a CAROL MAY JOHNSON, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrix: **CAROL A. WELKER**, 715 E. Reliance Road, Telford, PA 18969.

Attorney: **CAROL B. McCULLOUGH**, 3554 Hulmeville Road, #102, Bensalem, PA 19020.

JUNE, JOSEPHINE, dec'd.

Late of Falls Township, Bucks County, PA.

Executor: **MATTHEW JOSEPH JUNE, JR.** c/o Brown, Kerdock & Lynch, P.C., 308 W. Broad Street, Ste. 101, Quakertown, PA 18951.

Attorney: **JOHN S. KERDOCK**, Brown, Kerdock & Lynch, P.C., 308 W. Broad Street, Ste. 101, Quakertown, PA 18951.

KENNEDY, WILLIAM J., dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **JOHN W. KENNEDY** c/o Donna J. Wengiel, Esq., Two N. State St., P.O. Box 70, Newtown, PA 18940.

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

KOZMA, MATTHEW W., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Administratrix: **RUTH E. KOZMA**, 235 Washington St., Doylestown, PA 18901.

LAWALL, ROSEMARY T., dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **FRANCIS J. LAWALL** c/o Mark S. Blaskey, Esq., 1735 Market St., 51st Fl., Philadelphia, PA 19103.

Attorney: **MARK S. BLASKEY**, Ballard Spahr LLP, 1735 Market St., 51st Fl., Philadelphia, PA 19103.

LEVY, WARREN C., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **DEBORAH LEVY** a/k/a **DEBORAH JEAN LEVY** a/k/a **DEBORAH JEAN GAY** c/o Daniella A. Horn, Esq., 2202 Delancey Place, Philadelphia, PA 19103.

Attorney: **DANIELLA A. HORN**, Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103.

LINDQUIST, JOHNATHAN TODD a/k/a **JOHN LINDQUIST**, dec'd.

Late of Middletown Township, Bucks County, PA.

Administratrix: **CATHY M. LINDQUIST**, 11 Twin Oak Dr., Levittown, PA 19056.

LINSK, ROCHELLE, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **JORDYN LINSK MACHOTKA** a/k/a **JORDYN BLAIR LINSK MACHOTKA** c/o April L. Charleston, Esq., 60 W. Boot Rd., Ste. 201, West Chester, PA 19380.

Attorney: **APRIL L. CHARLESTON**, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380.

MADARA, KEITH J., dec'd.

Late of Bucks County, PA.

Executrix: **NANCY R. MADARA** c/o Bowen & Burns, 530 Street Rd., P.O. Box 572, Southampton, PA 18966.

Attorney: **GERALD L. BOWEN, JR.**, Bowen & Burns, 530 Street Rd., P.O. Box 572, Southampton, PA 18966.

MAZENKO, LINDA L. a/k/a LINDA LEE MAZENKO, dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **DENISE L. McHUGH** c/o Michael J. Mattson, Esquire, 21 W. Third St., Media, PA 19063.

Attorney: **MICHAEL J. MATTSON**, Musi, Merkins, Daubenberger & Clark LLP, 21 W. Third St., Media, PA 19063.

McBRIDE, RACHAEL F. a/k/a RACHAEL WRIGHT, dec'd.

Late of Lower Makefield, Bucks County, PA.

Administrator: **JORDAN McBRIDE**, 4001 Sterling Rd., Yardley, PA 19067.

NAGLAK, CATHERINE M., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executors: **KENNETH M. NAGLAK** a/k/a **KENNETH MARK NAGLAK** and **MARY C. ZUCAL** a/k/a **MARY**

- CATHERINE ZUCAL** c/o John N. Schaeffer, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.
Attorney: **JOHN N. SCHAEFFER**, Eastburn & Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.
- NETSCH, ELIZABETH J.** a/k/a **ELIZABETH JANE NETSCH** and **BETTE J. NETSCH**, dec'd.
Late of Warminster Township, Bucks County, PA.
Executrix: **SUSAN MIDTHASSEL** c/o Laura M. Mercuri, Esq., 104 North York Road, Hatboro, PA 19040.
Attorney: **LAURA M. MERCURI**, Duffy North, 104 North York Road, Hatboro, PA 19040.
- PICKARD, LILLIAN T.** a/k/a **LILLIAN THERESA PICKARD**, dec'd.
Late of Upper Southampton Township, Bucks County, PA.
Executrix: **KAREN LYNNE DOWLING** c/o Douglas T. Mormello, Jr., Esq., 922 Bustleton Pike, Feasterville, PA 19053.
Attorney: **DOUGLAS T. MORMELLO, JR.**, Law Offices of Michael Kuldiner, P.C., 922 Bustleton Pike, Feasterville, PA 19053.
- PROZZILLO, FREDRICK**, dec'd.
Late of Doylestown Borough, Bucks County, PA.
Administratrix: **JOSEPHINE NICHOLE PROZZILLO** c/o Carla Trongone, Esq., 333 N. Broad St., Lansdale, PA 19446.
Attorney: **CARLA TRONGONE**, The Law Offices of Carla Trongone, 333 N. Broad St., Lansdale, PA 19446.
- SCHADE, FRANCIS P.**, dec'd.
Late of Carversville, Bucks County, PA.
Executor: **FRANCIS SCHADE, JR.**, 1275 Tristram Cir., Mantua, NJ 08051.
- SHANNON, CARL F.** a/k/a **CARL FRANK SHANNON**, dec'd.
Late of Nockamixon Township, Bucks County, PA.
Executrix: **CHRISTINE D. SHANNON** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.
Attorney: **JOEL STEINMAN**, Grim, Biehn & Thatcher, 104 S. Sixth St., P.O. Box 215, Perkasio, PA 18944-0215.
- SOLL, HELEN** a/k/a **HELEN RUTH SOLL**, dec'd.
Late of Warwick Township, Bucks County, PA.
Executor: **GEORGE M. COLTON** a/k/a **GEORGE MICHAEL COLTON** c/o Jeremy A. Wechsler, Esq., 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.
Attorney: **JEREMY A. WECHSLER**, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.
- SULON, ALBERTA SARAH** a/k/a **ALBERTA ULMER SULON**, dec'd.
Late of Warminster Township, Bucks County, PA.
Executors: **DEBORAH BURAK** and **ANDREW SULON** c/o D. Keith Brown, Esq., Two N. State St., P.O. Box 70, Newtown, PA 18940.
Attorney: **D. KEITH BROWN**, Stuckert and Yates, Two N. State St., P.O. Box 70, Newtown, PA 18940.
- TERRY, MERRY M.**, dec'd.
Late of Lower Makefield Township, Bucks County, PA.
Executrix: **SHARON MOON**, 5 Wendover Rd., Yardley, PA 19067.
- TIGNOR, BEVERLY M.**, dec'd.
Late of Newtown Township, Bucks County, PA.
Executrix: **DEBORAH VERSFELD** c/o David R. Bane, Esquire, 301 Oxford Valley Road, Suite 603b, Yardley, PA 19067.
Attorney: **DAVID R. BANE**, 301 Oxford Valley Road, Suite 603b, Yardley, PA 19067.
- WEGSCHEIDER, LINDA V.**, dec'd.
Late of Tincin Township, Bucks County, PA.
Executrix: **DEBORAH S. HAWKINS**, 45 Kern Dr., Perkasio, PA 18944.
Attorney: **YVETTE E. TAYLOR**, Law Offices of Taylor Hachoose, 301 Oxford Valley Rd., Ste. 102A, Yardley, PA 19067.
- Third and Final Publication*
- CARWILE, ANNA MARGARET**, dec'd.
Late of Bensalem Township, Bucks County, PA.
Administrator: **WILLIAM CARWILE** c/o Dennis A. Pomo, Esquire, 121 S. Broad Street, Suite 1200, Philadelphia, PA 19107.

Attorney: **DENNIS A. POMO**, 121 S. Broad Street, Suite 1200, Philadelphia, PA 19107.

CIARROCCHI, JOHN L. a/k/a **JOHN CIARROCCHI**, dec'd.

Late of Richland Township, Bucks County, PA.

Executrix: **MARY JO D. GAUMER** a/k/a **MARYJO CIARROCCHI GAUMER** c/o Bryan A. George, Esq., 1011 West Ave., Ocean City, NJ 08226.

Attorney: **BRYAN A. GEORGE**, 1011 West Ave., Ocean City, NJ 08226.

DeIMAR, MARY N., dec'd.

Late of New Hope, Bucks County, PA.

Executor: **DONALD DeIMAR**, 117 N. Cayman Isles Blvd., Englewood, FL 34223.

DENI, HENRY JOHN a/k/a **HENRY DENI**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **JEREMY A. WECHSLER**, Esq. a/k/a **JEREMY ADAM WECHSLER**, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.

Attorney: **JEREMY A. WECHSLER**, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.

DiLELLA, JOAN LOUISA a/k/a **JOAN L. DiLELLA**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administrator: **GLEN HICKS** c/o Daniella A. Horn, Esq., 2202 Delancey Place, Philadelphia, PA 19103.

Attorney: **DANIELLA A. HORN**, Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103.

DONLEN, ALMA J. a/k/a **ALMA DONLEN**, dec'd.

Late of Levittown, Bristol Twp., Bucks County, PA.

Executor: **PATRICK DONLEN**, 2560 Valley View Rd., Bensalem, PA 19020.

DRIBER, ELEANOR L. a/k/a **ELEANOR L. KITCHEN**, dec'd.

Late of Lower Makefield Twp., Bucks County, PA.

Executrix: **JUDITH A. LEONARDO**, 1104 Daffodil Dr., Yardley, PA 19067.

ESCARDILLE, MARIA-LUISA a/k/a **MARIA LUISA ESCARDILLE** and **MARIA LUISA ESCARDILLE WORTHINGTON**, dec'd.

Late of Yardley Borough, Bucks County, PA.

Administrator: **LOUIS WILLIAM WORTHINGTON, JR.**, 11 South Street, Yardley, PA 19067-1755.

FLAHERTY, DIANE F., dec'd.

Late of Bristol Township, Bucks County, PA.

Administrator: **WILLIAM JOHN FLAHERTY**, 15 Ruby Lane, Levittown, PA 19055.

Attorney: **ANNE SCHEETZ DAMON**, 935 Second Street Pike, Richboro, PA 18954.

FOUST, JILL LOUISE a/k/a **JILL L. FOUST**, dec'd.

Late of Falls Township, Bucks County, PA.

Executor: **THOMAS J. FOUST** a/k/a **THOMAS JAMES FOUST** c/o Paul R. Cohen, Esq., 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.

Attorney: **PAUL R. COHEN**, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.

GALLEY, ELIZABETH J., dec'd.

Late of Newtown, Bucks County, PA.

Executor: **LARRY J. GALLEY**, 117 Parkview Way, Newtown, PA 18940.

HATHIRAM, COOMIE PESI, dec'd.

Late of Pennel Borough, Bucks County, PA.

Executrix: **PHIROZA STONEBACK**, 421 Fairview Avenue, Pennel, PA 19047.

HEASOM, WILLIAM C., dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executrix: **DIANNE C. MAGEE** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **LINDSAY R. NORTON**, Grim, Biehn & Thatcher, 104 S. Sixth St., P.O. Box 215, Perkasio, PA 18944-0215.

HELLINGS, DONNA MARIE a/k/a **DONNA M. HELLINGS**, dec'd.

Late of Warminster Township, Bucks County, PA.

Administrator: **CHRISTOPHER MICHAEL HELLINGS** c/o Laura M.

Mercuri, Esq., 104 North York Road, Hatboro, PA 19040.

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

HUG, ROSE MARIE E., dec'd.

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

Executor: **ROBERT K. HARDIN** c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.

Attorney: **ERIC W. HOPKINS**, Hopkins & Hopkins, 114 North Main Street, Doylestown, PA 18901.

KLAUS, DANIEL THOMAS, dec'd.

Late of Warminster Township, Bucks County, PA.

Administrator: **THOMAS A. KLAUS**, 381 Pheasant Rd., Harleysville, PA 19438.

Attorney: **DAVID V. BOGDAN**, 2725 West Chester Pike, Broomall, PA 19008.

LACHENAUER, ELEANOR a/k/a **ELEANOR MARGARET LACHENAUER**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **CHRISTA AHL** c/o Richard Hale Pratt, Esq., Pratt, Brett & Luce, P.C., 68 East Court Street, Doylestown, PA 18901.

Attorney: **RICHARD HALE PRATT**, Pratt, Brett & Luce, P.C., 68 East Court Street, Doylestown, PA 18901.

LITTEL, JEAN T. a/k/a **ANGELINA T. PASSARELLA**, dec'd.

Late of Warminster, Warminster Township, Bucks County, PA.

Executrix: **DEBORAH A. SHAPCOTT**, 95 Villa Drive, Warminster, PA 18974.

LOMAS, WILLIAM J., dec'd.

Late of Morrisville Borough, Bucks County, PA.

Administrator: **GEORGE T. LOMAS** c/o John S. Benson, Esquire, 18 N. Main Street, Doylestown, PA 18901.

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

McGERR, DIANE LYNN a/k/a **DIANE L. McGERR**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executor: **STEPHEN GEORGE PALOVCAK** c/o Melissa V. Bond,

Esq., 16 N. Franklin St., Ste. 300A, Doylestown, PA 18901.

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

MILEWSKI, ANTHONY JOHN, dec'd.

Late of Bristol, Bucks County, PA.

Administrators: **NICHOLAS MICHAEL MILEWSKI** and **DUSTIN ROBERT MILEWSKI** c/o Paul W. Rauer, Esquire, 56 West Windrose Drive, Richboro, PA 18954.

Attorney: **PAUL W. RAUER**, 56 West Windrose Drive, Richboro, PA 18954.

PRAU, MICHAEL J., dec'd.

Late of Bristol Township, Bucks County, PA.

Administratrix: **CYNTHIA S. PRAU** a/k/a **CYNTHIA SUSAN PRAU** c/o Joseph P. Caracappa, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

Attorney: **JOSEPH P. CARACAPPA**, Caracappa Cook Scott & Ramagli PC, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

PUGH, ALICE J., dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **DAVID PUGH**, 1925 Keith Rd., #485, Abington, PA 19001.

ROTH, SHARON ELIZABETH, dec'd.

Late of Warminster, Bucks County, PA.

Personal Representative: **SANDRA FREEMAN** a/k/a **SANDRA G. FREEMAN** c/o Stuart T. Shmookler, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Attorney: **STUART T. SHMOOKLER**, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

SCHACHT, CAROL A., dec'd.

Late of Langhorne, Bucks County, PA.

Executors: **BRANDON SCHACHT**, 707 South Pine Street, Langhorne, PA 19047 and **MICHAEL SCHACHT**, 108 Bunting Bridge Road, Cookstown, NJ 08511.

SWARTZ, ROGER F. a/k/a **ROGER FRANKLIN SWARTZ**, dec'd.

Late of Milford Township, Bucks County, PA.

Executor: **KYLE SWARTZ** c/o D. Keith Brown, Esq., Two N. State St., P.O. Box 70, Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert and Yates, Two N. State St., P.O. Box 70, Newtown, PA 18940.

THIEBEAU, DAVID B., SR., dec'd.

Late of New Britain, Bucks County, PA.
Executrix: **JULIE D. THIEBEAU**, 119 N. Tamenend Ave., New Britain, PA 18901.
Attorney: **MICHAEL D. CAPARRO**, 1100 West Valley Road, Suite 11, Wayne, PA 19087.

TILDEN, SCOTT W., dec'd.

Late of Warminster Township, Bucks County, PA.

Administrator: **PAUL R. COHEN**, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.

Attorney: **PAUL R. COHEN**, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.

TULIO, RICHARD ALBERT, dec'd.

Late of New Britain Township, Bucks County, PA.

Administratrix: **LORI TULIO**, 604 Chatham Ct., Chalfont, PA 18914.

WARFIELD, DAVID M. a/k/a **DAVID WARFIELD**, dec'd.

Late of Warrington, Bucks County, PA.

Administrator: **GLENN WARFIELD**, 3850 Terwood Drive, Doylestown, PA 18902.

WATTS, ANN M., dec'd.

Late of Plumstead Township, Bucks County, PA.

Executrix: **MARITA D. STOUT** c/o Alice J. Tillger, Esq., 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915.

Attorney: **ALICE J. TILLGER**, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915.

WENHOLD, JEAN M., dec'd.

Late of Perkasio, Bucks County, PA.

Executrix: **JEANNE COMALLI**, 1011 North 7th Street, Perkasio, PA 18944.

WILLIAMS, NANCY THERESA a/k/a **NANCY WILLIAMS** and **NANCY T. WILLIAMS**, dec'd.

Late of Hulmeville Borough, Bucks County, PA.

Administrator: **DAVID CHARLES WILLIAMS** c/o Michael F. Rogers, Esq.,

510 E. Township Line Rd., Ste. 150, Blue Bell, PA 19422.

Attorney: **MICHAEL F. ROGERS**, Salvo Rogers Elinski & Scullin, 510 E. Township Line Rd., Ste. 150, Blue Bell, PA 19422.

ZAKS, WAYNE A. a/k/a **WAYNE ALEXANDER ZAKS**, dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **LINDA J. ZAKS**, 3159 Bristol Road, Doylestown, PA 18901.

Attorney: **ADRIAN L. MEYER**, 62 N. Church Street, Doylestown, PA 18901.

Foreign Corporation

NOTICE IS HEREBY GIVEN THAT a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about December 19, 2023 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows:

BEKH Cellars, Inc. c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of California. The address of its principal office is 8560 Vineyard Ave., Suite 408, Rancho Cucamonga, CA 91730.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

Feb. 1

NOTICE IS HEREBY GIVEN THAT a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about April 19, 2023 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows:

By the Numbers Actuarial Consulting, Inc., 130 Jericho Valley Drive, Newtown, PA 18940-3632.

This corporation is incorporated under the laws of Tennessee. The address of its principal office is 130 Jericho Valley Drive, Newtown, PA 18940-3632.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

Feb. 1

Miscellaneous

DOCKET # 2:19-cv-3851-LAS
(the "Action")

**U.S. MARSHAL'S SALE
UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF
PENNSYLVANIA**

By virtue of an Order for Foreclosure Judgment entered on February 15, 2023, and Supplementary Order for Judgment entered on July 26, 2023 in favor of Plaintiff JPMorgan Chase Bank and against Defendants, Cheryl A. Franco and Frank A. Franco, the United States Marshals Service for the Eastern District of Pennsylvania shall conduct a foreclosure sale (the "Sale") by public venue, pursuant to 28 U.S.C. §2001 et seq.

The Sale will take place on February 14, 2024 (the "Sale Date") at 10:00 A.M. EST, at James A. Byrne U.S. Courthouse, 601 Market Street, Room 2110, Philadelphia, PA 19106. The premises being sold are located at 60 Golfview Drive, Warminster, PA 18974, Montgomery County, PA, Tax Parcel No. 31-069-065 and is more fully described in Exhibit H to the Complaint filed in the Action (the "Mortgage Premises"). The property being sold consists of the interests, rights and property more fully described in the Mortgage, attached as Exhibit G to the Complaint filed in the Action (the "Mortgaged Property"). Funds held by the Plaintiff and/or by the U.S. Marshal are not included in the Mortgaged Property.

Claims must be filed with Dinsmore & Shohl LLP, Attn.: Adam H. Settle, Esquire, 100 Berwyn Park, 850 Cassatt Road, Suite 110, Berwyn, PA 19312, (610) 408-6020; adam.settle@dinsmore.com before the Sale Date. A schedule of distribution will be filed with the Court by the U.S. Marshal no later than thirty (30) days from the date of the passing of the deed to the Mortgaged Premises to the successful bidder. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days after the filing of the schedule. If Plaintiff is the successful bidder for costs only, no schedule of distribution will be filed. The amount due to Plaintiff on the execution,

as of January 1, 2024, was \$2,094,124.84. Lienholders and/or claimants are notified that liens and claims relating to the Mortgaged Property will be divested as a result of the Sale if any such lienholders and/or claimants are not the successful bidder at the Sale. Ten percent (10%) of the amount bid will be required as a non-refundable deposit at time of Sale, in cash or Certified Check payable to and to be held by the U.S. Marshal, balance to be paid by wire, cash or Certified Check not later than ten (10) calendar days following the date of the Sale. Plaintiff may tender a credit bid and Plaintiff will not be required to post a deposit or tender cash on any credit bid it makes. For questions, contact Adam H. Settle, Esquire at (610) 408-6020, adam.settle@dinsmore.com.

Jan. 25; Feb. 1, 8

NOTICE IS HEREBY GIVEN anyone having a legal claim on the Land description below in Meets and Bounds may send a Verified Proof of Claim with contact information to the address listed.

MEETS AND BOUNDS FOR 6314

Fernwood Avenue.

COMMITMENT, SCHEDULE C

FILE NUMBER: 92599-CA

ALL THAT CERTAIN lot or piece of ground, situated in the Township of Bensalem, County of Bucks and State of Pennsylvania, Being Lot No. 2 as shown on a Sub-Division Plan for Edna Tomaselli made by Joseph H. Mixer and recorded ad Doylestown in Plan Book 128 page 32 and described as follows, to wit:

BEGINNING at a point on the Northwest side of Fernwood Avenue (40 feet wide) which point is measured North 67 degrees, 20 minutes East, 120.00 feet from the point of intersection of the Northwesterly side of Fernwood Avenue and Northeasterly side of New Portville Road (50 feet wide); thence extending along Lot No.1 as shown on said Plan North 22 degrees, 40 minutes West, 125.13 feet to a point on the Southeasterly side of Maplewood Avenue, North 56 degrees, 11 minutes East, 91.73 feet to a point; thence extending along Lot No.3 as shown on said Plan South 22 degrees, 40 minutes East,

142.87 feet to a point on the Northwesterly side of Fernwood Avenue aforementioned; thence along the said Northwesterly side if Fernwood Avenue, South 67 degrees, 20 minutes West, 90.00 feet to the point and place of beginning.

BEING know as 6314 Fernwood Avenue.

BEING COUNTY PARCEL NUMBER: 02-056-054-002.

BEING the same premises which Michael J. Contoudis and Tina Contoudis, his wife by Deed dated 7/19/1984 and recorded in Bucks County on 07/25/1984 in Deed Book 2567 Page 271 granted and conveyed unto Orest Hrabyk and Patricia Hrabyk, his wife, in fee. Jan. 18, 25; Feb. 1

appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Bucks County Bar Association
135 E. State St.
P.O. Box 300
Doylestown, PA 18901
(215) 348-9413

Jonathan M. Etkowicz, Esquire
ID No. 208786
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Feb. 1

CIVIL ACTION
COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2023-06410
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

AVAIL 1 LLC, Plaintiff

v.

DONNALEE SWEENEY, IN HER CAPACITY AS HEIR OF AGNES M. REILLY ET AL., Defendants

COMPLAINT IN MORTGAGE FORECLOSURE

TO: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER AGNES M. REILLY, Defendant(s), 32 FREEDOM LANE, BENSLEM, PA 19020**

You are hereby notified that Plaintiff, AVAIL 1 LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County, PA docketed to No. 2023-06410, seeking to foreclose the mortgage secured on your property located, 32 FREEDOM LANE, BENSLEM, PA 19020.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written

IN COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL TRIAL DIVISION
NO. 2023-05764

Crown Pointe Condominium Association

vs.

Carol Lee Beth

YOU ARE NOTIFIED THAT the plaintiff has commenced a proceeding to revive and continue the lien of the judgment entered to

the following docket number, 2011-05479. The plaintiff claims that the amount due and unpaid is \$13,443.30 with interest from 12/24/2018. You are required within twenty days (20) days after service of this writ to file an answer or otherwise plead to this writ. If you fail to do so, judgment of revival in the amount claimed by the plaintiff may be entered without a hearing and you may lose your property or other important rights.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERENCE SERVICE
Bucks County Bar Association
135 East State Street
P.O. Box 300
Doylestown, PA 18901
(215) 348-9413 or (800) 273-2929

Feb. 1

PUBLIC NOTICE

**THE BOROUGH COUNCIL
OF DUBLIN BOROUGH
BUCKS COUNTY, PENNSYLVANIA**

NOTICE IS HEREBY GIVEN THAT the Borough Council of Dublin Borough has adopted an Ordinance signifying its intention to establish a Municipal Authority through the filing of Articles of Incorporation with the Secretary of the Commonwealth of Pennsylvania. (1) The name of the Authority is "Dublin Borough Regional Authority" County of Bucks; (2) said Articles of Incorporation are to be filed under the provisions of the Municipality Authorities Act of May 2, 1945, P.L. 382, as amended; and, (3) The Articles of Incorporation will be filed with the Secretary of the Commonwealth on or after January 8, 2024.

Colleen M. Pursell
Borough Manager / Secretary
Borough of Dublin

Feb. 1

Trust Notice

Notice is hereby given that the settlor of the revocable trust set forth below has died, and no personal representative has been appointed for said decedent's estate. All persons having claims or demand against said decedent are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to the trustee or the trustee's attorney as named below:

First Publication

THE **JOHN C. CUTTING FAMILY TRUST**
DATED MAY 1, 2019.

JOHN C. CUTTING a/k/a **JOHN CARL CUTTING**, dec'd.

Late of Warminster Township, Bucks County, PA.

Co-Trustees: **GLEN S. CUTTING** and **ERIC W. CUTTING** c/o Grim, Biehn & Thatcher, 104 S. Sixth Street, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **DIANNE C. MAGEE**, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

Third and Final Publication

THE **RICHARD F. WEBB TRUST**
AGREEMENT DATED 7/14/2004,
AMENDED 9/22/2014 AND 12/6/2021.

RICHARD F. WEBB, dec'd.

Late of Buckingham Township, Bucks County, PA.

Trustee: **WENDY W. KIMBALL** c/o George M. Riter, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

Attorney: **GEORGE M. RITER**, Timoney Knox LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.