

Sheriff's Sale*Second Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, January 12, 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 #2022-04149

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

TAX PARCEL #02-005-318.

PROPERTY ADDRESS: 4641 Boston Avenue, Trevose a/k/a Bensalem Township, PA 19053.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARGARET GODFREY, TIMOTHY GODFREY.**

KML LAW GROUP, P.C.

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

DOCKET #2023-00125

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the **TOWNSHIP OF BENSALEM**, County of Bucks, PA.

TAX PARCEL #02-017-115.

PROPERTY ADDRESS: 4118 Bristol Road, Trevose, PA 19053.

IMPROVEMENTS: COMMERCIAL.

SOLD AS THE PROPERTY OF: **CHRISTIANA PASIEKA, CHRISTOPHER RAHN.**

SOLEIMAN RAIE, Esquire

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

DOCKET #2023-01745

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 4910 Knable Lane, Trevose, PA 19053, Parcel No: 02-005-403.

TAX PARCEL #02-005-403.

PROPERTY ADDRESS: 4910 Knable Lane, Trevose, PA 19053.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT DAILEY AS ADMINISTRATOR OF THE ESTATE OF ROBERT ALAN DAILEY.**

MANLEY DEAS KOCHALSKI LLC

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

DOCKET #2023-03551

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

TAX PARCEL #02-076-151.

PROPERTY ADDRESS: 3964 Bainbridge Ct., Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **KATHLEEN M. GOLA a/k/a KATHLEEN GOLA.**

STERN & EISENBERG, PC

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

BRISTOL TOWNSHIP

DOCKET #2022-00151

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

TAX PARCEL #05-033-086.

PROPERTY ADDRESS: 25 Idolstone Rd., Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ERIC U. HOLMQUIST a/k/a ERIC HOLMQUIST. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC**

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

DOCKET #2022-06481

ALL THAT CERTAIN described real estate Situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania; to wit; Being known as Lot No. 115, upon a Plan entitled Bristol Terrace One, and being further described according to a Survey and Plan thereof made by Wm. G. Major and Associates, Civil Engineers and

Surveyors of Levittown, Pennsylvania, and being dated December 9, 1959.

Being more fully described in Deed dated March 31, 2008, and recorded on April 11, 2008, in the Bucks County Recorder of Deeds Office at Deed Book Volume 5761 at Page 803, as Instrument No. 2008033137.

TAX PARCEL #05-061-502.

PROPERTY ADDRESS: 1210 Marie Lowe Drive, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NANETTE FRALIN AS SURVIVING HEIR OF CARLETHA AKINS, DECEASED; SONYA AKINS AS SURVIVING HEIR OF CARLETHA AKINS; UNKNOWN SURVIVING HEIRS OF CARLETHA AKINS.**

HLADIK, ONORATO & FEDERMAN, LLP

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

DOCKET #2023-00037

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF BRISTOL**, 4th Ward, Bucks County, Pennsylvania, and being known as 3104 Dixon Avenue a/k/a 801 Arthur Avenue, Assessed As 801 Arthur Avenue, Bristol, Pennsylvania 19007.

TAX PARCEL #05-026-315.

PROPERTY ADDRESS: 801 Arthur Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PATRICK JOSEPH MORTON, PATRICIA ANN MARIE WRIGHT.**

McCABE, WEISBERG & CONWAY, LLC

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

DOCKET #2023-01427

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

TAX PARCEL #05-022-449-08C.

PROPERTY ADDRESS: 1505 Moore Street, Unit 8C a/k/a 1505 Moore Street, Unit 103, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **PATRICIA H. MOWER.**

STERN & EISENBERG, PC

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

DOCKET #2023-02032

ALL THAT CERTAIN lots or parcels of land situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pennsylvania, described according to a Plan of Lots, Bristol Terrace, as laid out by the Ideal Land Company & Surveyed by Herbert H. Metz, C.E. which plan has been duly entered of record in the Office for the Recording of Deeds at Doylestown, County of Bucks in Plan of Lots Book 1 page 80 as follows,
TAX PARCEL #05-060-320-001.

PROPERTY ADDRESS: 4703 Fayette Drive, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SAMUEL JOSEPH RAMBLE, JEAN SMEAL.**

PADGETT LAW GROUP

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

EAST ROCKHILL TOWNSHIP

DOCKET #2023-01230

ALL that tract of land situate, lying and being in the **TOWNSHIP OF EAST ROCKHILL**, Bucks County, Pennsylvania.

TAX PARCEL #12-006-040.

PROPERTY ADDRESS: Axe Handle Road, Quakertown, PA 18951.

ALL that tract of land situate, lying and being in the **TOWNSHIP OF HAYCOCK**, Bucks County, Pennsylvania.

TAX PARCEL #14-006-020.

PROPERTY ADDRESS: 990 Richlandtown Road, Quakertown, PA 18951.

ALL that tract of land situate, lying and being in the **TOWNSHIP OF HAYCOCK**, Bucks County, Pennsylvania.

TAX PARCEL #14-006-021.

PROPERTY ADDRESS: 990 Richlandtown Road, Quakertown, PA 18951.

ALL that tract of land Partly in the **TOWNSHIP OF EAST ROCKHILL** and Partly in the **TOWNSHIP OF HAYCOK**, Bucks County, Pennsylvania.

TAX PARCEL #12-006-04 and 14-006-096.

PROPERTY ADDRESS: 8092 Richlandtown Road, Quakertown, PA 18951 (Parcel #12-006-04) and Richlandtown Road, Quakertown, PA 18951 (Parcel# 14-006-096).

IMPROVEMENTS: COMMERCIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **TOHI, LLC, SHAWN TOUHILL a/k/a SHAWN E. TOUHILL.**

MARSTON LAW OFFICES

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

FALLS TOWNSHIP

DOCKET #2019-03754

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

TAX PARCEL #13-030-166.

PROPERTY ADDRESS: 129 Winding Way, Morrisville, PA 19067-4853 a/k/a 129 Winding Way, Yardley, PA 19067 f/k/a 129 Allendale Drive, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **SHARON L. CHATMAN, INDIVIDUALLY AND AS KNOWN HEIR OF DERRICK CHATMAN, DECEASED, DERRICK C.R. CHATMAN, INDIVIDUALLY AND AS KNOWN HEIR OF DERRICK CHATMAN, DECEASED.**

ROGER FAY, Esquire

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

DOCKET #2023-03904

ALL THAT CERTAIN lot or piece or parcel of land with the buildings and improvements thereon erected, Situate, lying and being at Levittown, **FALLS TOWNSHIP**, Bucks County, Commonwealth of PA, known and designated at Lot #3122 on a certain map entitled "Subdivision Map Birch Valley, Levittown, Section 15", situated in Bristol Township & Falls Township, Bucks County, PA, owned by Levitt and Sons, Inc., dated August 1952, survey and map by C.A. Monroe, P.E. & L.S., recorded on 10/20/1952 at Doylestown, in the Office for the Recorder of Deeds in and for the County of Bucks, in Plan Book 5, Page 48, and which Lot is more particularly bounded and described according to a survey thereof made by C.A. Monroe, P.E. & L.S., dated 12/04/1952.

Being more fully described in Deed dated November 30, 1999, and recorded on February 4, 2000, in the Bucks County Recorder of Deeds Office at Deed Book Volume 2005 at Page 481, as Instrument No. 2000009832.

TAX PARCEL #13-026-095.

PROPERTY ADDRESS: 29 Bald Cypress Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **DIANA M. METTE.**

HLADIK, ONORATO & FEDERMAN, LLP

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

HILLTOWN TOWNSHIP

DOCKET #2022-06379

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF HILLTOWN**, County of Bucks, Commonwealth of Pennsylvania, bounded and described according to a survey thereof made 10/7/1941 by Hebert I. Metz, Registered Engineer and Surveyor, Lansdale, Pennsylvania.

TAX PARCEL #15-034-021.

PROPERTY ADDRESS: 1820 Hilltown Pike, Hilltown, PA 18927.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **CAROLINE H. BARANOWSKI, GREGORY A. ORTMAN.**

HILL WALLACK LLP

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2023-04137

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 105 Berry Lane, Feasterville, PA 19053, Parcel No: 21-020-086-002.

TAX PARCEL #21-020-086-002.

PROPERTY ADDRESS: 105 Berry Lane, Feasterville, PA 19053.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **KATHLEEN M. MOFFETT, LANCE CORBETT, KATHLEEN CORBETT.**

MANLEY DEAS KOCHALSKI LLC

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

MIDDLETOWN TOWNSHIP

DOCKET #2022-02429

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

TAX PARCEL #22-017-082.

PROPERTY ADDRESS: 565 Hulmeville Road, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CURTIS CLARK a/k/a CURTIS P. CLARK.**

KML LAW GROUP, PC

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

DOCKET #2022-05521

ALL THAT CERTAIN lot or piece, or parcel of land with the building and improvements thereon, SITUATE, lying and being at Levittown, in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot #5513-R on Subdivision Map of "Lower Orchard", Levittown, Section 58 filed in the Office of the Recorder of Deed of Bucks County, PA. on May 3, 1954 in Plan Book 8 Page 9.

TAX PARCEL #22-060-330.

PROPERTY ADDRESS: 142 Lower Orchard Drive, Levittown, PA 19056.

IMPROVEMENTS: COMMERCIAL.

SOLD AS THE PROPERTY OF: **DEBARAH L. CANDELORO; ALL KNOWN AND UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES AND DEVISEES, AND ALL PERSONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALFREDO CANDELORO, DECEASED.**

PADGETT LAW GROUP

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

DOCKET #2023-04461

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 49 Fountain Road, Levittown, PA 19056, Parcel No: 22-054-048.

TAX PARCEL #22-054-048.

PROPERTY ADDRESS: 49 Fountain Road, Levittown, PA 19056.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **STEPHEN M. YORK, ALEXANDRIA M. YORK.**

MANLEY DEAS KOCHALSKI LLC

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

MORRISVILLE BOROUGH

DOCKET #2023-02137

ALL THAT CERTAIN lot of land located in the **MORRISVILLE BOROUGH**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #24-007-007.

PROPERTY ADDRESS: 823 Pennsylvania Avenue North, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LOIS A. WIENCKOSKI, RONALD J. WIENCKOSKI a/k/a RONALD WIENCKOSKI.**

KML LAW GROUP, P.C.

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

NEW BRITAIN TOWNSHIP

DOCKET #2017-07631

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP OF NEW BRITAIN**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #26-034-005.

PROPERTY ADDRESS: 114 Michaels Court, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KAREN A. WAGNER, STEVEN P. WAGNER.**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

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

NOCKAMIXON TOWNSHIP

DOCKET #2022-04607

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

TAX PARCEL #30-011-202-001 & 30-11-202.

PROPERTY ADDRESS: 8873 Easton Road and Easton Road, Ottsville, PA 18942.
IMPROVEMENTS: RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **KEITH T. MEHAFFEY.**
POWERS KIRN, LLC
FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

NORTHAMPTON TOWNSHIP

DOCKET #2018-01001
ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP OF NORTHAMPTON**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA.
TAX PARCEL #31-043-031.
PROPERTY ADDRESS: 80 Brook Drive, Holland, PA 18966.
IMPROVEMENTS: RESIDENTIAL REAL ESTATE.
SOLD AS THE PROPERTY OF: **CLAIRE G. MUELLER, FREDERICK G. MUELLER. STERN & EISENBERG, PC**
FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

PLUMSTEAD TOWNSHIP

DOCKET #2023-04963
ALL THAT CERTAIN lot or piece of ground situate in **TOWNSHIP OF PLUMSTEAD**, New Hope, County of Bucks and Commonwealth of Pennsylvania.
TAX PARCEL #34-020-038.
PROPERTY ADDRESS: 4830 River Road, New Hope, PA 18938.
IMPROVEMENTS: RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **ROBERT VALENTINO VOLPETTI a/k/a ROBERT V. VOLPETTI, AS ADMINISTRATOR OF THE ESTATE OF WILLIAM J. PIERRO a/k/a WILLIAM JOHN PIERRO, DECEASED.**
POWERS KIRN, LLC
FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

SELLERSVILLE BOROUGH

DOCKET #2022-01886
ALL THAT CERTAIN lot of land located in the **SELLERSVILLE BOROUGH**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #39-003-113-001.
PROPERTY ADDRESS: 230 Winard Avenue, Sellersville, PA 18960.
IMPROVEMENTS: RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **LINDSAY HARRAR, JASON E. HARRAR. KML LAW GROUP, P.C.**
FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

TINICUM TOWNSHIP

DOCKET #2022-00926
ALL THAT CERTAIN piece or parcel of ground situate in the **TOWNSHIP OF TINICUM**, County of Bucks and Commonwealth of Pennsylvania.
TAX PARCEL #44-006-050.
PROPERTY ADDRESS: 327 Geigel Hill Road, Upper Black Eddy, PA 18972.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **JESSIE ALFARO, ANTONIO R. ALFARO. LAW OFFICES OF GREGORY JAVARDIAN, LLC**
FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2022-06812
ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania and described according to a Certain Plan thereof known as Speedway Plan of Lots made by William T. Muldrew, Civil Engineer dated February 21, 1992 said Plan being recorded in the office of the Recorder of Deeds for Bucks County at Doylestown, Pennsylvania, in Plan Book 1, Page 119 as follows, to wit:
BEGINNING at a point in the center line of Grape Street 50 feet wide, a corner of Lot No. 24, Section 16 on said Plan, said point being at the distance of 175.00 feet measured North 53 degrees no minutes 30 seconds West along the center line of Grape Street from its point of intersection with the center line of Sunnemead Avenue 50 feet wide; thence extending from

said point of beginning North 53 degrees no minutes 30 seconds West along the center line of Grape Street 50.00 feet to a point a corner of Lot No. 20 section 16 on said Plan; thence extending along Lot No. 20 North 36 degrees 59 minutes 30 seconds East crossing the Northeasterly side of Grape Street 165.00 feet to a point a corner of Lot No. 22 Section 16 on said Plan; thence extending along Lot No. 22, South 53 degrees no minutes 30 seconds East 50.00 feet to a point a corner of Lot No. 24 aforesaid; thence extending along Lot No. 24, South 36 degrees 59 minutes 30 seconds West recrossing the Northeasterly side of Grape Street 165.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 23, Section 16 as shown on the above mentioned Plan.

TAX PARCEL #49-019-006.

PROPERTY ADDRESS: 425 Grape St., Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICK G. CAMPBELL.**

BROCK & SCOTT PLLC

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

WARWICK TOWNSHIP

DOCKET #2018-07078

All that certain parcel of land lying and being situate in the **TOWNSHIP OF WARWICK**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 990 Gates Place, Warminster, PA 18974, parcel no: 51-014-047.

TAX PARCEL #51-014-047.

PROPERTY ADDRESS: 990 Gates Place, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DENNIS MCGOVERN, KELLY C. WARE.**

MANLEY DEAS KOCHALSKI LLC

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

DOCKET #2023-05824

ALL THAT CERTAIN lot of ground with the buildings and improvements thereon erected, situate in Warwick Township, Bucks County,

PA and described to a Final Plan of Stover Hill, made by Carroll Engineering Associates, Consulting Engineers, dated February 26, 1976, last revised July 22, 1981, and recorded in Plan Book 209 Page 29, as follows, to wit: BEGINNING at a point on the Northeasterly side of Bancroft Place (25 feet wide), a corner of Lot No. 207;

CONTAINING in front of breadth along the Northeasterly side of Bancroft Place 20 feet, and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Bancroft Place and crossing over the whole of a 10 feet wide Pedestrian Easement and a 20 feet wide Drainage Easement, 155 feet to a point on the Northeasterly side of said Drainage Easement, in line of lands now or late of Anna Stalfer;

BOUNDED on the Northwest by Lot No. 205, on the Southeast by Lot No. 207, and on the Northeast of lands of Stalder. SUBJECT, however, to the proportionate part of the expense of keeping said Pedestrian Easement in good order, condition and repair.

BEING Lot No. 206 as shown on the above mentioned Plan.

TAX PARCEL #51-014-279.

PROPERTY ADDRESS: 997 Bancroft Place, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID ROSALES.**

JOSEPHINE LEE WOLF, Esquire
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.

Dec. 21, 28; Jan. 4

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2023-05507

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 **TERESA ELLEN MARIE ARTILLIO** to **TERRI HELEN MARIE TOAL**.

The Court has fixed the 9th day of February, 2024 at 9:30 a.m. in Courtroom No. 510, 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.

Dec. 28

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2023-07145

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 **LEO MUTLU** to **BULENT MUTLU**.

The Court has fixed the 9 day of February, 2024 at 9:30 a.m. in Courtroom No. 510, 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.

Dec. 28

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.

AC Imports of Jenkintown, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jonathan Samel, Solicitor
Hamburg, Rubin, Mullin, Maxwell &
Lupin, PC
1684 S. Broad St.
230
P.O. Box 1479
Lansdale, PA 19446

Dec. 28

HO Imports of Abington, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jonathan Samel, Solicitor
Hamburg, Rubin, Mullin, Maxwell &
Lupin, PC
1684 S. Broad St.
230
P.O. Box 1479
Lansdale, PA 19446

Dec. 28

HY Imports of Abington, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jonathan Samel, Solicitor
Hamburg, Rubin, Mullin, Maxwell &
Lupin, PC
1684 S. Broad St.
230
P.O. Box 1479
Lansdale, PA 19446

Dec. 28

MA Imports of Abington, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jonathan Samel, Solicitor
Hamburg, Rubin, Mullin, Maxwell &
Lupin, PC
1684 S. Broad St.
230
P.O. Box 1479
Lansdale, PA 19446

Dec. 28

Thunder Dog Imports Corp. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Dec. 28

Charter Application Nonprofit

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 Pennsylvania Nonprofit Corporation Law of 1988, as amended.

The name of the corporation is **Moyamensing Square Homeowners Association, Inc.**

Scott E. Goldstein, Solicitor

Zarwin Baum DeVito Kaplan Schaer &

Toddy, PC

One Commerce Square

2005 Market St.

16th Fl.

Philadelphia, PA 19103

Dec. 28

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 **Tuesday, January 2, 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 **WINTON E. ROBSON** – Patricia Waltrich, Administratrix.
Estate of **NEVILLE E. KOTWAL** – Monique D. Toby, Executrix.

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

Dec. 21, 28

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

AFFELDT, JOHN STANLEY, dec'd.

Late of Tullytown Borough, Bucks County, PA.

Administratrix: **KAREN SCHULER** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

BACHMAN, ANNA MAY a/k/a **ANNA M.**

BACHMAN, dec'd.

Late of Upper Southampton Twp., Bucks County, PA.

Executrix: **SUSAN J. STARNER** c/o Stephen T. Elinski, Esq., 510 E. Township Line Rd., Ste. 150, Blue Bell, PA 19422.

Attorney: **STEPHEN T. ELINSKI**, Salvo Rogers Elinski & Scullin, 510 E. Township Line Rd., Ste. 150, Blue Bell, PA 19422.

BOEKEL, DOLORES E., dec'd.

Late of Newtown Township, Bucks County, PA.

Executrices: **CAROL LYNN SCOGNA** and **JACQUELYN BOEKEL** c/o Don F. Marshall, Esq., P.O. Box 70, Newtown, PA 18940.

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

BUBNIS, JENNIFER RYAN a/k/a **JENNIFER R. BUBNIS**, dec'd.

Late of Falls Township, Bucks County, PA.

Executor: **JOHN J. COOK, JR.** a/k/a **JOHN J. COOK, JR.**, Esquire c/o Joseph P. Caracappa, Esquire, 6 Penns Trail, Suite 202, Newtown, PA 18940.

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

BURNS, MARJORIE L. a/k/a MARJORIE JEANETTE BURNS, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **DON F. MARSHALL**, P.O. Box 70, Newtown, PA 18940.

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

CAMILLO, KELLY ANN, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executrix: **KAREN MARIE HORNICK**, 58 Oak Leaf Lane, Doylestown, PA 18901.

Attorney: **CHRISTOPHER MAZULLO**, Mazullo & Murphy, PC, 2003 Lower State Road, Suite 120, Doylestown, PA 18901.

DiCREDICO, ANTHONY a/k/a ANTONIO DiCREDICO, dec'd.

Late of New Britain Township, Bucks County, PA.

Co-Administrators: **ANTHONY DiCREDICO**, 232 Green Valley Way, Chalfont, PA 18914 and **MARIA C. DiCREDICO**, 201 Coventry Road, Chalfont, PA 18914.

Attorney: **KEVIN J. MURPHY**, Mazullo & Murphy, PC, 2003 Lower State Road, Suite 120, Doylestown, PA 18901.

DiCREDICO, MARY W. a/k/a MARY DiCREDICO, dec'd.

Late of New Britain Township, Bucks County, PA.

Co-Executors: **ANTHONY DiCREDICO**, 232 Green Valley Way, Chalfont, PA 18914 and **MARIA C. DiCREDICO**, 201 Coventry Road, Chalfont, PA 18914.

Attorney: **KEVIN J. MURPHY**, Mazullo & Murphy, PC, 2003 Lower State Road, Suite 120, Doylestown, PA 18901.

FLETCHER, RONALD J., dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **KATHLEEN S. WULFF** c/o Robin S. Holmes, Esquire, Law Office of Robin S. Holmes, 57 S. Main Street, P.O. Box 338, Yardley, PA 19067.

Attorney: **ROBIN S. HOLMES**, Law Office of Robin S. Holmes, 57 S. Main Street, P.O. Box 338, Yardley, PA 19067.

FRISCH, ROBERT W. a/k/a ROBERT WALTER FRISCH, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **MARYANNE FRISCH** a/k/a **MARYANNE BOYCE-FRISCH**, 398 E. Court St., Doylestown, PA 18901.

Attorney: **DAVID LYLE SEGAL**, 121 S. Broad St., Suite 1700, Philadelphia, PA 19107.

GARNER, JOHN W. a/k/a JOHN WILLIAM GARNER, dec'd.

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

Executor: **JOHN R. GARNER**, 780 Newtown Road, Warminster, PA 18974.

Attorney: **ANDREW P. GRAU**, 911 Easton Road, P.O. Box 209, Willow Grove, PA 19090.

GOLDBERG, BARRY, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **MICHELLE GOLDBERG**, 82 Brookdale Place, Newtown, PA 18940.

HILFERTY, JAMES V., dec'd.

Late of Warrington, Bucks County, PA.

Executrix: **VICTORIA ADELE SWOPE**, 640 Durham Road, Newtown, PA 18940.

Attorney: **MICHAEL A. LASHNER**, 12 Terry Drive, Suite 1015, Newtown, PA 18940.

HOLLENBACH, PATRICIA a/k/a PATRICIA NORA HOLLENBACH, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Personal Representative: **RYAN HOLLENBACH**, 5 Mulberry Lane, Levittown, PA 19054.

IRVING, JOAN T. a/k/a JOAN THERESE IRVING, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **ROBERT CARMINE IRVING** c/o D. Keith Brown, Esq., P.O. Box 70, Newtown, PA 18940.

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

KENNEDY, EDWARD R., dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executrix: **MICHELE L. VanHORN** a/k/a **MICHELE L. VAN HORN**, 1228 Bockius Avenue, Abington, PA 19001.

- Attorney: **KEVIN J. MURPHY**, Mazullo & Murphy, PC, 2003 Lower State Road, Suite 120, Doylestown, PA 18901.
- LAZO, MILDRED D.**, dec'd.
Late of Doylestown, Doylestown Township, Bucks County, PA.
Executrix: **SUSAN E. DILTS**, 6 Kirkbride Lane, Doylestown, PA 18901.
Attorney: **ROBERT C. GERHARD, III**, Gerhard & Gerhard PC, 815 Greenwood Ave., Ste. 8, Jenkintown, PA 19046.
- LOWERY, LILLIAN MARGRETTA**, dec'd.
Late of Lower Makefield Township, Bucks County, PA.
Executor: **HENRY R. JOHNSON** c/o Robin S. Holmes, Esquire, Law Office of Robin S. Holmes, 57 S. Main Street, P.O. Box 338, Yardley, PA 19067.
Attorney: **ROBIN S. HOLMES**, Law Office of Robin S. Holmes, 57 S. Main Street, P.O. Box 338, Yardley, PA 19067.
- MacLAUGHLIN, VALERIE J.**, dec'd.
Late of Perkasio Borough, Bucks County, PA.
Executor: **F. SCOTT MacLAUGHLIN** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.
Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.
- McANDREWS, MARYANN C.**, dec'd.
Late of Warminster Township, Bucks County, PA.
Executrix: **LISA M. KANE**, 28 Sherwood Lane, Doylestown, PA 18901.
Attorney: **MARY KAY KELM**, 2326 N. Broad Street, Suite 200, Colmar, PA 18915.
- MECLEARY, WALTER J.**, dec'd.
Late of Northampton Township, Bucks County, PA.
Executrix: **THERESA MECLEARY** c/o CMS, P.O. Box 1505, Horsham, PA 19044.
- NELSON, HOWARD SCOTT** a/k/a **HOWARD S. NELSON**, dec'd.
Late of Upper Southampton Township, Bucks County, PA.
Administratrix: **ELKE SAMANTHA NELSON-NICHOLS** c/o Carl M. Knapp, Esq., 809 N. Bethlehem Pike, Bldg. F, Unit F2, Ambler, PA 19002.
Attorney: **CARL M. KNAPP**, Knapp Law, LLC, 809 N. Bethlehem Pike, Bldg. F, Unit F2, Ambler, PA 19002.
- POMPONIO, JOSEPH R.** a/k/a **JOE POMPONIO**, dec'd.
Late of Bensalem, Bensalem Township, Bucks County, PA.
Executor: **MARK POMPONIO**, 3201 Pasqualone Blvd., Bensalem, PA 19020.
- REINHARDT, JOHN A.**, dec'd.
Late of Richland Township, Bucks County, PA.
Administratrix: **DIANE E. SIMPSON** a/k/a **DIANE ELAINE SIMPSON** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.
Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.
- ROBINSON, BRADLEY WHITE** a/k/a **BRADLEY W. ROBINSON**, dec'd.
Late of Bensalem, Bucks County, PA.
Executrix: **JUDITH SWERK**, 435 Linton Hill Road, Newtown, PA 18940.
- ROSHON, DORIS K.**, dec'd.
Late of Quakertown Borough, Bucks County, PA.
Executor: **JEFFREY S. BEER** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.
Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.
- SCHWEIDLER, RITA E.** a/k/a **RITA SCHWEIDLER**, dec'd.
Late of Warminster Township, Bucks County, PA.
Executor: **GLENN SCHWEIDLER**, 5 Joyce Kilmer Drive, Holland, PA 18966.
Attorney: **CHRISTOPHER MAZULLO**, Mazullo & Murphy, PC, 2003 Lower State Road, Suite 120, Doylestown, PA 18901.
- SHIMP, BERNADETTE A.**, dec'd.
Late of Yardley Borough, Bucks County, PA.
Executrix: **MARY T. PONSOCK**, 125 S. Queen Anne Dr., Fairless Hills, PA 19030.
- TAYLOR, MICHELE SELMA WADE**, dec'd.
Late of Solebury Township, Bucks County, PA.
Administratrix: **COLLEEN ANN MENZ** a/k/a **COLLEEN MENZ** c/o Michael W. Mills, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.
Attorney: **MICHAEL W. MILLS**, Antheil, Maslow and MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

WHALEN, DAVID M., dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **KATHRYN WHALEN WRIGHT** c/o D. Keith Brown, Esq., P.O. Box 70, Newtown, PA 18940.

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

WOOD, PETER G., dec'd.

Late of Pipersville, Bucks County, PA.

Administratrix: **VIKTORIA K. WOOD**, 7030 Tohickon Hill Rd., Pipersville, PA 18947.

Attorney: **DAVID WOOSLEY**, Woosley Naragon, LLC, 72 N. Main St., Doylestown, PA 18901.

*Second Publication***BROMILEY, JOSEPH A., SR.**, dec'd.

Late of Warrington Township, Bucks County, PA.

Administrator: **JOSEPH A. BROMILEY, JR.**, 5615 Old Easton Road, Doylestown, PA 18902.

Attorney: **KIRSTEN B. MINISCALCO**, 190 Bethlehem Pike, Suite 1, P.O. Box 564, Colmar, PA 18915.

CARROLL, CATHERINE T., dec'd.

Late of Newtown Borough, Bucks County, PA.

Administratrix: **EILEEN M. MULDERIG**, 445 Springfield Dr., Southampton, PA 18966.

CINKUTIS, ROBERT JOSEPH, SR., dec'd.

Late of Southampton, Lower Southampton, Bucks County, PA.

Executrix: **ROBIN MARIE BEERHALTER**, 1437 Chinquapin Rd., Southampton, PA 18966.

EDGAR, JANE OBERHOLTZER a/k/a

JANE O. EDGAR, dec'd.

Late of Warwick Township, Bucks County, PA.

Executrix: **KATHYA EDGAR** c/o Edward T. Rostick, Esquire, 418 Norristown Road, Lower Gwynedd, PA 19002.

Attorney: **EDWARD T. ROSTICK**, 418 Norristown Road, Lower Gwynedd, PA 19002.

FAIRCHILD, ELIZABETH a/k/a

ELIZABETH W. FAIRCHILD, dec'd.

Late of Bensalem Twp., Bucks County, PA.

Executor: **WILLIAM W. STAFFORD, JR.** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

FENN, HOWARD F., III a/k/a **HOWARD F. FENN**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **LAURA M. GLOWACKI** a/k/a **LAURA FENN GLOWACKI** a/k/a **LAURA MARIA FENN GLOWACKI** c/o Joseph M. Masiuk, Esq., 112 Lakeside Park, Southampton, PA 18966.

Attorney: **JOSEPH M. MASIUK**, Flood & Masiuk, LLC, 112 Lakeside Park, Southampton, PA 18966.

FRITSCH-CRO, JOCELYN BARBARA

a/k/a **JOCELYN B. FRITSCH** a/k/a **JOCELYN B. FRITSCH-CRO** a/k/a **JOCELYN FRITSCH** and **JOCELYN CRO**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **KURT A. FRITSCH** c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

Attorney: **HARRY METKA**, 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

GUZZARDO, JOAN, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administrator: **JOSEPH GUZZARDO**, Esq., P.O. Box 52, Tenants Harbor, ME 04860.

Attorney: **JOSEPH GUZZARDO**, P.O. Box 52, Tenants Harbor, ME 04860.

HALL, BRADFORD D., dec'd.

Late of Newtown Township, Bucks County, PA.

Administratrix C.T.A.: **VICTORIA KATHRYN BERRY** c/o Joseph W. Hopkins, Esq., 11 Bala Ave., Bala Cynwyd, PA 19004.

Attorney: **JOSEPH W. HOPKINS**, 11 Bala Ave., Bala Cynwyd, PA 19004.

HALL, SUSAN J., dec'd.

Late of Newtown Township, Bucks County, PA.

Administratrix C.T.A.: **VICTORIA KATHRYN BERRY** c/o Joseph W. Hopkins, Esq., 11 Bala Ave., Bala Cynwyd, PA 19004.

Attorney: **JOSEPH W. HOPKINS**, 11 Bala Ave., Bala Cynwyd, PA 19004.

HOLTZWORTH, PHYLLIS L., dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **CONNIE J. COSTELLO** 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.

JENKINS, VIRGINIA MAE a/k/a **VIRGINIA B. JENKINS,** dec'd.

Late of Hilltown Township, Bucks County, PA.

Executors: **CHARLES KEVIN JENKINS** and **LARRY LEE JENKINS** 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.

JESIOLOWSKI, MARY A., dec'd.

Late of Upper Black Eddy, Bucks County, PA.

Administratrix: **DENISE SMITH** c/o Marc I. Rickles, Esquire, 626 S. State Street, Newtown, PA 18940.

Attorney: **MARC I. RICKLES,** Kardos, Rickles & Hand, P.C., 626 S. State Street, Newtown, PA 18940.

KLEIN, RITA M., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executors: **MARK J. KLEIN** and **GAIL M. NORRIS** c/o D. Keith Brown, Esq., P.O. Box 70, Newtown, PA 18940.

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

KRYSTOFINSKI, JOSEPH F., JR., dec'd.

Late of Plumstead Township, Bucks County, PA.

Executrix: **JILL M. KRYSTOFINSKI** c/o Grim, Biehn & Thatcher, 104 S. 6th 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.

MACHEK, DAVID R., dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **JOHN MACHEK,** 103 South Street, Harrisburg, PA 17101.

MARTELL, ROSE ANN a/k/a **ROSE ANN F. MARTELL,** dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **MARGUERITE ANN DUGAN,** 3824 Kingston Way, Bensalem, PA 19020.

Attorney: **HARVEY P. ABRAMSON,** Skarlatos Zonarich, Neshaminy Interplex, Bldg. 7, Ste. 400, Trevoose, PA 19053.

McCARRON, PATRICIA R., dec'd.

Late of Holland, Bucks County, PA.

Executrix: **EILEEN SCANLON,** 59 Jacks Way, Camden, DE 19934.

Attorney: **RUSSELL P. SACCO,** 57 S. Main Street, Yardley, PA 19067.

MULDERIG, MARY A., dec'd.

Late of Langhorne, Bucks County, PA.

Administrator: **KEVIN M. MULDERIG,** 445 Springfield Dr., Southampton, PA 18966.

NEISSER-FRANKSON, CHERYL, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **RAYMOND FRANKSON** c/o Richard L. Newman, Esquire, Park Terrace, 275 S. Main St., Ste. 6, Doylestown, PA 18901.

Attorney: **RICHARD L. NEWMAN,** Park Terrace, 275 S. Main St., Ste. 6, Doylestown, PA 18901.

NELSON, MARTIN F., dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executor: **STEPHEN NELSON** 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.

PATETE, JANE CARLYLE a/k/a **JANE C. PATETE,** dec'd.

Late of Hilltown Township, Bucks County, PA.

Executor: **ROBERT LAND PATETE** a/k/a **ROBERT L. PATETE,** 4 E. Shore Dr., Asheville, NC 28805.

PRIETO, ROBERT A., dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **ANNE KOELBLE** c/o Richard L. Newman, Esquire, Park Terrace, 275 S. Main St., Ste. 6, Doylestown, PA 18901.

Attorney: **RICHARD L. NEWMAN,** Park Terrace, 275 S. Main St., Ste. 6, Doylestown, PA 18901.

RENDEIRO, CHARLOTTE EUGENIA,
dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

Executors: **JEANNE CURRAN, JOHN G. RENDEIRO, JR.** and **DAVID RENDEIRO** c/o D. Keith Brown, Esq., P.O. Box 70, Newtown, PA 18940.

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

ROSENBERGER, JOAN, dec'd.

Late of Newtown, Bucks County, PA.

Co-Executors: **ROBERT W. ROSENBERGER** and **DIANE O'LOUGHLIN**, 10 Juniper Drive, Doylestown, PA 18901.

ROSTA, IRENE E. a/k/a IRENE ROSTA,
dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **JOSEPH F. ROSTA** c/o Samuel W.B. Millinghausen, III, Esquire, 180 S. Main Street, Suite 204, Ambler, PA 19002.

Attorney: **SAMUEL W.B. MILLINGHAUSEN, III**, 180 S. Main Street, Suite 204, Ambler, PA 19002.

SATTERFIELD, RAYMOND K., III a/k/a RAYMOND KEMP SATTERFIELD,
dec'd.

Late of Northampton Township, Bucks County, PA.

Executrix: **DONNA JUNOD**, 46 Waln Lane, Langhorne, PA 19047.

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

SCHAFFER, GEORGIANNA, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administrators: **RAYMOND SCHAFFER, JR.**, 1768 Locust Drive, Yardley, PA 19067 and **DARLENE SCHAFFER**, 507 Fountain Street, Philadelphia, PA 19128.

STAPLETON, BRIAN E., dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **LINDA STAPLETON**, 229 Old Mill Drive, Langhorne, PA 19067.

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

WEIDNER, RAYMOND A., dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrix: **KYLENE N. KOPLIN** c/o Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

WOODALL, MATRICE DESHAWN a/k/a MARTICE D. WOODALL, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Administratrix: **VERONICA MICHELLE WOODALL**, 903 Agusta Drive SE, Marietta, GA 30067.

Attorney: **MICHAELANGELO L. DIPPOLITO**, 715 Kimberlon Road, Chester Springs, PA 19425.

WRIGHT, NANCY L., dec'd.

Late of Northampton Township, Bucks County, PA.

Executrix: **CLARA BARBARA MORRIS** a/k/a **C. BARBARA LEMUNYON** c/o Elder Care Advocacy Services, Inc., 550 Concord Rd., Warminster, PA 18974.

Attorney: **HARVEY P. ABRAMSON**, Skarlatos Zonarich, Neshaminy Interplex, Bldg. 7, Ste. 400, Trevoise, PA 19053.

*Third and Final Publication***ALLEN, PATRICIA ANN a/k/a PATRICIA A. ALLEN,** dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **JAMIE L. WEINHARDT** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

ALPAUGH, JOHN THOMAS, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executor: **ROBERT ALPAUGH** c/o D. Keith Brown, Esq., Two N. State St., Newtown, PA 18940.

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

BARR, RITA M. a/k/a **RITA BARR**, dec'd.
Late of Chalfont, Bucks County, PA.
Executor: **MICHAEL A. BARR**, 1100 Whitetail Ln., Sellersville, PA 18960.
Attorney: **CHARLOTTE A. HUNSBERGER**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

BATES, SANDRA F., dec'd.
Late of Perkasio Borough, Bucks County, PA.
Executor: **WILLIAM FRANKLIN BATES** a/k/a **WILLIAM F. BATES** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.
Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

BELASCO, MARSHA, dec'd.
Late of Chalfont, Bucks County, PA.
Executor: **ARTHUR COHEN**, 1833 Carriage Way, Warrington, PA 18976.

CAMPION, JOHN M., dec'd.
Late of Falls Township, Bucks County, PA.
Executrix: **PATRICIA CAMPION** a/k/a **PATRICIA D. CAMPION** a/k/a **PATRICIA ANN CAMPION**, 1180 Harper Dr., Warminster, PA 18974.
Attorney: **JILLIAN E. BARTON**, Barton Law, LLC, 30 Welsh Rd., Bldg. 1, #100, Horsham, PA 19044.

CONROY, JUNE R. a/k/a **JUNE REGINA CONROY**, dec'd.
Late of Warminster Township, Bucks County, PA.
Executrix: **MARY D. DONNELLY** c/o Don F. Marshall, Esq., P.O. Box 70, Newtown, PA 18940.
Attorney: **DON F. MARSHALL**, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

CRIMLISH, THERESE F. a/k/a **THERESE CRIMLISH**, dec'd.
Late of Warrington Township, Bucks County, PA.
Administrator: **GLENN LEWIS**, 2271 Street Road, Warrington, PA 18976.
Attorney: **WENDY J. ASHBY**, 314 West Broad Street, Suite 118, Quakertown, PA 18951.

DAO, TUYET THI AHN a/k/a **TUYET DAO**, dec'd.
Late of Pipersville, Bucks County, PA.
Executor: **STEVEN SHERWIN**, 4961 Stump Road, Pipersville, PA 18947.

FUNK, JANICE M. a/k/a **JANICE FUNK**, dec'd.
Late of Doylestown Township, Bucks County, PA.
Executors: **JILL BLIM** a/k/a **JILL F. BLIM** and **WARREN S. FUNK** a/k/a **WARREN SCOTT FUNK** 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, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

GODSHALL, HELEN M., dec'd.
Late of Telford Borough, Bucks County, PA.
Executrix: **CONSTANCE L. KRAYNAK** a/k/a **CONSTANCE LEE KRAYNAK** c/o David L. Allebach, Jr., Esquire, 1129 East High Street, P.O. Box 776, Pottstown, PA 19464-0776.
Attorney: **DAVID L. ALLEBACH, JR.**, 1129 East High Street, P.O. Box 776, Pottstown, PA 19464-0776.

GORING, GEORGE EDWARD, dec'd.
Late of Lower Makefield Township, Bucks County, PA.
Administratrix: **BARBARA B. GORING** c/o Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.
Attorney: **TRACY L. CASSELBROPHY**, 680 Middletown Blvd., Langhorne, PA 19047.

HOROWITZ, SYLVIA BROWN, dec'd.
Late of Warminster Township, Bucks County, PA.
Executrix: **ANDREA L. SAMARTINO** c/o Jennifer H. Walker, Esq., Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382.
Attorney: **JENNIFER H. WALKER**, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382.

JABS, HARI a/k/a **HARRY ERVING JABS**, dec'd.
Late of Bristol Borough, Bucks County, PA.

- Executrix: **ERIKA JABS a/k/a ERIKA M. JABS a/k/a ERIKA MARIE JABS** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.
Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.
- KRASNER, GARY MARTIN a/k/a GARY M. KRASNER**, dec'd.
Late of Warwick Township, Bucks County, PA.
Administratrix: **JEANNE KRASNER** c/o Maureen L. Anderson, Esq., 605 Farm Ln., Doylestown, PA 18901.
Attorney: **MAUREEN L. ANDERSON**, Maureen L. Anderson Elder Law, 605 Farm Ln., Doylestown, PA 18901.
- KULIKOWSKI, WALTER a/k/a WALTER L. KULIKOWSKI**, dec'd.
Late of Bristol Township, Bucks County, PA.
Administratrix: **MARY T. COLBECK** c/o Maureen L. Anderson, Esq., 605 Farm Ln., Doylestown, PA 18901.
Attorney: **MAUREEN L. ANDERSON**, Maureen L. Anderson Elder Law, 605 Farm Ln., Doylestown, PA 18901.
- KUROWSKI, VIVIAN a/k/a VIVIAN A. KUROWSKI**, dec'd.
Late of Lower Southampton Township, Bucks County, PA.
Executor: **JOHN KUROWSKI a/k/a JOHN S. KUROWSKI**, 159 Forest Ave., Southampton, PA 18966.
Attorney: **RENATA T. PABISZ**, High Swartz, LLP, 116 E. Court St., Doylestown, PA 18901.
- LANE, ROBERT A.**, dec'd.
Late of Bristol Township, Bucks County, PA.
Executor: **JOHN W. LANE** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.
Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.
- MUFFETT, DOLORES JOY a/k/a DOLORES JOY CORTINO**, dec'd.
Late of Levittown, Bucks County, PA.
Executrix: **ANNA MARIE MUFFETT**, 610 South Queen Anne Drive, Fairless Hills, PA 19030.
- MYERS, CHRISTIAN M.** a/k/a **CHRISTIAN MYERS**, dec'd.
Late of Warminster, Bucks County, PA.
Administratrix: **PATRICIA A. MYERS**, 870 Fairfield Drive, Warminster, PA 18974.
- NAU, ISABEL M.** a/k/a **ISABEL NAU and ISABEL M. PEDERSEN**, dec'd.
Late of Bensalem, Bucks County, PA.
Executor: **JAMES PEDERSEN**, 105 Brookside Dr., Holland, PA 18966.
- PHILLIPS, MARTIN**, dec'd.
Late of Warminster Township, Bucks County, PA.
Executor: **RANDAL J. McDOWELL**, Esq., Noble Plaza, 801 Old York Rd., Ste. 221, Jenkintown, PA 19046.
Attorney: **RANDAL J. McDOWELL**, Noble Plaza, 801 Old York Rd., Ste. 221, Jenkintown, PA 19046.
- REICHENBACH, CASSANDRA L.**, dec'd.
Late of East Rockhill Township, Bucks County, PA.
Executrix: **JENNIFER L. REICHENBACH** 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.
- REIMERS, NANCY JANE (SPECHT) a/k/a NANCY REIMERS**, dec'd.
Late of the Borough of Lansdale, Bucks County, PA.
Executor: **BRIAN REIMERS**, 1215 Cobblestone Drive, Quakertown, PA 18951.
- RUCHALA, JOSEPH F., JR. a/k/a JOSEPH FELIX RUCHALA, JR. and JOSEPH F. RUCHALA**, dec'd.
Late of Warminster Township, Bucks County, PA.
Executrix: **MARGARET RUCHALA a/k/a MARGARET V. RUCHALA** c/o Jillian E. Barton, Esq., 300 Welsh Rd., Bldg. 1, Ste. 100, Horsham, PA 19044.
Attorney: **JILLIAN E. BARTON**, Barton Law, LLC, 300 Welsh Rd., Bldg. 1, Ste. 100, Horsham, PA 19044.
- RUSSO, SYBILLA a/k/a SYBILLA HENRIETTA CHRISTINA RUSSO**, dec'd.
Late of Middletown Twp., Bucks County, PA.
Executor: **JAMES D. McILWAIN, III**, 240 Allem Lane, Perkasio, PA 18944.
- RYDER, JOAN C. a/k/a JOAN COX RYDER**, dec'd.
Late of Quakertown, Bucks County, PA.

Executor: **JOHN PATRICK RYDER, JR.** a/k/a **JOHN PATRICK RYDER** c/o James M. Schildt, Esquire, Williams and Schildt, P.C., 1007 W. Broad Street, Quakertown, PA 18951.

Attorney: **JAMES M. SCHILDT**, Williams and Schildt, P.C., 1007 W. Broad Street, Quakertown, PA 18951.

SCAVILLO, KATHLEEN, dec'd.

Late of Fairless Hills, Bucks County, PA.
Administrator: **DANIEL FORREST SCAVILLO**, 125 Bedford Road, Fairless Hills, PA 19030.

SERRATORE, LOUISE A. a/k/a **LOUISE ANN SERRATORE**, dec'd.

Late of Revere, Nockamixon Twp., Bucks County, PA.

Executrix: **JOAN L. FENTON**, 161 Big Buck Drive, Saylorsburg, PA 18353.

SHALIS, RITA a/k/a **RITA C. SHALIS-RATTI**, dec'd.

Late of Falls Township, Bucks County, PA.

Administrator: **RANDY ALVAREZ**, 6 Karemark Drive, Burlington, NJ 08016.

SHELDON, CHARLES E., dec'd.

Late of New Britain Township, Bucks County, PA.

Executor: **CHRISTOPHER SHAWN SHELDON** c/o James M. Schildt, Esquire, Williams and Schildt, P.C., 1007 W. Broad Street, Quakertown, PA 18951.

Attorney: **JAMES M. SCHILDT**, Williams and Schildt, P.C., 1007 W. Broad Street, Quakertown, PA 18951.

SHULTZ, ROBERT F. a/k/a **ROBERT FREDERICK SHULTZ**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **ROBERT ANDREW SHULTZ** 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.

SMYLES, MARNEY J. a/k/a **MARNEY JENNIFER SMYLES** and **MARNEY SMYLES**, dec'd.

Late of New Britain Township, Bucks County, PA.

Executor: **JOHN MARLOWE SMYLES**, 1741 Upper Stump Rd., Perkasio, PA 18944.

SNYDER, LARRY, dec'd.

Late of the Township of Lower Makefield, Bucks County, PA.

Executor: **JESSE ALEXANDER SNYDER**.

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

SNYDER, LINDA M. a/k/a **LINDA MORANO**, dec'd.

Late of Bensalem, Bucks County, PA.

Administrator: **RAYMOND SNYDER**, 2110 River Rd., Bensalem, PA 19020.

THOMAS, JAMES W., dec'd.

Late of Bristol Township, Bucks County, PA.

Administrator: **MATTHEW CONKLIN** a/k/a **MATTHEW B. CONKLIN**, 1903 Lombard St., Philadelphia, PA 19146.

Attorney: **STEVEN G. SKLAR**, Law Offices of Steven G. Sklar, 400 Greenwood Ave., Wyncote, PA 19095.

WILLING, MABEL K., dec'd.

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

Administrator: **GREGORY SCOTT WILLING**, 247 Deer Tail Drive, Spring Grove, PA 17362.

Attorneys: **JACKSON LAW FIRM, PLLC**, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055.

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:

Blown Budget Coatings with its principal place of business 609 Hogeland Ln., Bensalem, PA 19020.

The names and address of the persons owning or interested in said business are Harry Enggasser and Jackie Enggasser, 609 Hogeland Ln., Bensalem, PA 19020.

The certificate will be filed on or after November 28, 2023.

Dec. 28

Lisand with its principal place of business
8068 Easton Rd., Ottsville, PA 18942.

The name and address of the person
owning or interested in said business are Lisa
Gray, 8068 Easton Rd., Ottsville, PA 18942.

The certificate will be filed on or after
December 1, 2023.

Dec. 28

Miscellaneous

IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL TRIAL DIVISION
NO. 2023-00861

Kyle Wassum

v.

James Canfield, Jr. et al.

NOTICE IS HEREBY GIVEN THAT
James Canfield, Jr. and Samantha Alveras-
Tarbell are named as Defendants in a civil
action instituted by Plaintiff, Kyle Wassum.
This is a personal injury action pursuant to
75 Pa. C.S. §1701. The initial complaint was
filed on February 15, 2023. Personal service
of the Complaint was attempted on March 9,
2023, April 6, 2023, June 23, 2023, July 26,
2023.

The Defendants are hereby notified that
if they wish to defend against these claims,
they must take action within twenty (20) days
from the date of this publication by entering
a written appearance personally or by an
attorney and filing in writing with the Court
your defenses or objections 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. A judgment
may also be entered against you 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 INFORMATION ABOUT AGENCIES
THAT MAY OFFER LEGAL SERVICES TO
ELIGIBLE PERSONS AT A REDUCED FEE
OR NO FEE.

Bucks County Bar Association
135 E. State Street
P.O. Box 300
Doylestown, PA 18901
(888) 991-9922

**Spear, Greenfield, Richman, Weitz &
Taggart, P.C.**

1500 J.F.K. Boulevard
Suite 200
Philadelphia, PA 19102
(215) 985-2424

Dec. 28

NOTICE OF SPECIAL ELECTION

A special election will be conducted on
January 16, 2024, in the North Penn School
District, to be held at the same places,
during the same hours and under the same
regulations as provided by law for the purpose
of conducting municipal elections. The
special election is being held for the purpose
of seeking voter approval for incurrence of
electoral debt in the amount of \$97,318,376
for the purpose of financing new construction
that includes space for ninth grade students
to be educated on campus and renovations of
North Penn High School. The estimated cost
of the project is \$403,699,836. The question
that will be submitted to the electors shall
be in the following form: "Shall debt in the
sum of \$97,318,376 dollars for the purpose
of financing new construction that includes
space for ninth grade students to be educated
on campus and renovations of North Penn
High School be authorized to be incurred as
debt approved by the electors?"

Dec. 28; Jan. 4

**NOTICE OF SALE OF
TAX PARCEL 24-012-077
OF 1.683 ± ACRES
LOCATED AT PENN AVENUE
ALSO KNOWN TO BE SITUATED AT
50 PENN AVENUE
IN MORRISVILLE BOROUGH
BY THE SCHOOL DISTRICT OF
BOROUGH OF MORRISVILLE**

NOTICE IS HEREBY GIVEN THAT the
School District of Borough of Morrisville has
filed a Petition in the Court of Common Pleas
of Bucks County, Pennsylvania at Docket No.
2023-06292 for approval of the sale of 1.683
± acres and improvements associated with the
School District of Borough of Morrisville to
50 Penn Morrisville LLC, and the Court has

set a hearing for January 8, 2024 at 9:30 A.M. in Courtroom No. 410 of the Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania.

The parcel of land for which the Petition of the School District of Borough of Morrisville for Sale of Unused and Unnecessary Land is made is approximately 1.683 ± acres of land with an elementary school building, known as Manor Park Elementary School, located in Morrisville Borough, Bucks County, Pennsylvania.

The School District proposes to sell said land and related improvements and appurtenances to 50 Penn Morrisville LLC for the sum of Six Hundred Twenty-Five Thousand Dollars (\$625,000.00) pursuant to an Agreement of Sale dated June 21, 2023 and attached to said Petition. The School District

has received the affidavits of two (2) qualified appraisers who are familiar with the values of real estate in the School District of Borough of Morrisville and adjacent municipalities in Bucks County attesting to the fact that they have inspected the property; that the price offered is a fair and reasonable price; that in their opinion a higher price could not be had at a public sale, and that they are not interested, either directly or indirectly, in the purchase or sale of the property or in or relating to the Agreement of Sale dated June 21, 2023 attached to said Petition.

Board of Directors of the School District
of Borough of Morrisville

David J. Truelove, Solicitor

Hill Wallack LLP

(215) 579-7700

Dec. 14, 21, 28

Winning Appellate Strategies



Karl S. Myers

215.751.2864

karl.myers@stevenslee.com

Hon. Thomas I. Vanaskie (Ret.)

570.969.5360

thomas.vanaskie@stevenslee.com

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