

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2022-03922

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 **CHELSEY LARGE** to **CHELSEY SOLTANDI**.

The Court has fixed the 17th day of November, 2022 at 9:30 a.m. in Courtroom No. 360, Bucks County Justice Center at 100 North Main Street, Doylestown, PA, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Nov. 3, 10

Charter Application Professional

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 Professional Corporation Law of 1988, as amended.

Vanessa Ann, PC has been incorporated under the provisions of the Pennsylvania Professional Corporation Law of 1988, as amended.

**Semanoff, Ormsby, Greenberg
& Torchia, LLC**, Solicitors
2617 Huntingdon Pike
Huntingdon Valley, PA 19006

Nov. 10

Classified Ads

Rent Office in Warwick Township

Commonwydds Condo. Unit contains two (2) offices, bathroom and areas for waiting and clerical support. Unit has eleven hundred (1100) square feet located on the first floor with free parking steps away from the front door. Sign for office on Route 263. Call Katie (215) 343-1320.

June 16—Dec.15

Corporate Dissolution

Notice is hereby given to all persons interested or who may be affected by **DVL Properties, LLC**, a Pennsylvania limited liability company (“Company”), that the Members are engaged in winding up and settling the affairs of said Company so that its existence shall be ended by the filing of a Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Limited Liability Company Act. It is hereby publicly requested that all persons with claims against said Company present them in accordance with this notice. Any such claims must be submitted in writing to Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602, Attn.: Alexander Puskar, Esq., Re: DVL Properties, LLC. The written claim must describe the claim in reasonable detail, set forth the amount of the claim, be accompanied by any written evidence to support the claim, and contain return contact information of the claimant or claimant’s counsel. A claim against said Company will be barred unless an action to enforce the claim is commenced within two years after publication of this notice.

Barley Snyder LLP, Solicitors

Nov. 10

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

ANDERSON, NANCY C. a/k/a **NANCY ANDERSON**, dec’d.

Late of Newtown Twp., Bucks County, PA.

Executor: **ROGER P. ANDERSON**, 67 Declaration Dr., Newtown, PA 18940.

ARCHER, KELLY ANNE ESHMAN,
dec'd.

Late of Warminster, Bucks County, PA.

Executor: **JOHN ARCHER**, 608 Spruce St., Philadelphia, PA 19106.

BODICK, SAMMIE R., dec'd.

Late of Newtown Township, Bucks County, PA.

Executors: **DAVID S. BODICK**, 602 Barry Ct., Holland, PA 18966 and **JOSEPH J. BODICK, III**, 5994 Stump Rd., Pipersville, PA 18947.

BROWN, STEPHEN G., dec'd.

Late of Warminster Twp., Bucks County, PA.

Executor: **MARK BROWN**, 4193 N. Gorski Lane, Collegeville, PA 19426.

Attorney: **HARRIET R. LITZ**, Mullaney & Mullaney, 3881 Skippack Pike, P.O. Box 1368, Skippack, PA 19474.

BUNN, RUTH G., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **KEVIN R. BUNN** c/o Wendy Wolff Herbert, Esq., P.O. Box 673, Exton, PA 19341.

Attorney: **WENDY WOLFF HERBERT**, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341.

FERRARA, PIERINO JOHN, JR. a/k/a **PERRY J. FERRARA, JR.** and **PERRY JOHN FERRARA, JR.**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Administratrix: **TIFFANY BOYD**, 1711 Garnet Mine Road, Garnet Valley, PA 19060.

GARRY, JUDITH M., dec'd.

Late of Sellersville Borough, Bucks County, PA.

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

Attorney: **DANIEL J. PACI**, Grim, Biehn & Thatcher, 104 S. Sixth St., P.O. Box 215, Perkasio, PA 18944-0215.

HARM, HELEN, dec'd.

Late of Levittown, Bucks County, PA.

Executor: **PAUL J. DETTY**, 4 Indian Creek Pass, Levittown, PA 19057.

Attorney: **F. CRAIG LaROCCA**, 800 N. Broad Street, Lansdale, PA 19446.

HOLZHAUER, HELEN E., dec'd.

Late of Warminster Township, Bucks County, PA.

Administratrices: **LYNNE MARIE HARRIS** a/k/a **LYNNE M. HARIS** and **JOAN ELIZABETH SANDS** a/k/a **JOAN E. SANDS** c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051. Attorney: **RICHARD W. SHAFER, JR.**, 7736 Main Street, Fogelsville, PA 18051.

KANE, JOHN JOSEPH, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **KELLY ANN HARTRANFT**, 3792 Summit Lane, Chalfont, PA 18914.

KARPUS, GEORGE H., dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executor: **GEORGE R. KARPUS**, 701 Bridgeview Road, Langhorne, PA 19053. Attorney: **KRISTIN L. SCHMID**, 76 E. Euclid Avenue, Suite 300, Haddonfield, NJ 08033.

KIBBLEHOUSE, JANET L., dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **JOHN R. KIBBLEHOUSE, JR.**, 439 Fallowfield Lane, Harleysville, PA 19438.

LaROSA, ELEANOR, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executors: **JOHN M. LaROSA** and **ROBERT A. LaROSA** c/o Jeffrey C. McCullough, Esq., 16 N. Franklin St., Ste. 300, Doylestown, PA 18901.

Attorney: **JEFFREY C. McCULLOUGH**, Bond & McCullough, 16 N. Franklin St., Ste. 300, Doylestown, PA 18901.

LIPSCOMB, MARIE A., dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Administrator: **IDRESE MALIK LAWRENCE**, 2556 Linconia Avenue, Trevoise, PA 19053.

Attorney: **ADRIENNE N. ANDERSON**, 922 Bustleton Pike, Feasterville, PA 19053.

MANCUSO, JOSEPH D., dec'd.

Late of New Hope Borough, Bucks County, PA.

Executrix: **JEAN ANN MANCUSO**
a/k/a **JEAN A. MANCUSO** c/o Linda
M. McDonough, Esq., P.O. Box 694,
Doylestown, PA 18901.

Attorney: **LINDA M. McDONOUGH**,
P.O. Box 694, Doylestown, PA 18901.

MILLER, BETTY ZELDA a/k/a **BETTY
MILLER**, dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

Executors: **HELENE MYRNA REESE**
a/k/a **HELENE REESE** and **JEFFREY
BRUCE MILLER** a/k/a **JEFFREY
MILLER** c/o Harvey Abramson, Esq., 7
Neshaminy Interplex, Ste. 400, Trevose,
PA 19053.

Attorney: **HARVEY ABRAMSON**,
Law Offices of Harvey Abramson, P.C., 7
Neshaminy Interplex, Ste. 400, Trevose,
PA 19053.

MILLER, JONATHON, dec'd.

Late of Morrisville Borough, Bucks
County, PA.

Administrators: **JACQUELINE
MILLER** and **JOHN MILLER, SR.** c/o
Bess M. Collier, Esq., 820 Homestead
Rd., Jenkintown, PA 19046.

Attorney: **BESS M. COLLIER**, Feldman
& Feldman, LLP, 820 Homestead Rd.,
Jenkintown, PA 19046.

MUDD, THOMAS SHERWOOD a/k/a
THOMAS S. MUDD, dec'd.

Late of Quakertown Borough, Bucks
County, PA.

Executrices: **SHERRI M. WEBER** and
JULIE A. HEFFENTRAGER a/k/a
JULIE ANN HEFFENTRAGER c/o
Grim, Biehn & Thatcher, P.O. Box 215,
Perkasie, PA 18944-0215.

Attorney: **DIANNE C. MAGEE**, Grim,
Biehn & Thatcher, 104 S. Sixth St., P.O.
Box 215, Perkasie, PA 18944-0215.

PERKINS, REGINA, dec'd.

Late of Bucks County, PA.

Executrix: **COLLEEN PERKINS** 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.

PRUSIENSKI, STEPHEN P., JR., dec'd.

Late of Upper Southampton Township,
Bucks County, PA.

Executrix: **LOUISE ANN PRUSIENSKI**
c/o Delia A. Dougherty, Esq., 308 Harper
Dr., Ste. 200, Moorestown, NJ 08055.

Attorney: **DELIA A. DOUGHERTY**,
Sherman, Silverstein, Kohl, Rose &
Podolsky, P.A., 308 Harper Dr., Ste. 200,
Moorestown, NJ 08055.

REES, JOSEPH P., dec'd.

Late of Warminster Township, Bucks
County, PA.

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

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

SCHREMPF, JOAN M., dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

Executor: **THOMAS M. CURRY**, 398
Washington Avenue, Newtown, PA
18940.

Attorney: **WILLIAM F. HARTIGAN,
JR.**, 633 Teich Dr., Yardley, PA 19067.

SCHWARTZBERG, ISABELLE JULIA
a/k/a **ISABELLE J. SCHWARTZBERG**,
dec'd.

Late of Morrisville, Falls Township,
Bucks County, PA.

Executrix: **LISA C. KEELING**, 1808
High Falls Lane, Pearland, TX 77581.

SNYDER, ALAN PARKER, SR. a/k/a
ALAN PARKER SNYDER, dec'd.

Late of Dublin Borough, Bucks County,
PA.

Administratrix C.T.A.: **PAMELA
SNYDER** c/o McLaughlin Ganim, Ltd.,
P.O. Box 494, Paoli, PA 19301-0494.

Attorney: **G. ELIAS GANIM**,
McLaughlin Ganim, Ltd., P.O. Box 494,
Paoli, PA 19301-0494.

STEFFLER, NORMA K., dec'd.

Late of Falls Township, Bucks County,
PA.

Executrix: **PAULINE A. REPPERT** 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.

WHELAN, ANN K., dec'd.

Late of Middletown Township, Bucks
County, PA.

Executrices: **JULIANN WHELAN** and **LISA W. BILLMEIER** 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.

WOODWARD, CHARLES B., III, dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **ELIZABETH ZORAB**, 152 Heyburn Rd., Chadds Ford, PA 19317.

Attorney: **JOSEPH A. BELLINGHERI**, MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382.

Second Publication

AINEY, ROBERT A., dec'd.

Late of the Borough of New Hope, Bucks County, PA.

Executor: **THOMAS HORA**, 104 Hidden Court, New Hope, PA 18938.

Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

BAUER, MARLENE, dec'd.

Late of Warminster Township, Bucks County, PA.

Co-Executrices: **AMBER BANKOFF**, 816 Sunset Rd., West Palm Beach, FL 33401 and **TERRI RICHMOND**, 140 Valley Green Lane, Apt. #W2221, King of Prussia, PA 19406.

BEERS, SANDRA P. a/k/a **SANDRA BEERS**, dec'd.

Late of Hilltown, Bucks County, PA.

Administratrix: **DIANE M. SAUSSER**, 500 S. Perkasio Road, Perkasio, PA 18944.

Attorney: **ROBERT E. FRAVEL**, 123 N. Main Street, Suite 101B, Dublin, PA 18917.

BONGARZONE, PHILIP ANGELO, dec'd.

Late of Richland Township, Bucks County, PA.

Administrator: **JEFFREY J. BONGARZONE** c/o Andrew J. Cordes, Esquire, Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

Attorney: **ANDREW J. CORDES**, Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

CONVILLE, SUSAN J., dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **ANNEMARIE BROWN**, 231 Dora Avenue, Horsham, PA 19044.

Attorney: **MATTHEW M. MAERTZIG**, 375 Horsham Road, Suite 100, Horsham, PA 19044.

CORNWELL, DONNA MARIE, dec'd.

Late of Bristol Township, Bucks County, PA.

Co-Administrators: **DEBORAH CORNWELL** and **DARREN M. CORNWELL** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

CUNNANE, EILEEN M. a/k/a **EILEEN CUNNANE**, dec'd.

Late of Kintnersville, Bucks County, PA.

Administrator: **JEFFREY L. CUNNANE**, 128 Durham Nox Rd., Kintnersville, PA 18930.

FALKENSTEIN, KRISTIAN FRANCIS, dec'd.

Late of Newtown, Bucks County, PA.

Administrator: **KARL FALKENSTEIN**, 22 Sawmill Lane, Newtown, PA 18940.

FOY, HELEN THERESA a/k/a **HELEN T. FOY**, dec'd.

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

Executrix: **RHONDA FOY**, 907 Bentley Ct., Chalfont, PA 18914.

FULLER, ROBERT W., dec'd.

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

Executrix: **ELIZABETH F. SMITH**, 912 Sandy Ridge Road, Doylestown, PA 18901.

Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

GREMMINGER, STACY, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **ERIC J. GREMMINGER** c/o Jonathan Gremminger, 1540 Cedar Ave., Haddon Heights, NJ 08035.

GUST, ROBERT E., dec'd.

Late of Bristol Township, Bucks County, PA.

Administrator: **PETER ANDREW GUST** c/o John J. Cook, Jr., Esquire, 6 Penns Trail, Suite 202, Newtown, PA 18940.

Attorney: **JOHN J. COOK, JR.**, Jackson, Cook, Caracappa & Scott, P.C., 6 Penns Trail, Suite 202, Newtown, PA 18940.

HALL, MARIAN M., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executor: **CARL L. HALL, JR.**, 1799 Holmes Dr. SW, Conyers, GA 30094.

HAND, PATRICIA, dec'd.

Late of Bristol, Bucks County, PA.

Executrix: **ANGELA HAND**, 31 Geranium Rd., Levittown, PA 19057.

IZZO, ALBERT J., dec'd.

Late of Warminster Twp., Bucks County, PA.

Personal Representative: **VINCENT A. CAROTENUTO**, 29 Cypress St., Marblehead, MA 01945.

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

KRAMER, CONSTANCE a/k/a **CONSTANCE GRAHAM**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **CONSTANCE L. KRAMER**, 25 Holt Terrace, Warminster, PA 18974.

MacDONALD, GERALD J., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **MARY THERESA MacDONALD** c/o Melissa V. Bond, Esq., 16 N. Franklin St., Suite 300A, Doylestown, PA 18901.

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

McCURDY, NEIL A. a/k/a **NEIL ALAN McCURDY**, dec'd.

Late of Springfield Township, Bucks County, PA.

Executrix: **TAMMY S. WEISS**, 3892 Route 212, Riegelsville, PA 18077.

Attorney: **T. BENJAMIN TRAUD**, Traud Law Offices, 3055 College Heights Blvd., Suite 2A, Allentown, PA 18104-4882.

MINSTER, MARILYN F., dec'd.

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

Executor: **MICHAEL CIEPLY**, 374 N. 450 E., Valparaiso, IN 46383.

Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

PALMER, LISA A. a/k/a **LISA ANNE PALMER**, dec'd.

Late of Northampton, Bucks County, PA.

Executrix: **A. MAUREEN REUSCHE**, 481 Steeplechase Drive, Media, PA 19063.

Attorney: **ANNE SCHEETZ DAMON**, Law Offices of Williams & Scheetz, 935 Second Street Pike, Richboro, PA 18954.

PARDYS, EILEEN MARILYN a/k/a **EILEEN PARDYS**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **RICHARD S. PARDYS** c/o Amy F. Steerman, Esq., 1900 Spruce St., Philadelphia, PA 19103.

Attorney: **AMY F. STEERMAN**, Amy F. Steerman LLC, 1900 Spruce St., Philadelphia, PA 19103.

PERCACCIO, MARIO VINCENZO a/k/a **MARIO PERCACCIO**, dec'd.

Late of Fairless Hills, Bristol Borough/ Township, Bucks County, PA.

Executor: **MARIO JOHN PERCACCIO, JR.**, 3506 Vaux Street, Philadelphia, PA 19129.

POPPEL, NEIL BRUCE a/k/a **NEIL POPPEL**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **ROSS POPPEL**, 1197 Pancole Ct., Henderson, NV 89052.

POWELL, MARIA JANE a/k/a **JANE POWELL**, dec'd.

Late of Chalfont, Bucks County, PA.

Executrix: **CATHLEEN DiMARIA**, 1313 Bronco Circle, Warrington, PA 18976.

SCHRAGER, GLORIA RAYE a/k/a **GLORIA WALKOFF SCHRAGER**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **HARRY REID WALKOFF**,
130 Gardeners Cir., PMB 621, Johns
Island, SC 29455.

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

SCULLION, HARRY J., dec'd.

Late of Bristol Township, Bucks County,
PA.

Executor: **TERENCE SCULLION** c/o
Jessica L. VanderKam, Esq., P.O. Box 70,
Newtown, PA 18940.

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

SMALLEY, JAMES T. a/k/a **JAMES
TRUITT SMALLEY**, dec'd.

Late of Middletown Township, Bucks
County, PA.

Executrix: **CAROL M. ARNOLD** 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.

SVOBODA, RUTH ELAINE, dec'd.

Late of Sellersville, Bucks County, PA.

Executor: **RONALD HENRY
SVOBODA**, 1 Belaire Circle, Sellersville,
PA 18960.

THOMPSON, ANNA M. a/k/a **ANNA
MARIE THOMPSON**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **CHRISTINE GREY**, 4259
Roberts Circle, Bensalem, PA 19020.

Attorney: **JOHN BENSON**, 18 N. Main
St., Suite 100, Doylestown, PA 18901.

TRAINOR, PHILIP JOSEPH, II, dec'd.

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

Administratrix: **LINDA TRAINOR**, 840
Old Bethlehem Road, Quakertown, PA
18951.

WALLER, GUY E., III, dec'd.

Late of Newtown Township, Bucks
County, PA.

Executrix: **LAURIE A. WALLER** c/o
Andrew J. Cordes, Esquire, Cordes Law
LLC, 27 South State Street, Newtown, PA
18940.

Attorney: **ANDREW J. CORDES**,
Cordes Law LLC, 27 South State Street,
Newtown, PA 18940.

WARREN, TAMARA a/k/a **TAMARA N.
WARREN**, dec'd.

Late of Solebury Township, Bucks
County, PA.

Executor: **JOHN H. WARREN, III**, 2045
Bennett Road, Philadelphia, PA 19116.

WEINMAN, VIRGINIA, dec'd.

Late of Northampton Township, Bucks
County, PA.

Executrix: **DEBORAH WEINMAN**,
3802 Swetland Drive, Doylestown, PA
18902.

WILLARD, PHYLLIS RUTH, dec'd.

Late of Fairless Hills, Bucks County, PA.

Executrix: **BETSY K. GARDINER**,
9 Lawnside Drive, Lawrenceville, NJ
08648.

WILSON, MARTHA a/k/a **MARTHA A.
WILSON**, dec'd.

Late of Milford Township, Bucks County,
PA.

Administrator: **JOSEPH R. WILSON**,
P.O. Box 47, Milford Square, PA 18935.
Attorney: **WENDY J. ASHBY**, 314 West
Broad Street, Suite 118, Quakertown, PA
18951.

ZELONIS, FRANK F., dec'd.

Late of Warminster Township, Bucks
County, PA.

Executrix: **SALLY ZELONIS**, 369 Old
Bethlehem Road, Apt. 1, Perkasio, PA
18944.

ZIEGLER, MARGARET G., dec'd.

Late of Warminster, Bucks County, PA.

Executor: **JAMES E. ZIEGLER**, 1537
Desire Ave., Feasterville, PA 19053.

Third and Final Publication

BARRETT, RAYMOND STEVEN a/k/a
RAYMOND S. BARRETT and
RAYMOND BARRETT, dec'd.

Late of Haycock Township, Bucks
County, PA.

Executrix: **REBECCA BARRETT**, 936
W. Thatcher Road, Quakertown, PA 18951.
Attorney: **WENDY J. ASHBY**, 314 West
Broad Street, Suite 118, Quakertown, PA
18951.

BERKOWITZ, JACQUELINE, dec'd.

Late of Levittown, Bucks County, PA.

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

BOMBAS, STANLEY N., dec'd.

Late of Northampton Township, Bucks County, PA.

Executrix: **NICOLE GRISAN**, 2807 Carriage Stone St. NW, Uniontown, OH 44685.

Attorney: **ANNE SCHEETZ DAMON**, Law Offices of Williams & Scheetz, 935 Second Street Pike, Richboro, PA 18954.

BROOMALL, WILLIAM T., JR. a/k/a **WILLIAM TUCKER BROOMALL, JR.**, dec'd.

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

Executrix: **JILLIAN BROOMALL**, 7250 Valley View Drive, Lincoln, CA 95648.

Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

CALLAGHAN, MYLES RICHARD a/k/a **MYLES R. CALLAGHAN**, dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Executors: **JOHN M. CALLAGHAN**, 2 McConkey Drive, Washington Crossing, PA 18977 and **DAVID S. CALLAGHAN**, 625 Shoshone Drive, Montevallo, AL 35115.

CHANT, BARBARA L. a/k/a **BARBARA LILIAN ELSIE CHANT**, dec'd.

Late of New Britain Township, Bucks County, PA.

Executor: **PHILIP E. CHANT** c/o Nina B. Stryker, Esq., Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101.

Attorney: **NINA B. STRYKER**, Obermayer, Rebmman Maxwell & Hippel, LLP, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101.

CHISM, DORIS E. a/k/a **DORIS ELSIE CHISM** and **DORIS CHISM**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **LINDA L. BAUER**, 83 Wellspring Dr., Conway, SC 29526-8756.

Attorney: **ROBERT C. GERHARD, III**, Gerhard & Gerhard, P.C., 815 Greenwood Avenue, Ste. 8, Jenkintown, PA 19046.

DAVIDSON, LEONARD, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **DAVID DAVIDSON** c/o Joseph P. Caracappa, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

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

DELFINI, OLGA D., dec'd.

Late of Churchville, Bucks County, PA.

Executor: **VINCENT J. DELFINI**, 3202 Carriage Court, North Wales, PA 19454.

DuPREE, PAUL WILLIAM a/k/a **PAUL W. DuPREE**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **JAMES H. DuPREE** c/o George M. Dempster, Esquire, Fenningham, Dempster & Coval LLP, Five Neshaminy Interplex, Suite 315, Trevoise, PA 19053.

Attorney: **GEORGE M. DEMPSTER**, Fenningham, Dempster & Coval LLP, Five Neshaminy Interplex, Suite 315, Trevoise, PA 19053.

ENGLAND, KATHERINE M., dec'd.

Late of Bucks County, PA.

Executrix: **MARY SHAW** 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.

FEICHTHALER, ROBERT, dec'd.

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

Executor: **STEVEN SCHRECKENGOST**, 3432 Chestnut Avenue, Trevoise, PA 19053.

Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

GILLEN, THOMAS F., dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **PAGE T. GILLEN**, 1529 Hunter Dr., Dover, PA 17315.

GOBRAN, RIAD H. a/k/a **RIAD GOBRAN**, dec'd.

Late of New Hope Borough, Bucks County, PA.

- Executrices: **SOPHIE R. GOBRAN**, 466 Riverside Dr., Princeton, NJ 08540 and **NADIA R. GOBRAN** a/k/a **NADIA RIAD GOBRAN**, 7269 Siena Way, Boulder, CO 80301.
Attorney: **LARISSA R. WHITMAN**, Faegre Drinker, 105 College Rd. East, P.O. Box 627, Princeton, NJ 08542.
- HEINZ, DONALD MICHAEL** a/k/a **DONALD M. HEINZ**, dec'd.
Late of Chalfont, Bucks County, PA.
Executor: **PHILIP LUCIA**, 8 Carondelet Drive, Apt. 105, Watervliet, NY 12189.
- HRYPHOREC, ANNA M.**, dec'd.
Late of Warminster Township, Bucks County, PA.
Executrix: **LINDA KENT** c/o Mullany Law Offices, 598 Main Street, Red Hill, PA 18076.
Attorney: **CHRISTOPHER P. MULLANEY**, 598 Main Street, Red Hill, PA 18076.
- KETWITZ, RICHARD ALLEN** a/k/a **RICHARD A. KETWITZ**, dec'd.
Late of Lower Southampton Township, Bucks County, PA.
Executor: **DENNIS RAYMOND MEAKIM** a/k/a **DENNIS R. MEAKIM**, 2444 Huntingdon Pike, Bethayres, PA 19006.
Attorney: **DAVID W. BIRNBAUM**, Howland, Hess, Guinan, Torpey, Cassidy, O'Connell & Birnbaum, LLP, 2444 Huntingdon Pike, Bethayres, PA 19006.
- KROTOWSKI, JAMI S.**, dec'd.
Late of Middletown Township, Bucks County, PA.
Administratrix: **SUSAN KROTOWSKI** c/o Joseph M. Ramagli, Esquire, 626 S. State Street, Newtown, PA 18940.
Attorney: **JOSEPH M. RAMAGLI**, Kardos, Rickles & Hand, P.C., 626 South State Street, Newtown, PA 18940.
- LETUKAS, JUDITH ANN**, dec'd.
Late of Falls Township, Bucks County, PA.
Co-Executrices: **LAURA LETUKAS**, 306 Stanwood Road, Fairless Hills, PA 19030 and **TAMMY PESCI**, 504 Warwick Circle, Fairless Hills, PA 19030.
Attorney: **FRANCIS J. SULLIVAN**, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.
- LIBBY, HARLAN FREDRICK** a/k/a **HARLAN F. LIBBY**, dec'd.
Late of Falls Township, Bucks County, PA.
Executor: **BRIAN H. LIBBY** 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.
- LOMAX, MARY CLAIRE**, dec'd.
Late of Hilltown Township, Bucks County, PA.
Executors: **CHARLES D. LOMAX** and **SARA LOMAX-REESE** c/o Steven H. Abel, Esq., 1235 Westlakes Dr., Ste. 295, Berwyn, PA 19312.
Attorney: **STEVEN H. ABEL**, Laman Law, LLC, 1235 Westlakes Dr., Ste. 295, Berwyn, PA 19312.
- MASTRIENA, MARGARET ANN** a/k/a **MARGARET MASTRIENA**, dec'd.
Late of Northampton Township, Bucks County, PA.
Executrix: **GAIL MULLINEAUX** a/k/a **GAIL MARGARET MULLINEAUX** c/o William J. Benz, Esq., 307 Lakeside Dr., Southampton, PA 18966.
Attorney: **WILLIAM J. BENZ**, Howland Hess Guinan Torpey Cassidy O'Connell & Birnbaum LLP, 307 Lakeside Dr., Southampton, PA 18966.
- MATTHEWS, EVELYN ANN**, dec'd.
Late of Levittown/Falls Township, Bucks County, PA.
Executor: **DAVID T. MATTHEWS, JR.**, 242 Louise Drive, Morrisville, PA 19067.
- McGOLDRICK, FRANKLIN ALAN** a/k/a **FRANKLIN McGOLDRICK**, dec'd.
Late of Bristol Township, Bucks County, PA.
Executrix: **CARA SALSBERG**, 518 S. Queen Anne Dr., Fairless Hills, PA 19030.
- MORRIS, LETTA ELVA**, dec'd.
Late of Yardley Borough, Bucks County, PA.
Administratrix: **JUNE I. LUCCHESI** 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.

PANZER, BRUNHILDE DOROTHEA,
dec'd.

Late of Levittown, Bucks County, PA.
 Executor: **KURT HEINZ PANZER, JR.**,
 801 Kathy Drive, Yardley, PA 19067-
 1710.

PAULINSKI, LILYANNA KAZIMIERA,
dec'd.

Late of Bensalem Township, Bucks
 County, PA.
 Administrator: **CHRISTOPHER C.**
PAULINSKI a/k/a **CHRISTOPHER**
CHARLES PAULINSKI c/o Kristen L.
 Behrens, Esq., 457 Haddonfield Rd., Ste.
 700, Cherry Hill, NJ 08002.
 Attorney: **KRISTEN L. BEHRENS,**
 Dilworth Paxson LLP, 457 Haddonfield
 Rd., Ste. 700, Cherry Hill, NJ 08002.

PICKETT, ALBERT E., JR., dec'd.

Late of Upper Makefield Township,
 Bucks County, PA.
 Executrix: **KIMBERLY PICKETT**
 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.

PISCH, JOAN B., dec'd.

Late of Bedminster Township, Bucks
 County, PA.
 Executor: **PHILLIP J. SPIER,** 2640
 Bedminster Road, Perkasio, PA 18944.
 Attorney: **ROBERT E. FRAVEL,** 123
 N. Main Street, Suite 101B, Dublin, PA
 18917.

ROHRS, MARVIN K., dec'd.

Late of Sellersville, Bucks County, PA.
 Executrix: **JUDY A. JOHNSON,** P.O.
 Box 477, Harleysville, PA 19438.

ROMANO, RUDOLPH, JR., dec'd.

Late of Bridgeton Township, Bucks
 County, PA.
 Executrix: **JOYCE WATKOWSKI,** 25
 Cortland St., Nutley, NJ 07110.

Attorney: **E. GARRETT GUMMER,**
III, Gummer Elder Law Offices, 1260
 Bustleton Pike, Feasterville, PA 19053.

SAXTON, SANDRA WALLOVER a/k/a
SANDRA W. SAXTON, dec'd.

Late of the Township of Bristol, Bucks
 County, PA.
 Executrix: **BETHANY SAXTON,** 207
 St. James Drive, Langhorne, PA 19047.

Attorney: **FRANCIS X. DILLON,**
 Begley, Carlin & Mandio, LLP, 680
 Middletown Boulevard, Langhorne, PA
 19047.

SCHREIBER, WILLIAM H., JR., dec'd.

Late of Doylestown, Bucks County, PA.
 Executor: **ROBERT WILLIAM**
SCHREIBER c/o Clemons Richter and
 Reiss, PC, 2003 S. Easton Rd., Suite 300,
 Doylestown, PA 18901.
 Attorney: **PETER L. REISS,** 2003 S.
 Easton Road, Suite 300, Doylestown, PA
 18901.

SCHUMACHER, VERNON J., dec'd.

Late of Warminster, Bucks County, PA.
 Executrix: **DONNA KUHN,** 614 Whittier
 Drive, Warminster, PA 18974.

SLINGERLAND, MARY a/k/a **MARY M.**
SLINGERLAND, dec'd.

Late of Bensalem Township, Bucks
 County, PA.
 Administratrix: **MARY D. BURGER**
 c/o Harry Metka, Esq., 4802 Neshaminy
 Blvd., Ste. 9, Bensalem, PA 19020.
 Attorney: **HARRY METKA,** 4802
 Neshaminy Blvd., Ste. 9, Bensalem, PA
 19020.

SNYDER, JEFFERY D., dec'd.

Late of Chalfont Borough, Bucks County,
 PA.
 Executrix: **JOAN M. SNYDER** 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.

SOKOL, DANIEL, dec'd.

Late of Northampton Twp., Bucks
 County, PA.
 Executors: **DANIEL J. SOKOL,** 14504
 W. Indianola Ave., Goodyear, AZ 85395
 and **ANDREA D. DEVITA,** 2704 Blake
 St., Austin, TX 78748.
 Attorney: **J. OLIVER GINGRICH,**
 Landis, Hunsberger, Gingrich & Weik,
 LLP, 114 East Broad Street, P.O. Box
 64769, Souderton, PA 18964.

STAVROS, MILDRED, dec'd.

Late of Langhorne, Bucks County, PA.
 Executor: **JAMES A. STAVROS,** 14
 West Walnut Ave., Moorestown, NJ
 08057.

STRADLING, SUSAN L., dec'd.

Late of Falls Township, Bucks County, PA.

Executor: **RANDALL J. STRADLING** a/k/a **RANDALL JAMES STRADLING** c/o Joseph P. Caracappa, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

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

SULLIVAN, DOLORES ANNE, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **MAUREEN SULLIVAN**, 590 Olive Street, Warminster, PA 18974.

VIPOND, NEIL, dec'd.

Late of Quakertown, Bucks County, PA.

Executor: **MATHEW VIPOND**, 157 Shawnee Avenue, Easton, PA 18042.

WALSH, MARGUERITE, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **EDWARD W. WALSH** a/k/a **EDWARD WALSH** c/o William J. Benz, Esq., 307 Lakeside Dr., Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, Howland, Hess, Guinan, Torpey, Cassidy, O'Connell & Birnbaum, LLP, 307 Lakeside Dr., Southampton, PA 18966.

WIDMANN, GARY DOUGLAS, dec'd.

Late of Morrisville Borough, Bucks County, PA.

Executor: **WILLIAM F. THOMSON, JR.**, Esq., 952 Trenton Rd., Fairless Hills, PA 19030.

Attorney: **WILLIAM F. THOMSON, JR.**, 952 Trenton Road, Fairless Hills, PA 19030.

WILLIAMS, CHRISTINE M., dec'd.

Late of Tullytown Borough, Bucks County, PA.

Administrator: **SKYLER WILLIAMS** c/o Paul A. Lauricella, Esq., One Commerce Square, 2005 Market St., Ste. 2300, Philadelphia, PA 19103.

Attorney: **PAUL A. LAURICELLA**, McLaughlin & Lauricella, P.C., One Commerce Square, 2005 Market St., Ste. 2300, Philadelphia, PA 19103.

ZELLER, LOUIS E., dec'd.

Late of Warminster, Bucks County, PA.
Executrix: **BEVERLY A. SERIK**, 1961 Buckingham Dr., Jamison, PA 18929.

ZIEGLER, ERNEST R. a/k/a **ERNIE ZIEGLER**, dec'd.

Late of Telford, Bucks County, PA.
Executrix: **CYNTHIA D. SPENCER**, 4027 Bethlehem Pike, Telford, PA 18969.

Foreign Withdrawal

Mount Lucas Management Corporation with a commercial registered office provider in care of PennCorp Servicegroup, Inc. in Dauphin County does hereby give notice of its intention to withdraw from doing business in this Commonwealth. The address to which any proceeding may be sent is 405 South State Street, Newtown, PA 18940 in Bucks County. This shall serve as official notice to creditors and taxing authorities.

Nov. 10

Miscellaneous

COURT OF COMMON PLEAS
BUCKS COUNTY
CIVIL ACTION LAW
NUMBER 2021-02706

Lakeview Loan Servicing, LLC

v.

Allura Jade Tarrant, Known Surviving Heir of Michael Timothy Chromiak and Unknown Surviving Heirs of Michael Timothy Chromiak

NOTICE OF SHERIFF'S
SALE OF REAL PROPERTY

TO: Unknown Surviving Heirs of Michael Timothy Chromiak

Your house (real estate) at 101 Braithwaite Lane, Quakertown, PA 18951 is scheduled to be sold at Sheriff's Sale on December 9, 2022 at 10:00 a.m. at Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 55 E. Court Street, Doylestown, Pennsylvania 18901 to enforce the court judgment of \$133,721.79 obtained by Lakeview Loan Servicing, LLC against the above premises.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Lakeview Loan Servicing, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE
YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE
SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed

schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**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 REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS**

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

McCabe, Weisberg & Conway, LLC

Attorneys for Plaintiff

123 S. Broad St.
Ste. 1400
Philadelphia, PA 19109
(215) 790-1010

Nov. 10

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:

Second Publication

**WINNIE BROWNSTEIN REVOCABLE
LIVING TRUST DATED 10/25/2007, AS
AMENDED.**

WINNIE BROWNSTEIN, dec'd.

Late of Warminster Township, Bucks County, PA.

Trustees: **BRUCE E. BROWNSTEIN**, 19795 Bridge Crossing Circle, Delray Beach, FL 33446, **MARK BROWNSTEIN**, 10807 Sable Breeze Way, Boynton Beach, FL 33473 and **BETH D. BRAND**, 80 Hemlock Drive, Holland, PA 18966.

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

NOTICE OF THE BUCKS COUNTY TAX CLAIM BUREAU

NOTICE IS HEREBY GIVEN THAT the Bucks County Tax Claim Bureau will hold a JUDICIAL SALE under the Pennsylvania Real Estate Tax Law of 1947, as amended, commencing **10:00 A.M. on December 13, 2022. The sale will be held virtually as an online auction through GovDeals.com.** The properties exposed to sale will be sold Free & Clear of all tax and municipal claims, mortgages, liens, charges, and estates of whatsoever kind, except ground rents separately taxed. Instructions on the virtual sale are available at the Bureau's website www.buckscounty.gov/323/Tax-Claim-Bureau or by calling (215) 348-6274. Please make reference to the Tax Parcel Number and Property Identification Number with all correspondence.

IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every reasonable effort has been made to keep the proceedings free from error. However, in every case the Tax Claim Bureau is selling the TAXABLE INTEREST and the property is offered for sale by the Tax Claim Bureau without guarantee of warranty whatsoever, either as to structure or lack of structures upon the land.

There will be NO REDEMPTION PERIOD after the date of the sale, but these Taxes and Costs can be paid up to the time of the sale.

Prospective bidders must register and pay the registration fee ten (10) days prior to sale. NO REGISTRATION APPLICATIONS WILL BE ACCEPTED THE DAY OF THE SALE. Registration fees must be paid before access to the online bidding system is granted.

In accordance with Act No. 133 and Act No. 33 prospective purchasers at all tax sales are now required to certify as follows:

1. Prospective bidders shall be required to provide certification to the Bureau that within the municipal jurisdiction, such person is not delinquent in paying real estate taxes owed to taxing bodies within the Commonwealth of Pennsylvania.
2. Prospective bidders shall be required to provide certification to the Bureau that, within the municipal jurisdiction, such person is not delinquent in paying municipal utility bills owed to municipalities within Bucks County.
3. Prospective bidders shall certify they are not bidding for or acting as an agent for a person who is barred from participating in the Sale.
4. Prospective bidders shall certify they have not, within three (3) years preceding the filing of the application, engaged in a course of conduct or permitted an uncorrected housing code violation, continue unabated after being convicted of an uncorrected housing code violation and has not either failed to maintain property owned by the applicant in a reasonable manner such that the property posed a threat to health, safety or property or permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property as defined in Section 619(e) of the Real Estate Tax Law, 72 P.S. §5860.61(d) .
5. A prospective bidder who signs a bidder registration application knowing that it contains a false statement and who causes it to be filed with the bureau shall be subject to prosecution for the commission of a misdemeanor of the second degree.
6. Pursuant to Section 601(d) of the Real Estate Tax Sale Law, 72 P.S. §5860.61(d), prospective bidders must certify that they have not had a landlord license revoked in any municipality in Bucks County and that they are not acting as an agent for a person whose landlord license has been revoked.
7. A successful bidder shall not tender a bad check to the Tax Claim Bureau when purchasing property in the sale. If this should occur that bidder shall not be permitted to bid on any properties in future sales and will be referred to the Bucks County District Attorney's Office for prosecution under Pennsylvania Crimes Codes, 18 Pa. C.S.A. §4105 which may lead to a CONVICTION OF A FELONY OF THE THIRD DEGREE.

In accordance with Section 618 of the Real Estate Tax Sale Law, 72 P.S. §5860.618, the owner shall not be permitted to repurchase said property.

TERMS OF SALE: Payment of the bid price along with online fees, transfer taxes and recording costs shall be made in the form of certified funds no later than 3:00 P.M. on Friday, December 16, 2022. In the event that said amount is not paid, the property will be offered to the next highest bidder at their last bid offer. Should that bidder decline the offer sale will be voided.

Please be advised that absent a Court Order, the Tax Claim Bureau will not voluntarily agree to set aside sales after the Tax Claim Bureau deed is recorded and transfer taxes paid. As such, if you seek to cancel a sale, a stipulation, which has been executed by all parties must be received by our Solicitor before the Deed is recorded.

In the event that a successful bidder tenders a bad check to the Tax Claim Bureau when purchasing a property in any sale, the bidder shall not be permitted to bid on any properties in future sales and the matter shall be referred to the Bucks County District Attorney's Office for prosecution under the Pennsylvania Crimes Code, 18 Pa. C.S.A. §4105, which may lead to a CONVICTION OF A FELONY OF THE THIRD DEGREE.

A Land Bank formed under 68 Pa. C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa. C.S.A. §2117(c) on certain properties listed for sale under the Real Estate Tax Sale Law, 72 P.S. §5860.101 et seq., Bucks County Tax Claim Bureau will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said property. If the Land Bank tenders a bid under Pa. C.S.A. §2117(c) the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the previously agreed upon price and no other bids will be accepted.

INSTRUCTIONS: Any person whose property is included in the list and being exposed to Public Sale, who believes that by no reason of some defect said property should not be exposed to sale, should immediately make known their reason to the Tax Claim Bureau, either in person or by agent.

Jennifer V. Herring, CPA
Deputy Director
Bucks County Tax Claim Bureau

The County of Bucks does not discriminate on the basis of race, color, national origin, sex, religion, age, disability or familial status in employment or the provision of services.

Any questions regarding the Judicial Sale should be directed to the Bucks County Tax Claim Bureau at (215) 348-6274.

Prospective bidders must register in person at the Tax Claim Bureau prior to the sale. **NO REGISTRATION WILL BE TAKEN AFTER THE REGISTRATION CLOSE DATE OF FRIDAY, DECEMBER 2, 2022.** All Prospective Bidders must (1) Register as a bidder with www.govdeals.com; (2) Download and fill out the bidder registration forms. Registration and Certification forms are available in the Tax Claim Bureau and online at www.buckscounty.gov/323/Tax-Claim-Bureau; (3) Bring the forms in person to the Tax Claim Bureau with a copy of your driver's license, and a certified check or money order for the bidder registration fee in the amount of \$100.00 made payable to the Bucks County Tax Claim Bureau. You will be informed by e-mail of your approval to bid. Failure to present photo identification at the time of registration will prevent a Prospective Bidder from being registered to bid.

Petitioner exposed certain parcels of land to Upset Sale in September 2020 or earlier, upon delinquent tax claims filed for the previous tax years.

An upset price was set for each such parcel exposed to sale, in accordance with the Act, however the following properties were not sold at the Upset Sale, because the upset sale price was not obtained.

BUCKS COUNTY TAX CLAIM BUREAU JUDICIAL SALE DECEMBER 13, 2022

PARCEL NO.	OWNER	PROPERTY LOCATION/ LEGAL DESCRIPTION	ASSESSED VALUE
BENSALEM TOWNSHIP			
02068040	OTTEY, VALERIE J	485 ELM AVE, 155X88 EDDINGTON PLAN 1 SEC A LOTS #52 THRU 54	\$14,400
BRISTOL TOWNSHIP			
05028393	JONES, SAMUEL & GAIL	LINE ST, BRISTOL TERR SEC 16 LOT #5 20X125	\$200
05059105-001	WALSH, CATHERINE J	WINDER DR, LOT 135FT S WINDER DR 615 FT E SR413 227X190 IRR	\$120
FALLS TOWNSHIP			
13005110	SKIPALIS, ANTHONY A & ELIZABETH	ROME ST, LOTS #8-9 BLK 5 OXFORD VLY HGTS 40X100	\$880
LOWER MAKEFIELD TOWNSHIP			
20046145	STRUBLE, ROBERT W & CORINNE F	56 BLACK ROCK RD, .731A LOT N S BLACK ROCKRD 484 FT E CHESTNUT LA	\$24,000
RICHLAND TOWNSHIP			
36021069	HYNSON, EMMA JANE	KINSEY ST, BUNGALOW PARK LOT #312 TR UMB RD 20X100	\$80
SOLEBURY TOWNSHIP			
41019003	OSSENFORT, WAYNE	UPPER YORK RD, SS SR263 177 FT W SR32, 89X69	\$7,600
SPRINGFIELD TOWNSHIP			
42021058	MANN, ABRAHAM C/O SUSAN R KUCZERA	BURSONVILLE RD, 7.156AC 2300' N T477 1530' E OF T418 7 ACRES	\$3,600
WEST ROCKHILL TOWNSHIP			
52018042	PERILLI, LOUEVELYN	STATE RD, 2.66AC OPEN SPACE NACE/WEIDEMOYER PLAN 156' ON STATE RD	\$520

Nov. 10