

Sheriff's Sale*Third and Final Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, October 13, 2023 at 11 o'clock A.M., Eastern Prevailing Time, at the Bucks County Administration Building, 55 East Court Street, in the Borough of Doylestown, Bucks County, Pennsylvania the following real estate to wit:

BENSALEM TOWNSHIP

DOCKET #2019-06480

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

TAX PARCEL #02-049-468.

PROPERTY ADDRESS: 2531 Valley View Road, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WAI K. LO PHUNG a/k/a WAI-KWAN LO PHUNG.**

KML LAW GROUP, P.C.

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

DOCKET #2023-02151

ALL THAT CERTAIN lot of land, SITUATE in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania, Being Lot Number 18, Section "C" as laid out on a Plan of Lots Known as Section C and D Glenn-Ashton Farms, Recorded in the said County of Bucks, in Plan Book Number 4, Page 7.

TAX PARCEL #02-077-071.

PROPERTY ADDRESS: 4422 Yates Road, Bensalem, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN MCGINLEY, SUSAN MCGINLEY.**

PADGETT LAW GROUP

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

BRISTOL

DOCKET #2019-08413

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

TAX PARCEL #05-058-090.

PROPERTY ADDRESS: 318 Park Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS OF JAMES ROBERTSON, JR., DECEASED.**

KML LAW GROUP

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

BRISTOL BOROUGH

DOCKET #2018-05027

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

TAX PARCEL #04-025-027.

PROPERTY ADDRESS: 724 Wood Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAWN WEIMAR.**

KML LAW GROUP

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

DOCKET #2022-06497

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

TAX PARCEL #04-018-168.

PROPERTY ADDRESS: 229 Market Street, Bristol, PA 19007-4903.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **DEBRA VORTERS.**

MATTHEW C. FALLINGS, Esquire
FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

BRISTOL TOWNSHIP

DOCKET #2019-07735

Property situate in the **TOWNSHIP OF BRISTOL**, BUCKS County, Pennsylvania, being.

TAX PARCEL #05-048-299.

PROPERTY ADDRESS: 333 Holly Drive, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STEVEN A. POLL.**

BROCK & SCOTT, PLLC

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

DOCKET #2022-05144

ALL THAT CERTAIN unit in the property known, named and identified as Crestwood Condominium, located in **BRISTOL TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et seq by the recording in the Bucks Department of Records of a Declaration dated 9/14/1989 and recorded on 9/18/1989 in Land Record Book 94 page 1814 and Amendment thereto as in Land Record Book 94 page 1855 and Amendment thereto as in Land Record Book 104 page 125; a Third Amendment thereto as in Land Record Book 122 page 12898 and a Fourth Amendment thereto as in Land Record Book 133 page 1881, and a Fifth Amendment thereto as in Land Record Book 144, page 1271 and a Sixth Amendment thereto as in Land Record Book 153 Page 692, Seventh Amendment there to as in Land Record Book 182 page 2330, Eighth Amendment thereto as in Land Record Book 203 page 1845, Land Record Book 321 page 839, 321 page 856, 4040 page 472 and Land Record Book 709 page 1055, Land Record Book 817 page 1227 page 2391 and Land Record Book 1330 page 1368 being and designated as Unit No. 312 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

TAX PARCEL #05-025-082-312.

PROPERTY ADDRESS: 54 Natalie Court, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

EDWARD HOFFMAN, JR., Esquire
FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2023-02198

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING

AND BEING AT LEVITTOWN IN **BRISTOL TOWNSHIP**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, SHOWN AND DESIGNATED AS LOT NO. 4697-R ON SUBDIVISION MAP OF "PLUMBRIDGE" LEVITTOWN SECTION 53, FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUCKS COUNTY, PA. ON JAN.7, 1954 IN PLAN BOOK 7 PAGE 40, AS FOLLOWS, TO WIT: TAX PARCEL #05-021-182.

PROPERTY ADDRESS: 41 Peony Road, Levittown, PA 19056.

IMPROVEMENTS:

SOLD AS THE PROPERTY OF: **ADRIAN MARCOS MOLINA.**

CHRISTOPHER DeNARDO, Esquire
FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2023-02692

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

TAX PARCEL #05-026-125.

PROPERTY ADDRESS: 3232 Malinda Drive, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES A. RUIZ.**

KML LAW GROUP, P.C.

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

EAST ROCKHILL TOWNSHIP

DOCKET #2017-04105

ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF EAST ROCKHILL**, and partly in the Township of Richland, County of Bucks and Commonwealth of Pennsylvania, bounded and described in accordance with a Survey dated July 21, 1964, prepared by G. Marvin Hendricks, Professional Engineer-Surveyor, M.R. 1 Perkasio, PA, as follows, to wit:

TAX PARCEL #12-006-001-001.

PROPERTY ADDRESS: 6004 Axe Handle Road, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **NATHAN WEAVER, AMBER WEAVER.**

SAMANTHA GABLE, Esquire
FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

FALLS TOWNSHIP

DOCKET #2020-05295

Property situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania being: TAX PARCEL #13-041-082.

PROPERTY ADDRESS: 30 Primrose Lane, Levittown, Pennsylvania 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD J. CIELINSKI, DENISE K. CIELINSKI.**

MICHAEL C. MAZACK, Esquire
FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2022-04361

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, known as Lot No. 191, Yardley Farms, No. 2, Section 6, **FALLS TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #13-054-265.

PROPERTY ADDRESS: 245 Elbow Ln., Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PAUL M. SIVACEK KNOWN HEIR OF THE ESTATE OF PAUL M. SIVACEK; REBECCA BACZEWSKI KNOWN HEIR OF THE ESTATE OF PAUL M. SIVACEK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAUL M. SIVACEK.**

BROCK & SCOTT, PLLC

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

DOCKET #2023-01086

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

TAX PARCEL #13-19-512.

PROPERTY ADDRESS: 64 Vividleaf Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH F. RICHARDS a/k/a JOSEPH FRANCIS RICHARDS.**

KML LAW GROUP P.C.

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

DOCKET #2023-01660

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND AND PREMISES, SITUATE, LYING AND BEING IN THE **TOWNSHIP OF FALLS**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, BEING ALL OF THE BUCKS COUNTY TAX PARCEL 13-32-55, AND ALSO BEING ALL OF PARCEL A AS SHOWN ON THE FINAL SUBDIVISION PLAN FOR JUDITH A. PELLICHERO AND TERRY L. AND LINDA HAYES, PREPARED BY ROBERT F. MUELLER, PROFESSIONAL ENGINEER AND LAND SURVEYOR DATED DECEMBER 10, 1982 AND RECORDED IN THE BUCKS COUNTY PLAN BOOK 216 PAGE 73.

TAX PARCEL #13-032-055.

PROPERTY ADDRESS: 41 Old Locust Ave., Fallsington, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM A. MAY.**

BROCK & SCOTT, PLLC

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

LOWER MAKEFIELD TOWNSHIP

DOCKET #2022-05911

Situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and State of Pennsylvania.

TAX PARCEL #20-055-111.

PROPERTY ADDRESS: 972 Roeloffs Road a/k/a 972 Roeloffs Road, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

EMMANUEL J. ARGENTIERI, Esquire

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

DOCKET #2023-00439

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in **LOWER MAKEFIELD**

TOWNSHIP, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #20-63-189.

PROPERTY ADDRESS: 1441 Woodview Road, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JENNIER I. MILLER.**

PARKER McCAY, P.A.

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2023-01540

ALL THAT CERTAIN lot or piece of ground, SITUATE in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Buck and Commonwealth of Pennsylvania, described as Lot No. 1 upon "minor Subdivision Plan for James W. Arnold" made by Joseph H. Mixner, Registered Professional Engineer, Bensalem, Pennsylvania, on October 24, 1980 and recoded in the Office for the Recording of Deeds in and for Bucks County in Plan Bool 212 page 6, and formerly described as Lots Nos. 1423, 1424, and 1425 upon "Ferguson Neshaminy Falls Tract #2 as made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania on July 28, 1920 and recorded in the Office for the recording of Deeds in and for Bucks County in Plan Book 1 page 93 as follows:

TAX PARCEL #21-035-066.

PROPERTY ADDRESS: 1240 Siles Avenue, Feasterville Trevoise, PA 19053.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL J. CONNELLY, JEANNE M. CONNELLY.**

HILL WALLACK LLP

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

MIDDLETOWN TOWNSHIP

DOCKET #2014-06171

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

TAX PARCEL #22-023-034.005.

PROPERTY ADDRESS: 517 W. Richardson Avenue, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LORRAINE WALLICK a/k/a LORRAINE WALLICK.**

POWERS KIRN, LLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2023-00534

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

TAX PARCEL #22-046-218.

PROPERTY ADDRESS: 116 Hollow Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CLAUDINE WEDDINGTON, SOLELY IN CAPACITY AS HEIR OF RALPH BURBAGE a/k/a RALPH E. BURBAGE, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RALPH BURBAGE a/k/a RALPH E. BURBAGE, DECEASED.**

POWERS KIRN, LLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2023-01833

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

TAX PARCEL #22-020-044.

PROPERTY ADDRESS: 925 Hulmeville Road, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KRISTIN STEPHANIE GALANTE.**

KML LAW GROUP, P.C.

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP

DOCKET #2023-01834

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

TAX PARCEL #23-010-326.
 PROPERTY ADDRESS: 1850 Alamingo Drive, Quakertown, PA 18951.
 IMPROVEMENTS: RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **KARA J. SYKES.**
POWERS KIRN, LLC
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2022-01060
 ALL THAT CERTAIN lot of land located in the **BOROUGH OF MORRISVILLE**, County of Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #24-008-247.
 PROPERTY ADDRESS: 34 E. Hendrickson Avenue, Morrisville, PA 19067.
 IMPROVEMENTS: RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **TIFFANY R. ADAMS, CHRISTOPHER W. SITARSKI. KML LAW GROUP, P.C.**
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

QUAKERTOWN BOROUGH

DOCKET #2022-03620
 ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **BOROUGH OF QUAKERTOWN**, Bucks County, Pennsylvania and described according to a Revised Final Plan of Parcel No. 4, Cedar Grove Estates, made by Tri-State Engineers and Land Surveyor, Inc. dated 7/16/1976 and recorded in Bucks County in Plan Book 146 page 32, as follows, to wit:
 TAX PARCEL #35-002-202.
 PROPERTY ADDRESS: 74 Braithwaite Lane, Quakertown, PA 18951.
 IMPROVEMENTS: SINGLE FAMILY DWELLING.
 SOLD AS THE PROPERTY OF: **HUBERT E. STARGELL.**
CHRISTOPHER A. DeNARDO, Esquire
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

SOLEBURY TOWNSHIP

DOCKET #2022-04596
 ALL THOSE TWO CERTAIN lots or pieces of land, with buildings and improvements thereon erected, Situate in **SOLEBURY TOWNSHIP**, Bucks County, Pennsylvania.
 TAX PARCEL #41-22-32 and 41-22-32-1.
 PROPERTY ADDRESS: 2674 Aquetong Rd., New Hope, PA 18938.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **JOHN L. MURTHA, UNITED STATES OF AMERICA, DEPT. OF THE TREASURY—IRS c/o THE UNITED STATE ATTORNEY FOR THE EASTERN DISTRICT OF PA. BROCK & SCOTT, PLLC**
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2022-00424
 ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, County of Bucks and commonwealth of Pennsylvania described according to a Plan of Rozel Park #2 made by C. Howard Hazzard, Registered Pennsylvania Surveyor, Edgewater Park, NJ. Dated March 1, 1955 recorded in the Office for the recording of Deeds in and for the County of Bucks in Plan Book 9 page 43, as follows, to wit:
 BEGINNING at the Westernmost terminus of a radial round corner connecting the Northeasterly side of Jeffrey Drive (fifty feet wide) with the Northwesterly side of Judith Drive (fifty feet wide); thence extending North fifty one degrees west along the northeasterly side of Jeffrey drive seventy seven feet to a point; thence extending North thirty nine degrees East one hundred forty feet to a point; thence extending south fifty one degrees east along the center line of a ten foot drainage ditch ninety seven feet to the northwesterly side of Judith Drive one hundred twenty feet to a point of curve; thence in a westerly direction on the arc of a circle on a line curving to the right having a radius of twenty feet the arc distance of thirty one feet and forty-two one hundredths of a foot to the northeasterly side of Jeffrey Drive, the first mentioned point and place of beginning.

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, deeds or conveyances.

TAX PARCEL #48-016-050.

PROPERTY ADDRESS: 1099 Jeffrey Drive, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: JOANNA A.M. WILSON a/k/a JOANNA A. WILSON, INDIVIDUALLY AS KNOWN HEIR OF THOMAS J. WILSON, AND TRUSTEE AND/OR BENEFICIARY OF THE THOMAS J. WILSON AND JOANNA A.M. WILSON a/k/a JOANNA A. WILSON REVOCABLE LIVING TRUST; THE THOMAS J. WILSON AND JOANNA A.M. WILSON a/k/a JOANNA A. WILSON REVOCABLE LIVING TRUST; JOHNA MARIA FISSEL, IN HER CAPACITY AS HEIR OF THOMAS J. WILSON AND/OR BENEFICIARY OF THE THOMAS J. WILSON AND JOANNA A.M. WILSON a/k/a JOANNA A. WILSON REVOCABLE LIVING TRUST; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS J. WILSON; UNKNOWN BENEFICIARIES OF THE THOMAS J. WILSON AND JOANNA A.M. WILSON a/k/a JOANNA A. WILSON REVOCABLE LIVING TRUST.

MATTHEW C. FALLINGS, Esquire
FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2022-03358

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED. SITUATE IN WARMINSTER TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA DESCRIBED ACCORDING TO A SURVEY AND PLAN MADE OF "ROSEWOOD

PARK" MADE BY CHARLES E. SHOEMAKER, REGISTERED PROFESSIONAL ENGINEER, ABINGTON, PENNSYLVANIA.

TAX PARCEL #49-011-196.

PROPERTY ADDRESS: 1035 Catalpa Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: SAMUEL KRAMER AS CO-EXECUTOR AND HEIR FOR THE ESTATE OF LEWIS JONATHAN KRAMER a/k/a L. JONATHAN KRAMER a/k/a L. JONATHAN KRAMER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEWIS JONATHAN KRAMER a/k/a L. JONATHAN KRAMER.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

WARRINGTON TOWNSHIP

DOCKET #2023-00241

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in WARRINGTON TOWNSHIP, Bucks County, PA.

TAX PARCEL #50-025-311.

PROPERTY ADDRESS: 2100 Ted Jim Drive, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: ALMINAS RAMUNAS.

THE LAW OFFICE OF GREGORY JAVARDIAN, LLC

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.

Sept. 21, 28; Oct. 5

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2023-04675

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 **NOAH MATTHEW BORN** to **NOAH MATTHEW CASEY**.

The Court has fixed the 03 day of November, 2023 at 9:30 a.m. in Courtroom No. 440, 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.

Oct. 5

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2023-04965

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 **TANEESHIA SHAKEYAH GORE** to **TANEESHIA SHAKEYAH SANGARE**.

The Court has fixed the 9th day of November, 2023 at 9:30 a.m. in Courtroom No. 330, 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.

Elissa C. Goldberg, Solicitor
107 N. Broad St.
Ste. 211

Doylestown, PA 18901

Oct. 5

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2023-04295

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 **BRANDY JUNE HOPKINS** to **BONNIE JUNE BLACK**.

The Court has fixed the 8th day of November, 2023 at 9:30 a.m. in Courtroom No. 330, 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.

Elissa C. Goldberg, Solicitor
107 N. Broad St.
Ste. 211

Doylestown, PA 18901

Oct. 5

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2023-04680

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 **LINDA MILLER** to **LINDA MILLER METZGER**.

The Court has fixed the 19 day of October, 2023 at 9:30 a.m. in Courtroom No. TBA, 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.

Keith J. Williams, Solicitor
18 E. Oakland Avenue
Doylestown, PA 18901

Oct. 5

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2023-05096

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 **STEPHANIE ANN NIEMI** to **STEPHANIE NIEMI BEEHLER**.

The Court has fixed the 9th day of November, 2023 at 9:30 a.m. in Courtroom No. 330, 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.

Oct. 5

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2023-04703

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 **ENDER JOSHUA PISTELL**, a minor, by Stephanie Bartlett, PNG to **ENDER JOSHUA BARTLETT**.

The Court has fixed the 19th day of October, 2023 at 9:30 a.m. in Courtroom No. 330, 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.

Elissa C. Goldberg, Solicitor
107 N. Broad St.
Ste. 211
Doylestown, PA 18901

Oct. 5

Charter Application

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

Five Points Financial Services, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Oct. 5

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

Thomas J. Profy, IV, Solicitor
680 Middletown Boulevard
Langhorne, PA 19047

Oct. 5

HOTEL 1750, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Benstead, Mabon & Mitsch, PC, Solicitors
124 East Court Street
Doylestown, PA 18901

Oct. 5

Regen Doctors Inc has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Oct. 5

Classified Ads

ESTATE PARALEGAL

Immediate part-time opening for a Newtown, PA law firm. There will be some in-office time necessary, but this is mostly a remote position. The expectation is that the position will require 5 to 12 hours a week to start, but may need more time going forward.

Candidate must have Estate administration experience, including the use of Lackner.

Candidate will be responsible for running the Estate from Probate through account and closing.

Please send resume and cover letter to j.holiday@cordeslawllc.com.

Oct. 5

Established and successful Central Pennsylvania Law Firm seeks 1 or 2 experienced Associates for a partner track/succession relationship. Litigation, Transactions, Corporate, Collections, Estate Planning and Administration, Bankruptcy, Landlord/Tenant (Landlord), Personal Injury, Municipal and Real Estate are the primary practice areas of the firm at present. A book of business is not required but, if consistent with the firm's practice, is preferred. Position is based in Central Pennsylvania, but the practice is statewide (primarily to the East), so (partial) remote work is anticipated, and some travel may be required. Expressions of interest may be directed to:

Bruce J. Warshawsky, Esquire
 Cunningham, Chernicoff & Warshawsky, P.C.
 2320 N. Second St.
 Harrisburg, PA 17110
 (717) 238-6570 x235
 (717) 649-5544 Cell
 (717) 238-4809 (Fax)

Oct. 5

Corporate Dissolution

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Pennsylvanians for Union Reform**, a Pennsylvania nonprofit corporation, that the board of directors has approved a proposal that the corporation dissolve voluntarily and is now engaged in winding up and settling the affairs of the corporation so its corporate existence shall be ended pursuant to the provisions of Chapter 59, Subchapter F of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. All claims must be presented in writing and must contain sufficient information reasonably to inform the corporation or successor entity of the identity of the claimant and the substance of the claim. Claims must be sent to 668 Stony Hill Road, #110, Yardley, PA 19067 within sixty (60) days of the publication of this Notice. Any claims not received by the deadline will be barred, and the corporation or a successor entity may make distribution to other claimants and the members of the corporation or persons interested as having been such without further notice to the claimant.

Nicholas Schwartz, Solicitor
 Nauman, Smith, Shissler & Hall, LLP
 200 N. 3rd Street
 18th Floor
 Harrisburg, PA 17101

Sept. 28; Oct. 5

Estate Notice

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the person named. All persons having claims or demands against said estates are requested to make known the same, and all person indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

First Publication

ARAVICH, ANTHONY A., JR., dec'd.

Late of Tincum Twp., Bucks County, PA.
 Executors: **CRAIG ARAVICH** and
SHIRLEY ARAVICH c/o Law Office
 of Cotlar & Cotlar, 23 W. Court St.,
 Doylestown, PA 18901.

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

CONCIO, DOROTHY ANN, dec'd.

Late of Bucks County, PA.

Executrix: **CHERYL CONLEN**.

Attorney: **CHRISTOPHER H.**
MEINZER, MLO Associates, 516 Main
 Street, Pennsylvania, PA 18073.

CONRAD, CATHERINE PATRICIA a/k/a **CATHERINE WOODS**, dec'd.

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

Executor: **JOHN FRANCIS CONRAD**,
 1109 Sweet Briar Cir., Lower Gwynedd,
 PA 19002.

COPE, ROBERT G., dec'd.

Late of Haycock Township, Bucks
 County, PA.

Executor: **ROBERT G. COPE, JR.**
 c/o Robert G. Moffett, Esquire, 125
 California Road, Quakertown, PA 18951.
 Attorney: **ROBERT G. MOFFETT**, 125
 California Road, Quakertown, PA 18951.

COSTELLO, DONNA M. a/k/a **DONNA** **MARGARET COSTELLO**, dec'd.

Late of Lower Makefield Township,
 Bucks County, PA.

Executrix: **MAUREEN P. COSTELLO**,
 14 Glenolden Rd., Yardley, PA 19067.

Attorney: **JEFFREY S. NOWAK**, 95
 Almshouse Road, Ste. 305, Richboro, PA
 18954.

DAM, ALOYSIUS S., dec'd.

Late of Bristol Township, Bucks County,
 PA.

Administratrix: **RACHELMARIE DAM**,
 802 Pennbrook Ave., Lansdale, PA 19446.

Attorney: **MARY KAY KELM**, Kilcoyne
 & Kelm, LLC, 418 Stump Road, Suite
 103, Montgomeryville, PA 18936.

DeHART, ELEANOR I., dec'd.

Late of Bucks County, PA.

Administrator: **MICHAEL J. DeHART**
 c/o Michael E. Eisenberg, Esquire, 2935
 Byberry Road, Suite 107, Hatboro, PA
 19040.

Attorney: **MICHAEL E. EISENBERG**,
2935 Byberry Road, Suite 107, Hatboro,
PA 19040.

EBERT, TIMOTHY D., dec'd.

Late of Lower Southampton Township,
Bucks County, PA.

Administratrix: **MICHELLE EBERT**
c/o Lesley M. Mehalick, Esq., 30 Cassatt
Ave., Berwyn, PA 19312.

Attorney: **LESLEY M. MEHALICK**,
McAndrews, Mehalick, Connolly, Hulse
& Ryan, P.C., 30 Cassatt Ave., Berwyn,
PA 19312.

FUCHS, JOHANNA MARIE, dec'd.

Late of Lower Southampton Township,
Bucks County, PA.

Executor: **ROBERT W. FUCHS** c/o
Gregory E. Grim, Esquire, P.O. Box 215,
Perkasie, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, P.O.
Box 215, Perkasie, PA 18944-0215.

FUQUA, JERRY W., dec'd.

Late of Hilltown, Bucks County, PA.

Executrix: **RUTH E. FUQUA**, 1537
Hilltown Pike, Hilltown, PA 18927.

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

GABEL, ELIZABETH A. a/k/a **BETTY A. GABEL**, dec'd.

Late of Perkasie Borough, Bucks County,
PA.

Administrator: **NATHANIEL H. GABEL**
c/o Gregory E. Grim, Esquire,
P.O. Box 215, Perkasie, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, P.O.
Box 215, Perkasie, PA 18944-0215.

GARTON, DIANNE K., dec'd.

Late of Warminster, Hartsville, Bucks
County, PA.

Executor: **HARRY E. GARTON**, 984
Log College Drive, Warminster, PA
18974.

GAUGHAN, RONALD J., dec'd.

Late of Bristol Township, Bucks County,
PA.

Executrix: **JOAN M. YOUNGBLOOD**
c/o George M. Riter, Esq., P.O. Box 7544,
Ft. Washington, PA 19034.

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

HIGGINS, DIANE E. a/k/a **DIANE E. BREZINSKEY**, dec'd.

Late of Bensalem, Bucks County, PA.

Administratrix: **DOREEN R. BAILEY**,
7 Mill Bend Road, Levittown, PA 19056.

Attorney: **HENRY A. CARPENTER**,
II, 301 Oxford Valley Road, Suite 101B,
Yardley, PA 19067.

HOFMANN, MARGOT, dec'd.

Late of Huntingdon Valley, Bucks
County, PA.

Executor: **MARK H. HOFMANN**, 168
Beechwood Drive, Huntingdon Valley,
PA 19006.

KNECHT, VERONICA C. a/k/a **KATIE KNECHT** and **VERONICA CATHERINE KNECHT**, dec'd.

Late of Fairless Hills, Bucks County, PA.

Administratrix: **JANICE DeWITT**, 12
Isle of Palms West, Bluffton, SC 29910.

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

KNOX, JOSEPH JAMES, JR. a/k/a **JOSEPH J. KNOX, JR.**, dec'd.

Late of Warwick Township, Bucks
County, PA.

Executor: **RICHARD E. SWEENEY**, 87
Orchard St., Adams, MA 01220.

Attorney: **RACHEL SHAFFER GERSIE**,
Fendrick Morgan, 1950 Route
70 E., Ste. 200, Cherry Hill, NJ 08003.

LARLICK, EDWARD J., dec'd.

Late of Doylestown Township, Bucks
County, PA.

Executor: **DAVID A. LARLICK** 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.

LOFFER, KENNETH J., dec'd.

Late of West Rockhill Township, Bucks
County, PA.

Executrix: **DOROTHY W. LOFFER** c/o
Grim, Biehn & Thatcher, 104 S. 6th Street,
P.O. Box 215, Perkasie, PA 18944-0215.

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

McCOLLICK, EDWARDEEN a/k/a **EDWARDEEN JANCZEWSKA McCOLLICK**, dec'd.

Late of Bensalem Township, Bucks
County, PA.

Executor: **STEVEN McCOLLICK**, 439
Vale Road, Southampton, PA 18966.

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

McGARRIGLE, RICHARD D. a/k/a DICK McGARRIGLE, dec'd.

Late of Warwick Township, Bucks County, PA.

Co-Executors: **CHARLES H. PLACE, JR.**, 868 Burgoorf Drive, Ambler, PA 19002 and **LEOPOLD R. GREEN**, 2528 Terrace Dr., East Norriton, PA 19401.

MINTER, CHARLES L., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **DOROTHY V. MINTER** c/o Gerald E. Darling, Esq., 1025 Laurel Oak Rd., Voorhees, NJ 08043.

Attorney: **GERALD E. DARLING**, Archer & Greiner, P.C., 1025 Laurel Oak Rd., Voorhees, NJ 08043.

MULLEN, AGNES V. a/k/a AGNES VESPE MULLEN, dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Executrices: **JOAN M. YBORRA** and **KATHLEEN M. CURLETT** c/o Donna J. Wengiel, Esq., Two N. State St., Newtown, PA 18940.

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

O'HARA, KEVIN P., dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **KEVIN J. O'HARA**, 504 Essex Avenue, Norwood, PA 19074.

Attorney: **STEPHEN MOLINEUX**, 227 MacDade Blvd., Collingdale, PA 19023.

PEAHOTA, BARRY, dec'd.

Late of Langhorne, Bucks County, PA.

Executor: **CHRISTOPHER SCOTT HAIST**, 183 White Swan Way, Langhorne, PA 19047.

ROBINSON, CLAIRE JANE a/k/a C. JANE ROBINSON, dec'd.

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

Executrix: **MARY ANN ROBINSON**, 1163 Pyncheon Hall Road, West Chester, PA 19382.

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

SCHOLL, JACQUELYN a/k/a JACQUELYN DURST, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **JAMES SCHOLL** a/k/a **JIM SCHOLL** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

SHUHART, HARVEY A., JR. a/k/a HARVEY ALBERT SHUHART, JR., dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **JANET K. SHUHART**, 125 Willowbrook Drive, Doylestown, PA 18901.

SMITH, JEANNETTE A., dec'd.

Late of Ivyland, Bucks County, PA.

Administrator: **STEVEN L. STROHECKER, SR.** c/o Helen Strohecker, 17 Cranberry Lake Dr., Little Egg Harbor, NJ 08087.

WINSLADE, MARJORIE A., dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Administrator: **JESSE WINSLADE** c/o Marc I. Rickles, Esquire, 626 S. State Street, Newtown, PA 18940.

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

*Second Publication***BARKER, STANLEY MICHAEL a/k/a STANLEY M. BARKER, dec'd.**

Late of Bedminster Township, Bucks County, PA.

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

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

BEER, ROBERT E., JR., dec'd.

Late of Falls Township, Bucks County, PA.

Administratrix: **JOYCE BEER**, 3 Lilac Lane, Levittown, PA 19054.

Attorney: **KEVIN A. POLLOCK**, The Pollock Firm LLC, 100 Federal City Road, Suite C-104, Lawrenceville, NJ 08648.

BURG, PHILIP, dec'd.

Late of Warrington Twp., Bucks County, PA.

Executrix: **ELLEN BURG** c/o Alexander Gusikoff, Esq., Friedman Schuman, PC, 275 Commerce Dr., Suite 210, Ft. Washington, PA 19034.

Attorneys: **FRIEDMAN SCHUMAN, PC**, 275 Commerce Dr., Suite 210, Ft. Washington, PA 19034.

CASPER, FRANK RUSSELL, dec'd.

Late of Middletown Township, Bucks County, PA.

Administrator: **FRANK R. CASPER** a/k/a **FRANCIS R. CASPER**, 85 Grandview Dr., Warminster, PA 18974.

Attorney: **BRIAN P. McVAN**, McVan and Weidenburner, 162 South Easton Road, Glenside, PA 19038.

CLARK, ROSEMARIE S., dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **MICHAEL L. CLARK** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

CONNORS, CHRISTINE AGNES a/k/a **CHRISTINE A. CONNORS**, dec'd.

Late of Northampton Township, Bucks County, PA.

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

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

CRESSMAN, JUNE a/k/a **FLORENCE JUNE CRESSMAN** and **F. JUNE CRESSMAN**, dec'd.

Late of East Rockhill Township, Bucks County, PA.

Executor: **MICHAEL R. WHITE** c/o Gregory E. Grim, Esquire, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, P.O. Box 215, Perkasio, PA 18944-0215.

DAILEY, BRIGITTE a/k/a **BRIGITTE JOHANNA DAILEY SUDAU**, dec'd.

Late of Bristol Township, Bucks County, PA.

Administrator C.T.A.: **WILLIAM J. DAILEY** c/o Joseph P. Caracappa, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

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

EAGAN, GERALDINE, dec'd.

Late of Bristol Township, Bucks County, PA.

Administrators: **FRANCIS M. EAGAN** a/k/a **FRANCIS MICHAEL EAGAN** and **DEREK A. EAGAN** c/o Renata T. Pabisz, Esq., 116 E. Court St., Doylestown, PA 18901.

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

FACHET, ETHEL M., dec'd.

Late of Kintnersville, Bucks County, PA.
Executor: **JOHN FACHET**, 176 Meginnes Rd., Kintnersville, PA 18930.

GEIST, NORMAN J. a/k/a **NORMAN JAMES GEIST**, dec'd.

Late of Richland Township, Bucks County, PA.

Executor: **GEORGE WARREN WELECK, JR.** a/k/a **REV. G. WAREN WELECK** c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.
Attorney: **RICHARD W. SHAFER, JR.**, 7736 Main Street, Fogelsville, PA 18051-1616.

GRIBBIN, STEPHEN T. a/k/a **STEVE GRIBBIN**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executrix: **JESSICA ZINN**, 105 Gravel Hill Rd., Huntingdon Valley, PA 19006.

GROSS, ANNA MAY, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **ANN K. DAWICKI** a/k/a **ANNA DAWICKI**, 338 Washington Avenue, Penndel, PA 19047.

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

KETT, JOHN RUSSELL a/k/a **JOHN R. KETT**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Administratrix: **KRISTINA M. FLEMING** c/o Denis W. Lanctot, Esquire, 6 Penns Trail, Suite 202, Newtown, PA 18940.

Attorney: **DENIS W. LANCTOT**,
Caracappa Cook Scott & Ramagli PC,
6 Penns Trail, Suite 202, Newtown, PA
18940.

LEWIS, GEORGE M., dec'd.

Late of Croydon, Bristol Township,
Bucks County, PA.
Executrix: **TANYA ZEKOVITCH**, 1438
Colwell Lane, Apt. 303, Conshohocken,
PA 19428.

MAHOLIC, NANCY LOU a/k/a **NANCY L. MAHOLIC**, dec'd.

Late of Newtown Township, Bucks
County, PA.

Executrix: **JULIE LYNN SOURBEER**
a/k/a **JULIE MAHOLIC** c/o Renata
T. Pabisz, Esq., 116 E. Court St.,
Doylestown, PA 18901.

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

MANCINELLI, MARION D. a/k/a
MARION MANCINELLI, dec'd.

Late of Warminster Township, Bucks
County, PA.

Executrix: **MICHELE MANCINELLI**,
959 Lavera Road, Warminster, PA 18974.

MILLER, ELIZABETH M. a/k/a
ELIZABETH MILLER, dec'd.

Late of Doylestown Township, Bucks
County, PA.

Executrix: **ELAINE B. MILLER** c/o
Melissa V. Bond, Esq., 16 N. Franklin St.,
Ste. 300A, Doylestown, PA 18901.

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

MOYER, JoANN H. a/k/a **JoANN M. MOYER** and **JoANN MOYER**, dec'd.

Late of Doylestown Township, Bucks
County, PA.

Executrix: **ANNETTE M. NICOLAS**
a/k/a **ANNETTE MARIE NICOLAS** c/o
John N. Schaeffer, Esq., 60 E. Court St.,
P.O. Box 1389, Doylestown, PA 18901.

Attorney: **JOHN N. SCHAEFFER**,
Eastburn & Gray, PC, 60 E. Court St.,
P.O. Box 1389, Doylestown, PA 18901.

O'BRIEN, JULIENNE RUTH, dec'd.

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

Administrator: **MARC CORMIER**,
112 Tipperary Street, Shediac, New
Brunswick, Canada E4P2V9.

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

O'DONNELL, THOMAS M., dec'd.

Late of Warrington, Bucks County, PA.

Executor: **THOMAS C. O'DONNELL**,
11413 Tanbark Drive, Reston, VA 20191.

O'REILLY, JANICE M. a/k/a **JANICE MARIE O'REILLY**, dec'd.

Late of Bristol Township, Bucks County,
PA.

Executrix: **MARY C. GUILFOYLE** 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.

RIVERA, MARGARITA, dec'd.

Late of Langhorne Borough, Bucks
County, PA.

Administratrix: **ELISA PIROLLO** c/o
Rosalind Karlin, Esq., 7848 Old York
Rd., Ste. 200, Elkins Park, PA 19027.

Attorney: **ROSALIND KARLIN**, Law
Offices of Rosalind Karlin, 7848 Old
York Rd., Ste. 200, Elkins Park, PA
19027.

RODEMER, DOROTHY J., dec'd.

Late of Telford Borough, Bucks County,
PA.

Executrix: **CAROL R. JAXHEIMER**
c/o Jeremy Z. Mittman, Esquire, 593
Bethlehem Pike, Montgomeryville, PA
18936.

Attorney: **JEREMY Z. MITTMAN**, 593
Bethlehem Pike, Montgomeryville, PA
18936.

SAVAGE, EVELYN a/k/a **EVELYN R. SAVAGE**, dec'd.

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

Executrix: **CYNTHIA SCHMAUSS**, 48
Underwood Rd., Levittown, PA 19056.

SHERMAN, ELSIE a/k/a **ELSIE LISA SHERMAN**, dec'd.

Late of Warminster Township, Bucks
County, PA.

Executors: **MARC COHEN** a/k/a
MARC ELLIS COHEN, 205 N.
Wynnewood Ave., Narberth, PA

19072 and **RICHARD COHEN** a/k/a **RICHARD CARL COHEN**, 1129 Maxwell Manor, Warwick, PA 18974.
Attorney: **EDWARD J. GILSON, JR.**, 4 Neshaminy Interplex Drive, Suite 105, Trevose, PA 19053.

SHERRY, GLORIA T. a/k/a **GLORIA SHERRY**, dec'd.

Late of Bensalem, Bucks County, PA.
Executrix: **SELENA DIETRICH**, 3032 Samantha Way, Gilbertsville, PA 19525.

SLOZER, HERMAN J., JR., dec'd.

Late of Quakertown Borough, Bucks County, PA.

Co-Executors: **GAIL K. BAUER** and **JOSEPH C. SLOZER** c/o Grim, Biehn & Thatcher, 104 S. 6th St., P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **JOEL STEINMAN**, Grim, Biehn & Thatcher, 104 S. 6th St., P.O. Box 215, Perkasio, PA 18944-0215.

SMITH, CORRINNE ZERONA a/k/a **CORRINNE Z. SMITH**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executor: **ERIC D. SMITH**, 604 Cushman Road, Southampton, PA 18966.

Attorney: **JOHN LANE**, 30 Waterloo Ave., Berwyn, PA 19312.

WAH-TAYLOR, DeETTA a/k/a **DeETTA W. TAYLOR**, dec'd.

Late of Bristol Borough, Bucks County, PA.

Executrix: **DIANA WAH KAPEL** c/o Renata T. Pabisz, Esq., 116 E. Court St., Doylestown, PA 18901.

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

WEBBER, H. DIANE a/k/a **DIANE WEBBER**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **DYAN HAUGHNEY**, 1105 Lansdale Ave., Lansdale, PA 19446.

WEXLER, ROBERT J. a/k/a **ROBERT JOSEPH WEXLER**, dec'd.

Late of the Township of Upper Southampton, Bucks County, PA.

Administratrix: **KRISTINE W. BROWN**, 38 Kingston Drive, Jackson, NJ 08527.

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

Third and Final Publication

ABOWITZ, JORDAN MALVIN, dec'd.

Late of Warrington, Bucks County, PA.
Executor: **ANDREW ABOWITZ**, 202 Oceano Drive, Los Angeles, CA 90049.

ABRAHAMSON, JUDITH L., dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **MARTIN NEVILLE ABRAHAMSON** a/k/a **MARTIN N. ABRAHAMSON** c/o Richard M. Schlaifer, Esq., 20 Brace Rd., Ste. 400, Cherry Hill, NJ 08034.

Attorney: **RICHARD M. SCHLAIFER**, Earp Cohn P.C., 20 Brace Rd., Ste. 400, Cherry Hill, NJ 08034.

ALFONSI, CONSTANCE T. a/k/a **CONSTANCE THERESA ALFONSI**, dec'd.

Late of Bristol Twp., Bucks County, PA.

Executor: **ANTHONY J. ALFONSI** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

BAIER, KIETH a/k/a **KIETH DOUGLASS BAIER**, dec'd.

Late of Springfield Township, Bucks County, PA.

Administratrix: **KATHY D. BAIER** c/o David J. Juall, Esquire, 3709 Dogwood Lane, P.O. Box 3, Durham, PA 18039.

Attorney: **DAVID J. JUALL**, 3709 Dogwood Lane, P.O. Box 3, Durham, PA 18039.

CRESCITELLI, JUDITH ALBERTA, dec'd.

Late of New Britain Township, Bucks County, PA.

Executor: **BRIAN WILLIAMS** 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.

DiCINTIO-LANG, DEBORAH MARIE, dec'd.

Late of Warrington Township, Bucks County, PA.

- Executrix: **SARAH B. LANG**, 973 Worthington Drive, Warminster, PA 18974.
 Attorney: **KENNETH C. RUSSELL**, Russell Law, P.C., 3500 Reading Way, Huntingdon Valley, PA 19006.
- EBERHARDT, MARY R.**, dec'd.
 Late of the Township of Warrington, Bucks County, PA.
 Executrix: **MARY-ANGELA E. HARDWICK**.
 Attorney: **THOMAS J. PROFY, IV**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.
- ETKIN, PAULA**, dec'd.
 Late of Upper Southampton Township, Bucks County, PA.
 Administrators C.T.A.: **TERRI ETKIN a/k/a TERRILYNNE ETKIN**, 9527 State Rd., Apt. B, Philadelphia, PA 19114 and **MARC ETKIN a/k/a MARC H. ETKIN**, 300 Cranes Gap Rd., Carlisle, PA 17013.
 Attorney: **CARRIE L. SCATTERGOOD**, Rothkoff Law Group, Seven Neshaminy Interplex, Suite 403, Trevoise, PA 19053.
- FLYTHER, MICHAEL J.**, dec'd.
 Late of Bucks County, PA.
 Personal Representative: **GWENDOLYN FLYTHER**.
 Attorney: **BRIAN F. LEVINE**, Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101-2279.
- FORREST, MARTHA E. a/k/a MARTHA ELAINE FORREST**, dec'd.
 Late of Doylestown Township, Bucks County, PA.
 Executrix: **LAUREL L. STEHR** c/o Laura M. Zartman, Esquire, 745 Yorkway Place, Jenkintown, PA 19046.
 Attorney: **LAURA M. ZARTMAN**, Yorkway Law Group, 745 Yorkway Place, Jenkintown, PA 19046.
- FRIEDMAN, SHEILA A. a/k/a SHEILA FRIEDMAN**, dec'd.
 Late of Middletown Township, Bucks County, PA.
 Executor: **LOUIS ALEXANDER FRIEDMAN a/k/a LOUIS A. FRIEDMAN** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.
 Attorney: **WAYNE N. CORDES**, Cordes Law LLC, 27 South State Street, Newtown, PA 18940.
- HALES, RUTH T. a/k/a RUTH HALES**, dec'd.
 Late of Buckingham Township, Bucks County, PA.
 Executor: **DAVID HALES**, 290 Stratford Drive, Churchville, PA 18966.
- HOPPER, JAMES M., SR. a/k/a JIM HOPPER**, dec'd.
 Late of Feasterville, Bucks County, PA.
 Executor: **JAMES C. HOPPER, JR.**, 7700 Saint Martins Lane, Philadelphia, PA 19118.
 Attorney: **MICHAEL L. DAIELLO**, Daiello Law, LLC, 2 W. Market Street, West Chester, PA 19382.
- KARDASH, LOIS**, dec'd.
 Late of Warrington Township, Bucks County, PA.
 Executrix: **KAREN ANN LOPEZ**, 6500 Old Carversville Road, Lumberville, PA 18933.
- KELLEHER, MARGARET LINDA a/k/a PEG KELLEHER**, dec'd.
 Late of Chalfont, Bucks County, PA.
 Executor: **EDWARD H. KELLEHER**, 206 W. Fairwood Drive, Chalfont, PA 18914.
- KELLEY, FRANCES MARY a/k/a FRANCES MARY UPAH**, dec'd.
 Late of Croydon, Bristol Township, Bucks County, PA.
 Co-Executors: **CHARLES SHAWN KELLEY**, 116 Folwell Station Rd., Jobstown, NJ 08041 and **MAUREEN McPHILLIPS**, 1204 Cornwells Ave., Bensalem, PA 19020.
- KOOPMAN, AILEEN C.**, dec'd.
 Late of Lower Makefield Township, Bucks County, PA.
 Executor: **CORNELIUS W. KOOPMAN, JR.**, 340 Margery Rd., Yardley, PA 19067.
- LEONARD, EDGAR J., JR. a/k/a EDGAR J. LEONARD** and **EDGAR LEONARD**, dec'd.
 Late of Bristol Township, Bucks County, PA.
 Executrix: **SHARON LEE McGRODY a/k/a SHARON McGRODY** c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.
 Attorney: **HARRY METKA**, 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

PIEKARSKI, OLGA J., dec'd.

Late of Bucks County, PA.

Executor: **MIROSLAW "MARK"****PIEKARSKI** 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.**POOCHIGIAN, ROBERT A.** a/k/a **ROBERT POOCHIGIAN** and **ROB POOCHIGIAN**, dec'd.

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

Executrix: **PATRICIA A. POOCHIGIAN**, 11 Candace Court, Richboro, PA 18954.**RUSH, PATRICIA A.** a/k/a **PAT RUSH**, dec'd.

Late of Yardley, Bucks County, PA.

Executor: **EDWARD P. RUSH, JR.**, 1 Stearns Terrace, Denville, NJ 07834.**RUSSAVAGE, MARY JOYCE**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **ANN RUSSAVAGE-FAUST** a/k/a **ANN P. RUSSAVAGE-FAUST** a/k/a **ANN PATRICIA RUSSAVAGE-FAUST** c/o Paul R. Cohen, Esq., 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.Attorney: **PAUL R. COHEN**, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.**SANDSTROM, ALFRED D.** a/k/a **ALFRED DANIEL SANDSTROM**, dec'd.

Late of Milford Township, Bucks County, PA.

Executrix: **LINDA S. HILL**.Attorney: **MICHELLE M. FORSELL**, Wolf, Baldwin & Associates, P.C., 570 Main Street, Pennsburg, PA 18073.**SCHLECHT, ALBERT J.**, dec'd.

Late of Fairless Hills, Bucks County, PA.

Executor: **WILLIAM STIEBER** a/k/a **WILLIAM GEORGE STIEBER** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.**SCORDIA, ROBERT MARK** a/k/a **ROBERT M. SCORDIA**, dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **LAUREEN M. SCORDIA**, 404 Placemont Road, Fairless Hills, PA 19030.**SPENCER, MARIAN A.**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executrix: **VIRGINIA ELLINGSWORTH**, 916 Sterner Mill Rd., Trevoze, PA 19053.**STERLING, WILLIAM ARTHUR, JR.**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **CAROL A. MCGOWAN** c/o Alice Hart Hughes, Esq., 4 Terry Dr., Ste. 3, Newtown, PA 18940.Attorney: **ALICE HART HUGHES**, 4 Terry Dr., Ste. 3, Newtown, PA 18940.**STEWART, SHIRLEY G.**, dec'd.

Late of Bucks County, PA.

Executor: **JAMES K. MARSHALL** 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.**STRING, JANICE MARY HOELZLE** a/k/a **JANICE H. STRING**, dec'd.

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

Executor: **ANDREW H. STRING, JR.**, 514 Leconey Ave., Palmyra, NJ 08065.**TORRE, MARIA** a/k/a **MARIE TORRE**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executors: **GEORGE A. TORRE** and **ROBERT TORRE** c/o Sarah M. Ford, Esq., 585 Skippack Pike, Ste. 100, Blue Bell, PA 19422.Attorney: **SARAH M. FORD**, Ford & Buckman, PC, 585 Skippack Pike, Ste. 100, Blue Bell, PA 19422.**WARD, THOMAS J.**, dec'd.

Late of New Britain Township, Bucks County, PA.

Administratrix: **JESSICA L. FRIES** a/k/a **JESSICA LEAH FRIES** 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.

WING, WILLIAM J., dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **MITCHELL WING** a/k/a **MITCHELL LEE WING** c/o Jan V. Edelman, Esquire, 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

Attorney: **JAN V. EDELMAN**, Rothberg & Federman, 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

WOLFMAN, ARTHUR H. a/k/a **ARTHUR WOLFMAN**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executrix: **ANDREA GILLESPIE** a/k/a **ANDREA WENDY GILLESPIE** c/o Jocelin Price, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

Attorney: **JOCELIN PRICE**, Antheil, Maslow and MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

Foreign Corporation

NOTICE IS HEREBY GIVEN THAT a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about September 11, 2023 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **Cecilian Partners, Inc.**, 30 W. Bridge Street, Suite 5, New Hope, PA 18938.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 30 W. Bridge Street, Suite 5, New Hope, PA 18938.

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

Oct. 5

Miscellaneous

IN THE COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION
NO. 2023-03209-0
COMPLAINT IN
MORTGAGE FORECLOSURE
CITADEL FEDERAL CREDIT UNION,
Plaintiff
v.
WILLIAM WILMOT, Defendant

NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the pages, you must take action within twenty (20) days after this complaint and notice by entering a written appearance personally or by attorney and filing in writing with your defenses or objections to the claims set forth against you. You are warned that do so the case may proceed without you and a judgment may be entered against you without further notice for any money claimed in the complaint or for any other claim requested by the plaintiff. You may lose money or property or other rights important.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELO OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAW.

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

Bucks County Bar Association

Lawyer Reference Service

135 East State Street

Doylestown, PA 18901

(215) 348-9413

M. Jacqueline Larkin, Esquire

ID No.: 309190

Vaughan Baio & Partners

Attorneys for Plaintiff,

Citadel Federal Credit Union

Two Logan Square

100 N. 18th Street

Suite 700

Philadelphia, PA 19103

(215) 569-2400 phone

(215) 665-8300 fax

mjlarkin@vaughanbaio.com

Oct. 5

IN THE COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2022-01034
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

PENNYMAC LOAN SERVICES, LLC,
Plaintiff

vs.

**Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest From or
Under James Byrne a/k/a James W. Byrne,
Deceased,** Defendant

NOTICE

**TO: Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest From or
Under James Byrne a/k/a James W. Byrne,
Deceased**

You are hereby notified that on March 3, 2022, Plaintiff, PENNYMAC LOAN SERVICES, LLC filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Bucks County, Pennsylvania, docket to TERM, No. 2022-01034. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 79 Indigo Road, Levittown, PA 19057 whereupon your property would be sold by the Sheriff of Bucks County.

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

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE
TO YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER OR CANNOT
AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE SET FORTH BELOW TO
FIND OUT WHERE YOU CAN GET LEGAL
HELP.**

Lawyer Referral Service of the
Bucks County Bar Association
135 E. State Street
P.O. Box 300
Doylestown, PA 18901
Telephone (215) 348-9413, ext. 102
Toll-free (888) 991-9922

Oct. 5

IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2023-02120
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

**ALLIED FIRST BANK, SB d/b/a
SERVBANK,** Plaintiff

vs.

**Linda L. Moses, Individually and as
Believed Heir of the Estate of Robert A.
Moses; The United States of America,
Department of Treasury, Internal
Revenue Service; Unknown Heirs and/or
Administrators of the Estate of Robert A.
Moses (if any),** Defendants

**TO: Unknown Heirs and/or Administrators
of the Estate of Robert A. Moses (if any)**

You are hereby notified that Plaintiff, Allied First Bank, SB d/b/a Servbank, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Bucks County, Pennsylvania, docketed to No. 2023-02120, seeking to foreclose the mortgage secured by the real estate located at 2465 Bannerstone Drive, Quakertown, PA 18951.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE

Lawyer Referral Service of the
Bucks County Bar Association
135 East State Street
P.O. Box 300
Doylestown, PA 18901
(215) 348-9413 or (888) 991-9922

Oct. 5

PUBLIC NOTICE

**THE BOROUGH COUNCIL
OF DUBLIN BOROUGH**

BUCKS COUNTY, PENNSYLVANIA

NOTICE IS HEREBY GIVEN THAT Dublin Borough will hold a public hearing to discuss Ordinance No. 337 on October 23, 2023, beginning at 7:30 p.m. in Dublin Borough Hall, 119 Maple Avenue, Dublin Borough, Pennsylvania 18917.

Ordinance No. 337 signifies Dublin Borough's intention to create the "Dublin Borough Regional Authority" pursuant to the provisions of the Municipality Authorities Act 1945 (Act of May 2, 1945, P.L. 382, as amended). Said proposed Authority will be formed to undertake improvements and related administrative services for the Borough of Dublin and assets related thereto for the benefit of Dublin Borough and to undertake all activities useful in relation thereto. All interested parties are encouraged to attend and will be given an opportunity to be heard.

A copy of the full text of the proposed Ordinance may be examined by any citizen at Dublin Borough Hall, 119 Maple Avenue, Dublin, Pennsylvania, on any business day, Monday through Thursday between the hours of 8:00 a.m.-4:00 p.m.

Colleen M. Pursell
Manager/Secretary
Borough of Dublin

Oct. 5

Trust Notice

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

First Publication

KARL KELLER REVOCABLE DEED OF TRUST DATED JANUARY 6, 1998, AS AMENDED AND RESTATED.

KELLER, KARL, dec'd.

Late of Warminster Township, Bucks County, PA.

Trustee: **KARIN KELLER**, 645 Lily Rd., Warminster, PA 18974.

Attorney: **ANTHONY L. LOSCALZO**, Floral Vale Professional Park, 410 Floral Vale Blvd., Yardley, PA 19067-5526.

VOGEL, MARJORIE M. a/k/a MARGIE VOGEL, dec'd.

Late of Newtown Borough, Bucks County, PA.

Trustees: **KEITH L. VOGEL**, 1515 Nassau Bay, Houston, TX 77058 and **TIMOTHY C. VOGEL**, 14 Essex Lane, Langhorne, PA 19047.