



# Bucks County Law Reporter

*The Official Legal Periodical for Bucks County*

Vol. 94

Doylestown, Pa., July 29, 2021

No. 30

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## Bucks County Law Reporter

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

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Asst. Editor: Maureen Serpico, Esquire

Gregory Nardi  
Executive Director

Editorial Office:  
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**BAR ASSOCIATION NEWS****Gina Rubel and Jennifer Simpson Carr Recognized Among The 2021 LAWDRAGON Global 100 Leaders**

Furia Rubel Communications, Inc., is proud to announce that its CEO Gina Rubel, and Jennifer Simpson Carr, director of business development, have been recognized by Lawdragon among the 2021 LAWDRAGON Global 100 Leaders in Legal Strategy and Consulting. Based in Pennsylvania and New Jersey, Rubel and Carr work with a team of law firm marketing and public relations experts as well as clients in 23 states, Washington D.C., and several countries.



Rubel is a lawyer, leader and entrepreneur who is called upon by law firms for high-stakes communications including high-profile litigation media relations. She is a Fellow in the College of Law Practice Management and with the American Bar Foundation. She has been named a Woman of Distinction by *The Legal Intelligencer* and *Philadelphia Business Journal* and included among Pennsylvania's Best 50 Women in Business and *SmartCEO* magazine's Brava Award winners. In 2019, Rubel published her third book, *Everyday Public Relations for Lawyers*, 2<sup>nd</sup> Edition. A graduate of Drexel University and Widener University School of Law, Rubel and her family live in Bucks County, Pa.



Simpson Carr is a business development and digital marketing expert. She leads relationship management and tracks market and emerging trends. She supports the agency's client value proposition and establishes a competitive advantage for the agency and its clients, winning new business, and implementing strategies that impact long-term business objectives. In addition, Carr serves as the producer for the firm's widely acclaimed podcast, "On Record PR."

July 29

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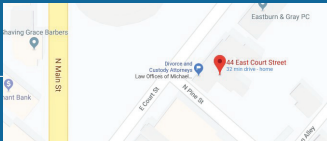
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Tom gained valuable trial experience as a prosecutor in Montgomery County, and through the years has participated in over 30 trials in various counties including Bucks, Lehigh, Northampton, Monroe and Philadelphia.

Tom also represents churches, schools and other non-profit organizations concerning a myriad of issues including child reporting, liability reduction, and Covid advice.



THOMAS A. BLACKBURN



Thomas A. Blackburn  
Drake, Hileman & Davis, PC  
P.O. Box 1306  
Doylestown, Pennsylvania 18901

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# Bench Bar Conference

September 23 - 25, 2021

Crystal Springs Resort, Hamburg, NJ



*Featuring Plenary Session "Actions Speak Louder Than Words: Effective Nonverbal Communication in the Legal Setting" with body language expert Jan Hargrave*

## JOIN LRIS FOR 2021!

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Applications are available online at [www.bucksbar.org/LRIS](http://www.bucksbar.org/LRIS). Please contact Lynn Abbonizio at 215-348-9413 ext. 104 or [lynna@bucksbar.org](mailto:lynna@bucksbar.org) with any questions.







## Pardons in Pennsylvania: Deconstructing Barriers to Second Chances

Pro Bono Committee CLE #2149

**Date:** Wednesday, August 11<sup>th</sup>, 2021

**Time:** 12:00 PM – 1:00 PM

**Location:** Hybrid- BCBA Building or Zoom. Zoom connection info. sent out upon registration

**CLE Credit:** 1 Substantive Credit

**Presenters:** Erica Briant and Megan Reinprecht, Legal Aid of Southeastern PA

**Description:** Presenters will discuss the importance of record-clearing legal work, the different ways to do this in PA, and the pardon application process. Presenters will go into detail about how to fill out the application, the other steps of the process, what the process is like, and the value to the applicant in having an advocate to assist them.

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

\*Contact Megan at [mreinprecht@lasp.org](mailto:mreinprecht@lasp.org) to volunteer for a pro bono pardon case with LASP and receive the course for FREE!

**Questions:** Contact Samantha Gruber at [Samantha.Gruber@bucksbar.org](mailto:Samantha.Gruber@bucksbar.org)

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**Name:** \_\_\_\_\_ **Attorney ID:** \_\_\_\_\_

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July 8— Aug. 5



# Imposter Syndrome: How to Improve Your Confidence and Career

Lawyer Wellness Program CLE #2150

**Date:** Wednesday, August 18<sup>th</sup>, 2021

**Time:** 8:30 AM-9:30 AM

**Location:** BCBA or Zoom

**CLE Credit:** 1 Substantive Credit

**Presenter:** Dr. Adam Assoian

**Description:** Imposter Syndrome impacts nearly every professional that is in a position of power and/or in a helping line of work. Despite how common it is, it's seldom discussed or acknowledged as a true detriment to one's confidence and overall career. In this course, we will identify what Imposter Syndrome is, how to identify if you have it, and what you can do to help yourself overcome it. We will also talk about the impact Imposter Syndrome has on your mental health and overall career. At the end of the course, there will be an opportunity for Q&A.

**Fee:** Free for BCBA Members, \$60 Non-Members



**Sponsored by:**

**Questions:** Contact Emily Norman at [Emily.Norman@bucksbar.org](mailto:Emily.Norman@bucksbar.org) or Samantha Gruber at [Samantha.Gruber@bucksbar.org](mailto:Samantha.Gruber@bucksbar.org).

**Name:** \_\_\_\_\_ **Attorney ID:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

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June 17— Aug. 12



## How to Protect Your Firm From Cyber Attacks

CLE # 2151

**Date:** Wednesday, August 18<sup>th</sup>, 2021

**Time:** 10:00 AM-11:00 AM

**Location:** Zoom or BCBA

**CLE Credit:** 1 Substantive Credit

**Presenter:** Tom Kirkham, IronTech Security

**Description:** This webinar will outline the orchestration of security layers necessary to secure your law firm and how to properly manage your information technology. We will cover three things in particular that law firms need in order to fight hackers—and WIN! Following the presentation, participants will be able to properly secure their law firm with security layers following the NIST Cybersecurity Framework. In addition, participants will be able to identify current threats, risks, and vulnerabilities held by their law firm.

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

**Sponsored by:**  PNC  
WEALTH MANAGEMENT

**Questions:** Contact Emily Norman at [Emily.Norman@bucksbar.org](mailto:Emily.Norman@bucksbar.org) or Samantha Gruber at [Samantha.Gruber@bucksbar.org](mailto:Samantha.Gruber@bucksbar.org).

**Name:** \_\_\_\_\_ **Attorney ID:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

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June 17— Aug. 12



# So You Settled Big, Now What?

CLE #2153

**Date:** Wednesday, August 18<sup>th</sup>, 2021

**Time:** 1:00 PM- 2:00 PM

**Location:** Hybrid- BCBA Building or Zoom. Zoom connection info. sent out upon registration

**CLE Credit:** 0.5 Substantive and 0.5 Ethics Credit

**Presenters:** Heidi Villari, The Villari Firm and Claudine Homolash, Sage Settlement

**Description:** This course is a one-hour course that will cover some of the pitfalls that practitioners will face in cases involving settlements of minor compromise, incapacitated persons, brain damaged babies and instances where trusts and structured settlements are preferred/required. Medicare set-asides will also be covered.

**Sponsored by:**  **PNC**  
WEALTH MANAGEMENT

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

**Questions:** Contact Samantha Gruber at [Samantha.Gruber@bucksbar.org](mailto:Samantha.Gruber@bucksbar.org)

**Name:** \_\_\_\_\_ **Attorney ID:** \_\_\_\_\_

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July 29; Aug. 5, 12

**Sheriff's Sale***Second Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, August 13, 2021 at 12 o'clock P.M., Eastern Prevailing Time, virtually at an online auction conducted by Bid4Assets at <https://www.bid4assets.com/buckscountysheriffsales> the following real estate to wit:

**BENSALEM TOWNSHIP**

DOCKET #2017-03139

All that certain piece or parcel or Tract of land situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, and being known as 2829 Colmar Avenue, Bensalem, Pennsylvania 19020.

TAX MAP AND PARCEL NUMBER: #02-036-088.

PROPERTY ADDRESS: 2829 Colmar Avenue, Bensalem, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **DEAN J. FISHER, BARBARA A. FISHER** and **FRANKLIN P. FISHER, JR.**

**TERRENCE McCABE**, Esquire

MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-00054

ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN **BENSALEM TOWNSHIP**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA. MORE FULLY DESCRIBED AS DEED BOOK 3721, PAGE 816.

TAX PARCEL #02-088-066.

PROPERTY ADDRESS: 2342 Ebury Court, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JOHN D. MARZARIO, NICOLE MARZARIO.**

**ANDREW J. MARLEY**, Esquire

MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-06607

WELLS FARGO BANK, N.A. v. GARY GRUBB IN HIS CAPACITY AS HEIR OF

JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB, DECEASED; TERESIA STEPP, IN HER CAPACITY AS HEIR OF JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB, DECEASED; LAURA BERNARDO IN HER CAPACITY AS HEIR OF JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB, DECEASED; HUBERT STEPP, IN HIS CAPACITY AS HEIR OF JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB, DECEASED; MARY STEPP, IN HER CAPACITY AS HEIR OF JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB, DECEASED; SHIRLEY STEPP, IN HER CAPACITY AS HEIR OF JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB, DECEASED; LARRY MUSTARD, IN HIS CAPACITY AS HEIR OF JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB, DECEASED owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, BUCKS County, Pennsylvania, being 450 ELM AVENUE, BENSALEM, PA 19020.

TAX PARCEL #02-068-037.  
PROPERTY ADDRESS: 450 Elm Avenue, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GARY GRUBB** IN HIS CAPACITY AS HEIR OF **JACOB ROSCOE GRUBB** a/k/a **JACOB R. GRUBB**; **TERESIA STEPP** IN HER CAPACITY AS HEIR OF **JACOB ROSCOE GRUBB** a/k/a **JACOB R. GRUBB**; **LAURA BERNARDO** IN HER CAPACITY AS HEIR OF **JACOB ROSCOE GRUBB** a/k/a **JACOB R. GRUBB**; **HUBERT STEPP** IN HIS CAPACITY AS HEIR OF **JACOB ROSCOE GRUBB** a/k/a **JACOB R. GRUBB**; **MARY STEPP** IN HER CAPACITY AS HEIR OF **JACOB ROSCOE GRUBB** a/k/a **JACOB R. GRUBB**; **SHIRLEY STEPP** IN HER CAPACITY AS HEIR OF **JACOB ROSCOE GRUBB** a/k/a **JACOB R. GRUBB**; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PRSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,

**TITLE OR INTEREST FROM OR UNDER JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB; LARRY MUSTARD IN HER CAPACITY AS HEIR OF JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB. LAUREN TABAS, Esquire**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**BRISTOL TOWNSHIP**

DOCKET #2019-06391

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 409 River Road, Bristol a/k/a Croydon, PA 19021. TAX PARCEL #05-011-335.

PROPERTY ADDRESS: 409 River Road, Bristol a/k/a Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL LLEWLLYN, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF LEON LLEWLLYN a/k/a LEON H. LLEWLLYN; JENNIFER LOWRY, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF LEON LLEWLLYN a/k/a LEON H. LLEWLLYN; NIKKI McKEOWN, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF LEON LLEWLLYN a/k/a LEON H. LLEWLLYN; CARA McKEOWN, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF LEON LLEWLLYN a/k/a LEON H. LLEWLLYN; JESSICA LYNN DOAK, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF LEON LLEWLLYN a/k/a LEON H. LLEWLLYN; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF LEON LLEWLLYN a/k/a LEON H. LLEWLLYN.**

**MEREDITH WOOTERS, Esquire**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2020-01982

Property to be sold is located in the **TOWNSHIP OF BRISTOL** County of Bucks and State of Pennsylvania.

Commonly known as: 54 NATALIE COURT, TOWNSHIP OF BRISTOL, PA 19057 a/k/a 54 NATALIE COURT, LEVITTOWN, PA 19057.

TAX PARCEL #05-025-082-312.

PROPERTY ADDRESS: 54 Natalie Court, Township of Bristol, PA 19057 a/k/a 54 Natalie Court, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT GERARD, JR. a/k/a ROBERT E. GERARD, JR.**

**ADAM FRIEDMAN, Esquire**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**BUCKINGHAM TOWNSHIP**

DOCKET #2015-06034

Property to be sold is located in the **TOWNSHIP BUCKINGHAM**, County of Bucks and State of Pennsylvania.

Commonly known as: 5026 York Road, Buckingham, PA 18901 (mailing address: 5026 York Road, Doylestown, PA 18901).

TAX PARCEL #06-014-023.

PROPERTY ADDRESS: 5026 York Road, Buckingham, PA 18901 (mailing address: 5026 York Road, Doylestown, PA 18901).

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KAREN TORTORELLA, ERMA E. TORTORELLA.**

**ADAM FRIEDMAN, Esquire**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2018-02269

ALL THAT CERTAIN lot or piece of ground, Situate in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, designated as Lot No. 156 on a Final Plan of "Woodlyn" made by Tri-State Engineers and Land Surveyors, Inc. dated 3/14/69 recorded in Bucks County in Plan Book 63, page 10, bounded and described as follows, to wit:

TAX PARCEL #21-024-084.

PROPERTY ADDRESS: 728 Hunter Drive, Langhorne, PA 19053.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JUNE P. SEGAL.**

**CHRISTOPHER DeNARDO**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**MIDDLETOWN TOWNSHIP**

DOCKET #2020-00409

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon Situate, lying and being at Levittown, in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks Commonwealth of Pennsylvania.

TAX PARCEL #22-045-430.

PROPERTY ADDRESS: 27 Deep Dale Drive, Levittown, PA 19056.

IMPROVEMENTS: TWO STORY RESIDENTIAL.

SOLD AS THE PROPERTY OF: **CHARLES LUDSKY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUSAN LUDSKY a/k/a SUE LUDSKY DECEASED; SANDRA POLAN KNOWN HEIR OF SUSAN LUDSKY a/k/a SUE LUDSKY DECEASED.**

**EMMANUEL ARGENTIERI**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2020-03880

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, and Commonwealth of Pennsylvania, being known as Lot No. 9684-J in the Subdivision Map of Twin Oaks, Section 82, as recorded in the Recorder's Office of Bucks County, Pennsylvania in Plan Book Volume 10, Page 28.

TAX PARCEL #22-051-077.

PROPERTY ADDRESS: 7 Twin Oak Way, Levittown, PA 19056.

IMPROVEMENTS: ONE STORY SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ESTATE OF JOHN SCHWARTZ DECEASED LAST RECORD OWNER/MORTGAGOR;**

**UNKNOWN HEIRS DEVISEES AND PERSONAL REPRESENTATIVES OF JOHN SCHWARTZ AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST; KATHLEEN BOGARDO, KNOWN HEIR OF JOHN SCHWARTZ.**

**EMMANUEL ARGENTIERI**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**QUAKERTOWN BOROUGH**

DOCKET #2020-06533

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **BOROUGH OF QUAKERTOWN**, Bucks County, and Commonwealth of Pennsylvania, known as 35 Essex Court, bounded and described as follows, to wit:

TAX PARCEL #35-013-020.

PROPERTY ADDRESS: 35 Essex Court, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **KIMBERLY COWDREY IN HER CAPACITY AS LIVING HEIR TO HENRY J. THOMER DECEASED, BRIAN THOMER IN HIS CAPACITY AS LIVING HEIR TO HENRY J. TOMER DECEASED; ALL UNKNOWN HEIRS, DEVISEES, PERSONAL REPRESENTATIVES AND ASSIGNS OF AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER HENRY J. THOMER DECEASED.**

**KELLY L. EBERLE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**RICHLAND TOWNSHIP**

DOCKET #2016-07070

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

TAX PARCEL #36-025-380.

PROPERTY ADDRESS: 1144 Berkley Avenue, Quakertown, PA 18951.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID McGANN, MARY KATE McGANN, MICHAEL McKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**WARMINSTER TOWNSHIP**

DOCKET #2019-05938

ALL THAT CERTAIN lot or tract or ground, Situate in **WARMINSTER TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania and described according to a certain plan thereof known as final plan Laurel Hill, made by Diamond Engineering Co., Inc., dated October 10, 1978 last revised July 14, 1980 and recorded October 15, 1980 in plan book 201 page 46.

Being known as 683 Whittier Drive, Warminster Township, PA 18974.

TAX PARCEL #49-016-225.

PROPERTY ADDRESS: 683 Whittier Drive, Warminster Township, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **AMY KENNEDY a/k/a AMY WEBER, JOHN MacINTOSH, MARIE MacINTOSH.**

**JOHN J. McANENEY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

**WRIGHTSTOWN TOWNSHIP**

DOCKET #2017-05963

Property to be sold is located in the **TOWNSHIP OF WRIGHTSTOWN**, County of Bucks and State of Pennsylvania.

Commonly known as: 66 Penn Oak Trail, Township of Wrightstown, PA 18940 a/k/a 66 Penn Oak Trail, Newtown, PA 18940.

TAX PARCEL #53-012-072-004.

PROPERTY ADDRESS: 66 Penn Oak Trail, Township of Wrightstown, PA 18940 a/k/a 66 Penn Oak Trail, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STACEY METSIKAS, MANUEL METSIKAS.**

**ADAM FRIEDMAN**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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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 MILTON R. WARRELL, III, Sheriff, Doylestown, Pennsylvania.

July 22, 29; Aug. 5

Please, take a moment to

# Update Your Contact Information

Log on to [www.bucksbar.org](http://www.bucksbar.org) to update your member profile including your current address, phone number, email address, firm information, as well as your sections, divisions & committees.

Need help logging in? Contact Emily Norman at 215-348-9413 ext. 110 or [EmilyN@BucksBar.org](mailto:EmilyN@BucksBar.org)



## Change of Name

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2021-03358

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 **BRITTNEY MARIE TAYLOR** to **AUGUST JACOB TAYLOR**.

The Court has fixed the 28 day of September, 2021 at 9:30 a.m. in Courtroom No. 360, Bucks County Justice Center at 100 N. Main St., 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.

July 29

## 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.

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

July 29

## Charter Application Limited Liability Company

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the Pennsylvania Limited Liability Act of 1994 for the following limited liability company:

**NexusMedX, LLC** has filed a Certificate of Organization under the provisions of the

Pennsylvania Limited Liability Company Law of 1994.

**John S. Benson**, Solicitor  
18 N. Main Street  
Doylestown, PA 18901

July 29

**Pennbow, LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

**John S. Benson**, Solicitor  
18 N. Main Street  
Doylestown, PA 18901

July 29

## Charter Application Nonprofit

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

The name of the corporation is **Reserve at Emerson Farm Community Association, Inc.**

The Articles of Incorporation (filing date) July 7, 2021.

July 29

The name of the corporation is **Resilient Together Inc**

July 29

## Confirmation of Account

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

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate Estates and Fiduciaries Code that the following Fiduciaries will present their accounts, theretofore filed with the Clerk of the Orphans' Court Division for Audit and Confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code at 10:00 A.M. on **August 2, 2021**, in Courtroom 260 on the 2nd floor of the BUCKS COUNTY JUSTICE CENTER, 100 N. MAIN STREET, DOYLESTOWN, PA.

Any person who fails to present his/her claim or make objections in person or by

attorney at the audit or confirmation of the account will be barred forever from so doing. Estate of **ROBERT C. MARQUARDT** – Thomas Mazzaro, Executor

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

July 22, 29

## 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*

#### **ABRAHAM, MARCIA**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **RONALD ABRAHAM** c/o Mark S. Blaskey, Esquire, 3000 Two Logan Square, Philadelphia, PA 19103.

Attorney: **MARK S. BLASKEY**, Troutman Pepper Hamilton Sanders LLP, 3000 Two Logan Square, Philadelphia, PA 19103.

#### **BURKETT, EDWARD CRAWFORD** a/k/a **EDWARD BURKETT**, dec'd.

Late of Croydon, Bucks County, PA.

Executor: **LOUIS ROBERT BURKETT**, 5055 Homestead St., Philadelphia, PA 19135.

#### **CONNERY, LESLIE JOY** a/k/a **LESLIE VOGEL CONNERY**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executors: **NEIL M. CONNERY** and **RACHEL J. MALLON** c/o Leonard L. Shober, Esq., 308 N. Main St., Ste. 400, Chalfont, PA 18914.

Attorney: **LEONARD L. SHOBER**, Shober & Rock, P.C., 308 N. Main St., Ste. 400, Chalfont, PA 18914.

#### **DRIESBACH, PATRICIA**, dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **TOM RATCLIFFE**, 4247 York Drive, Doylestown, PA 18902.

#### **DUFFY, JAMES C., JR.**, dec'd.

Late of Bristol, Bucks County, PA.

Executrix: **NANCY A. FELLMETH**, 3108 Steele Ave., Bristol, PA 19007.

#### **FINNEY, ALICE C.** a/k/a **ALICE CECELIA FINNEY**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executrix: **BARBARA A. KEAVENEY**, 107 Mulberry Place, Douglassville, PA 19518.

Attorney: **THOMAS P. McCABE**, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464.

#### **FOSTER, ANNE**, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executor: **TREVOR M. FOSTER**, 4857 Braddock Ct., Doylestown, PA 18902.

#### **GREENIG, GEORGE G.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executors: **MICHELE J. REINERT**, 600 Harvest Dr., Telford, PA 18969 and **GEORGE B. GREENIG**, 137 Henry Avenue, Warminster, PA 18974.

Attorney: **DAWN E. MILLER MEDVESKY**, 601 E. Broad Street, Suite 110, Souderton, PA 18964.

#### **GUENZER, ALBERT J.**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executor: **WALTER J. GARECHT** c/o Ronald R. Bolig, Esquire, 5 Temple Avenue, Sellersville, PA 18960.

Attorney: **RONALD R. BOLIG**, Lechowicz and Bolig Law Offices, 5 Temple Avenue, Sellersville, PA 18960.

#### **KOEHLER, DAVID**, dec'd.

Late of Ottsville, Bucks County, PA.

Executor: **TOM RATCLIFFE**, 4247 York Drive, Doylestown, PA 18902.

#### **KRATZ, ROSE MARIE**, dec'd.

Late of Middletown Twp., Bucks County, PA.

Executrix: **JOANNE MASTERSON** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**MARTINO, MICHAEL J.** a/k/a **MICHAEL J. MARTINO, JR.**, dec'd.

Late of Morrisville Borough, Bucks County, PA.

Executrix: **SUSAN K. WOODARD** c/o Lisa Bellet Collins, Esquire, Snipes & Collins, P.O. Box 354, Yardley, PA 19067.

Attorney: **LISA BELLET COLLINS**, Snipes & Collins, P.O. Box 354, Yardley, PA 19067.

**McELWEE, HELEN M.**, dec'd.

Late of Warrington Township, Bucks County, PA.

Executor: **JOHN F. McELWEE, JR.**, 1433 Swan Ln., Mullica Hill, NJ 08062.

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

**McELWEE, JOHN**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **JOHN F. McELWEE, JR.**, 1433 Swan Ln., Mullica Hill, NJ 08062.

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

**PERRY, JASON P.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Administratrix: **MARGARET MARY WALDOWSKI**, 1687 Renaissance Boulevard, Yardley, PA 19067.

Attorney: **EDWARD J. GILSON, JR.**, Four Neshaminy Interplex Drive, Suite 105, Trevoise, PA 19053.

**PRICE, EDWARD W.**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **CHRISTOPHER S. PRICE**, 205 Austin Drive, Fairless Hills, PA 19030.

Attorney: **GREGORY L. STURN**, Harris and Harris, 1760 Bristol Road, P.O. Box 160, Warrington, PA 18976.

**VOHL, STEVEN I.**, dec'd.

Late of Levittown, Bucks County, PA.

Executrix: **BETH VOHL**, 66 Kenwood Drive N., Levittown, PA 19055.

Attorney: **CHARLES L. TANNENBAUM**, 33 Highgate Lane, Blue Bell, PA 19422.

**WISNIA, DAVID** a/k/a **DAVID S. WISNIA**, dec'd.

Late of Langhorne, Bucks County, PA.

Executor: **ERIC WISNIA**, 688 Long Acre Lane, Yardley, PA 19067.

**YERKES, ROBERT A., SR.**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Administratrix: **CHERYL L. STUM** c/o Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.

Attorney: **TRACY L. CASSELBROPHY**, 680 Middletown Blvd., Langhorne, PA 19047.

*Second Publication*

**ADAMS, JOHN**, dec'd.

Late of Bristol Twp., Bucks County, PA.

Administrator: **JAMES ADAMS, JR.** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**BITROS, BARBARA** a/k/a **BARBARA SCHAEFER**, dec'd.

Late of Langhorne Borough, Bucks County, PA.

Administrator: **BRANDON BITROS**, 1221 E. Columbia Ave., Philadelphia, PA 19125.

**BUCON, RONALD T.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Administrator: **S&T WEALTH MANAGEMENT**, Stephen J. McGann c/o Harvey Ballard & Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312.

Attorney: **ANTHONY L. MARONE**, Harvey Ballard & Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312.

**BUDDENDORF, FREDERICK**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **CHRISTOPHER RUDY** c/o William E. Scott, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

Attorney: **WILLIAM E. SCOTT**, Jackson, Cook, Caracappa & Scott, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

**BURNS, JOHN R.**, dec'd.

Late of Pennel Borough, Bucks County, PA.

Executrix: **MARGARET A. CHECK**,  
25 Holly Avenue, Pennel, PA 19047.

**BYRNE, ROSANNE**, dec'd.

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

Executor: **MARK J. BYRNE**.

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

**CRAWFORD, DOROTHY LUCY**, dec'd.

Late of Lower Southampton Township,  
Bucks County, PA.

Executrix: **BONNIE S. CRAWFORD**,  
1851 Hawthorne Circle, Jamison, PA  
18929.

Attorney: **MARYBETH O. LAURIA**,  
Lauria Law LLC, 3031 Walton Rd., Ste.  
A320, Plymouth Meeting, PA 19462.

**D'ANGELO, ERNEST**, dec'd.

Late of Upper Black Eddy, Nockamixon  
Twp., Bucks County, PA.

Administratrix: **JULIA D'ANGELO**,  
318 Marienstein Rd., Upper Black Eddy,  
PA 18972.

Attorney: **DAVID M. MacFARLAN**,  
MacFarlan Law, LLP, 1255 Easton Road,  
Warrington, PA 18976.

**DOLBOW, JOSEPHINE P.**, dec'd.

Late of Bensalem Township, Bucks  
County, PA.

Executrix: **PATRICIA L. SCHUMANN**  
c/o Leonard L. Shober, Esq., 308 N. Main  
St., Ste. 400, Chalfont, PA 18914.

Attorney: **LEONARD L. SHOBER**,  
Shober & Rock, P.C., 308 N. Main St.,  
Ste. 400, Chalfont, PA 18914.

**DUGAN, STEPHEN R. a/k/a STEPHEN R.  
DU GAN and STEPHEN R. DuGAN**,  
dec'd.

Late of Buckingham Township, Bucks  
County, PA.

Executor: **KENNETH G. DUGAN, JR.**  
c/o Brian R. Price, Esq., 140 E. Butler  
Ave., Chalfont, PA 18914.

Attorney: **BRIAN R. PRICE**, Semanoff  
Ormsby Greenberg & Torchia, LLC, 140  
E. Butler Ave., Chalfont, PA 18914.

**ERB, MARGOT**, dec'd.

Late of Bristol Twp., Bucks County, PA.

Administrator: **ELLIOT MARK  
OLEN**, Esq., Oxford Crossing, 333 N.  
Oxford Valley Road, Suite #302, Fairless  
Hills, PA 19030.

Attorneys: **OLEN LAW OFFICE**,  
Oxford Crossing, 333 N. Oxford Valley  
Road, Suite #302, Fairless Hills, PA  
19030.

**ESPOSITO, WILLIAM R. a/k/a RANDY  
ESPOSITO**, dec'd.

Late of the Borough of Bristol, Bucks  
County, PA.

Executrix: **PATRICIA ESPOSITO**, 2600  
Bridle Path Lane, Bristol, PA 19007.

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

**FABRIZIO, JANE**, dec'd.

Late of Falls Twp., Bucks County, PA.

Executrix: **KRISTIE LEIDY** c/o  
William J. Salerno, Esquire, 220 Radcliffe  
Street, Bristol, PA 19007.

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

**GALLAGHER, FRANCIS B., SR.**, dec'd.

Late of Levittown, Bucks County, PA.

Executors: **FRANCIS B.  
GALLAGHER, JR.**, 198 Flint Road,  
Langhorne, PA 19047 and **JOANNE  
SMITH**, 3206 Chesterton Court,  
Bensalem, PA 19020.

Attorney: **JOHN DEREK GUYNN**,  
The Guynn Law Firm, LLC, 301 Poplar  
Road, Flourtown, PA 19031.

**GEORGIADIS, GLORIA D.**, dec'd.

Late of Richlandtown, Bucks County, PA.

Executor: **HERBERT S.  
GEORGIADIS**, 2050 Esten Rd.,  
Quakertown, PA 18951.

Attorney: **J. OLIVER GINGRICH**,  
Landis, Hunsberger, Gingrich & Weik,  
LLP, 114 East Broad Street, P.O. Box  
64769, Souderton, PA 18964.

**GILLIS, JEANNE E.**, dec'd.

Late of Richland Township, Bucks  
County, PA.

Administrators: **CARISA M. GILLIS**  
and **WILLIAM J. GILLIS, III** c/o  
Renata T. Pabisz, Esq., Neshaminy Valley  
Commons, 2410 Bristol Rd., Bensalem,  
PA 19020.

Attorney: **RENATA T. PABISZ**, Dorian,  
Goldstein, Wisniewski & Orchinik, P.C.,  
Neshaminy Valley Commons, 2410  
Bristol Rd., Bensalem, PA 19020.

**GODSHALL, DORIS M.**, dec'd.

Late of West Rockhill Township, Bucks  
County, PA.

- Executor: **BRIAN R. PRICE**, 140 E. Butler Ave., Chalfont, PA 18914.  
 Attorney: **BRIAN R. PRICE**, Semanoff Ormsby Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914.
- HECKLIN, LARRY EVAN** a/k/a **LAWRENCE HECKLIN**, dec'd.  
 Late of Buckingham Township, Bucks County, PA.  
 Executrix: **MINDI HECKLIN** c/o Alissa B. Gorman, Esq., 140 E. Butler Ave., Chalfont, PA 18914.  
 Attorney: **ALISSA B. GORMAN**, Semanoff Ormsby Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914.
- HERCZIG, ANTAL**, dec'd.  
 Late of Warminster Township, Bucks County, PA.  
 Executrix: **HEIDI MARIA BARKE** c/o Leonard L. Shober, Esq., 308 N. Main St., Ste. 400, Chalfont, PA 18914.  
 Attorney: **LEONARD L. SHOBER**, Shober & Rock, P.C., 308 N. Main St., Ste. 400, Chalfont, PA 18914.
- HILGER, JOHN H.**, dec'd.  
 Late of Warrington Township, Bucks County, PA.  
 Executrix: **MADLINE A. CAUM** c/o Holmberg Law Offices, P.O. Box 622, Glenside, PA 19038.  
 Attorney: **GLEN R. HOLMBERG**, Holmberg Law Offices, P.O. Box 622, Glenside, PA 19038.
- HUTTLIN, DONALD L.** a/k/a **DONALD LOUIS HUTTLIN**, dec'd.  
 Late of Doylestown Township, Bucks County, PA.  
 Executors: **MATTHEW R. HUTTLIN** and **DONALD L. HUTTLIN, JR.** c/o Larry Scott Auerbach, Esq., 1000 Easton Rd., Abington, PA 19001.  
 Attorney: **LARRY SCOTT AUERBACH**, 1000 Easton Rd., Abington, PA 19001.
- HUTTO, MARY** a/k/a **MARY ATKINSON HUTTO**, dec'd.  
 Late of Newtown, Bucks County, PA.  
 Executrix: **REBECCA HUTTO**, 33 Riverdale Road, Yardley, PA 19067.
- KNIGHT, NONA D.**, dec'd.  
 Late of Solebury Township, Bucks County, PA.
- Executor: **DANIEL J. PACI** c/o Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.  
 Attorney: **DANIEL J. PACI**, Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.
- MINNIGH, PHILIP JOSEPH** a/k/a **PHIL MINNIGH**, dec'd.  
 Late of Fairless Hills, Bristol Township, Bucks County, PA.  
 Executor: **JADD PHILIP MINNIGH**, 2920 50th Avenue West, Apt. 26, Bradenton, FL 34207.
- MOBLEY, CARLOS R.**, dec'd.  
 Late of Doylestown, Bucks County, PA.  
 Executrix: **SHERRI A. GALT** c/o Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.  
 Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.
- MORIN, JOYCE E.**, dec'd.  
 Late of Quakertown, Bucks County, PA.  
 Executor: **DAVID EGAN**, 18 Imperial Place, 5A, Providence, RI 02903.
- OLDROYD, EDWIN W., JR.**, dec'd.  
 Late of Ivyland, Bucks County, PA.  
 Executrix: **JAMIE LAUREN OLDROYD** a/k/a **JAMIE L. MEDINA** 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.
- OLDROYD, TERESA JEAN**, dec'd.  
 Late of Warrington, Bucks County, PA.  
 Executrix: **JAMIE LAUREN OLDROYD** a/k/a **JAMIE L. MEDINA** 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.
- POTOSKY, MARIA K.** a/k/a **MARIA F. POTOSKY**, dec'd.  
 Late of Falls Township, Bucks County, PA.  
 Executor: **IKOR OF EASTERN PENNSYLVANIA** by Dennis Mahoney, 450 West Village Lane, Chadds Ford, PA 19317.

Attorney: **HENRY A. CARPENTER, II.**  
**RICHETTI, JOHN R.** a/k/a **JOHN RICHETTI**, dec'd.  
 Late of Bensalem Township, Bucks County, PA.  
 Executor: **STEPHEN J. IAQUINTA** c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.  
 Attorney: **HARRY METKA**, 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

**SMITH, CARMELA A.**, dec'd.  
 Late of Middletown Twp., Bucks County, PA.  
 Administratrix: **LINDA SMITH** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.  
 Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.

**SMITH, MARION EVELYN** a/k/a **MARION E. SMITH**, dec'd.  
 Late of Croydon, Bristol Township, Bucks County, PA.  
 Executrix: **SUSAN M. WOOD**, 5028 Clymer Rd., Quakertown, PA 18951.

**STUTMAN, MAXINE A.**, dec'd.  
 Late of Warminster, Bucks County, PA.  
 Executor: **ASHER E. STUTMAN**, 16000 Ann's Choice Way, #CP-117, Warminster, PA 18974.  
 Attorney: **JUDITH STUTMAN IZES**, Gazan & John, P.C., 30 West Airy Street, Norristown, PA 19401.

**THORN, JOANNE T.** a/k/a **JOANNE THERESA THORN** and **JOANNE TERESA THORN**, dec'd.  
 Late of Newtown Township, Bucks County, PA.  
 Executrix: **JOANNE E. THORN** a/k/a **JOANNE ELLEN THORN**, 7 Central Ave., Cranford, NJ 07016.

**TRACEY, JEFFREY DENNIS**, dec'd.  
 Late of Doylestown, Bucks County, PA.  
 Administrator: **JOHN EDWARD TRACEY**, 104 Old Barn Lane, Rocky Mount, NC 27804.

**WANJEK, MARION E.** a/k/a **MARION E. CARABINE**, dec'd.  
 Late of Warrington, Bucks County, PA.  
 Executor: **CARL J. WANJEK**, 70 Coral Ln., Levittown, PA 19055.

**WILLIAMS, RICHARD A.**, dec'd.  
 Late of Perkasie Borough, Bucks County, PA.  
 Executrix: **LESLIE A. ERHARDT** c/o Leonard L. Shober, Esq., 308 N. Main St., Ste. 400, Chalfont, PA 18914.  
 Attorney: **LEONARD L. SHOBER**, Shober & Rock, P.C., 308 N. Main St., Ste. 400, Chalfont, PA 18914.

**WINOKUR, NORMAN**, dec'd.  
 Late of Bucks County, PA.  
 Co-Executors: **JEFFREY H. WINOKUR** and **RHONDA PENECALE** 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.

*Third and Final Publication*

**BANCROFT, JUDITH A.**, dec'd.  
 Late of Middletown Township, Bucks County, PA.  
 Executors: **KRISTEN BANCROFT** and **WILLIAM MICHAEL BANCROFT** 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.

**BERNAZZOLI, DONNA JEAN**, dec'd.  
 Late of Warrington Township, Bucks County, PA.  
 Executrix: **MARSHA LEDDER**, 502 Daltry Ct., Chalfont, PA 18914.

**BOYD, ANNE D.** a/k/a **ANNE DOROTHY BOYD** and **ANNE BOYD**, dec'd.  
 Late of Northampton Township, Bucks County, PA.  
 Executors: **ROBERT BOYD** and **STEPHEN BOYD** c/o Joseph J. Witiw, Esq., 1140-B York Rd., Warminster, PA 18974-2072.  
 Attorney: **JOSEPH J. WITIWI**, 1140-B York Rd., Warminster, PA 18974-2072.

**BOYD, AUGUSTUS R.** a/k/a **AUGUSTUS ROBERT BOYD** and **AUGUSTUS BOYD**, dec'd.  
 Late of Northampton Township, Bucks County, PA.

- Executors: **STEPHEN BOYD** and **ROBERT BOYD** c/o Joseph J. Witiw, Esq., 1140-B York Rd., Warminster, PA 18974-2072.  
Attorney: **JOSEPH J. WITIW**, 1140-B York Rd., Warminster, PA 18974-2072.
- BURWASSER, INA**, dec'd.  
Late of Langhorne, Bucks County, PA.  
Executrix: **FAITH BURWASSER**, 3060 Bristol Rd., Apt. 192, Bensalem, PA 19020.  
Attorney: **SCOTT D. BLOOM**, 1033A Mill Creek Dr., Feasterville, PA 19053.
- CURRIE, DAVID GEORGE**, dec'd.  
Late of Newtown, Bucks County, PA.  
Executor: **TOM P. CURRIE**, 730 Southbluff Dr., Westerville, OH 43082.
- FRY, JANET M.**, dec'd.  
Late of Northampton Township, Bucks County, PA.  
Executor: **RANDOLPH A. FRY** c/o Henry E. Van Blunk, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.  
Attorney: **HENRY E. VAN BLUNK**, Eastburn & Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.
- GONDOS, HELEN L.**, dec'd.  
Late of Middletown Township, Bucks County, PA.  
Executrix: **LINDA M. KELLY** c/o D. Keith Brown, Esq., Two N. State St., Newtown, PA 18940.  
Attorney: **D. KEITH BROWN**, Stuckert and Yates, Two N. State St., Newtown, PA 18940.
- KIESEL, EDWARD DANIEL**, dec'd.  
Late of Richland Township, Bucks County, PA.  
Administrator: **WILLIAM A. KIESEL** c/o Robert G. Moffett, Esquire, 125 California Road, Quakertown, PA 18951.  
Attorney: **ROBERT G. MOFFETT**, 125 California Road, Quakertown, PA 18951.
- KLEIN, RAYMOND LEIGH**, dec'd.  
Late of Warminster, Bucks County, PA.  
Executrix: **DEBORAH GILLMAN**, 206 Deb Lane, Warminster, PA 18974.  
Attorney: **GREGORY L. STURN**, Harris and Harris, 1760 Bristol Road, P.O. Box 160, Warrington, PA 18976.
- KLOTZ, VIRGINIA T.**, dec'd.  
Late of West Rockhill Township, Bucks County, PA.  
Executor: **CHRISTOPHER M. KLOTZ** c/o Carla Trongone, Esq., 333 N. Broad St., Lansdale, PA 19446.  
Attorney: **CARLA TRONGONE**, The Law Offices of Carla Trongone, 333 N. Broad St., Lansdale, PA 19446.
- KOSTELNIK, ELIZABETH V.** a/k/a **ELIZABETH V. STEINBACH, MD**, dec'd.  
Late of Springfield Township, Bucks County, PA.  
Executor: **KEVIN J. KOSTELNIK**, 2244 Springtown Hill Road, Hellertown, PA 18055.  
Attorney: **MARY ANN SNELL**, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017.
- LEO, CHARLES JACOB, JR.**, dec'd.  
Late of Warminster Twp., Bucks County, PA.  
Administratrix: **DONNA STEVENS** c/o Bart Benoff, Esq., Benoff Law Firm, 5 Neshaminy Interplex, Suite 205, Trevoise, PA 19053.  
Attorneys: **BENOFF LAW FIRM**, 5 Neshaminy Interplex, Suite 205, Trevoise, PA 19053.
- McNAMARA, JOHN P.**, dec'd.  
Late of Tinicum Township, Bucks County, PA.  
Executor: **ERIN M. HESPELL**, 589 Geigel Hill Road, Ottsville, PA 18942.  
Attorney: **ROBERT E. FRAVEL**, 123 N. Main Street, Suite 101B, Dublin, PA 18917.
- PIZZICA, DOROTHY I.**, dec'd.  
Late of Bensalem Township, Bucks County, PA.  
Executor: **ALAN G. HOLETON, JR.** a/k/a **ALAN GEROD HOLETON, JR.** c/o Wilbur D. Dahlgren, Esq., 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.  
Attorney: **WILBUR D. DAHLGREN**, Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.
- RICCIO, JOHN**, dec'd.  
Late of New Hope Borough, Bucks County, PA.  
Executrix: **ELIZABETH A. DANESE** c/o Richard Danese, Jr., Esq., Two N. State St., Newtown, PA 18940.  
Attorney: **RICHARD DANESE, JR.**, Stuckert and Yates, Two N. State St., Newtown, PA 18940.

**RICHARDSON, VALARIA**, dec'd.

Late of Levittown, Bucks County, PA.  
 Administratrix: **IDELLA WADE**, 1590  
 Neshaminy Valley Drive, Bensalem, PA  
 19020.

**ROSSELL, GRACE**, dec'd.

Late of Middletown Township, Bucks  
 County, PA.

Executrix: **PAMELA L. FRIEDMAN**,  
 117 Dogwood Dr., Levittown, PA 19055.  
 Attorney: **YVETTE E. TAYLOR**, Law  
 Offices of Taylor Hachoose, 301 Oxford  
 Valley Rd., Ste. 102A, Yardley, PA 19067.

**RUFF, DELBERT E.**, dec'd.

Late of Chalfont Borough, Bucks County,  
 PA.

Executrix: **JENNIFER S. RUFF** c/o  
 Frank R. Demmerly, Jr., Esq., One  
 Centennial Square, Haddonfield, NJ  
 08033.

Attorney: **FRANK R. DEMMERLY,  
 JR.**, Archer & Greiner, P.C., One  
 Centennial Square, Haddonfield, NJ  
 08033.

**RUTH, PHILIP MICHAEL**, dec'd.

Late of Northampton Township, Bucks  
 County, PA.

Administrator: **STEPHEN H. PRICE**,  
 520 Walnut Street, Reading, PA 19601.

Attorney: **JESSE A.  
 KAMMERDEINER**, Mogel Speidel  
 Bobb & Kershner, 520 Walnut Street,  
 Reading, PA 19601.

**TOSCANO, GERALD F., II a/k/a GERALD  
 FRANCIS TOSCANO, II**, dec'd.

Late of Lower Southampton Township,  
 Bucks County, PA.

Executor: **GERALD F. TOSCANO, III**  
 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.

**WARNER, HELEN S.**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **JOHN J. WARNER, JR.**,  
 415 W. 11th Avenue, Conshohocken, PA  
 19428.

295, approved December 16, 1982, effective  
 March 16, 1983, of intention to file in the  
 office of the Secretary of the Commonwealth  
 of Pennsylvania, Department of State, Bureau  
 of Corporations at Harrisburg, Pennsylvania,  
 a Certificate for the conduct of a business  
 in Bucks County, Pennsylvania, under  
 the assumed or fictitious name, style or  
 designation of:

**BUSSINGER AUTOMOTIVE** with its  
 principal place of business 512 West Street  
 Road, Feasterville, PA 19053.

The name and address of the entity  
 owning or interested in said business are  
 Dream Cars By Bussinger, LTD., 512 West  
 Street Road, Feasterville, PA 19053.

The certificate will be filed on or after  
 June 10, 2021.

**Stephen B. Harris**, Solicitor

1760 Bristol Road  
 P.O. Box 160  
 Warrington, PA 18976

July 29

**MARY STREET OFFICE CENTER**  
 with its principal place of business 622 Mary  
 Street, Warminster, PA 18974.

The name and address of the entity  
 owning or interested in said business are  
 622 Mary Street, LLC, 622 Mary Street,  
 Warminster, PA 18974.

The certificate will be filed on or after  
 June 10, 2021.

**Stephen B. Harris**, Solicitor

1760 Bristol Road  
 P.O. Box 160  
 Warrington, PA 18976

July 29

Notice is hereby given, pursuant to the  
 provisions of Act of Assembly, No. 295,  
 effective March 16, 1983, of the filing in  
 the office of the Department of State, of  
 the Commonwealth of Pennsylvania, at  
 Harrisburg, PA on June 15, 2021, for an  
 Application for the conduct of business  
 in Bucks County, Pennsylvania, under  
 the assumed or fictitious name, style or  
 designation of **OB Photography**, with a  
 principal place of business at 670 Louis Dr.,  
 Warminster, PA 18974. The name and address  
 of the entity interested in said business is OB

**Fictitious Name**

NOTICE IS HEREBY GIVEN, pursuant  
 to the provisions of Act of Assembly No.



Productions Inc., 670 Louis Dr., Warminster,  
PA 18974.

**High Swartz, LLP**, Solicitors

40 E. Airy St.

P.O. Box 671

Norristown, PA 19404

July 29

## Miscellaneous

IN THE COURT OF COMMON PLEAS  
BUCKS COUNTY  
CIVIL ACTION – LAW  
TERM NO. 2021-01190  
ACTION OF MORTGAGE FORECLOSURE

**U.S. BANK NATIONAL ASSOCIATION,  
AS INDENTURE TRUSTEE, FOR THE  
HOLDERS OF THE CIM TRUST 2018-R2,  
MORTGAGE-BACKED NOTES, SERIES  
2018-R2**, Plaintiff

vs.

**The Unknown Heirs of MARK G.  
SIMONDS, Deceased, BRIDGET RAINEY  
and JOSEPH SIMONDS Solely in His  
Capacity As Heir of MARK G. SIMONDS,  
Deceased Mortgagor and Real Owner,**  
Defendants

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
TO: **The Unknown Heirs of MARK  
G. SIMONDS Deceased, MORTGAGOR  
AND REAL OWNER, DEFENDANTS,  
whose last known address is 115 Laurel  
Court, Quakertown, PA 18951**

THIS FIRM IS A DEBT COLLECTOR  
AND WE ARE ATTEMPTING TO COLLECT  
A DEBT OWED TO OUR CLIENT. ANY  
INFORMATION OBTAINED FROM YOU  
WILL BE USED FOR THE PURPOSE OF  
COLLECTING THE DEBT.

You are hereby notified that Plaintiff  
U.S. BANK NATIONAL ASSOCIATION,  
AS INDENTURE TRUSTEE, FOR THE  
HOLDERS OF THE CIM TRUST 2018-R2,  
MORTGAGE-BACKED NOTES, SERIES  
2018-R2, has filed a Mortgage Foreclosure  
Complaint endorsed with a notice to defend  
against you in the Court of Common Pleas  
of Bucks County, Pennsylvania, docketed  
to No. 2021-01190 wherein Plaintiff seeks  
to foreclose on the mortgage secured on  
your property located, 115 Laurel Court,  
Quakertown, PA 18951 whereupon your

property will be sold by the Sheriff of Bucks  
County.

### 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 the 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 you and a  
judgment may be entered against you by the  
Court without further notice for any money  
claim in the Complaint or for any other  
claim or relief requested by the Plaintiff. You  
may lose money or property or other rights  
important to you.

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

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

BUCKS COUNTY BAR ASSOCIATION  
135 East State Street  
P.O. Box 300  
Doylestown, PA 18901  
(215) 348-9413 or (800) 273-2929

**Michael T. McKeever**, Esquire  
KML Law Group, P.C.  
Attorneys for Plaintiff  
BNY Independence Center  
701 Market Street  
Suite 5000  
Philadelphia, PA 19106-1532  
(215) 627-1322

July 29

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# ROOMS



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**\*Dated Material. Do Not Delay. Please Deliver Before Monday, August 2, 2021**



*back row:* William J. Stein | Howard N. Greenberg | Wilbur D. Dahlgren | Phyllis Horn Epstein  
*front row:* Mary Jo Baum | Michael B. Dubin | Brian R. Price | Alissa B. Gorman | Jocelin A. Price

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**Montgomery County Office**

2617 Huntingdon Pike  
Huntingdon Valley, PA 19006

**Bucks County Office**

140 East Butler Avenue  
Chalfont, PA 18914