

Sheriff's Sale

Second Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, February 9, 2024 at 11 o'clock A.M., Eastern Prevailing Time, at the Bucks County Administration Building, 55 East Court Street, in the Borough of Doylestown, Bucks County, Pennsylvania the following real estate to wit:

BENSALEM TOWNSHIP

DOCKET #2023-01789

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

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

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

BEING County Parcel No. 2-48-183.

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

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

BRISTOL BOROUGH

DOCKET #2022-02254

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

TAX PARCEL #04-024-220.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2023-00097

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

TAX PARCEL #04-011-048.

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

IMPROVEMENTS: RESIDENTIAL ROW
HOME.

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

BARLEY SNYDER

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

EAST ROCKHILL TOWNSHIP

DOCKET #2023-01233

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

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

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

IMPROVEMENTS: COMMERCIAL
PROPERTY.

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

MARSTON LAW OFFICES

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2022-01442

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

TAX PARCEL #21-007-085.

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

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

FRIEDMAN VARTOLO LLP

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

MIDDLETOWN TOWNSHIP

DOCKET #2019-04485

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

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

TAX PARCEL #22-048-014.

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

IMPROVEMENTS: RESIDENTIAL REAL
ESTATE.

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

STERN AND EISENBERG, P.C.

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

DOCKET #2022-02228

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

TAX PARCEL #22-020-049.

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

IMPROVEMENTS: RESIDENTIAL
DWELLING.

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

KML LAW GROUP, P.C.

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

DOCKET #2023-00485

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

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

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

BEING known as 87 Forsythia Drive East.

BEING Parcel# 22-051-256.

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

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

TAX PARCEL #22-051-256.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

BROCK & SCOTT, PLLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2023-02449

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

TAX PARCEL #22-013-146.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

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

STERN & EISENBERG, PC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP

DOCKET #2023-04171

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

TAX PARCEL #23-015-022-007.

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

KML LAW GROUP, P.C.

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

NEWTOWN TOWNSHIP

DOCKET #2017-05222

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

TAX PARCEL #29-040-176.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

KML LAW GROUP, P.C.

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

NORTHAMPTON TOWNSHIP

DOCKET #2022-05138

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

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

TAX PARCEL #31-047-051.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

PINCUS LAW GROUP, PLLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2017-00527

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

TAX PARCEL #36-035-008.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

ROGER FAY, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-07636

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

TAX PARCEL #36-027-083.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

McCABE, WEISBERG & CONWAY, LLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2013-01158

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

TAX PARCEL #49-031-120.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2020-00926

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

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

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

PINCUS LAW GROUP, PLLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

WARRINGTON TOWNSHIP

DOCKET #2020-03800

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

TAX PARCEL # 50-033-011 and 50-033-012. PROPERTY ADDRESS: 50-033-011: 771 Easton Road, Warrington, PA 18976, 50-003012: Easton Road, Warrington, PA 18976. ALL THOSE FOUR CERTAIN LOTS OR PIECES OF GROUND, SITUATE IN THE **TOWNSHIP OF WARRINGTON**, COUNTY OF BUCKS, STATE OF PENNSYLVANIA, BEING LOTS NUMBER 143, 144, 145 AND 146, ON PLAN OF CRESTWALD BY GEORGE SCHMIDT & SON, DATED MAY 12, 1926, BEING BOUNDED AND DESCRIBED AS ONE.

TAX PARCEL #50-033-018.

PROPERTY ADDRESS: Crestwald Terrace, Warrington, PA 18976.

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

TAX PARCEL # 50-024-048.

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

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

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED

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

TAX PARCEL # 50-024-001.001.

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

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

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

JOHN R.K. SOLT, Esquire

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

YARDLEY BOROUGH

DOCKET #2018-03918

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

TAX PARCEL #54-001-120.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ANN D. VILLELLA, MICHAEL J. VILLELLA.**

STERN & EISENBERG, PC

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of distribution will be filed by the Sheriff within thirty days of date of sale and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days thereafter.

Judgment was recovered in the Court of Common Pleas of Bucks County Civil Action – as numbered above. No further notice of the filing of the Schedule of Distribution will be given.

The above properties are to be sold by FREDERICK A. HARRAN, Sheriff, Doylestown, Pennsylvania.

Jan. 18, 25; Feb. 1

Change of Name

COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2023-03159

NOTICE IS HEREBY GIVEN THAT on December 20, 2023, the Petition of **TAI-YI CHIANG** in the above-named Court, praying for a Decree to change her name to **TAIYI CHIANG ROEDER**. The Court has fixed February 26, 2024, at 9:30 a.m., Courtroom 430, Bucks County Justice Center, 100 N. Main St., Doylestown, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Linda F. Berman, Solicitor
Atty. for Petitioner
630 Freedom Business Ctr. Dr.
3rd Fl.
King of Prussia, PA 19406
(610) 205-2950

Jan. 25

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2023-07096

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 **KRISTINE AGNES WAGNER a/k/a MARY KRISTINE WAGNER a/k/a MARY CHRISTINE WAGNER** to **KRISTINE WAGNER**.

The Court has fixed the 9th day of February, 2024 at 9:30 a.m. in Courtroom No. 510, Bucks County Justice Center at 100 North Main Street, Doylestown,

Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Michael Shelton, Solicitor
80 N. Main Street
Suite 2A
Doylestown, PA 18901

Jan. 25

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.

Cedar Meadows Foundation, Inc has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 25

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:

Cedar Meadows Farm, LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

Jan. 25

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 **BB Shared Housing Foundation**.

The Articles of Incorporation (filing date) October 11, 2023.

The purpose or purposes for which it was organized are as follows: To provide a temporary shared housing community for individuals who are living in a drug and alcohol-free environment, developmentally disabled, battered, or experiencing mental health issues, receiving medication-assisted treatment, or experiencing housing insecurities.

Jan. 25

Confirmation of Account

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

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

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

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

Jan. 25; Feb. 1

Corporate Dissolution

NOTICE IS HEREBY GIVEN THAT the directors of **Youth Services Alliance of Pennsylvania**, a Pennsylvania non-profit corporation, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Title 15, Sections 5971 through 5979 of the Business Corporation Law, as amended.

Jason J. Herron, Solicitor
Wisler, Pearlstine, LLP
Blue Bell Executive Campus
460 Norristown Road
Suite 110
Blue Bell, PA 19422

Jan. 25

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

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

Late of Warminster Township, Bucks County, PA.

Executrix: **ROBERT J. ANGELUCCI** a/k/a **ROBERT JOHN ANGELUCCI** c/o Douglas T. Mormello, Jr., Esq., 922 Bustleton Pike, Feasterville, PA 19053.

Attorney: **DOUGLAS T. MORMELLO, JR.**, Law Offices of Michael Kuldiner, P.C., 922 Bustleton Pike, Feasterville, PA 19053.

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

Late of Morrisville Borough, Bucks County, PA.

Executrix: **KIM S. BACKES** c/o Denis W. Lanctot, Esquire, 6 Penns Trail, Suite 202, Newtown, PA 18940.

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

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

Late of Hilltown Township, Bucks County, PA.

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

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

JUNE, JOSEPHINE, dec'd.

Late of Falls Township, Bucks County, PA.

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

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

KENNEDY, WILLIAM J., dec'd.

Late of Warminster Township, Bucks County, PA.

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

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

KOZMA, MATTHEW W., dec'd.

Late of Doylestown Borough, Bucks County, PA.

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

LAWALL, ROSEMARY T., dec'd.

Late of Northampton Township, Bucks County, PA.

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

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

LEVY, WARREN C., dec'd.

Late of Doylestown Township, Bucks County, PA.

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

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

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

Late of Middletown Township, Bucks County, PA.

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

LINSK, ROCHELLE, dec'd.

Late of Warminster Township, Bucks County, PA.

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

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

MADARA, KEITH J., dec'd.

Late of Bucks County, PA.

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

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

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

Late of Falls Township, Bucks County, PA.

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

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

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

Late of Lower Makefield, Bucks County, PA.

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

NAGLAK, CATHERINE M., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executors: **KENNETH M. NAGLAK** a/k/a **KENNETH MARK NAGLAK** and **MARY C. ZUCAL** a/k/a **MARY CATHERINE ZUCAL** c/o John N. Schaeffer, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

Attorney: **JOHN N. SCHAEFFER**, Eastburn & Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

NETSCH, ELIZABETH J. a/k/a **ELIZABETH JANE NETSCH** and **BETTE J. NETSCH**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **SUSAN MIDTHASSEL** c/o Laura M. Mercuri, Esq., 104 North York Road, Hatboro, PA 19040.

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

PICKARD, LILLIAN T. a/k/a **LILLIAN THERESA PICKARD**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executrix: **KAREN LYNNE DOWLING** c/o Douglas T. Mormello, Jr., Esq., 922 Bustleton Pike, Feasterville, PA 19053.

Attorney: **DOUGLAS T. MORMELLO, JR.**, Law Offices of Michael Kuldiner, P.C., 922 Bustleton Pike, Feasterville, PA 19053.

PROZZILLO, FREDRICK, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Administratrix: **JOSEPHINE NICHOLE PROZZILLO** c/o Carla Trongone, Esq., 333 N. Broad St., Lansdale, PA 19446.

Attorney: **CARLA TRONGONE**, The Law Offices of Carla Trongone, 333 N. Broad St., Lansdale, PA 19446.

SCHADE, FRANCIS P., dec'd.

Late of Carversville, Bucks County, PA.

Executor: **FRANCIS SCHADE, JR.**, 1275 Tristram Cir., Mantua, NJ 08051.

SHANNON, CARL F. a/k/a **CARL FRANK SHANNON**, dec'd.

Late of Nockamixon Township, Bucks County, PA.

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

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

SOLL, HELEN a/k/a **HELEN RUTH SOLL**, dec'd.

Late of Warwick Township, Bucks County, PA.

Executor: **GEORGE M. COLTON** a/k/a **GEORGE MICHAEL COLTON** c/o Jeremy A. Wechsler, Esq., 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.

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

SULON, ALBERTA SARAH a/k/a **ALBERTA ULMER SULON**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executors: **DEBORAH BURAK** and **ANDREW SULON** c/o D. Keith Brown, Esq., Two N. State St., P.O. Box 70, Newtown, PA 18940.

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

TERRY, MERRY M., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **SHARON MOON**, 5 Wendover Rd., Yardley, PA 19067.

TIGNOR, BEVERLY M., dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **DEBORAH VERSFELD** c/o David R. Bane, Esquire, 301 Oxford Valley Road, Suite 603b, Yardley, PA 19067.

Attorney: **DAVID R. BANE**, 301 Oxford Valley Road, Suite 603b, Yardley, PA 19067.

WEGSCHEIDER, LINDA V., dec'd.

Late of Tincum Township, Bucks County, PA.

Executrix: **DEBORAH S. HAWKINS**, 45 Kern Dr., Perkasio, PA 18944.

Attorney: **YVETTE E. TAYLOR**, Law Offices of Taylor Hachoose, 301 Oxford Valley Rd., Ste. 102A, Yardley, PA 19067.

Second Publication

CARWILE, ANNA MARGARET, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administrator: **WILLIAM CARWILE** c/o Dennis A. Pomo, Esquire, 121 S. Broad Street, Suite 1200, Philadelphia, PA 19107.

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

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

Late of Richland Township, Bucks County, PA.

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

DeIMAR, MARY N., dec'd.

Late of New Hope, Bucks County, PA.

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

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

Late of Warminster Township, Bucks County, PA.

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

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

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

Late of Bensalem Township, Bucks County, PA.

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

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

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

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

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

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

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

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

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

Late of Yardley Borough, Bucks County, PA.

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

FLAHERTY, DIANE F., dec'd.

Late of Bristol Township, Bucks County, PA.

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

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

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

Late of Falls Township, Bucks County, PA.

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

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

GALLEY, ELIZABETH J., dec'd.

Late of Newtown, Bucks County, PA.

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

HATHIRAM, COOMIE PESI, dec'd.

Late of Pennel Borough, Bucks County, PA.

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

HEASOM, WILLIAM C., dec'd.

Late of Quakertown Borough, Bucks County, PA.

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

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

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

Late of Warminster Township, Bucks County, PA.

Administrator: **CHRISTOPHER MICHAEL HELLINGS** c/o Laura M. Mercuri, Esq., 104 North York Road, Hatboro, PA 19040.

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

HUG, ROSE MARIE E., dec'd.

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

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

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

KLAUS, DANIEL THOMAS, dec'd.

Late of Warminster Township, Bucks County, PA.

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

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

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

Late of Newtown Township, Bucks County, PA.

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

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

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

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

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

LOMAS, WILLIAM J., dec'd.

Late of Morrisville Borough, Bucks County, PA.

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

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

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

Late of Doylestown Borough, Bucks County, PA.

Executor: **STEPHEN GEORGE PALOVCAK** c/o Melissa V. Bond, Esq., 16 N. Franklin St., Ste. 300A, Doylestown, PA 18901.

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

MILEWSKI, ANTHONY JOHN, dec'd.

Late of Bristol, Bucks County, PA.

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

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

PRAUL, MICHAEL J., dec'd.

Late of Bristol Township, Bucks County, PA.

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

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

PUGH, ALICE J., dec'd.

Late of Doylestown, Bucks County, PA.

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

ROTH, SHARON ELIZABETH, dec'd.

Late of Warminster, Bucks County, PA.

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

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

SCHACHT, CAROL A., dec'd.

Late of Langhorne, Bucks County, PA.

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

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

Late of Milford Township, Bucks County, PA.

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

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

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

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

TILDEN, SCOTT W., dec'd.

Late of Warminster Township, Bucks County, PA.

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

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

TULIO, RICHARD ALBERT, dec'd.

Late of New Britain Township, Bucks County, PA.

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

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

Late of Warrington, Bucks County, PA.
 Administrator: **GLENN WARFIELD**, 3850 Terwood Drive, Doylestown, PA 18902.

WATTS, ANN M., dec'd.

Late of Plumstead Township, Bucks County, PA.

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

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

WENHOLD, JEAN M., dec'd.

Late of Perkasio, Bucks County, PA.
 Executrix: **JEANNE COMALLI**, 1011 North 7th Street, Perkasio, PA 18944.

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

Late of Hulmeville Borough, Bucks County, PA.

Administrator: **DAVID CHARLES WILLIAMS** c/o Michael F. Rogers, Esq., 510 E. Township Line Rd., Ste. 150, Blue Bell, PA 19422.

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

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

Late of Doylestown, Bucks County, PA.
 Executrix: **LINDA J. ZAKS**, 3159 Bristol Road, Doylestown, PA 18901.
 Attorney: **ADRIAN L. MEYER**, 62 N. Church Street, Doylestown, PA 18901.

Third and Final Publication

AHMAD, IMTIAZ, dec'd.

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

Executor: **SHAHNAZ AHMAD** c/o Sam Rosenberg, CPA, Rosenburg Smith Cooney & Migliore, PC, 3331 Street Rd., Ste. 445, Two Greenwood Sq., Bensalem, PA 19020.

BRYAN, MARLENE H., dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executrix: **JILL MICHELLE BEST** 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.

BUCHLER, JOHANN, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Administrator: **HEINZ P. BUCHLER** c/o Douglas T. Mormello, Jr., Esq., 922 Bustleton Pike, Feasterville, PA 19053.

Attorney: **DOUGLAS T. MORMELLO, JR.**, Law Offices of Michael Kuldiner, P.C., 922 Bustleton Pike, Feasterville, PA 19053.

CAMERON, DONALD, dec'd.

Late of Falls Township, Bucks County, PA.

Administratrix: **NANCY CAMERON**, 171 W. Hollyfern Place, Beverly Hills, FL 34465.

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

DAILEY, FABIAN P. a/k/a **FABIAN PAUL DAILEY**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **JEANNINE C. SHASKAS**
a/k/a **JEANNINE SHASKAS** c/o Jan V.
Edelman, Esq., 3103 Hulmeville Rd., Ste.
200, Bensalem, PA 19020.

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

DEVLIN, WILLIAM ALBERT, dec'd.

Late of Bensalem Township, Bucks
County, PA.

Administratrix: **NANCY FIEDLER** c/o
Jordan E. Frank, Esq., 135 Old York Rd.,
Jenkintown, PA 19046.

Attorney: **JORDAN E. FRANK**, Alan L.
Frank Law Associates, P.C., 135 Old York
Rd., Jenkintown, PA 19046.

FARINA, DAVID, dec'd.

Late of Falls Township, Bucks County,
PA.

Co-Executors: **DAVID ERNEST
FARINA** a/k/a **DAVID E. FARINA** and
RENEE B. REEDMAN a/k/a **RENEE
FARINA REEDMAN** c/o Joseph P.
Caracappa, Esquire, Newtown Pavilion,
6 Penns Trail, Suite 202, Newtown, PA
18940.

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

HILLIARD, EILEEN, dec'd.

Late of Langhorne, Bucks County, PA.

Executor: **PAUL HILLIARD**, 6006
Carversville Road, Doylestown, PA
18902.

LARSEN, JOHN W., dec'd.

Late of Jamison, Bucks County, PA.

Executor: **SEAN L. POWER**, 5983
Shetland Drive, Doylestown, PA 18902.

LYONS, JoANNE K., dec'd.

Late of Warminster Township, Bucks
County, PA.

Executor: **JOHN K. LYONS** 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.

MEDD, OWEN ALFRED, dec'd.

Late of Newtown Township, Bucks
County, PA.

Executor: **OWEN SCOTT MEDD** c/o D.
Keith Brown, Esq., 2 North State Street,
P.O. Box 70, Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert
and Yates, 2 North State Street, P.O. Box
70, Newtown, PA 18940.

REANEY, DENISE, dec'd.

Late of Warminster Township, Bucks
County, PA.

Executor: **BRIAN REANEY**, 1225 North
Wells St., Apt. 1303, Chicago, IL 60610.

RUTBERG-KRAMER, ELAYNE B. a/k/a
ELAYNE RUTBERG, dec'd.

Late of Warrington Township, Bucks
County, PA.

Executor: **ERIK RUTBERG** a/k/a
ERIK MACY RUTBERG c/o Russell J.
Ressler, Esq., 30 Valley Stream Parkway,
Malvern, PA 19355.

Attorney: **RUSSELL J. RESSLER**,
Stradley Ronon Stevens & Young, LLP,
30 Valley Stream Parkway, Malvern, PA
19355.

SAVAGE, PEGGY A. a/k/a **PEGGY
ANTOINETTE SAVAGE**, dec'd.

Late of Doylestown Township, Bucks
County, PA.

Executrix: **PATRICIA A. LEHNERT**
a/k/a **PATRICIA ANN LEHNERT** c/o
Michael W. Mills, Antheil, Maslow &
MacMinn, LLP, 131 West State Street,
P.O. Box 50, Doylestown, PA 18901.

Attorney: **MICHAEL W. MILLS**,
Antheil, Maslow & MacMinn, LLP,
131 West State Street, P.O. Box 50,
Doylestown, PA 18901.

TAYLOR, ROBERT THOMAS a/k/a
ROBERT T. TAYLOR, dec'd.

Late of Middletown Township, Bucks
County, PA.

Executrix: **LESLIE A. FLEMING**, 229
Oakridge Drive, Langhorne, PA 19047.

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

WAMPLER, HAZEL P. a/k/a **HAZEL
WAMPLER**, dec'd.

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

Executrix: **JANET LYNN HOPKINS**,
2813 Country Lane, Langhorne, PA
19047.

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

WAMPLER, KENNETH ALLEN, dec'd.

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

Executrix: **JANET LYNN HOPKINS**,
2813 Country Lane, Langhorne, PA
19047.

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

WEBER, DENISE M., dec'd.

Late of Pennel Borough, Bucks County,
PA.

Executrix: **ROBIN L. VALENTIS** c/o
Don F. Marshall, Esq., 2 North State
Street, P.O. Box 70, Newtown, PA 18940.

Attorney: **DON F. MARSHALL**,
Stuckert and Yates, 2 North State Street,
P.O. Box 70, Newtown, PA 18940.

WILSON, HELEN, dec'd.

Late of Tullytown, Bucks County, PA.

Executor: **STEPHEN RUGER**, 814 S.
Charles Street, Baltimore, MD 21230-
3905.

Fictitious Name

NOTICE IS HEREBY GIVEN, pursuant
to the provisions of Act of Assembly No.
295, approved December 16, 1982, effective
March 16, 1983, of intention to file in the
office of the Secretary of the Commonwealth
of Pennsylvania, Department of State, Bureau
of Corporations at Harrisburg, Pennsylvania,
a Certificate for the conduct of a business
in Bucks County, Pennsylvania, under
the assumed or fictitious name, style or
designation of:

Jeni Whittaker Photo with its
principal place of business 2116 Perch Way,
Quakertown, PA 18951.

The name and address of the person
owning or interested in said business
are Jennifer Whittaker, 2116 Perch Way,
Quakertown, PA 18951.

The certificate will be filed on or after
January 7, 2024.

Jan. 25

Miscellaneous

U.S. MARSHAL'S SALE
UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF
PENNSYLVANIA
DOCKET # 2:19-cv-3851-LAS
(the "Action")

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

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

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

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

Jan. 25; Feb. 1, 8

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

MEETS AND BOUNDS FOR 6314

Fernwood Avenue.

COMMITMENT, SCHEDULE C

FILE NUMBER: 92599-CA

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

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

11 minutes East, 91.73 feet to a point; thence extending along Lot No.3 as shown on said Plan South 22 degrees, 40 minutes East, 142.87 feet to a point on the Northwesterly side of Fernwood Avenue aforementioned; thence along the said Northwesterly side of Fernwood Avenue, South 67 degrees, 20 minutes West, 90.00 feet to the point and place of beginning.

BEING know as 6314 Fernwood Avenue.

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

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

Jan. 18, 25; Feb. 1

Trust Notice

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

Second Publication

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

RICHARD F. WEBB, dec'd.

Late of Buckingham Township, Bucks County, PA.

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

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