

Sheriff's Sale*Third and Final Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, September 12, 2025 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:

BEDMINSTER TOWNSHIP

DOCKET #2024-06800

ALL THAT CERTAIN lot or piece of ground, SITUATE in **BEDMINSTER TOWNSHIP**, Bucks County, Pa .. described according to a Record Plan—Final for Cliffside Manor. made by Cowan Associates, Inc., dated 5-8-2002, last revised 10-6-2004 and recorded 5-6-2005 in the Office of the Recorder of Deeds Doylestown, PA in Plan Book 328 page 34 as follows:

TAX PARCEL #01-011-014-030.

PROPERTY ADDRESS: 481 Buchanan Rd., Perkasio, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTINE SCHWARTZ, JEFFREY H. SCHWARTZ a/k/a JEFFREY SCHWARTZ.**

LOGS LEGAL GROUP, LLP

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

BENSALEM TOWNSHIP

DOCKET #2019-02418

Property to be sold is situated in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #02-073-207.

PROPERTY ADDRESS: 4543 Leaf Lane, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANTHONY A. PIZZARO.**

FRIEDMAN VARTOLO, LLP

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

DOCKET #2022-00561

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

TAX PARCEL #02-091-121.

PROPERTY ADDRESS: 6348 Militia Court, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **AARON FRANCIS, LISA POLISANO.**

KML LAW GROUP, PC

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

DOCKET #2024-07931

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.

TAX PARCEL #02-048-183 a/k/a 2-48-183

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH A. PUCHINO, JR a/k/a JOSEPH ANTHONY PUCHINO JR a/k/a JOSEPH A. PUCHINO, MICHELE M. PUCHINO a/k/a MICHELLE M. PUCHINO.**

BROCK & SCOTT PLLC

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

DOCKET #2025-00891

ALL THAT CERTAIN lot or parcel of land SITUATE in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania;

TAX PARCEL #02-078-008-001.

PROPERTY ADDRESS: 816 Ashton Road, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT C. LOPER, ALICIA C. LOPER.**

LEOPOLD & ASSOCIATES, PLLC

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

BRISTOL TOWNSHIP

DOCKET #2021-00569

ALL THOSE CERTAIN lots or pieces of ground, Situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, State of Pennsylvania.

TAX PARCEL #05-009-394.

PROPERTY ADDRESS: 1960 Maple Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PAUL KENNEDY**.

PORTNOFF LAW ASSOCIATES, LTD

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

DOCKET #2022-05560

ALL THOSE CERTAIN lots or pieces of ground, Situate in the Township of Bristol, County of Bucks, State of Pennsylvania.

TAX PARCEL #05-019-018.

PROPERTY ADDRESS: 1941 Ritter Avenue, Bristol Township, PA 19007-6723.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL B. LENNON, EILEEN F. LENNON.**

ROMANO GARUBO & ARGENTIERI

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

DOCKET #2024-02922

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, and being known as 23 Winding Road, Levittown, Pennsylvania 19057.

TAX PARCEL #05-037-146.

PROPERTY ADDRESS: 23 Winding Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ASHLEY P. LUKACHER a/k/a ASHLEY LUKACHER.**

McCABE, WEISBERG & CONWAY, LLC

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

BUCKINGHAM TOWNSHIP

DOCKET #2023-04733

ALL THAT CERTAIN lot or piece of ground with the message thereon erected, situate in **BUCKINGHAM TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #06-009-008.

PROPERTY ADDRESS: 2385 Forest Grove Road, Furlong, PA 18925.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALBERTO GRAZIOSI JR., CATHY GRAZIOSI.**

PORTNOFF LAW ASSOCIATES, LTD

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

DOCKET #2025-00812

ALL THAT CERTAIN lot or parcel of land, Situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania, being known as Lot No. 150, as shown on a Plan entitled "Record Plan - Phase 1, Arbor Point", sheets 1 through 16 of 16, prepared by Eastern States Engineering, Inc. Huntingdon Valley, Pennsylvania, 19006, dated 1/14/1999, last revised 10/24/2002 and recorded on 1/23/2003 in Plan Book No. 312 page 24.

TAX PARCEL #06-070-94.

PROPERTY ADDRESS: 2249 Dorchester Street, Furlong, PA 18902.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEVE HOON KIM.**

LOGS LEGAL GROUP, LLP

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

DOYLESTOWN BOROUGH

DOCKET #2023-06113

ALL THAT CERTAIN message and lot of land, situate in the **BOROUGH OF DOYLESTOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #08-008-031.

PROPERTY ADDRESS: 128 W. State Street, Doylestown, PA 18901.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MONTREAL, L.P.**

PORTNOFF LAW ASSOCIATES, LTD

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

DUBLIN BOROUGH

DOCKET #2022-06012

ALL THAT CERTAIN message and tract of land situate in **DUBLIN BOROUGH**, Bucks

County Pennsylvania, designated as Lot 12 as shown on final survey of Dublin Village Greene, as prepared by Douglas W. Breitingner and Associates, Registered Professional Engineers, said plan dated December 19, 1973, recorded September 12, 1979, in Plan Book 187 page 23, bounded and described as follows, to wit: (known as 126 Village Greene Lane)

TAX PARCEL #10-004-092-012.

PROPERTY ADDRESS: 126 Village Green Lane, Dublin, PA 18917.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHARLES VINCENT MILNIK JR. a/k/a CHARLES MILNIK JR.**

LOGS LEGAL GROUP, LLP

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

EAST ROCKHILL TOWNSHIP

DOCKET #2025-01840

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF EAST ROCKHILL**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a "Plan of Lots made for Robert C. Duffy" dated August 5, 1970 and revised on August 11, 1970 by George R. Nevells, Registered Surveyor, and recorded in the Office for the Recording of Deeds, in and for the County of Bucks, at Doylestown, Pennsylvania in Plan Book No. 80 page 10, as follows to wit:

TAX PARCEL #12-005-033-001 a/k/a 12-5-33-1

PROPERTY ADDRESS: 2344 Muskrat Rd., Sellersville, PA 18960.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS M. HEALY a/k/a THOMAS HEALY, RITA C. HEALY.**

BROCK & SCOTT PLLC

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

FALLS TOWNSHIP

DOCKET #2018-06046

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

TAX PARCEL #13-023-130.

PROPERTY ADDRESS: 75 Tall Pine Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BARBARA KLASS, JOHN KLASS.**

STERN & EISENBERG, PC

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

DOCKET #2023-05448

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

TAX PARCEL #13-023-233.

PROPERTY ADDRESS: 25 Tamarack Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARGARET O. WAY.**

PORTNOFF LAW ASSOCIATES, LTD

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

DOCKET #2023-05993

ALL THAT CERTAIN lot or piece of land situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, being lot number 14 as shown on the Plan of Fairless Hills, Pennsylvania.

TAX PARCEL #13-007-276.

PROPERTY ADDRESS: 427 Trenton Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MATTHEW NOVAKOSKI, MARK NOVAKOSKI.**

PORTNOFF LAW ASSOCIATES, LTD

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

DOCKET #2024-07826

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

TAX PARCEL #13-026-436.

PROPERTY ADDRESS: 96 Elderberry Drive, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KURT M. YATES, MICHELLE ANN KOSMOWSKY a/k/a MICHELLE A. KOSMOWSKY. POWERS, KIRN LLC**
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2025-00170

ALL THAT CERTAIN unit in the property known, named and identified as Oxford Crossing Condominium, located in **FALLS TOWNSHIP**, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA.C.S 3101 et seq by the recording in the Bucks County Department of Records of a Declaration dated 10/5/1988 and recorded on 10/7/1988 in Deed Book 2846 page 105 and Amended in Land Record Book 218 page 953, Land Record Book 224 page 2167, Land Record Book 288 page 146, Land Record Book 359 page 1792, Land Record Book 1129 page 1918 and Land Record Book 5757 page 1723, being and designated as UNIT NO. 302, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

TAX PARCEL #13-004-004-002-302.

PROPERTY ADDRESS: 333 North Oxford Valley Road, Suite 302, Fairless Hills, PA 19030.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KYH REAL ESTATE LLC, HONEST HANDS HOME CARE, LLC.**

HILL WALLACK LLP

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

DOCKET #2025-00946

ALL THAT CERTAIN lot, piece of land, with the buildings and improvements thereon, Situate, lying and being at Levittown, in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot Number 926-R on Subdivision Map of "North Park," Levittown, Section No. 34, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on June 24, 1953 in Plan Book 6 Page 42.

TAX PARCEL #13-026-054.

PROPERTY ADDRESS: 126 Elderberry Dr., Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RUSSELL D. MAYER.**

HILL WALLACK LLP

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

LOWER MAKEFIELD TOWNSHIP

DOCKET #2018-04834

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **LOWER MAKEFIELD TOWNSHIP**, Bucks County, and Commonwealth of Pennsylvania, known as 1805 Sterling Road.

TAX PARCEL #20-076-002-044.

PROPERTY ADDRESS: 1805 Sterling Road, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL CONDOMINIUM UNIT WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **DENISE CROUSE a/k/a DENISE L. CROUSE.**

CARACAPPA COOK SCOTT & RAMAGLI PC

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

DOCKET #2023-06120

ALL THAT CERTAIN lot of piece of ground Situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #20-065-253.

PROPERTY ADDRESS: 1437 Scarlet Oak Road, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHELLE R. MARTINEZ.**

PORTNOFF LAW ASSOCIATES, LTD

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2024-04822

ALL THAT CERTAIN lot, situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks, Commonwealth of Pennsylvania, as shown on a plan entitled "SOMERTON SPRINGS RESIDENTIAL SUBDIVISION PLAN, TMP #21-13-1 and 21-9-153" Sheets 5.01 and 5.02 prepared by Langan Engineering & Environmental Services, Inc., 500 Hyde Park, Doylestown PA dated May 30, 2002,

revised to 11/21/03, recorded in the Bucks County Recorder of Deeds Office on 12/12/03 in Plan Book 316, Page 54 B-C, and being more particularly bounded and described as follows:

TAX PARCEL #21-013-090.

PROPERTY ADDRESS: 7 Dukes Way, Feasterville-Trevoze, PA 19053.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HAMIDULLAH NASRAT.**

LOGS LEGAL GROUP, LLP

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

MORRISVILLE BOROUGH

DOCKET #2020-05442

ALL THAT CERTAIN Unit, in the property known, named and identified as 10 Pennsylvania Avenue, a Condominium, located in the **BOROUGH OF MORRISVILLE**, County of Bucks, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 3101 et seq. by the recording in the Bucks County Recorder of Deeds of a Declaration dated May 8, 2015 and recorded on October 20, 2015 in Instrument no, 2015064606 being and designated as Unit 1. TOGETHER with a proportionate undivided interest in the Common Elements (as defined in said Declaration).

TAX PARCEL #24-009-277-001.

PROPERTY ADDRESS: 10 E. Bridge Street, Morrisville, PA 19067.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MORRISVILLE REDEVELOPMENT LLC.**

PORTNOFF LAW ASSOCIATES, LTD
FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2023-00641

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

TAX PARCEL #24-008-454.

PROPERTY ADDRESS: 300 North Lafayette Avenue, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EILEEN CERA a/k/a EILEEN SCHUELLER, THE UNKNOWN HEIRS OF DANIEL SCHUELLER DECEASED, THEODORE SCHUELLER, JR., SOLELY IN HIS CAPACITY AS HEIR OF DANIEL SCHUELLER DECEASED.**

KML LAW GROUP, P.C.

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

DOCKET #2025-01390

ALL that certain parcel of land lying and being situate in the **BOROUGH OF MORRISVILLE**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 276 Clymer Avenue, Morrisville, PA 19067, Parcel No: 24-006-111-001.

TAX PARCEL #24-006-111-001.

PROPERTY ADDRESS: 276 Clymer Avenue, Morrisville, PA 19067.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JACQUELINE CUNNINGHAM.**

MDK LEGAL

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

NEWTOWN TOWNSHIP

DOCKET #2023-05840

ALL THAT CERTAIN lot or piece of land, situate in **NEWTOWN TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #29-027-022.

PROPERTY ADDRESS: 167 Liberty Drive, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KENNETH C. McARTHUR, JR., KAYE I. MCARTHUR.**

PORTNOFF LAW ASSOCIATES, LTD

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

DOCKET #2025-02262

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, Situate in the **TOWNSHIP OF NEWTOWN**, County of Bucks and Commonwealth of Pennsylvania, described according to a Plan of Hillhaven recorded in Plan Book 258 page 21 as follows, to wit:

TAX PARCEL #29-029-210.

PROPERTY ADDRESS: 52 Yorkshire Drive, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT
G. DASH.**

BROCK & SCOTT PLLC

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

NORTHAMPTON TOWNSHIP

DOCKET #2018-01001

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

TAX PARCEL #31-043-031.

PROPERTY ADDRESS: 80 Brook Drive,
Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL REAL
ESTATE.

SOLD AS THE PROPERTY OF: **CLAIRE G.
MUELLER, FREDERICK G. MUELLER.**

STERN & EISENBERG, PC

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

DOCKET #2024-01981

Owner(s) of the property situate in the
TOWNSHIP OF NORTHAMPTON,
County of Bucks, and Commonwealth of
Pennsylvania.

TAX PARCEL #31-061-021.

PROPERTY ADDRESS: 76 Spring Garden
Mill Road, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **ERIC
L. EICHHORST, KRISTINA L.
EICHHORST.**

PINCUS LAW GROUP

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

PLUMSTEAD TOWNSHIP

DOCKET #2022-01300

ALL THAT CERTAIN piece or parcel of
land with the buildings and improvements
thereon erected, situate in the **TOWNSHIP
OF PLUMSTEAD**, County of Bucks and
Commonwealth of Pennsylvania.

TAX PARCEL #34-018-136.

PROPERTY ADDRESS: 4879 Tollgate Road,
New Hope, PA 18938.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **MATTHEW
R. WENNER, SHEILA F. WENNER.**

LOGS LEGAL GROUP LLP

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

QUAKERTOWN BOROUGH

DOCKET #2024-07015

Situate in the **BROUGH OF
QUAKERTOWN**, County of Bucks and State
of Pennsylvania.

TAX PARCEL #35-1-213.

PROPERTY ADDRESS: 7 Berks Court,
Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **GERADO
MENDEZ.**

ROMANO GARUBO & ARGENTIERI

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

DOCKET #2025-02674

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

TAX PARCEL #35-008-032.

PROPERTY ADDRESS: 400 Juniper Street,
Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **EDUARD
H. FRIED, BUFFIE J. FRIED.**

KML LAW GROUP, P.C.

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

SPRINGFIELD TOWNSHIP

DOCKET #2022-03126

ALL that certain parcel of land lying and
being situate in the **TOWNSHIP OF
SPRINGFIELD**, County of Bucks, and
Commonwealth of Pennsylvania, known
and numbered as 3383 Greenwood Drive,
Hellertown, PA 18055, Parcel No: 42-017-
014.

TAX PARCEL #42-017-014.

PROPERTY ADDRESS: 3383 Greenwood
Drive, Hellertown, PA 18055.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **GREGG
R. GAMMELLO, MELINDA S.
GAMMELLO.**

MDK LEGAL

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

TINICUM TOWNSHIP

DOCKET #2024-05423

ALL THAT CERTAIN message and two tracts of land, situate in the **TOWNSHIP OF TINICUM**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #44-015-025.

PROPERTY ADDRESS: 242 Geigel Hill Road, Upper Black Eddy, PA 18972.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JESSIE ALFARO, BARBARA MURRAY.**

LAW OFFICES OF GREGORY JAVARDIAN, LLC

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

UPPER MAKEFIELD TOWNSHIP

DOCKET #2022-04205

Property to be sold is situated in the **TOWNSHIP OF UPPER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #47-009-027-002.

PROPERTY ADDRESS: 17 Davis Drive, Washington Crossing, PA 18977.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GERALD R. LANASA, MELINDA AGUILAR a/k/a MELINDA A. AGUILAR.**

FRIEDMAN VARTOLO, LLP

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

WARMINSTER TOWNSHIP

DOCKET #2025-01882

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

TAX PARCEL #49-040-386.

PROPERTY ADDRESS: 1466 Maguire Lane, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PRISCILLA RODRIGUEZ, PABLO NATANAEL MATTOS-TORRES a/k/a PABLO MATTOS-TORRES.**

LAW OFFICES OF GREGORY JAVARDIAN, LLC

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

WARWICK TOWNSHIP

DOCKET #2023-01712

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

TAX PARCEL #51-014-064.

PROPERTY ADDRESS: 975 Gates Place, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ERIC J. SCHAEFER.**

KML LAW GROUP, P.C.

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

WEST ROCKHILL TOWNSHIP

DOCKET #2022-01565

ALL THAT CERTAIN message and tract of land together with the dwelling now thereon erected, situate in **WEST ROCKHILL TOWNSHIP**, Bucks County, Pennsylvania, being Lot No. 2 on a certain plan as prepared by Eckert & Malone, Inc., Civil Engineers and Land Surveyors, Sellersville, PA, dated July 26, 1978, revised August 4, 1978, and recorded in Plan Book 172 page 30.

Being more fully described in Deed dated October 17, 2018, and recorded on October 22, 2018, in the Bucks County Recorder of Deeds Office as Instrument No. 2018058144.

TAX PARCEL #52-017-039-001.

PROPERTY ADDRESS: 110 East Old State Road, Sellersville, PA 18960.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TRACY MARIE KICHLIN PAGBAYA, ALAN P. KICHLIN.**

HLADIK, ONORATO & FEDERMAN LLP

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.

Aug. 21, 28; Sept. 4

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2025-05925

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 **FILIPPO LUCIANO KONSTANTINOS FRISCIA, V to KONSTANTINOS LUCIANO FRISCIA, XIV.**

The Court has fixed the 30th day of October, 2025 at 9:30 A.M. in Courtroom No. 350, Bucks County Justice Center at 100 North Main Street, Doylestown, PA, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Michael A. Lashner, Solicitor

12 Penns Trail

Suite 147

Newtown, PA 18940

Sept. 4

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2025-03846

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 **DEBRA JEAN MERCER to DEBRA JEAN ALESSI.**

The Court has fixed the 1st day of October, 2025 at 9:30 A.M. in Courtroom No. 350, Bucks County Justice Center at 100 North Main Street, Doylestown, PA, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Sept. 4

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2025-05376

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 **AIDEN CHRISTOPHER PHILLIPS-ZAWIERUCHA, CALEB MATTHEW PHILLIPS-ZAWIERUCHA, MARY ALLISON PHILLIPS-ZAWIERUCHA, and TYLER LEVON PHILLIPS-ZAWIERUCHA to AIDEN CHRISTOPHER ZAWIERUCHA, CALEB MATTHEW ZAWIERUCHA, MARY ALLISON ZAWIERUCHA, and TYLER PHILLIP ZAWIERUCHA.**

The Court has fixed the 31st day of October, 2025 at 9:00 A.M. in Courtroom No. 340, Bucks County Justice Center at 100 North Main Street, Doylestown, PA, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Sept. 4, 11

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2025-04750

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 **MELANIE REMENTER to MELANIE GREENBERG.**

The Court has fixed the 31st day of October, 2025 at 9:30 A.M. in Courtroom No. 440, Bucks County Justice Center at 100 North Main Street, Doylestown, PA, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Sept. 4

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.

Queen's Services, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Sept. 4

SpaRitus Holdings Company has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Sept. 4

Charter Application Professional

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

Darin J. Geracimos, MD, P.C. has been incorporated under the provisions of the Pennsylvania Professional Corporation Law of 1988, as amended.

Armand M. Vozzo, Jr., Solicitor
19 Short Road
Doylestown, PA 18901

Sept. 4

Corporate Dissolution

Pursuant to the requirements of the Pennsylvania Nonprofit Corporation Law of 1988, as amended, notice is hereby given that **WHY NOT ME INCORPORATED** (a nonprofit) with a registered office at 1121 Richland Commerce Drive, Suite B, Quakertown, PA 18951, is currently in the process of voluntarily dissolving. Any claims or proceedings directly affecting this corporation shall be sent to Richland Commerce Drive, Suite B, Quakertown, PA 18951.

Sept. 4

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

BABINCHAK, DARRYL JOEL, dec'd.

Late of Morrisville, Bucks County, PA.

Administratrix: **DANIELLE CURCIO**,
3215 Nottingham Way, Hamilton, NJ
08690.

Attorney: **BENJAMIN T. BRANCHE**,
101 Grovers Mill Road, Lawrenceville,
NJ 08648.

BLALOCK, TERESA LYNN, dec'd.

Late of Bucks County, PA.

Executors: **ANTHONY CUPO** and
KATHERINE CUPO c/o Michele
Malloy, Esquire, 930 Harvest Drive, Suite
360, Blue Bell, PA 19422.

Attorney: **MICHELE MALLOY**, Pile
Law, 930 Harvest Drive, Suite 360, Blue
Bell, PA 19422.

BLUSIEWICZ, JOAN I., dec'd.

Late of Bristol, Bucks County, PA.

Executrices: **KAREN KOLINCHAK**,
3450 Aquetong Rd., Doylestown, PA
18902 and **KIMBERLY REEVES**, 264
Williams Rd., Doylestown, PA 18902.

Attorney: **SOPHIA CHEREISKY**,
Pritchard Law Offices, LLC, 590
Bethlehem Pike, Suite D, Colmar, PA
18915.

BOYER, EDMOND, JR., dec'd.

Late of Bristol Township, Bucks County,
PA.

Administrator: **EDMOND BOYER, III**,
7803 Monroe Ave., Edgely, PA 19007.

Attorney: **DOUGLAS T. MORMELLO, JR.**, Law Offices of Michael Kuldiner,
P.C., 922 Bustleton Pike, 1st Fl.,
Feasterville, PA 18901.

BURTON, RONALD, dec'd.

Late of Churchville, Bucks County, PA.

Executor: **SCOTT ALLAN BURTON** c/o
Maselli, Mills & Fornal, P.C., 301 S. State
Street, Suite N001, Newtown, PA 18940.
Attorneys: **MASELLI, MILLS &
FORNAL, P.C.**, 301 S. State Street, Suite
N001, Newtown, PA 18940.

BYELICH, MITCHELL JAMES a/k/a
JAMES BYELICH and **JIM BYELICH**,
dec'd.

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

Executor: **MATTHEW BYELICH**, 54 Ridgeview Road, Hummelstown, PA 17036.

CARTABONA, ROBERT ITOALO a/k/a **ROBERT I. CARTABONA**, dec'd.

Late of Milford Township, Bucks County, PA.

Administratrix: **LORI G. ORASCHIN**, 451 Kellers Road, Quakertown, PA 18951.

DARBY, TERENCE L., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **ANNA MARIA DARBY-MATTEODA** a/k/a **ANNA MARIA MATTEODA** and **ANNA M. MATTEODA** c/o Elaine T. Yandrisevits, Esq., 131 S. State St., P.O. Box 50, Doylestown, PA 18901.

Attorney: **ELAINE T. YANDRISEVITS**, Antheil Maslow & MacMinn LLP, 131 S. State St., P.O. Box 50, Doylestown, PA 18901.

DAVIS, JUDITH A., dec'd.

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

Executor: **STEPHEN A. MOONEY, SR.**, 5100 Convent Lane, Unit 112, Philadelphia, PA 19114.

Attorney: **DAVID J. SOWERBUTTS**, Curtin & Heefner, LLP, 1040 Stony Hill Road, Suite 150, Yardley, PA 19067.

DELSON, RUTH, dec'd.

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

Executor: **GARY W. DELSON**, 62 Hals Drive, Langhorne, PA 19053.

EWAN, NORMAN, dec'd.

Late of Perkasie, Bucks County, PA.

Executor: **CHARLES D. HILL, JR.**, 112 Devonshire Way, Sellersville, PA 18960.

Attorney: **HARVEY FRIEDLAND**, 1717 Swede Road, Suite 200, Blue Bell, PA 19422.

FRIDAY, BLANCHE B., dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **JEAN PETRUCKA**, 15107 Ann's Choice Way, Warminster, PA 18974.

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

GALIOTO, ANN M., dec'd.

Late of Bristol Township, Bucks County, PA.

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

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

GARNICH, RICHARD, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Administratrix: **ALYSSA MARIE GARNICH** c/o Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.

Attorney: **TRACY L. CASSEL-BROPHY**, Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.

HOLOD, CATHERINE ANN a/k/a **CATHERINE A. HOLOD**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **CAYDEN S. HALLIGAN**, 20311 Stevens Way, Mt. Laurel, NJ 08054.

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

HUFF, FAYE MARILYN a/k/a **MARILYN HUFF**, dec'd.

Late of Levittown, Bucks County, PA.

Executor: **MARK HUFF**, 423 Edgeboro Dr., Newtown, PA 18940.

JOHNSON, GEORGE WILLIAM, III a/k/a **GEORGE W. JOHNSON, III**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **DEBORAHLEE H. JOHNSON**, 3558 Delancy Dr., Bensalem, PA 19020.

KARABIAN, ALICE, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **DIANE H. YAZUJIAN**, Esquire, P.O. Box 1099, North Wales, PA 19454.

Attorney: **DIANE H. YAZUJIAN**, P.O. Box 1099, North Wales, PA 19454.

KASCSAK, HOLLI a/k/a **HOLLI F. KASCSAK**, dec'd.

Late of Fairless Hills, Falls Township, Bucks County, PA.

Executor: **GEORGE M. KASCSAK** c/o Alexander Watson, Esq., 600 Alexander Rd., Suite 1-1, Princeton, NJ 08540.

Attorney: **ALEXANDER WATSON**, Dumont & Watson, PC, 600 Alexander Rd., Suite 1-1, Princeton, NJ 08540.

LINDER, RITA, dec'd.

Late of Warrington Township, Bucks County, PA.

Administratrix CTA: **ROBYN BOWERSOX LINDER** a/k/a **ROBYN LINDER** c/o Trisha W. Hall, Esq., 1201 N. Market St., 20th Fl., Wilmington, DE 19801.

Attorney: **TRISHA W. HALL**, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801.

LITTLE, HARRY ARTHUR a/k/a **HARRY A. LITTLE**, dec'd.

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

Executor: **CHRIS LITTLE SIMCOX**, Esquire, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

Attorney: **CHRIS LITTLE SIMCOX**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

MARINI, FILIPPO a/k/a **FILIPPO MARINI, SR.** a/k/a **FELIPPO MARINI** and **FELIPPO MARINI, SR.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **ANTHONY MARINI** c/o Marisa J. Mermanovich, Esq., 2600 New Rd., Northfield, NJ 08225.

Attorney: **MARISA J. HERMANOVICH**, King Barnes, 2600 New Rd., Northfield, NJ 08225.

MATTHEWS, RITA L., dec'd.

Late of Warminster Twp., Bucks County, PA.

Executrices: **AnneMARIE BEALOR** and **KATHLEEN WHITE** c/o David W. Crosson, Esq., Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101.

Attorney: **DAVID W. CROSSON**, Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101.

McGHEE, JOAN, dec'd.

Late of Levittown, Bucks County, PA.

Executrix: **GAIL E. PALAZZO**, 5007 Celia Drive, Allentown, PA 18106.

MENSCH, WALTER JOHN, dec'd.

Late of Bedminster, Bucks County, PA.

Executor: **ANDREW HALL**, 2690 NE 6th Pl., Portland, OR 97212.

MOLLOY, NICHOLAS S., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **ROBERTA G. MALLOY** a/k/a **ROBERTA ROSE MALLOY** and **ROBERTA G. MOLOY** c/o D. Rodman Eastburn, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

Attorney: **D. RODMAN EASTBURN**, Eastburn and Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

O'BRIEN, SUZANNE R. a/k/a **SUZANNE R. SCHRIBER** and **SUZANNE R. WRIGHT**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **WILLIAM T. WRIGHT** c/o Don F. Marshall, Esq., Two N. State St., P.O. Box 70, Newtown, PA 18940.

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

OSINSKI, CHESTER T., dec'd.

Late of Warminster, Bucks County, PA.

Executor: **JEFFREY OSINSKI**, 10208 Calera Rd., Philadelphia, PA 19114.

PFLEIGER, LINFORD JOHN a/k/a **LINFORD PFLEIGER** and **LINFORD J. PFLEIGER**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Administrator: **DENNIS D. PFLEIGER, SR.**, 225 Tohickon Ave., Quakertown, PA 18951.

Attorney: **WENDY J. ASHBY**, 314 West Broad Street, Suite 118, Quakertown, PA 18951.

RIVERA, BOLIVAR ROBERT, dec'd.

Late of Doylestown, Bucks County, PA.

Administrator: **MICHAEL ROSEN**, 2096 Buckingham Drive, Jamison, PA 18929.

RODGERS, BARTON J., dec'd.

Late of Quakertown Borough, Bucks County, PA.

Administratrix: **JAIME ERYN SUMPOLEC** c/o Jamison C. MacMain, Esq., 17 W. Miner St., West Chester, PA 19382.

Attorney: **JAMISON C. MacMAIN**, MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382.

ROSE, JAMES W., SR. a/k/a **JIM ROSE**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Administrator: **TIMOTHY D. ROSE**, 5-38 6th Street, Fair Lawn, NJ 07410.

ROTHWEIN, JOSEPH ALOYSIUS a/k/a
JOSEPH A. ROTHWEIN, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **THOMAS MICHAEL ROTHWEIN** c/o Elaine T. Yandrisevits, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

Attorney: **ELAINE T. YANDRISEVITS**, Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

SINCLAIR, LYNN MARIE, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Administrators: **JENNIFER MARIE DAVIS** a/k/a **JENNIFER DAVIS** and **ANDREW W. SINCLAIR** a/k/a **ANDREW SINCLAIR** c/o Ian W. Peltzman, Esq., 716 N. Bethlehem Pike, Ste. 303, Lower Gwynedd, PA 19002.

Attorney: **IAN W. PELTZMAN**, Law Office of Andrew B. Peltzman, 716 N. Bethlehem Pike, Ste. 303, Lower Gwynedd, PA 19002.

SMITH, JAMES H., dec'd.

Late of Newtown, Bucks County, PA.

Executor: **DAVID H. SMITH**, 47-347 Lulani Street, Kaneohe, HI 96744.

SZOKE, CLETA J., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **ERNEST G. SZOKE** a/k/a **ERNEST GEORGE SZOKE** c/o Jocelin A. Price, Esq., 131 S. State St., P.O. Box 50, Doylestown, PA 18901.

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

THOMAS, SARAH LOUISE a/k/a **SARAH THOMAS**, dec'd.

Late of Langhorne, Bucks County, PA.

Co-Administratrices: **PATRICIA McCONKEY**, 868 Edgewood Drive, Lexington, KY 40515 and **KATHRYN BOYLAN**, 501 Edgemere Drive SE, Grand Rapids, MI 49506.

Attorney: **JENNIFER B. HAGEDORN**, Bowles Rice LLP, 1800 Main Street, Suite 200, Canonsburg, PA 15317.

WANG, KONG SHAN, dec'd.

Late of Warminster Township, Bucks County, PA.

Administratrix: **YI YU WANG** c/o Justin L. Krik, Esq., One Logan Square, 130 N. 18th St., Ste. 1500, Philadelphia, PA 19103.

Attorney: **JUSTIN L. KRIK**, Astor Weiss Kaplan & Mandel, LLP, One Logan Square, 130 N. 18th St., Ste. 1500, Philadelphia, PA 19103.

WILSON, SHARON E., dec'd.

Late of Bridgeton Township, Bucks County, PA.

Administrator: **AUSTIN D. HOWELL** a/k/a **AUSTIN DOUGLAS HOWELL** c/o Elaine T. Yandrisevits, Esq., 131 S. State St., P.O. Box 50, Doylestown, PA 18901.

Attorney: **ELAINE T. YANDRISEVITS**, Antheil, Maslow & MacMinn LLP, 131 S. State St., P.O. Box 50, Doylestown, PA 18901.

WIRA, MARY HELEN a/k/a **MARY H. WIRA**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **MARY S. GOETZ**, 202 Willow Drive, Newtown, PA 18940.

WRIGHT, JOSEPHINE M. a/k/a **JOSEPHINE E. WRIGHT** and **JOSEPHINE E. MORLEY**, dec'd.

Late of Northampton Twp., Bucks County, PA.

Administrator: **WILLIAM H.R. CASEY**, Esq., 99 East Court St., Doylestown, PA 18901.

Attorney: **WILLIAM H.R. CASEY**, 99 East Court St., Doylestown, PA 18901.

*Second Publication***BAKER, MARY M.**, dec'd.

Late of Warwick Township, Bucks County, PA.

Executors: **THOMAS BAKER** and **PATRICIA BAKER TENTO** a/k/a **PATRICIA TENTO** c/o Laura M. Mercuri, Esq., 104 N. York Rd., Hatboro, PA 19040.

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

BANES, RONALD R., dec'd.

Late of West Rockhill Township, Bucks County, PA.

Co-Executors: **DAWN M. CAMPBELL** and **GARY BANES** c/o Lechowicz and Bolig Law Offices, 5 Temple Avenue, Sellersville, PA 18960.

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

BARTOLONE, VINCENT PATRICK, JR.,
dec'd.

Late of Bristol Township, Bucks County,
PA.

Administratrix: **STEPHANIE
MAZZARONE** 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.

BEISER, JEFFREY L. a/k/a **JEFFREY
LADD BEISER**, dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

Administratrix C.T.A.: **ANGELA
MARIE CHIESA**, 368 Lancaster
Avenue, Hatboro, PA 19040.

Attorney: **KRISTEN B. MINISCALCO**,
190 Bethlehem Pike, Suite 1, Colmar, PA
18915.

BINNINGER, MICHAEL, dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

Administrator: **GEORGE ANTHONY
BINNINGER** c/o HighPoint Law
Offices, PC, 200 Highpoint Dr., Ste. 211,
Chalfont, PA 18914.

Attorneys: **HIGHPOINT LAW
OFFICES, PC**, 200 Highpoint Dr., Ste.
211, Chalfont, PA 18914.

BOLLENDORF, ESTELLE a/k/a
ESTELLE TODD, dec'd.

Late of Bensalem, Bucks County, PA.

Administratrix: **LYNDA LAWLOR**, 128
Adalisa Ave., Gibbstown, NJ 08027.

BROWN, JOHN MICHAEL, dec'd.

Late of Perkasio Borough, Bucks County,
PA.

Executrix: **VICKIE ADAMS BROWN**,
1233 Broad Street, Perkasio, PA 18944.

Attorney: **RICHARD C. HOWARD,
JR.**, Weber Kracht & Chellew, 847 W.
Market Street, Perkasio, PA 18944.

BULIGA, GREGORY SAMUEL a/k/a
GREGORY BULIGA, dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

Executrix: **ANNE E. TIELEMAN** a/k/a
ANNEBULIGA and **ANNETIELEMAN**,
43 Griffin Way, Yardley, PA 19067.

Attorney: **STEVEN M. ZELINGER**,
Steven M. Zelinger, LLC, 1650 Market
St., Ste. 3600, Philadelphia, PA 19103.

BURKHARD, JEAN E., dec'd.

Late of Southampton, Bucks County, PA.
Executor: **DOUGLAS J. BURKHARD**
c/o Barbara J. Boyd, Esq., Maselli, Mills
& Fornal, PC, 301 S. State Street, Suite
N001, Newtown, PA 18940.

Attorney: **BARBARA J. BOYD**, Maselli,
Mills & Fornal, PC, 301 S. State Street,
Suite N001, Newtown, PA 18940.

CAMPANELLA, INGE B. a/k/a **INGE B.
SHOPE**, dec'd.

Late of Richboro, Bucks County, PA.

Executrix: **WENDY ZOBER** c/o Andrew
Banks, Banks Accounting and Tax, LLC,
54 Oakland Ave., Suite 1B, Doylestown,
PA 18901.

CARDELL, WILLIAM D., JR., dec'd.

Late of Warminster Township, Bucks
County, PA.

Executrix: **JUDITH PERRY**, 11
Caledonia Drive, Warminster, PA 18974.

CARLING, ELIZABETH ELLEN a/k/a
ELIZABETH E. CARLING, dec'd.

Late of Chalfont Borough, Bucks County,
PA.

Executor: **WILLIAM E. CARLING**,
2530 Anthony Dr., Colmar, PA 18915.

Attorney: **MARK S. HARRIS**, 920
Lenmar Dr., Blue Bell, PA 19422.

DRABIC, ANNE LOUISE a/k/a **ANNE L.
DRABIC**, dec'd.

Late of Richlandtown Borough, Bucks
County, PA.

Executor: **JOHN D. BRITTO**, 2740 W.
Livingston Street, Allentown, PA 18104.

FAIR, STEPHEN RICHARD a/k/a
STEPHEN R. FAIR, dec'd.

Late of Quakertown Borough, Bucks
County, PA.

Co-Administrators: **RICHARD K. FAIR**
and **NINA E. FAIR** c/o Michelle M.
Forsell, Esq., 570 Main Street, Pennsburg,
PA 18073.

Attorney: **MICHELLE M. FORSELL**,
Crosson & Richetti, LLC, 570 Main
Street, Pennsburg, PA 18073.

FETTER, JOHN B. a/k/a **JOHN BRUNS
FETTER**, dec'd.

Late of Chalfont, Bucks County, PA.

Executors: **TODD B. FETTER**, 2009
Calamar Circle, P.O. Box 980, Skippack,
PA 19474 and **DIANE K. APPOLONIA**,
700 Plummer School Rd., West Newtown,
PA 15089.

Attorney: **DOROTHY K. WEIK-HANGE**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, PA 18964.

FUCHS, LYDIA E., dec'd.

Late of Warrington Township, Bucks County, PA.

Executor: **ERIC W. FUCHS** c/o Laura M. Mercuri, Esq., 104 N. York Rd., Hatboro, PA 19040.

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

GALLAGHER, BARBARA ANN, dec'd.

Late of Southampton, Bucks County, PA.

Executor: **MICHAEL GALLAGHER**, 4838 Green Heather Court, Doylestown, PA 18902.

GERLACH, DOROTHY H., dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Administrator: **MARK C. GERLACH** a/k/a **MARK CARTER GERLACH** c/o Lara A. Bolte, Esq., 1260 Bustleton Pike, Feasterville, PA 19053.

Attorney: **LARA A. BOLTE**, Dilworth Paxson LLP, 1260 Bustleton Pike, Feasterville, PA 19053.

HARDY, STEVEN, dec'd.

Late of Levittown, Bucks County, PA.

Administrator: **KEITH HARDY**, 220 Park Ave., Bristol, PA 19007.

HEACOCK, ROGER, dec'd.

Late of Quakertown, Bucks County, PA.

Administratrix: **TAMMY MADISON**, 1503 Lower Rocky Dale Rd., Green Lane, PA 18054.

HOPF, C.C. a/k/a **CARMIN C. HOPF**, dec'd.

Late of Bridgeton Township, Bucks County, PA.

Executrix: **GRACE F. WHITE**, 80 Sycamore Dr., Apt. 312, Elizabethtown, PA 17022.

KLAKOWICZ, DOROTHY L., dec'd.

Late of Bristol Township, Bucks County, PA.

Executors: **ARTHUR J. LEWANDOWSKI** a/k/a **ARTHUR JOSEPH LEWANDOWSKI, SR.** and **CHERYL N. LEWANDOWSKI** a/k/a **CHERYL NOTTE LEWANDOWSKI** c/o Madison A. Morton, Esq., 2410 Bristol Rd., Bensalem, PA 19020.

Attorney: **MADISON A. MORTON**, The Swain Law Firm, P.C., 2410 Bristol Rd., Bensalem, PA 19020.

KULIG, REGINA, dec'd.

Late of Bristol Borough, Bucks County, PA.

Administrator: **THOMAS A. KULIG** a/k/a **THOMAS ANTHONY KULIG, JR.** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

LEE, JOAN ANN a/k/a **JOAN BROCK**, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **JANICE L. NICOL**, 27 Harmony Way, Newtown, PA 18940.

MAURER, GEORGE E., dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **CHEREE A. MAURER-DA SILVA**, 75 E. Patricia Rd., Holland, PA 18966.

Attorney: **RYAN A. KROCKER**, Rothkoff Law Group, Seven Neshaminy Interplex, Ste. 116, Trevose, PA 19053.

McCAREY, THOMAS J., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **PATRICIA BERDINI** a/k/a **PATRICIA ANN BERDINI**, 3505 Turnbury Way, Woodstock, GA 33322.

Attorney: **HEIDI van STEENBURGH**, Highpoint Law Offices, P.C., 200 Highpoint Dr., Ste. 211, Chalfont, PA 18914.

McCORMICK, ELEANOR B., dec'd.

Late of Doylestown, Bucks County, PA.

Co-Executrices: **MAUREEN McCORMICK** and **DIANNE C. MAGEE** c/o Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

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

MOY, ROBERT J. a/k/a **ROBERT MOY** and **ROBERT J. MOY, SR.**, dec'd.

Late of New Hope Borough, Bucks County, PA.

Executor: **ROBERT MOY, JR.** a/k/a **ROBERT J. MOY** c/o Maureen L. Anderson, Esq., 605 Farm Ln., Doylestown, PA 18901.

Attorney: **MAUREEN L. ANDERSON**, Maureen L. Anderson Elder Law, 605 Farm Ln., Doylestown, PA 18901.

PETERSON, WILHELM E. a/k/a
WILHELM PETERSON, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **PHILLIP VAUGHN SEALY**,
168 Ann Lane, Warminster, PA 18974.

Attorney: **CAROL B. McCULLOUGH**,
Young, Marr, Mallis & Associates, 3554
Hulmeville Road, #102, Bensalem, PA
19020.

POSTUPACK, THOMAS J. a/k/a **THOMAS
JOHN POSTUPACK**, dec'd.

Late of Bensalem Township, Bucks
County, PA.

Administrator: **JAMES T. POSTUPACK**
a/k/a **JAMES THOMAS POSTUPACK**
c/o Hilary A. Fuelleborn, Esq., 1260
Bustleton Pike, Feasterville, PA 19053.

Attorney: **HILARY A. FUELLEBORN**,
Dilworth Paxson LLP, 1260 Bustleton
Pike, Feasterville, PA 19053.

QUINN, ANNA MARIE a/k/a **NANCY
QUINN**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **JOSEPH QUINN**, 2452
Elfreths Alley, Bensalem, PA 19020.

RHODES, ELFRIEDE, dec'd.

Late of West Rockhill, Bucks County, PA.

Executor: **JOSEPH A. RHODES, III**,
2130 Finland Road, Green Lane, PA
18054.

Attorney: **RICHARD C. HOWARD,
JR.**, Weber Kracht & Chellew, 834 W.
Market Street, Perkasie, PA 18944.

ROTZ, CHRISTOPHER LOUIS a/k/a
CHRISTOPHER L. ROTZ, dec'd.

Late of Doylestown Township, Bucks
County, PA.

Executor: **CHRISTOPHER L. ROTZ,
JR.** a/k/a **CHRISTOPHER LOUIS
ROTZ, JR.** c/o Michael C. McBratnie,
Esq., P.O. Box 673, Exton, PA 19341-
0673.

Attorney: **MICHAEL C. McBRATNIE**,
Fox Rothschild LLP, P.O. Box 673,
Exton, PA 19341-0673.

SAULINO, LOUIS JAMES, dec'd.

Late of Warwick Township, Bucks
County, PA.

Executors: **AMY B. SAULINO**, 1407
Windsor Drive, Warwick Township, PA
18976 and **STEVEN M. SAULINO**,
1057 Gotland Circle, Warrington, PA
18976.

SMOLLAR, VICTOR JOHN a/k/a
VICTOR J. SMOLLAR, dec'd.

Late of Newtown Township, Bucks
County, PA.

Executor: **ROBERT J. PROSKE** a/k/a
ROBERT JOSEPH PROSKE c/o Wendy
Fein Cooper, Esq., 2617 Huntingdon
Pike, Huntingdon Valley, PA 19006.

Attorney: **WENDY FEIN COOPER**,
Semanoff Ormsby Greenberg & Torchia,
LLC, 2617 Huntingdon Pike, Huntingdon
Valley, PA 19006.

URANKAR, EDWARD JOSEPH, dec'd.

Late of Buckingham Township, Bucks
County, PA.

Executor: **JEFFREY STEVEN WHITE**
a/k/a **JEFFREY S. WHITE** c/o Laura M.
Mercuri, Esq., 104 N. York Rd., Hatboro,
PA 19040.

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

WERNER, BRADLEY SCOTT a/k/a **BRAD
WERNER**, dec'd.

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

Executor: **GLENN WERNER**, 48
Bittersweet Road, Levittown, PA 19057.

WISE, FRANCES M., dec'd.

Late of Langhorne, Bucks County, PA.

Executrix: **KRISTEN LUCISANO**,
400 McKinley Avenue, Hulmeville, PA
19047.

Attorney: **ROBERT A. STEWART**, 1000
Floral Vale Blvd., Suite 300, Yardley, PA
19067.

YODER, DARLENE L., dec'd.

Late of West Rockhill Twp., Bucks
County, PA.

Executor: **SANFORD L. YODER**, 3250
State Rd., Apt. 287, Sellersville, PA
18960.

Attorney: **J. OLIVER GINGRICH**,
Landis, Hunsberger, Gingrich & Weik,
LLP, 114 East Broad Street, P.O. Box 769,
Souderton, PA 18964.

Third and Final Publication

BLACK, ALLEN D. a/k/a **ALLEN BLACK**,
dec'd.

Late of Tinicum Township, Bucks
County, PA.

Executor: **RICHARD RANDOLPH
APGAR** c/o D. Rodman Eastburn,
Esq., 60 E. Court St., P.O. Box 1389,
Doylestown, PA 18901-0137.

Attorney: **D. RODMAN EASTBURN**,
Eastburn and Gray, PC, 60 E. Court St.,
P.O. Box 1389, Doylestown, PA 18901-
0137.

BLAKE, PETER HUGHES a/k/a **PETER H. BLAKE**, dec'd.

Late of Nockamixon Township, Bucks County, PA.

Executrix: **LORRAINE BLAKE**, 4244 Widmann Pl., The Villages, FL 32163.

BLANCO, GABRIEL, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executrix: **THERESA M. BLANCO** c/o John S. Benson, Esquire, 18 N. Main Street, Doylestown, PA 18901.

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

BOBBS, SANFORD, dec'd.

Late of Bristol Township, Bucks County, PA.

Co-Executrices: **TINA MONTI** a/k/a **TINA M. MONTI** and **KIM KEY** a/k/a **KIMBERLY ANN KEY** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

BURCHINAL, KATHRYN K. a/k/a **KATHRYN BURCHINAL**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **JOHN N. SCHAEFFER** a/k/a **JOHN N. SCHAEFFER, III**, Esquire, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

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

CATOZZI, LORETTA MARY, dec'd.

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

Executrix: **ELIZABETH ANNE CATOZZI**.

Attorney: **THOMAS J. PROFY, IV**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

DeCHRISTOPHER-LOPEZ, MARIA, dec'd.

Late of New Britain, Bucks County, PA.

Executrix: **ANNE M. FALLON** c/o John S. Benson, Esquire, 18 N. Main Street, Doylestown, PA 18901.

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

DOLNICK, GENE, dec'd.

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

Executrix: **ILENE DOLNICK**, 513 Poppy Court, Langhorne, PA 19047.

EDMOND, MILDRED M., dec'd.

Late of Warminster, Bucks County, PA.

Executor: **KENNETH W. WARBURTON** c/o John S. Benson, Esquire, 18 N. Main Street, Doylestown, PA 18901.

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

ELLSWORTH, JAMES AUSTIN a/k/a **JAMES A. ELLSWORTH**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **BETTY ANN ELLSWORTH**, 128 Hancock Road, Warminster, PA 18974.

FORMAN, SHELLY, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrices: **WENDY FORMAN ABRAMS** a/k/a **WENDY ABRAMS**, **ANDREA AZOFF** and **DONNA BALABAN** a/k/a **DONNA R. BALABAN** c/o Melissa B. Paszamant, Esquire, 2001 Market St., Ste. 1700, Philadelphia, PA 19103.

Attorney: **MELISSA B. PASZAMANT**, 2001 Market St., Ste. 1700, Philadelphia, PA 19103.

FOY, CLAIRE D. a/k/a **CLAIRE DUTKA**, dec'd.

Late of Furlong, Bucks County, PA.

Executrices: **VALERIE GOODYEAR**, 2078 Derbyshire Road, Furlong, PA 18925 and **LISA YIZZI**, 36 Alexanders Ct., Newtown, PA 18940.

GONZALEZ, ROBERT F. a/k/a **BOB GONZALEZ**, dec'd.

Late of Bensalem, Bucks County, PA.

Administratrix: **MARTINA GONZALEZ**, 2049 Brown Ave., Apt. G5, Bensalem, PA 19020.

GRAHAM, DENISE ELAINE, dec'd.

Late of Bristol Twp., Bucks County, PA.

Administratrix: **ANESAH L. COFFEE** c/o Hope Bosniak, Esq., Dessen, Moses & Rossitto, 600 Easton, Rd., Willow Grove, PA 19090.

Attorney: **HOPE BOSNIAK**, Dessen, Moses & Rossitto, 600 Easton, Rd., Willow Grove, PA 19090.

FLUCK, SHIRLEY A., dec'd.

Late of Richlandtown, Bucks County, PA. Executor: **MATTHEW FLUCK**, 6 Little Philadelphia Road, Washington, NJ 07882.

Attorney: **ROBERT E. FRAVEL**, 123 N. Main Street, Suite 208, P.O. Box 142, Dublin, PA 18917.

HEIM, FLORENCE K., dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **SCOTT E. HEIM** a/k/a **SCOTT HEIM**, 232 Surrey Ave., Southampton, PA 18966.

Attorney: **JOSEPH J. FIANDRA**, Joseph J. Fiandra, LLC, 426 N. Easton Rd., Front, Glenside, PA 19038.

HENNINGER, DALE P., dec'd.

Late of Richland Township, Bucks County, PA.

Administrator: **LUTHER P. HENNINGER, JR.**, 1150 N. 34th St., Allentown, PA 18104.

HEY, JEFFREY W., dec'd.

Late of Warwick Township, Bucks County, PA.

Executor: **JEFFREY HEY**, 2353 Rosemont Terrace, Furlong, PA 18925.

Attorney: **DAVID R. WHITE, JR.**, Horst Krekstein & Runyon LLC, 610 W. Germantown Pike, Ste. 350, Plymouth Meeting, PA 19462.

HILLYER, KATHLEEN E., dec'd.

Late of Falls Township, Bucks County, PA.

Administratrices: **M. MURPHY** and **MARY E. BRENNAN** c/o Harry J. Agzigian, Esquire, 1005 Colonial Drive, Newtown, PA 18940.

Attorney: **HARRY J. AGZIGIAN**, 1005 Colonial Drive, Newtown, PA 18940.

HOGAN, JAMES E. a/k/a **JAMES EDWARD HOGAN**, dec'd.

Late of Falls Township, Bucks County, PA.

Executor: **TIMOTHY HOGAN** c/o William F. Thomson, Jr., Esquire, 952 Trenton Road, Fairless Hills, PA 19030.

Attorney: **WILLIAM F. THOMSON, JR.**, Gilbert and Thomson Law Offices, 952 Trenton Road, Fairless Hills, PA 19030.

HUGHES, THOMAS B., dec'd.

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

Executrix: **MARGARET JOHNSON**, 671 Trenton Way, Osprey, FL 34229.

Attorney: **STEPHEN B. HARRIS**, 1760 Bristol Road, P.O. Box 160, Warrington, PA 18976-0160.

KELLER, KAREN J., dec'd.

Late of Bristol Township, Bucks County, PA.

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

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

KIEFER, WALTER M. a/k/a **WALTER KIEFER**, dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **MELISSA R. STILLWAGON** c/o John S. Benson, Esquire, 18 N. Main Street, Doylestown, PA 18901.

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

KRISTIANSEN, BARBARA A., dec'd.

Late of Warrington Township, Bucks County, PA.

Administratrix: **CORRENE S. KRISTIANSEN** c/o Michael W. Mills, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

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

LAMBERT, MARILYN ANN a/k/a **MARILYN A. LAMBERT**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **JULIENNE F. LAMBERT**, 11 Clearview Dr., Newtown, PA 18940.

MAUGHAN, LOIS D., dec'd.

Late of Quakertown, Bucks County, PA.

Executor: **JOHN W. MAUGHAN**, 4903 Tall Cedar Ct., Pipersville, PA 18947.

McGEARY, ANNA M., dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **GERALD R. McGEARY, JR.** c/o Don J. Solomon, Esq., 300 N. York Rd., Hatboro, PA 19040.

Attorney: **DON J. SOLOMON**, 300 N. York Rd., Hatboro, PA 19040.

NYBORG, THOMAS ROLF, dec'd.

Late of Warrington Twp., Bucks County, PA.

Administratrix: **KIMBERLY TRACY**, 935 Red Coat Farm Drive, Chalfont, PA 18914.

Attorney: **JAMES P. BENSTEAD**, Benstead, Mabon & Mitsch, PC, 124 East Court Street, Doylestown, PA 18901.

PINCITURO, CHRISTINE, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administrator: **PATRICK PINCITURO**,
622 Main St., Riverton, NJ 08077
Attorney: **DOUGLAS T. MORMELLO**,
Law Offices of Michael Kuldiner, P.C.,
922 Bustleton Pike, 1st Floor, Feasterville,
PA 19053.

RALSTON, WENDY, dec'd.

Late of Feasterville, Bucks County, PA.
Executrix: **CHRISTINA McADAMS**,
4617 A Linden Ave., Philadelphia, PA
19114.

SCEPELENKO, IVAN, dec'd.

Late of Morrisville, Bucks County, PA.
Executrix: **JoANNE MALTA**, 54 Green
Acres Avenue, East Brunswick, NJ 08816.

SILVERMAN, ELINOR, dec'd.

Late of Warminster Township, Bucks
County, PA.
Executrix: **SHERYL SILVERMAN** a/k/a
SHERYL LYNNE SILVERMAN c/o E.
Marc Miller, Esq., One Tower Bridge,
100 Front St., Ste. 100, Conshohocken,
PA 19428.

Attorney: **E. MARC MILLER**, Flaster
Greenberg PC, One Tower Bridge, 100
Front St., Ste. 100, Conshohocken, PA
19428.

SMITH, RICHARD W., SR. a/k/a
RICHARD W. SMITH and **RICHARD
SMITH**, dec'd.

Late of Plumstead Township, Bucks
County, PA.

Executrix: **MARLENE J. SMITH** a/k/a
MARLENE SMITH c/o Thomas F.J.
MacAniff, Esq., 60 E. Court St., P.O. Box
1389, Doylestown, PA 18901-0137.

Attorney: **THOMAS F.J. MacANIFF**,
Eastburn and Gray, PC, 60 E. Court St.,
P.O. Box 1389, Doylestown, PA 18901-
0137.

STALEY, BONNIE J., dec'd.

Late of Warminster, Bucks County, PA.
Executrix: **CARLENE M. STALEY**,
1674 Folly Road, #107, Charleston, SC
29412.

STANSHINE, JOLEEN H., dec'd.

Late of Lower Southampton Township,
Bucks County, PA.

Executrix: **HOLLY FUENFSTUECK**
c/o William E. Scott, Esquire, Newtown
Pavilion, 6 Penns Trail, Suite 202,
Newtown, PA 18940.

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

STOCKTON, ANN F. a/k/a **ANN FORER
STOCKTON** and **ANN CECELIA
STOCKTON**, dec'd.

Late of Doylestown Township, Bucks
County, PA.

Executor: **JAMES M. SNYDER** c/o
Joel Steinman, Esquire, P.O. Box 215,
Perkasie, PA 18944-0215.

Attorney: **JOEL STEINMAN**, P.O. Box
215, Perkasie, PA 18944-0215.

TRINGALI, LUANA, dec'd.

Late of Buckingham Township, Bucks
County, PA.

Executrix: **LORI QUINN** a/k/a **LORI
ANN QUINN** c/o William B. Cooper,
III, Esq., P.O. Box 673, Exton, PA 19341-
0673.

Attorney: **WILLIAM B. COOPER,
III**, Fox Rothschild LLP, P.O. Box 673,
Exton, PA 19341-0673.

TYSON, JOHN STEPHEN, dec'd.

Late of Bensalem Township, Bucks
County, PA.

Administratrix: **GRACE MARIANNA
TYSON** c/o Nicholas M. Orloff, Esq., 1
W. Third St., Media, PA 19063.

Attorney: **NICHOLAS M. ORLOFF**,
Orloff Law, 1 W. Third St., Media, PA
19063.

UNGER, VICTOR H., dec'd.

Late of Doylestown Borough, Bucks
County, PA.

Executrix: **JANET L. UNGER** c/o
Hopkins & Hopkins, 114 N. Main Street,
Doylestown, PA 18901.

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

VARADI, ELMER, dec'd.

Late of Falls Township, Bucks County,
PA.

Administratrix: **DIANE MATTHEWS**,
242 Louise Dr., Morrisville, PA 19067.

WATSON, WHITNEY, III a/k/a **WHITNEY
WINFIELD WATSON, III**, dec'd.

Late of Solebury Township, Bucks
County, PA.

Executor: **CHRISTOPHER WATSON**
a/k/a **CHRISTOPHER JOHN WATSON**
c/o Michael W. Mills, Esq., 131 W. State
St., P.O. Box 50, Doylestown, PA 18901.

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

WEBSTER, CHARLES P., dec'd.

Late of Oakford Township, Bucks County, PA.

Executrix: **CHRISTINE L. WEBSTER**, 1237 Clayton Avenue, Oakford, PA 19053.

WHITE, PATRICIA A. a/k/a PATRICIA ANN WHITE, dec'd.

Late of Chalfont Borough, Bucks County, PA.

Executor: **BRETT WHITE** c/o Cotlar & Cotlar, 23 West Court St., Doylestown, PA 18901.

Attorney: **ANDREW D. COTLAR**, 23 West Court St., Doylestown, PA 18901.

WILSON, DORIS A., dec'd.

Late of Falls Township, Bucks County, PA.

Executor: **NICHOLAS HENRY WILSON** a/k/a **NICHOLAS H. WILSON** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007. Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.

ZOZULA, MICHAEL, SR., dec'd.

Late of Warminster, Bucks County, PA.

Administrator: **GREGORY ZOZULA** c/o John S. Benson, Esquire, 18 N. Main Street, Doylestown, PA 18901.

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

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:

VITALS BEFORE TITLES with its principal place of business 806 Eaton Ct., Quakertown, PA 18951.

The name and address of the person owning or interested in said business are Mark McCloskey, 806 Eaton Ct., Quakertown, PA 18951.

The certificate will be filed on or after August 12, 2025.

Sept. 4

Miscellaneous

**LEGAL NOTICE SEEKING
ANY INTEREST IN THE VEHICLE**

LISTED BELOW:

2005 Volvo XC90

VIN: YV1CZ592851202231

The court of competent jurisdiction where an action will be filed to obtain a court-ordered title will be the Bucks County Court of Common Pleas.

Any and all parties with an interest in this vehicle are asked to contact attorney Shelby Nathans at shelby@alhlaw.com as soon as possible.

Sept. 4, 11, 18

**ANYONE WITH INTEREST TO
THE FOLLOWING VEHICLE:**

2021 Dodge Ram (Van), VIN: 3C6MRVJG5ME572122 must appear at Historic Lehigh County Courthouse, on September 22, 2025 at 9:30 a.m. Courtroom 1A.

Sept. 4

Trust Notice

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

First Publication

**THE PHYLLIS B. THROPP REVOCABLE
TRUST DATED 11/6/2002, AS
AMENDED 8/15/2018**

Late of Bucks County, PA.

Trustee: **MARIE L. YEOH** c/o Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.

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