



Bucks County Law Reporter

The Official Legal Periodical for Bucks County

Vol. 96

Doylestown, Pa., October 26, 2023

No. 43



Notice is hereby given:

ANNUAL MEETING OF THE BUCKS COUNTY BAR ASSOCIATION

**Thurs., December 7, 2023
Bucks County Justice Center
Courtroom #410
Doylestown, PA 18901**

- | | |
|-----------|-------------------------------------|
| 4:00 p.m. | Bucks County Bar Induction Ceremony |
| 4:30 p.m. | Annual Business Meeting of the BCBA |
| 6:00 p.m. | Annual Dinner at The Warrington |



Bucks County Law Reporter

The Official Legal Periodical for Bucks County
96 BUCKS CO. L. REP., pp. 378-384

Vol. 96

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Bucks County Law Reporter

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Heather Cevasco
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BAR ASSOCIATION NEWS**Eastburn and Gray Proudly Participates in the Travis Manion Foundation's 9/11 Heroes Run**

Eastburn and Gray's staff, attorneys and their families showed up to support the Travis Manion Foundation's 9/11 Heroes Run in Doylestown on Sunday, October 8, 2023.

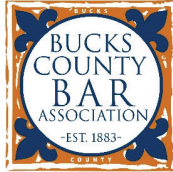
Eastburn and Gray is proud to continue its support of the Travis Manion Foundation's 9/11 Heroes Run in Doylestown. The 9/11 Heroes Run unites communities internationally with the goal to never forget the sacrifices of the heroes of September 11th and the wars since: veteran, first responder, civilian and military. The 9/11 Heroes Run 5k +1M fun run/walk welcomes runners, ruckers, and walkers of all levels and of all ages.

The Travis Manion Foundation (TMF) empowers veterans and families of fallen heroes to develop character in future generations. In 2007, 1st Lt. Travis Manion (USMC) was killed in Iraq while saving his wounded teammates. Today, Travis' legacy lives on in the words he spoke before leaving for his final deployment, "If Not Me, Then Who..." Guided by this mantra, veterans continue their service, develop strong relationships with their communities, and thrive in their post-military lives. As a result, communities prosper and the character of our nation's heroes lives on in the next generation. To learn more, please visit the Travis Manion Foundation website, www.travismanion.org.



Photographed here from left to right are: Larry Kolk, Amy Kolk, Gabrielle Malia, Sarah Eastburn, Erin Aronson, Jessica Eastburn, Mark Eastburn, and Michael Peters.

Oct. 26



Slate of Candidates Proposed by the BCBA Nominating Committee

For Election at the Annual Meeting of BCBA Members on December 7, 2023

Officers (1-year term)

Vice President / President Elect: Jeremy Puglia

Treasurer: Stephanie Shortall

Secretary: Melanie Wender

Directors (3 vacancies, each for a 3-year term)

Thomas Panzer

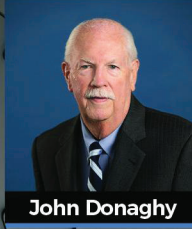
Mindy Snyder

Elaine Yandrisevits

Oct. 26—Nov. 30

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Nominations for BCBA and BCBF Annual Awards

Nominations are being accepted for all of the BCBA's and BCBF's Annual Awards. To submit a BCBA member (or community member in the case of the William H. Eastburn, III Award and Foundation Award), simply submit a short write-up outlining your nomination not later than November 6, 2023. [E-mail—heather.cevasco@bucksbar.org or Mail—135 E. State Street, Doylestown, PA 18901.]

There are five annual awards:

- The Mark E. Goldberg Award
- The William H. Eastburn, III Award
- The Arthur B. Walsh, Jr. Pro Bono Publico Award
- The Harriet Mims Award
- The Annual Bucks County Bar Foundation Award

Criteria for these awards is outlined below. Please contact us with any questions.

The Mark E. Goldberg Award

The **Mark E. Goldberg Award** is presented to a *member of the Bucks County Bar Association*, including honorary members, *demonstrating a continuing commitment to community service outside the legal profession.*

The eligible candidate shall perpetuate personal relationships established with leaders of the religious, academic, recreational and charitable segments of the Bucks County community by:

- Proven legal competence;
- Honor;
- Trust;
- Service; and
- Respect for the rule of law and the administration of justice.

To nominate someone for this award, please e-mail or send a letter outlining your reasons for nominating this person to the attention of Heather Cevasco at BCBA, 135 E. State Street, Doylestown, PA 18901. Deadline: November 6, 2023.

William H. Eastburn, III Award

The purpose of the William H. Eastburn, III Award is to recognize *the person or entity who has made significant contributions to the Bucks County system of justice.*

The qualities of the recipient(s), who shall not be a member of the Bucks County Bar Association, shall be to:

- Promote better understanding of our system of justice;
- Encourage greater respect for law and the courts;
- Stimulate a deeper sense of individual responsibility so that citizens recognize their duties as well as their rights; Contribute to the effective functioning of our institutions of government; and Foster a better understanding and appreciation of the rule of law.

To nominate someone for this award, please e-mail or send a letter outlining your reasons for nominating this person to the attention of Heather Cevasco at BCBA, 135 E. State Street, Doylestown, PA 18901. Deadline: November 6, 2023.

The Arthur B. Walsh, Jr. Pro Bono Publico Award

The purpose of the ARTHUR B. WALSH, JR. PRO BONO PUBLICO AWARD is to recognize the BCBA member who has made significant contributions to the Bucks County system of justice in the form of Pro Bono service. One award is given annually to a member of the Bucks County Bar Association, who by their actions and example have made “Equal Justice Under Law” a meaningful good and ideal for our legal society.

The qualities of the recipient(s), shall be to:

- Demonstrate selfless service to the members of the community of limited means;
- Demonstrate selfless service to charitable, religious, civic, community, governmental and educational organizations in matters which are designed primarily to address the needs of persons of limited means;
- Enhance the human dignity of others by improving or delivering volunteer legal services to our nation’s poor and disadvantaged.

To **nominate someone for this award**, please e-mail or send a letter outlining your reasons for nominating this person to the attention of Committee Co-Chairperson Shari Williams (swilliams@highswartz.com) or Heather Cevasco at BCBA, 135 E. State Street, Doylestown, PA 18901. Deadline: November 6, 2023.

Harriet Mims Award

This award is named after Harriet Mims, who was the first female judge in Bucks County and one of the first women admitted to the Bucks County Bar. The award is presented annually to a *female attorney who exhibits the characteristics of strength, leadership and integrity who also has served as a mentor to young lawyers.*

To **nominate someone for this award**, please e-mail or send a letter outlining your reasons for nominating this person to the attention of WLD Chairperson Mindy Snyder (msnyder@liebmannfamilylaw.com) or Heather Cevasco at BCBA, 135 E. State Street, Doylestown, PA 18901. Deadline: November 6, 2023.

The Bucks County Bar Foundation Award

The Bucks County Bar Foundation Award was established in 2019 as part of the 15th Anniversary of the Foundation and is presented to honor a *Foundation supporter*, who throughout his or her career has *provided extraordinary service, including through support of the Bucks County Bar Foundation, to the mission of accomplishing access to justice for all.* The recipient may be a member of the BCBA or a member of the community.

To **nominate someone for this award**, please e-mail or send a letter outlining your reasons for nominating this person to the attention Heather Cevasco via e-mail or mail at BCBA, 135 E. State Street, Doylestown, PA 18901. Deadline: November 6, 2023.

Oct. 19, 26; Nov. 2

 **TRIVIA NIGHT!**

Get your teams together and join us for a fun night of trivia with prizes, raffles & more in support of the Bucks County Bar Foundation

Thursday, November 9th
at Saint Cyril of Jerusalem
1410 Almshouse Rd., Jamison

Doors open at 5:30 pm
Game starts at 6:00 pm

Teams of 8-10

\$30
per person when purchased in advance or \$40 at the door. Ticket price includes food.

B.Y.O.B.

- Register before November 1st and receive 5 free raffle tickets!
- For tickets and more information, visit buckscountybarfoundation.salsalabs.org/trivianight

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How to Make \$\$\$ Handling Personal Injury Cases— Even in Bucks County

Civil Litigation Section CLE #2367

Date: November 15, 2023

Time: 8:30AM to 9:30AM

Location: Hybrid. Attend in-person at the BCBA or virtually via Zoom. Connection information sent out upon registration.

CLE Credit: 1 Substantive Credit

Presenter: Christopher J. Brill, Esq.

Description: This program will cover how to build value in your personal injury cases and how to build a personal injury practice. Attendees will hear lessons learned over a 40+ year career including what works, and what doesn't work. Discussion ranges from basic to advanced.

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

Questions: Contact Kelly Myers at kelly.myers@bucksbar.org

Name: _____ **Attorney ID:** _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone: _____ **Email:** _____

Payment method (choose one): Check enclosed AmEx MasterCard Visa

CC #: _____ **CC Exp. Date:** _____

Name on CC: _____ **Billing Zip Code:** _____

We accept Cash, Credit Cards & Checks. If you prefer to pay by check, please send this form with a check to the Bucks County Bar Association at P.O. Box 300, Doylestown, PA 18901.

Oct. 19, 26; Nov. 2, 9

Caroline Martin d/b/a Caroline Martin Eventing, LLC v. Jeanne Shigo and Robert Ferrier

Plaintiff appeals to the Pennsylvania Superior Court from the Court's Order denying Plaintiff's Petition to Vacate Arbitration Award. The Court held that Plaintiff failed to establish that the award was unjust, inequitable and unconscionable; exceeded the scope of the parties' agreement and the arbitrator's powers; or resulted from an unfair process.

Civil law – Common law arbitration – Petition to vacate award – Held, the Order denying Appellant's Petition should be affirmed on appeal.

1. The award of an arbitrator in a nonjudicial arbitration which is not subject to statutory arbitration or to a similar statute regulating nonjudicial arbitration proceedings is binding and may not be vacated or modified unless it is clearly shown that a party was denied a hearing or that fraud, misconduct, corruption or other irregularity caused rendition of an unjust, inequitable or unconscionable award. 42 Pa.C.S. §7341.

2. Arbitrators are the final judges of both law and fact, and an arbitration award is not subject to reversal for a mistake of either. The appellant bears a burden to establish both the underlying irregularity and the resulting inequity by clear, precise, and indubitable evidence.

3. The power and authority of arbitrators are wholly dependent upon the terms of the agreement of submission, and they cannot exercise authority as to matters not included therein, or validly determine the dispute if they violate or act inconsistently with the terms of the submission.

4. Arbitration is not a wholly informal process and requires for its validity the observance of certain minimal standards indispensable to the securing of a fair and impartial disposition of the merits of a controversy. These minimum standards require that both parties are provided with notice, all the arbitrators must sit at the hearing, each side is entitled to be heard and to be present when the other party's evidence is being given and, unless the submission allows a decision by a majority of the arbitrators, all must join in the award.

C.P. Bucks County, Civil Division, No. 19-04003. Petition to vacate arbitration award: Caroline Martin d/b/a Caroline Martin Eventing, LLC v. Jeanne Shigo and Robert Ferrier.

J. Bruce McKissock, Esquire, Attorney for Plaintiff/Appellant.

John David Blumenthal, Esquire, Attorney for Defendant/Appellee, Jeanne Shigo.

FRITSCH, ADMIN. J., September 12, 2023.

OPINION

On June 16, 2023, this Court entered an Order denying the Petition to Vacate Arbitration Award filed by Plaintiff Caroline Martin (hereinafter "Appellant") following an oral argument that was held on June 12, 2023. In denying the petition, we confirmed the award of arbitrator Elizabeth O'Connor Tomlinson, Esquire, filed October 27, 2022¹. On July 13, 2023, Appellant filed a Notice of Appeal to the Superior Court of Pennsylvania from the June 16, 2023 Order. This Opinion is filed pursuant to Pennsylvania Rule of Appellate Procedure 1925(a).

I. FACTUAL AND PROCEDURAL HISTORY

The instant action was commenced by Complaint on May 29, 2019. Appellant sought relief for breach of contract, unjust enrichment and alternative relief in the

¹ See Order of June 16, 2023 by the undersigned, docket no. seq. 38.

form of money damages.² Appellant Caroline Martin d/b/a Caroline Martin Eventing, LLC (hereinafter “Appellant”), alleged that Appellees Jeanne Shigo and Robert Ferrier (hereinafter “Appellees”), breached a contractual agreement relating to the purchase and ownership of a horse. Appellant is a “professional horse woman” who trains and shows horses in various equestrian activities. Appellee Jeanne Shigo is a family friend of Appellant. Appellant and Appellee Shigo entered into an agreement to purchase and train a horse, Ferrie’s Cello (hereinafter “the Horse”). Appellant alleged that the parties entered into an agreement for joint ownership of the Horse.

Appellant averred that the parties performed their duties pursuant to an unsigned agreement regarding the boarding, maintenance and training of the Horse from July 2017 until September 2018. The Horse was housed in Appellant’s facilities in Florida and Riegelsville, Bucks County, Pennsylvania. Appellant further alleged that Appellee Shigo came to the Bucks County facility in September 2018 and moved the Horse to an undisclosed location outside of Appellant’s control.

Pursuant to a stipulated Order, the parties agreed to move the matter to arbitration as contemplated by the relevant agreement, which was attached to the complaint at Exhibit “A”.³ Arbitration commenced through the issuance of a preliminary decision by Arbitrator Elizabeth O’Connor Tomlinson (hereinafter “the Arbitrator”), on November 6, 2020. The preliminary decision outlined the claims to be addressed in the arbitration. After a briefing schedule and submissions by both parties, a hearing was held before the Arbitrator on May 14, 2021. Subsequent submissions were filed on August 27, 2021 and an initial decision was rendered on April 22, 2022. On September 20, 2022, a final award was issued.⁴

Appellant filed a Petition to Vacate Arbitration Award on October 18, 2022. Appellee Shigo filed a response to the petition on December 12, 2022. We held oral argument on the merits of the petition on June 12, 2023. The undersigned entered an Order denying Appellant’s petition and upholding the Arbitration Award on June 16, 2023. Appellant filed a Notice of Appeal on July 13, 2023.

II. STATEMENT OF ERRORS COMPLAINED OF ON APPEAL

The undersigned ordered Appellant to file a Concise Statement of Matters Complained of on Appeal on July 14, 2023. Pursuant to Pennsylvania Rule of Appellate Procedure 1925(b), Appellant filed a Concise Statement of Matters Complained of on Appeal on July 31, 2023.

Appellant prefaced her matters complained of with a statement pursuant to Pa.R.A.P. 1925(b)(4)(vi)⁵, claiming that she could not “readily discern the basis for

² See generally Plaintiff’s Complaint, docket no. seq. 1.

³ See Order Approving Stipulation of Counsel by the undersigned, docket no. seq. 6.

⁴ The final award stated the following: Plaintiff’s ownership claim to the horse is denied, Plaintiff is awarded \$12,588.16 for all claims, Plaintiff is awarded \$27,059.00 in attorney’s fees, and claims against Defendant Ferrier are denied and dismissed. See Amended Order and Final Arbitration Award, docket no. seq. 27.

⁵ The Order of June 16, 2023 contains a footnote that reiterates to Appellant that the Court found that Appellant failed to meet the high standard required to vacate an arbitration award. See Racicot v. Erie Ins. Exchange, 837 A.2d 496 (Pa. Super. 2003).

the Court’s Order dated June 16, 2023.” Appellant then stated in a less than concise narrative format the basis for her appeal, which we will replicate verbatim as follows:

“Consistent with this provision, Martin states generally that this Court erred and/or abused its discretion when it overruled Plaintiff’s Petition to Vacate and confirmed the Arbitration Award because the Award was unjust, inequitable, and unconscionable, exceeded the scope of the parties’ agreement and the arbitrator’s powers, and resulted from an unfair process.

In a further effort to clarify the bases for her appeal, Martin provides the following summary of errors⁶. Each summary is ‘deemed to include every subsidiary issue contained therein which was raised in [this] [C]ourt.’

1. When Defendant admitted, in responses to Plaintiff’s Complaint, that the unsigned Partnership Agreement for 50/50 ownership of the property (the “Horse”) at issue both was attached to Plaintiff’s Complaint and controlled the rights and liabilities of the breach of contract action filed by Plaintiff against Defendant, the Trial Court erred in refusing to vacate the Arbitration Award in which the arbitrator ruled that Plaintiff had not plead a breach of contract claim for ownership of the Horse and refused to recognize Plaintiff’s 50% ownership of the Horse.
2. Where the controlling Partnership Agreement set forth specific procedures by which a party could terminate the Agreement, and thereafter ownership of the Horse would be determined, the Trial Court erred in refusing to vacate the Arbitrator’s Award where the Arbitrator totally ignored those termination rights and remedies in the controlling contract and instead created her own remedy, found nowhere in the Partnership Agreement, and then awarded Defendant 100% ownership of the Horse without identifying any provision that permitted such remedy.
3. Where the controlling Partnership Agreement specified that Plaintiff was required to pay 50% of the expenses maintaining the Horse and the Plaintiff would also train, manage and compete the Horse, and thereafter, in accordance with those requirements, Plaintiff not only provided the training, management and competition of the Horse but also paid one-half of the Horse’s expenses on a monthly basis up until the date on which Defendant wrongfully took possession of the Horse, the Trial Court erred in refusing to vacate the Arbitration Award in which the arbitrator held that each payment constituted an accrued right of action at the time such payment was made, thereby excluding more than half of the expenses paid by Plaintiff under a one year accrual provision in the Partnership Agreement, and where the only legal authority cited by the arbitrator for such ruling held 180 degrees opposite of the application applied by the arbitrator.
4. Where, during initial arbitration proceedings, counsel for Defendant, over Plaintiff’s objection, advised the arbitrator of Defendant’s tender of

⁶ Appellant Martin refers to herself in the third person at times in her concise statement.

an amount of damages referenced in an ad damnum clause in Plaintiff's Complaint, and thereafter the arbitrator both limited Plaintiff's claim to a damage amount referenced in the ad damnum clause in Plaintiff's Complaint and also referenced such offer to settle in the Arbitrator's Award, the Trial Court erred in refusing to vacate the Arbitration Award due to the arbitrator's improper consideration of the settlement offer made by Defendant."

III. STANDARD OF REVIEW

Appellant claims that she is unable to readily discern the basis for this Court's Order denying the petition to vacate. The Court, however, in its Order, specifically referenced the standard as to vacation of an arbitration award. 42 Pa.C.S. §7314. This section of the Pennsylvania Arbitration Act considerably limits our review of a petition to vacate an arbitration award⁷. Section 7314 states as follows:

(a) General rule.—

(1) On application of a party, the court shall vacate an award where:

(i) the court would vacate the award under section 7341 (relating to common law arbitration) if this subchapter were not applicable;

(ii) there was evident partiality by an arbitrator appointed as a neutral or corruption or misconduct in any of the arbitrators prejudicing the rights of any party;

(iii) the arbitrators exceeded their powers;

(iv) the arbitrators refused to postpone the hearing upon good cause being shown therefor or refused to hear evidence material to the controversy or otherwise so conducted the hearing, contrary to the provisions of section 7307 (relating to hearing before arbitrators), as to prejudice substantially the rights of a party; or

(v) there was no agreement to arbitrate and the issue of the existence of an agreement to arbitrate was not adversely determined in proceedings under section 7304 (relating to court proceedings to compel or stay arbitration) and the applicant-party raised the issue of the existence of an agreement to arbitrate at the hearing.

(2) The fact that the relief awarded by the arbitrators was such that it could not or would not be granted by a court of law or equity is not a ground for vacating or refusing to confirm the award.

42 Pa.C.S. § 7314 (emphasis added).

Further governing this issue, 42 Pa.C.S. § 7341 states:

"The award of an arbitrator in a nonjudicial arbitration which is not subject to statutory arbitration or to a similar statute regulating nonjudicial arbitration proceedings is binding and may not be vacated or modified unless it is clearly shown that a party was denied a hearing or that fraud,

⁷ Pursuant to the stipulation of counsel, the matter was to proceed to binding arbitration under the partnership agreement. See N.T. June 12, 2023, pp. 14-15. See also Complaint, Ex. A. ¶ 19.

misconduct, corruption or other irregularity caused the rendition of an unjust, inequitable or unconscionable award.”

42 Pa.C.S. § 7341.

Appellant has alleged that the undersigned erred for failing to vacate the award where the award “was unjust, inequitable, and unconscionable, exceeded the scope of the parties’ agreement and the arbitrator’s powers, and resulted from an unfair process.” See Appellant’s Concise Statement of Matters Complained of on Appeal. For the reasons asserted below, we do not perceive that Appellant’s arguments have merit.

IV. DISCUSSION

Appellant argues that she established the grounds for vacation of an arbitration award that closely mirror the grounds stated in 42 Pa.C.S. § 7341, the statute governing common law arbitration. It is clear to the undersigned, however, that Appellant’s petition to vacate is an attempt to relitigate the relevant facts and laws attendant to the claims previously arbitrated. Appellant has failed to provide clear and precise evidence substantiating the grounds upon which the undersigned could grant the sought-after relief.

“The arbitrators are the final judges of both law and fact, and an arbitration award is not subject to reversal for a mistake of either. A trial court order confirming a common law arbitration award will be reversed only for an abuse of discretion or an error of law.” U.S. Claims, Inc. v. Dougherty, 914 A.2d 874, 876 (Pa. Super. 2006). “The appellant bears the burden to establish both the underlying irregularity and the resulting inequity by clear, precise, and indubitable evidence.” McKenna v. Sosso, 745 A.2d 1, 4 (Pa. Super. 1999). “Every presumption is in favor of the award’s validity.” Reinhart v. State Automobile Insurance Association, 363 A.2d 1138 (1976).

In this matter, Appellant primarily asserts that the arbitrator’s decision setting the terms for the arbitration and subsequent award rose to the level of misconduct contemplated by 42 Pa.C.S. § 7341. Upon review of the issues raised by Appellant we distill the alleged errors as follows: (1) the arbitrator’s award was in excess of her powers and (2) the arbitration was so irregular that the process denied Appellant a fair hearing on the merits of her claims.

In reviewing a common law arbitration award, the trial court is tasked with first determining whether the parties agreed to arbitrate the matter. Giant Markets Inc. v. Sigma Marketing Systems, Inc., 459 A.2d 765 (Pa. Super. 1983). Pursuant to the Stipulation of Counsel which was confirmed by Order of July 19, 2019, the parties agreed to resolve the dispute in binding arbitration in accordance with the partnership agreement. Accordingly, we determine that there was an agreement to arbitrate. We will now address the questions raised by Appellant.

a. Scope of Arbitrator’s Powers

It is well settled that the power of an arbitrator is determined by the express agreements of the parties in the submission to arbitration. See Giant Markets Inc., at

768. See also Sley System Garages v. Transport Workers Union of America, AFL-CIO, Local 700, 178 A.2d 560 (Pa. 1962). In the underlying matter, the scope of the arbitrator's powers was expressly bound by the joint petition of the parties that was confirmed by the undersigned on July 19, 2019⁸. The joint petition specifically states: "[t]his is an action to determine the parties' rights to the ownership of a show horse named Ferrie's Cello. On May 29, 2019, the Plaintiff's filed a Complaint in the above captioned matter seeking damages allegedly incurred as a result of the defendants' alleged breach of a written but unsigned Partnership Agreement which was attached to the Complaint as Exhibit B." *Id.* Appellant agreed that this arbitration be limited by the terms of the Partnership Agreement and the claims in the Complaint.

"The power and authority of arbitrators are wholly dependent upon the terms of the agreement of submission, and they cannot exercise authority as to matters not included therein, or validly determine the dispute if they violate or act inconsistently with the terms of the submission. To put it another way, their powers, being derived from submission, are measured by it." Sley Systems Garages, at 122. The Stipulation entered into by the parties in this matter strictly bound the arbitrator with respect to the issues she could consider and the relevant evidence that could be presented.

Appellant argues that the arbitrator improperly viewed the dispute as merely reimbursement for training of the Horse and further failed to consider evidence of valuation of the Horse as provided for in the Partnership Agreement. Transcript of Argument, June 12, 2023 at p. 16, 19. We found, however, that the arbitrator did not abuse her discretion as the finder of fact and of law. Further, it is clear that Appellant failed to establish a violation or inconsistency with respect to the submission of the parties. The Complaint did not request relief related to valuation of the Horse were it to be placed on the market for sale. Appellant was bound by the relief requested in the Complaint as contemplated by the stipulation. Therefore, we determined that the arbitrator did not improperly limit the scope of her inquiry and authority.

b. Irregularity/Full and Fair Hearing

We consolidate Appellant's final arguments into the issue of whether the undersigned erred in failing to find the arbitrator's conduct was so irregular as to have denied Appellant a full and fair hearing on the merits of her claim.

"In this context, irregularity refers to the process employed in reaching the result of the arbitration, not the result itself. A cognizable irregularity may appear in the conduct of either the arbitrators or the parties. Our Supreme Court has stated that the phrase "other irregularity" in the process employed imports 'such bad faith, ignorance of the law and indifference to the justice of the result' as would cause a court to vacate an arbitration award."

Toll Naval Associates v. Chun-Fang Hsu, 85 A.3d 521, quoting Allstate Insurance Company v. Fioravanti, 299 A.2d 585, 589 (Pa. 1973).

⁸ See Order of the undersigned, July 19, 2019; see also Joint Petition to Compel Arbitration, docket no. seq. 6.

Appellant has alleged that the undersigned erred in failing to find that the arbitrator's narrowing of the issues, construction of the underlying agreement, utilization of the accrual provision in the agreement and reference to the ad damnum clause in Appellant's Complaint constituted such bad faith and irregularity of process as to necessitate vacatur. See Appellant's Concise Statement ¶¶ 1-4; see also Transcript of Argument, June 12, 2023 at p. 27-30. We found, however, that Appellant failed to establish that the arbitration process was irregular in any way. Further, we determined that the scope of the arbitration was not improperly limited. See Transcript of Argument, June 12, 2023 at 35, 41. The undersigned further found that the arbitrator provided the parties with multiple opportunities to brief issues, conduct discovery, and present evidence before her and as such the arbitration did not constitute an unfair process as defined under Pennsylvania law.

“Arbitration, while not surrounded by the technical procedural safeguards incident to litigation, is not a wholly informal process and requires for its validity the observance of certain minimum standards indispensable to the securing of a fair and impartial disposition of the merits of a controversy. These minimum standards require that both parties are provided with notice, all the arbitrators must sit at the hearing, each side is entitled to be heard and to be present when the other party's evidence is being given and, unless the submission allows a decision by a majority of the arbitrators, all must join in the award.”

Andrew v. CUNA Brokerage Services, Inc., 976 A.2d 496 (Pa. Super. 2009).

In summary, we found that Appellant was given ample opportunity to prepare and present her case to the arbitrator. Appellant failed to establish in her petition to vacate that the underlying proceedings were irregular such that the award was the result of an unfair process.

V. CONCLUSION

For the aforementioned reasons, the undersigned respectfully suggests that the Order denying the Appellant's Petition to Vacate Arbitration Award should be affirmed.

BY THE COURT:

/s/ C. Theodore Fritsch, Jr.

C. THEODORE FRITSCH, JR., ADMIN. J.

Sheriff's Sale*Second Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Thursday, November 9, 2023 at 11 o'clock A.M., Eastern Prevailing Time, at the Bucks County Administration Building, 55 East Court Street, in the Borough of Doylestown, Bucks County, Pennsylvania the following real estate to wit:

BENSALEM TOWNSHIP

DOCKET #2021-02875

ALL THAT CERTAIN lot or piece of ground situate in **BENSALEM TOWNSHIP**, Bucks County, Pa., described according to a Declaration Plat of The Villas at Chancellors Glen, made by JG Park Associates, Inc., dated 11/19/2002 and recorded in the Office of the Recorder of Deeds, at Doylestown, Pa., in Plan Book 313 page 77 as follows, to wit: BEGINNING at a point on the Northerly side of Liberty Drive said point being a common corner of Lots 102 and 103 on said Plan; thence extending from said point of beginning the two following courses and distances along the Northerly side of Liberty Drive (1) South 85 degrees 34 minutes 16 seconds West 12.30 feet to a point of curve; and (2) Westwardly on the arc of a circle curving to the left having a radius of 222.00 feet the arc distance of 39.44 feet to a point, a corner of Unit 104 on said Plan; thence extending North 04 degrees 25 minutes 44 seconds West along Unit 104 on said Plan, 73.32 feet to a point; thence extending North 85 degrees 34 minutes 16 seconds East 41.54 feet to a point, a corner of Unit 102 on said Plan; thence extending South 04 degrees 25 minutes 44 seconds East along Unit 102 on said Plan, 69.83 feet to the first mentioned point and place of beginning. BEING Unit 103 Building 31 as shown on the above mentioned Plan.

TAX PARCEL #02-048-289.

PROPERTY ADDRESS: 103 Liberty Drive, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **YOSHIKO I. JONES.****CLEMONS RICHTER & REISS, P.C.**FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2023-02986

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED, SITUATE IN THE **TOWNSHIP OF BENSALEM**, COUNTY OF BUCKS AND STATE OF PENNSYLVANIA.

TAX PARCEL #02-084-216.

PROPERTY ADDRESS: 5226 Windward Ln., Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **IAN BELL, ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC**
FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

BRISTOL BOROUGH

DOCKET #2023-02379

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

TAX PARCEL #04-013-164-007.

PROPERTY ADDRESS: 642 New Buckley Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JOHN W. CROHE, JR.****LOIS M. VITTI**, EsquireFREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA**BRISTOL TOWNSHIP**

DOCKET #2016-08036

All that certain lot or piece of ground situate in **BRISTOL TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania, and described according to a certain Plot Plan made for Venco Limited dated 2/1/1977 by Joseph H. Mixner, Civil Engineer, as follows to wit:

TAX PARCEL #05-099-306-001.

PROPERTY ADDRESS: 1716 Dixon Avenue, Croydon, PA 19021.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD HARUCH, III a/k/a EDWARD J. HARUCH, III.**

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

DOCKET #2023-00398

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

TAX PARCEL #05-012-204.

PROPERTY ADDRESS: 706 Emily Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DIANE L. BLOOD.**

KML LAW GROUP, P.C.

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

CHALFONT BOROUGH

DOCKET #2019-05481

ALL THAT CERTAIN unit designated as Unit Number 39, being a unit in The Lindenfield Condominium Situate in the **BOROUGH OF CHALFONT**, County of Bucks and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa.C.S. 3103 et seq.; as designated in the Declaration of Condominium of the Lindenfield Condominium bearing date 10/21/1988 and recorded in the Office for the Recording of Deeds in and for the County of Bucks at Doylestown, Pennsylvania on 10/24/1988 in Deed Book 2848 page 601, and Plats and Plans for Condominium recorded in Plan Book 248 page 88 and an amendment recorded 11/18/1988 in Deed Book 2853 page 775 and a second amendment dated 3/2/89 recorded 4/24/89 in Land Record Book 41 page 252 and a third amendment dated 8/4/89 recorded 8/14/89 in Land Record Book 81 page 1408 and a fourth amendment dated 10/31/89 recorded 11/1/89 in Land Record Book 110 page 2058 and a fifth amendment dated 1/11/90 and recorded 1/30/90 in Land Record Book 140 page 1719.

TOGETHER with all right, title and interest, being an undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any amendments thereto. TAX PARCEL #07-011-004-039.

PROPERTY ADDRESS: 539 Patrick Place, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL CONDOMINIUM.

SOLD AS THE PROPERTY OF: **MICHELE McENTEE.**

JOSEPHINE LEE WOLF, Esquire

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

DOCKET #2020-01839

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, Situate in the **BOROUGH OF CHALFONT**, County of Bucks and Commonwealth of Pennsylvania, described according to a Plan of Subdivision of Briarwyck, made by George B. Standbridge Associates, North Wales, Pennsylvania, dated 11-05-1987, last revises 10-18-1998 and recorded 02-16-1989 in Plan Book 250, Page 35, bounded and described as follows to wit: BEGINNING at a point of intersections which the Northeastery side of Limekiln Pike (S.R.152) makes with the Northwesterly side of Peace Valley Road (T-403) (50 feet wide); thence extending from said beginning point and along the said Northeastery side of Limekiln Pike, on the arc of a circle curving to the left having a radius of 995.36 feet, the arc distance of 173.84 feet to a point of tangent; thence extending still along the same North 23 degrees, 29 minutes, 16 seconds West, 12.00 feet to point; thence extending along line of Lot No. 30 on said plan, North 59 degrees, 59 minutes, 33 seconds East, 77.44 feet to a point; thence extending along lines of Lots Numbers 31 and 32 on said plan, South 41 degrees, 26 minutes, 23 seconds East, 185.31 feet to a point on the Northwesterly side of Peace Valley Road; thence extending along the same, South 48 degrees, 33 minutes, 37 seconds West, 129.65 feet to a point of curve; thence on the arc of a circle curving to the right having a radius of 20.00 feet, the arc distance of 41.18 feet to the point and place of BEGINNING.

TAX PARCEL #07-001-019.
 PROPERTY ADDRESS: 11 West Peace Valley Road, Chalfont, PA 18914.
 IMPROVEMENTS: RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **PATRICIA ANN PLUMMER.**
PINCUS LAW GROUP PLLC
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2023-00589

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

TAX PARCEL #07-007-001.
 PROPERTY ADDRESS: 219 Pennsylvania Ave., Chalfont, PA 18914.
 IMPROVEMENTS: RESIDENTIAL REAL ESTATE.
 SOLD AS THE PROPERTY OF: **GARY J. MEYER, LAURIE R. MacCLOUD.**
STERN & EISENBERG, PC
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

FALLS TOWNSHIP

DOCKET #2023-02341

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected lying and being at Levittown, SITUATE in the **TOWNSHIP OF FALLS**, County of Bucks, and Commonwealth of Pennsylvania known and designated as Lot Number 3456 on a certain map entitled Subdivision Map, Thornridge, Levittown, Section 16, owned by Levitt and Sons, Incorporated, recorded October 20, 1952 in Plan Book 5 page 49, and which lot is more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Tulip Lane (50 feet wide on said plan) at the dividing line between Lots 3457 and 3456 on said plan which point is also measured 234 feet Southeastwardly from the point of intersection of the Southeasterly side of Tulip Lane with the Southeasterly side of Thornridge Drive (58 feet wide on said plan).

CONTAINING in front or breadth on the said Southwesterly side of Tulip Lane 72 feet and extending Southwestwardly of that width in length or depth 100 feet between parallel lines at right angles to the said Southwesterly side of Tulip Lane.

TAX PARCEL #13-023-077.
 PROPERTY ADDRESS: 79 Tulip Lane, Levittown, PA 19054.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHERRY MARTINI.**
BROCK & SCOTT, PLLC
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

HILLTOWN TOWNSHIP

DOCKET #2022-04349

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF HILLTOWN**, County of Bucks and Commonwealth of Pennsylvania, having erected thereon a residential dwelling being known and numbered as 620 Schwenk Mill Road, Perkasio, PA 18944, Tax Parcel No. 15-017-013-004, being sold as the property of Christopher C. Littrell and Brenda L. Littrell, as Tenants by the Entireties.

TAX PARCEL #15-017-013-004.
 PROPERTY ADDRESS: 620 Schwenk Mill Road, Perkasio, PA 18944.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER C. LITRELL, BRENDA L. LITRELL, THE UNITED STATE OF AMERICA.**

HILL WALLACK LLP
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

LOWER MAKEFIELD TOWNSHIP

DOCKET #2023-02903

ALL THAT CERTAIN situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #20-007-116.
 PROPERTY ADDRESS: 1475 Greenmeadows Road, Yardley, PA 19067.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRIAN K. STEIN, DEBRA STEIN a/k/a DEBRA G. STEIN.**

THE LAW OFFICE OF GREGORY JAVARDIAN, LLC

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2021-04568

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 and Environmental Services, Inc., 500 Hyde Park, Doylestown, PA dated May 30, 2002, revised to 11/21/03, recorded in the Bucks County Register of Deeds Office on 12/12/03 in Plan Book 316, Page 54 B-C, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the westerly sideline of Duke's Way (private, 50' wide) as shown on the above referenced plan, said point being located the following courses and distances along Duke's Way from the intersection of the westerly sideline of Duke's Way with the northerly right-of-way line of Philmont Avenue (public 80' wide):

1. North 22°2'1'03" West, a distance of 175.56 feet to a point of curvature; thence

2. Northwesterly along a curve to the left having a radius of 125.00 feet and a central angle of 61° 11'01", an arc distance of 133.49 feet, said curve being subtended by a chord which bears North 52°56'33" West, 127.23 feet to the Point of Beginning, thence

1. Leaving said sideline of Duke's way along the northwesterly boundary line of Lot 3, South 01°09'01" West, a distance of 11.05 feet to a point; thence

2. Along the same, South 16°48'02" West, a distance of 107.17 feet to a point; thence

3. North 73°11'58" West, a distance of 26.97 feet; thence

4. Along the easterly boundary line of Lot 5, North 21°54'49" West, a distance of 11.23 feet; thence

5. North 16°48'02" East, a distance of 75.95 feet to a point; thence

6. North 13°56' 17" West, a distance of 20.44 feet to a point; thence

7. Along the southerly sideline of Duke's Way, easterly along a curve to the right having a radius of 125.00 feet and a central angle of 20°24'13", an arc distance of 44.51 feet, said curve being subtended by a chord which bears North 86°15'50" East 44.28 feet to the point of beginning.

Containing 0.091 acres or 3,950 square feet, more or less.

TAX PARCEL #21-013-090.

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

IMPROVEMENTS: RESIDENTIAL TOWNHOUSE.

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

JOSEPHINE LEE WOLF, Esquire
FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2023-02968

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **LOWER SOUTHAMPTON TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania, having erected thereon a residential dwelling being known and numbered as 8 Stoltz Ave., Feasterville-Trevoise, PA 19053, Tax Parcel No. 21-007-021, being sold as the property of Valerie A. Brown and Kevin J. Brown (deceased).

TAX PARCEL #21-007-021.

PROPERTY ADDRESS: 8 Stoltz Ave., Feasterville-Trevoise, PA 19053.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VALERIE A. BROWN.**

HILL WALLACK LLP

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

MIDDLETOWN TOWNSHIP

DOCKET #2023-03378

ALL THAT CERTAIN lot or tract of land, situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and State of Pennsylvania, described according to a Plan and Survey known as Final Plan

of Apple Valley Sections 3 and 4 of Phase 2 prepared by Carroll Engineering Corporation dated April 17, 1980 and recorded in Bucks County Plan Book 230 page 81.

Being more fully described in Deed dated April 22, 1987, and recorded on May 13, 1987, in the Bucks County Recorder of Deeds Office at Deed Book Volume 2750 at Page 1197.

TAX PARCEL #22-083-134.

PROPERTY ADDRESS: 406 Gladstone Road, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EDDIE W. DANIELS, RUBY M. DANIELS.**

HLADIK, ONORATO & FEDERMAN, LLP

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

NEW BRITAIN TOWNSHIP

DOCKET #2022-05217

SITUATE IN THE COUNTY OF BUCKS, STATE OF PENNSYLVANIA: ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE **TOWNSHIP OF NEW BRITAIN**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA BOUNDED AND DESCRIBED IN ACCORDANCE WITH PLAN OF CORRECTION OF FAIRWOOD SUBDIVISION SECTION 1 PREPARED FOR THE BARNES ORGANIZATION BY URWILER AND WALTER, INC., DATED 11/24/86 AND LAST REVISED 1/29/88 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDELINE OF STOCKTON COURT (50 FEET WIDE), SAID POINT BEING THE TERMINUS OF AN ARC OF A CIRCLE, HAVING A RADIUS OF 20 FEET, CONNECTING SAID SIDELINE WITH THE NORTHEASTERLY SIDELINE OF WEST FAIRWOOD DRIVE (50 FEET WIDE); THENCE EXTENDING (1) ALONG THE AFOREMENTIONED SIDELINE OF STOCKTON COURT NORTH 18 DEGREES 35 MINUTES 30 SECONDS EAST 80 FEET TO A POINT IN LINE OF LOT 85; THENCE (2) ALONG SAID LOT, PARTLY CROSSING A 20 FEET WIDE DRAINAGE EASEMENT SOUTH 71 DEGREES 24 MINUTES 30 SECONDS EAST 130 FEET TO A POINT IN LINE OF LOT 87; THENCE (3) ALONG SAID LOT, ALONG THE

CENTERLINE OF AFOREMENTIONED DRAINAGE EASEMENT SOUTH 71 DEGREES 24 MINUTES 30 SECONDS WEST 100 FEET TO A POINT ON THE AFOREMENTIONED SIDELINE OF WEST FAIRWOOD DRIVE; THENCE (4) ALONG SAID SIDELINE, CROSSING THE TERMINUS OF A DRAINAGE EASEMENT NORTH 71 DEGREES 24 MINUTES 30 SECONDS WEST 110 FEET TO A POINT OF CURVATURE; THENCE (5) ALONG THE ARC OF A CIRCLE, CURVING TO THE RIGHT, HAVING A RADIUS OF 20 FEET, THE ARC DISTANCE OF 31.42 FEET THE POINT AND PLACE OF BEGINNING. CONTAINING 12,914 SQUARE FEET OF LAND MORE OR LESS.

TAX PARCEL #26-022-040.

PROPERTY ADDRESS: 100 Stockton Court, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRANCIS CAVANAUGH, MONICA ESPOSITO-CAVANAUGH a/k/a MONICA ESPOSITO CAVANAUGH.**

BROCK & SCOTT, PLLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

NEW HOPE BOROUGH

DOCKET #2022-06406

ALL THAT CERTAIN LOT OR PIECE OF GROUND AND BUILDING THEREON ERECTED, SITUATE IN THE **BOROUGH OF NEW HOPE**, BUCKS COUNTY, PA.

TAX PARCEL #27-008-005-156.

PROPERTY ADDRESS: 22 Runnemede Street, New Hope, PA 18938.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LEO MURSKY a/k/a LEO F. MURSKU, JR., IN HIS CAPACITY AS EXECUTOR AND HEIR OF THE ESTATE OF ROBERT P. DUE a/k/a ROBERT DUE a/k/a ROBERT PATRICK DUE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT P. DUE a/k/a ROBERT DUE a/k/a ROBERT PATRICK DUE.**

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

NEWTOWN TOWNSHIP

DOCKET #2019-04927

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF NEWTOWN**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a plan entitled Record Plan of Newtown Grant SF-1 made by Boucher and James, Inc., Engineers & Surveyors, for Orleans Construction Company dated January 5, 1979, last revised May 13, 1985 recorded in Plan Book 228 page 7, as follows to wit:

BEGINNING at a point of curve on the Southwesterly side of Columbine Circle (46 feet wide) a corner of Lot No. 39 on aforementioned Plan; said point being measured the three following courses and distances from a point of reverse curve on the Northwesterly side of South Drive (80 feet wide): (1) leaving said side of South Drive on the arc of a circle curving to the left, Northwestwardly, having a radius of 20 feet the arc distance of 28.90 feet to a point of tangent on the Southwesterly side of Columbine Circle aforesaid; (2) thence extending along same North 03 degrees 10 minutes 00 seconds East 212.21 feet to a point of curve; (3) on the arc of a circle curving to the left Northwestwardly, having a radius of 393 feet the arc distance of 32.31 feet to the point of beginning; thence extending from said beginning point along aforesaid Lot South 88 degrees 25 minutes 14 seconds West 122.51 feet to a point a corner in line of Lot No. 70 on aforesaid Plan; thence extending along said Lot North 10 degrees 28 minutes 05 seconds West 33.61 feet to a point a corner of Lot No. 69 on aforementioned Plan; thence extending along said Lot North 26 degrees 01 minute 17 seconds West 45.17 feet to a point a corner of Lot No. 44 on a aforementioned Plan; thence extending along said Lot North 71 degrees 27 minutes 06 seconds East 135.31 feet to a point of curve on said side of Columbine Circle;

thence extending along same on the arc of a circle curving to the right, Southwardly having a radius of 393.00 feet the arc distance of 115.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 40 as shown on aforementioned Plan.

TITLE VESTED IN Gregg Steven Fox from Pamela Susan Fox by Deed dated 6/6/2023, recorded 6/27/2022 in Instrument Number 2022040676.

BEING the same premises granted and conveyed to Gregg S. Fox a/k/a Gregg Steven Fox and Pamela S. Fox, by Deed from Sherri L. Stein dated 8/15/2000 and recorded on 8/24/2000 in the Office of the Recorder of Deeds of Bucks County, State of Pennsylvania in Book 2117, Page 1939.

TAX PARCEL #29-041-062.

PROPERTY ADDRESS: 60 Columbine Circle, Newtown, Pennsylvania 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GREGG S. FOX a/k/a GREGG STEVEN FOX, PAMELA S. FOX, UNITED STATES OF AMERICA.**

PINCUS LAW GROUP, PLLC

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

DOCKET #2023-02596

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF NEWTOWN**, County of Bucks and Commonwealth of Pennsylvania, having erected thereon a residential dwelling being known and numbered as 33 Spruce Court, Newtown, PA 18940, Tax Parcel No. 1 29-040-018, being sold as the property of Deborah A. Quinnan and Mark Quinnan.

TAX PARCEL #29-040-018.

PROPERTY ADDRESS: 33 Spruce Court, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARK QUINNAN, DEBORAH A. QUINNAN.**

HILL WALLACK LLP

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

RICHLANDTOWN BOROUGH

DOCKET #23-03253

ALL THAT CERTAIN ALL lot of ground in **RICHLANDTOWN BOROUGH**, Bucks County, Pennsylvania, designated as Lot No. 9, Final Subdivision Plan—ADR Subdivision, Plan Book 259, page 54.

TAX PARCEL #37-001-147.

PROPERTY ADDRESS: 101 Briarwood Drive, Richlandtown, PA 18955.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **AARIN E. RUMSEY.**

LEON P. HALLER, Esquire
FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

SPRINGFIELD TOWNSHIP

DOCKET #2023-02576

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

TAX PARCEL #42-009-012.

PROPERTY ADDRESS: 1125 Passer Road, Coopersburg, PA 18036.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BENJAMIN A. GINDER, FRANCINE L. GINDER. KML LAW GROUP, P.C.**

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

WARMINSTER TOWNSHIP

DOCKET #2023-02483

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected SITUATE in **WARMINSTER TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania, and described according to a Survey and Plan made of "Rosewood Park" made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on November 9, 1954 as follows to wit:

BEGINNING at a point on the Southwesterly side of Walnut Road (fifty feet wide) which point is measured on the arc of a circle

curving to the right having a radius of three hundred twenty-five feet the arc distance of thirty-four and fifty-eight one-hundredths feet from a point which point is measured North twenty-four degrees fifteen minutes twenty-four seconds West two hundred sixty-five and forty-eight one-hundredths feet from a point which point is measured on the arc of a circle curving to the right having a radius of two hundred seventy-five feet the arc distance of one hundred sixty-three and nineteen one-hundredths feet from a point which point is measured North fifty-eight degrees fifteen minutes twenty-four seconds West three hundred twenty-seven and three one-hundredths feet from a point which point is measured on the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet from a point on the Northwesterly aide of Gibson Avenue (sixty feet wide) thence extending South sixty-five degrees forty-four minutes thirty-six seconds West one hundred thirty-six and eighty-four one-hundredths feet to a point, thence extending North twenty-four degrees fifteen minutes twenty-four seconds West eighty and seventy-six one-hundredths feet to a point, thence extending North forty-one degrees twenty-five minutes forty seconds East fifty-seven and eighty-eight one-hundredths feet to a point an angle, thence extending North eighty-three degrees eleven minutes no seconds East one hundred five and twenty-two one-hundredths feet to a point on the Southwesterly side of Walnut Road, thence extending along the Southwesterly side of Walnut Road South six degrees forty-nine minutes no seconds East ten and sixty-six one-hundredths feet to a point of curve, thence extending still along the Southwesterly side of Walnut Road along the arc of a circle curving to the left having a radius of three hundred twenty-five feet the arc distance of sixty-four and thirty-four one-hundredths feet to the first mentioned point and place of beginning.

TAX PARCEL #49-011-091.

PROPERTY ADDRESS: 932 Walnut Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JESSICA JERVIS, EDWARD SEARS. TIMONEY KNOX, 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.

Oct. 19, 26; Nov. 2

Change of Name

IN THE COURT OF COMMON
 PLEAS OF BUCKS COUNTY
 CIVIL ACTION – LAW
 NO. 2023-05286

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 **DENISE MARIE KREMER** to **DENISE MARIE DOLAN**.

The Court has fixed the 28th day of November, 2023 at 9:30 a.m. in Courtroom No. 330, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Oct. 26

IN THE COURT OF COMMON
 PLEAS OF BUCKS COUNTY
 CIVIL ACTION – LAW
 NO. 2023-05127

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 **SINCLAIR GORDON SALISBURY** to **SINCLAIR GORDON CROWTHER SALISBURY**.

The Court has fixed the 8th day of November, 2023 at 9:30 a.m. in Courtroom No. 330, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Oct. 26

IN THE COURT OF COMMON
 PLEAS OF BUCKS COUNTY
 CIVIL ACTION – LAW
 NO. 2023-04915

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 **RAVIKA JEEWANI SAMARASINGHE** to **RAVIKA JEEWANI DAHANAYAKE**.

The Court has fixed the 28th day of November, 2023 at 9:30 a.m. in Courtroom No. 330, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Oct. 26

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.

BARRERA'S CLEANING COMPANY has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Oct. 26

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 **KINGDOM PATRONS**.

The Articles of Incorporation (filing date) October 3, 2023.

R. Leonard Davis, III, Solicitor
Drake, Hileman & Davis, PC
P.O. Box 1306
Doylestown, PA 18901

Oct. 26

Classified Ads

Repko Law, LLC is a boutique family law firm in Doylestown, PA that is seeking a full-time Associate Attorney with 1-5 years of experience to join our very busy practice. Successful candidates must be personable, professional, self-motivated, prepared to quickly assume responsibility for handling client files, and possess excellent communication, writing and research skills. Applicants should also be admitted in Pennsylvania and, although not required, ideally have some courtroom and/or family law experience. We offer a competitive benefits package, and salary will be commensurate with experience.

Oct. 19, 26

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, November 6, 2023, 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.

BRADFORD MILLS Revocable Trust No. 3 – John L. Griffith, Jr., Kristina Hopper, Norman T. (Pete) Callaway, Trustees
Estate of **BRADFORD MILLS** – John L. Griffith, Jr., Kristina Hopper, Norman T. (Pete) Callaway, Co-Executors
Estate of **PAUL S. CAPP**A – Darlene Cappa, Executrix
Estate of **MICHAEL JOSEPH BATTISTA** – Marina Battista, Administratrix
Estate of **CHRISTOPHER C. BRUCE** – Krystal Bruce and Colin Bruce, Co-Administrators

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

Oct. 26; Nov. 2

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

BAKER, EDITH C., dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executors: **GARY ROBERT SMITH** and **RICHARD DEAN SMITH** 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.

BERNA, KIM L. a/k/a **KIM BERNA**, dec'd.
Late of Bristol Township, Bucks County, PA.

Administrator: **TREVOR JOHN BERNA**
c/o Harry Metka, Esq., 4802 Neshaminy
Blvd., Ste. 9, Bensalem, PA 19020.

Attorney: **HARRY METKA**, 4802
Neshaminy Blvd., Ste. 9, Bensalem, PA
19020.

BROWN, REGINE M., dec'd.

Late of West Rockhill Township, Bucks
County, PA.

Executor: **WAYNE N. CORDES** c/o
Cordes Law LLC, 27 South State Street,
Newtown, PA 18940.

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

CORRAL, PATRICIA ANN, dec'd.

Late of Richland Borough, Bucks County,
PA.

Executrix: **DIANE L. STAHL** c/o Grim,
Biehn & Thatcher, 104 S. 6th Street, P.O.
Box 215, Perkasio, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, Grim,
Biehn & Thatcher, 104 S. 6th Street, P.O.
Box 215, Perkasio, PA 18944-0215.

COYNE, RUSSELL A., JR., dec'd.

Late of Upper Southampton Township,
Bucks County, PA.

Executor: **STEVEN R. COYNE** c/o
Edward R. Sutton, Esq., 5 Neshaminy
Interplex, Ste. 205, Trevoise, PA 19053.

Attorney: **EDWARD R. SUTTON**, 5
Neshaminy Interplex, Ste. 205, Trevoise,
PA 19053.

DAVEY, JOSEPHINE M., dec'd.

Late of Quakertown, Springfield Twp.,
Bucks County, PA.

Executrix: **EILEEN DeLUCA**, 627
Povenski Road, Quakertown, PA 18951.

DEMCHAK, RICHARD J., dec'd.

Late of Middletown Township, Bucks
County, PA.

Executrix: **SUSANNE DEMCHAK**, 407
Austin Drive, Fairless Hills, PA 19030.

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

DiRENZO, SUSAN IRENE, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **KRISTOFOR DiRENZO**, 133
Chase Ave., Ivyland, PA 18974.

DONINI, BERNICE A. a/k/a **FRANCES
BERNICE DONINI**, dec'd.

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

Executrix: **ELIZABETHA. DONINI**, 919
N. Rodney St., Wilmington, DE 19806.

Attorney: **DOROTHY K. WEIK-
HANGE**, Landis, Hunsberger, Gingrich
& Weik, LLP, 114 East Broad Street, P.O.
Box 64769, Souderton, PA 18964.

EJDYS, THEODORE a/k/a **THEODORE
M. EJDYS, SR.**, dec'd.

Late of Middletown Township, Bucks
County, PA.

Co-Administrators: **TAYLOR LYNN
EJDYS** and **THEODORE MICHAEL
EJDYS, JR.** c/o Begley, Carlin &
Mandio, LLP, 680 Middletown Blvd.,
Langhorne, PA 19047.

Attorney: **TRACY L. CASSEL-
BROPHY**, 680 Middletown Blvd.,
Langhorne, PA 19047.

EVANS, MARYANN PATRICA a/k/a **PAT
EVANS** and **PAT BARDSLEY**, dec'd.

Late of Doylestown, Bucks County, PA.

Administrator: **STEVEN G.
BARDSLEY**, 14 Whitewoods Lane,
Malvern, PA 19355.

FELDSHER, HELENE C. a/k/a **HELENE
FELDSHER**, dec'd.

Late of Newtown Township, Bucks
County, PA.

Executor: **JEFFREY ROTENBERG**
c/o Harry S. Rosenthal, Esquire, 768 N.
Bethlehem Pike, Suite 107, Ambler, PA
19002.

Attorney: **HARRY S. ROSENTHAL**,
Gwynedd Office Park, 768 N. Bethlehem
Pike, Suite 107, Ambler, PA 19002.

FREED, RICHARD LEON, dec'd.

Late of Langhorne, Bucks County, PA.

Executor: **RICHARD K. FREED**, 10
Hay Barn Rd., Stafford, VA 22556.

GARMAN, ANNA C. a/k/a **ANNA
GARMAN**, dec'd.

Late of Bristol Township, Bucks County,
PA.

Executrix: **ANNA MAGLIO**, 306 S. 4th
St., Hamburg, PA 19526.

Attorney: **PETER M. WILLIAMS**, 340
E. Maple Ave., Ste. 107, Langhorne, PA
19047.

HABERBUSCH, MATHIAS, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **INGE SERVEY**, 1113 Renee
Circle, Feasterville, PA 19053.

HAWTHORNE, MARY E. a/k/a **MARY HAWTHORNE**, dec'd.

Late of Langhorne Borough, Bucks County, PA.

Executors: **DANIEL D. HAWTHORNE** a/k/a **DANIEL DENNISHAWTHORNE**, 4100 Knorr Court, Apt. F, Philadelphia, PA 19135; **DAVID D. HAWTHORNE, III**, 33 Frederick Blvd., Woolwich, NJ 08085; and **MARY E. VIGILANTE** a/k/a **MARY ELIZABETH VIGILANTE**, 562 Paxson Ln., Langhorne, PA 19047.

Attorney: **TARA H. ZANE**, Archer & Greiner, P.C., 1025 Laurel Oak Rd., Voorhees, NJ 08043.

HELMS, BARBARA A., dec'd.

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

Co-Executors: **CLYDE R. HELMS** and **CYNTHIA G. SHIMKUS**.

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

HYDRO, STEPHEN K., dec'd.

Late of Northampton Township, Bucks County, PA.

Administratrix: **MAURA STREISEL**, 1144 Kochenderfor Road, Lebanon, PA 17046.

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

KENNY, HELEN, dec'd.

Late of Sellersville Borough, Bucks County, PA.

Executrix: **LESLIE A. CHALMERS** a/k/a **LESLIE ANN CHALMERS** c/o Rosemary R. Ferrino, Esq., 608 W. Main St., Lansdale, PA 19446-2012.

Attorney: **ROSEMARY R. FERRINO**, Montco Elder Law, LLP, 608 W. Main St., Lansdale, PA 19446-2012.

LEMANOWICZ, DOLORES T., dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executrix: **SUSAN FIOCCO** c/o Edward R. Sutton, Esq., 5 Neshaminy Interplex, Ste. 205, Trevose, PA 19053.

Attorney: **EDWARD R. SUTTON**, 5 Neshaminy Interplex, Ste. 205, Trevose, PA 19053.

McCLOSKEY, JAMES C., dec'd.

Late of Middletown Township, Bucks County, PA.

Administrator: **MICHAEL McCLOSKEY**, 1000 Franklin Ave., Croydon, PA 19021.

MILLER, ANNA J. a/k/a **ANN MILLER**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executor: **CHARLES S. MILLER** a/k/a **CHARLES STEPHEN MILLER** 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.

MORAN, THOMAS J. a/k/a **THOMAS JAMES MORAN**, dec'd.

Late of Doylestown, Buckingham, Bucks County, PA.

Executrix: **MAUREEN MORAN**, 5130 Harmony Ct., Doylestown, PA 18902.

MORRIS, GRACE L., dec'd.

Late of Newtown, Bucks County, PA.

Executor: **WILLIAM C. MORRIS**, 66 Fine Road, High Bridge, NJ 08829.

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

PETRY, JAMIE, dec'd.

Late of Newtown, Bucks County, PA.

Executor: **TOM WISNISKI**, 350 S. River Road, G7, New Hope, PA 18938.

POULOS, TONY, dec'd.

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

Executrix: **KAREN POULOS** c/o Anthony J. Beldecos, Esq., Lundy Beldecos & Milby, PC, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072.

Attorneys: **LUNDY BELDECOS & MILBY, P.C.**, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072.

REARDON, MICHAEL F.D. a/k/a **MICHAEL FRANCIS DEAN REARDON**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **ROCHELLE DEANNA REARDON** a/k/a **ROCHELLE D. TURCHEN**, 390 W. Court Street, Doylestown, PA 18901.

- Attorney: **RICHARD S. KEMPES**, 50 Garden Alley, Doylestown, PA 18901.
- RYAN, WILLIAM W.**, dec'd.
Late of Bensalem Township, Bucks County, PA.
Executrix: **MARSHA EDELMAN RYAN** 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.
- SCHAFFER, JOSEPH J.**, dec'd.
Late of Levittown, Bucks County, PA.
Administratrix: **DAWN M. SCHAFFER-DOSTER**, 7007 Curtis Avenue, Levittown, PA 19057.
Attorney: **SCOTT D. BLOOM**, Law Office of Scott D. Bloom, 1033A Mill Creek Dr., Feasterville, PA 19053.
- SIERPUTOSKI, JOSETTE E.**, dec'd.
Late of Bristol Township, Bucks County, PA.
Executor: **ARTHUR T. SIERPUTOSKI** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.
Attorney: **WAYNE N. CORDES**, Cordes Law LLC, 27 South State Street, Newtown, PA 18940.
- STEFANOWICZ, HARVEY J.**, dec'd.
Late of Warminster, Bucks County, PA.
Executor: **HARVEY STEFANOWICZ, JR.**, 970 Mueller Road, Warminster, PA 18974.
- SZRAMKOWSKI, JOSEPHINE S.** a/k/a **JERRY S. SZRAMKOWSKI**, dec'd.
Late of Bensalem Township, Bucks County, PA.
Executrix: **STACEY TUSCANO** a/k/a **STACEY M. TUSCANO** c/o Arthur G. Krevitz, Esq., 4230 Bensalem Blvd., Bensalem, PA 19020-2032.
Attorney: **ARTHUR G. KREVITZ**, Krevitz & Associates, P.C., 4230 Bensalem Blvd., Bensalem, PA 19020-2032.
- TAYLOR, ALTHEA T.** a/k/a **ALTHEA TERESA TAYLOR**, dec'd.
Late of Bensalem Township, Bucks County, PA.
Executrix: **MAUREEN E. TAYLOR**, 122 Winchester Way, Somerset, NJ 08873.
- TINSMAN, WILLIAM E.** a/k/a **WILLIAM ELLSWORTH TINSMAN**, dec'd.
Late of Solebury Township, Bucks County, PA.
Executrix: **MELODY HUNT** c/o Peter L. Reiss, Esquire, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901.
Attorney: **PETER L. REISS**, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901.
- VOEGTLE, MARGARET MARY** a/k/a **MARGARET M. VOEGTLE**, dec'd.
Late of Lower Southampton Township, Bucks County, PA.
Executrix: **PATRICIA GERHART**, 210 E. Court Street, Doylestown, PA 18901.
Attorney: **JOHN F. HARTZEL**, P.O. Box 796, Doylestown, PA 18901.
- WINDER, ROBERT** a/k/a **ROBERT ERIC WINDER**, dec'd.
Late of Falls Township, Bucks County, PA.
Executrix: **JOYCE KLAMA** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.
Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.
- WRIGHT, DANIEL MICHAEL**, dec'd.
Late of Northampton Twp., Bucks County, PA.
Personal Representative: **DORIS J. McDADE** c/o John W. Richey, Esq., The Tannenbaum Law Group, 600 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462.
Attorney: **JOHN W. RICHEY**, The Tannenbaum Law Group, 600 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462.

Second Publication

- BADEY, SUSAN J.**, dec'd.
Late of Levittown, Bristol, Bucks County, PA.
Executrix: **JENNIFER L. McCOY**, 2324 Maple Ave., Croydon, PA 19021.
- BERES, JANE E., M.D.** a/k/a **JANE P. BERES**, dec'd.
Late of Lower Makefield Township, Bucks County, PA.
Co-Executrices: **SUSANNE B. MORT** and **ELLEN M. BERES** c/o Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.

- Attorney: **TRACY L. CASSEL-BROPHY**, 680 Middletown Blvd., Langhorne, PA 19047.
- BINKLEY, MYRL LINWOOD, JR.** a/k/a **MYRL BINKLEY**, dec'd.
Late of Brisol Township, Bucks County, PA.
Executrix: **KELLY A. EMBISCUSO**, 143 Buchanan Drive, Ephrata, PA 17522.
Attorney: **DAVID A. SCHWEIZER**, 6720 Frankford Avenue, Philadelphia, PA 19135.
- BOSWORTH, NANCY H.** a/k/a **NANCY HELEN BOSWORTH**, dec'd.
Late of Quakertown Borough, Bucks County, PA.
Executor: **SCOTT G. BOSWORTH**, 1026 Brookfield Cr., Quakertown, PA 18951.
- BRETT, KATHLEEN** a/k/a **KATHLEEN M. BRETT**, dec'd.
Late of Newtown Township, Bucks County, PA.
Executrix: **MEREDITH B. BRETT** 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.
- BROMBERG, BARBARA**, dec'd.
Late of Holland, Northampton Township, Bucks County, PA.
Executors: **ANDREW BROMBERG**, 129 Briarwood Drive, Holland, PA 18966 and **LISA BROMBERG**, 506 Bells Court, Apt. B3, Bensalem, PA 19020.
- CAMPBELL, VIRGINIA A.** a/k/a **GINGER CAMPBELL**, dec'd.
Late of Yardley, Bucks County, PA.
Executor: **KELSEY TRAINOR**, 17113 Palisades Circle, Pacific Palisades, CA 90272.
- CARLIN, CLARE M.**, dec'd.
Late of Doylestown Township, Bucks County, PA.
Executrix: **MELINDA CARLIN** c/o Amy R. Stern, Esquire, Ruben, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.
- Attorney: **AMY R. STERN**, Ruben, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.
- CONOVER, JOHN R., JR.**, dec'd.
Late of Morrisville, Bucks County, PA.
Executrix: **SUSAN C. BOND**, 26 E. Trenton Ave., Fallsington, PA 19054.
- CRISTIANO, GREGORY ANTHONY** a/k/a **GREGORY A. CRISTIANO** and **GREGORY A. CHRISTIANO**, dec'd.
Late of Tinicum Township, Bucks County, PA.
Executrix: **DANIELLE PENNABAKER**, 258 N. West End Blvd., #208, Quakertown, PA 18951.
- D'AMATO, JAMES D.**, dec'd.
Late of Milford Twp., Bucks County, PA.
Executor: **KENNETH H. BERGEY**, 50 Fulton Gardens, E, Telford, PA 18969.
Attorney: **DOROTHY K. WEIKHANGE**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.
- D'AMORE, VINCENT M., JR.**, dec'd.
Late of Richboro, Bucks County, PA.
Executrix: **LINDA BELDING**, 291 Fox Hound Drive, Doylestown, PA 18901 and **PAUL D'AMORE**, 3180 Doebrook Road, Collegeville, PA 19426.
- DOHERTY, JAMES J.**, dec'd.
Late of Falls Township, Bucks County, PA.
Executor: **JOHN JOSEPH DOHERTY** 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.
- FLYNN, RICHARD W., SR.** a/k/a **RICHARD WILLIAM FLYNN, SR.**, dec'd.
Late of Doylestown, Bucks County, PA.
Executor: **RICHARD W. FLYNN, JR.**, 4780 Twinbrook Circle, Doylestown, PA 18902.
Attorney: **ADRIAN L. MEYER**, 62 N. Church Street, Doylestown, PA 18901.
- GALLAGHER, LINDA SUZANNE** a/k/a **LINDA S. GALLAGHER**, dec'd.
Late of Levittown, Bristol Twp., Bucks County, PA.

- Executrix: **MARY ROCHE**, 7200 Marian Ave., Apt. 525, Levittown, PA 19055.
- GINGOLD, MARTIN H.**, dec'd.
Late of Warwick Township, Bucks County, PA.
- Executrix: **HELENE PEYTON** a/k/a **HELENE BETH PEYTON**, 1290 Rydal Ln., Southampton, PA 18966.
Attorney: **KAREN F. ANGELUCCI**, Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.
- GOLDTHORP, LESTER M.**, dec'd.
Late of Perkasie Borough, Bucks County, PA.
Executor: **JEFFREY MILLS GOLDTHORP** c/o Grim, Biehn & Thatcher, 104 S. 6th St., P.O. Box 215, Perkasie, PA 18944-0215.
Attorney: **DIANNE C. MAGEE**, Grim, Biehn & Thatcher, 104 S. 6th St., P.O. Box 215, Perkasie, PA 18944-0215.
- GORIPOW, LISA**, dec'd.
Late of Upper Southampton Township, Bucks County, PA.
Administrator: **NIKOLAJ A. GORIPOW** c/o Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P.O. Box 1306, Doylestown, PA 18901.
Attorney: **STEPHANIE M. SHORTALL**, Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P.O. Box 1306, Doylestown, PA 18901.
- HANSBURY, AGNES M.**, dec'd.
Late of Northampton Township, Bucks County, PA.
Executor: **JAMES McGINNIS** 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.
- HARVEY, AN** a/k/a **ANN P. HARVEY**, dec'd.
Late of Newtown City, Bucks County, PA.
Executrix: **DONNA ROBBINS** c/o D. Keith Brown, Esq., Two N. State St., Newtown, PA 18940.
Attorney: **D. KEITH BROWN**, Stuckert and Yates, Two N. State St., Newtown, PA 18940.
- HUBIAK, JOHN**, dec'd.
Late of Newtown, Bucks County, PA.
Administrator: **NICOLAS ALEXANDER GOMEZ** c/o Dawn DiDonato-Burke, Esquire, 100 Brandywine Blvd., Suite 170, Newtown, PA 18940.
Attorney: **DAWN DiDONATO-BURKE**, 100 Brandywine Blvd., Suite 170, Newtown, PA 18940.
- HUNN, KENNETH**, dec'd.
Late of Newtown Township, Bucks County, PA.
Executor: **ERIC HUNN**, 4 Providence Drive, Richboro, PA 18954.
- KNIGHT, PATRICIA M.**, dec'd.
Late of Solebury Township, Bucks County, PA.
Executrix: **MELISSA V. BOND**, 16 N. Franklin St., Ste. 300, P.O. Box 853, Doylestown, PA 18901.
Attorney: **MELISSA V. BOND**, Bond & McCullough, 16 N. Franklin St., Ste. 300, P.O. Box 853, Doylestown, PA 18901.
- LARMOUR, ROBERT A.** a/k/a **ROBERT LARMOUR**, dec'd.
Late of Southampton Township, Bucks County, PA.
Executrix: **STEPHANIE CANTWELL**, 4 Patterson Lane, Sicklerville, NJ 08081.
- NOCERO, JOSEPH D.**, dec'd.
Late of Warwick Township, Bucks County, PA.
Administratrix: **MELISSA NOCERO**, 2419 N. Daisy Dr., Jamison, PA 18929.
Attorney: **LATISHA BERNARD SCHUENEMANN**, Barley Snyder, 2755 Century Blvd., Wyomissing, PA 19610.
- PALSER, GLORIA C.** a/k/a **GLORIA CABOT PALSER** and **GLORIA PALSER**, dec'd.
Late of Sellersville, Bucks County, PA.
Executor: **JEFFREY L. PALSER**, 619 Cathill Road, Sellersville, PA 18960.
- PIAZZA, CHRISTIAN P.**, dec'd.
Late of Newtown Township, Bucks County, PA.
Administrator: **MARCEL PIAZZA** c/o Mel D. Kardos, Esquire, 626 S. State Street, Newtown, PA 18940.
Attorney: **MEL D. KARDOS**, Kardos, Rickles & Hand, P.C., 626 South State Street, Newtown, PA 18940.

QUINN, THOMAS P., dec'd.

Late of Bristol, Bucks County, PA.

Executrix: **BRIANNA MATARAZZO**,
462 Logan Ave., Burlington, NJ 08016.

REDDIE, HELEN JANE a/k/a HELEN J. REDDIE, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **JOANNE E. MORRIS** c/o
Melissa V. Bond, Esq., 16 N. Franklin St.,
Ste. 300, P.O. Box 853, Doylestown, PA
18901.

Attorney: **MELISSA V. BOND**, Bond &
McCullough, 16 N. Franklin St., Ste. 300,
P.O. Box 853, Doylestown, PA 18901.

REYNOLDS, JoANNE L., dec'd.

Late Levittown Township, Bucks County,
PA.

Executor: **SCOTT W. REYNOLDS**,
6437 Locust St. Ext., Lockport, NY
14094.

ROWEN, ELAINE J. a/k/a ELAINE ROWEN, dec'd.

Late of Bensalem Township, Bucks
County, PA.

Executrix: **DONNA M. SHEAHAN**, 1007
Clinton Avenue, Bensalem, PA 19020.

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

SERAVALLI-BRADLEY, DONNA a/k/a DONNA BRADLEY, dec'd.

Late of Warminster Township, Bucks
County, PA.

Executor: **CHARLES F. SERAVALLI,
JR.**, 425 Hickory Dr., Huntingdon Valley,
PA 19006.

Attorney: **JOHN F. MECK**, Eckert
Seamans Cherin & Mellott LLC, 600
Grant St., 44th Fl., Pittsburgh, PA 15219.

STURM, JEFFREY E. a/k/a JEFFREY EDWARD STURM, dec'd.

Late of Bridgeton Township, Bucks
County, PA.

Administratrix: **TRACI JONES** c/o
Joel Steinman, Esquire, P.O. Box 215,
Perkasie, PA 18944-0215.

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

TINI, NELSON EDWARD, dec'd.

Late of Upper Makefield Township,
Bucks County, PA.

Administrator: **EDWARD TINI, JR.** c/o
Douglas T. Mormello, Jr., Esquire, 922
Bustleton Pike, Feasterville, PA 19053.

Attorney: **DOUGLAS T. MORMELLO,
JR.**, 922 Bustleton Pike, Feasterville, PA
19053.

WALTER, LINDA RAYE, dec'd.

Late of Lower Southampton Township,
Bucks County, PA.

Administrator: **RICHARD BARRY
WALTER** c/o Nathan Snyder, Esq., 3070
Bristol Pike, Bldg. 2, Ste. 204, Bensalem,
PA 19020.

Attorney: **NATHAN SNYDER**, Law
Office of Nathan Snyder, 3070 Bristol
Pike, Bldg. 2, Ste. 204, Bensalem, PA
19020.

WALTERS, SALLY WILSON a/k/a SALLY WALTERS, dec'd.

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

Administratrix: **VERONICA
WALTERS**, 784 Edden Ct., Southampton,
PA 18966.

WOLSET, CATHERINE MARIE, dec'd.

Late of Fairless Hills, Bucks County, PA.

Administrator: **JOHN W. WOLSET**,
117 Green Lynne Drive, Levittown, PA
19057.

YURKOVICH, DOROTHY M., dec'd.

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

Executrix: **TERESA L. SMART**, 210
Norsam Dr., Langhorne, PA 19047.

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

*Third and Final Publication***BARRETT, ANNA M.**, dec'd.

Late of Bensalem Township, Bucks
County, PA.

Executrix: **SANDRAMARIE BARRETT**,
2217 Apple Way, Bensalem, PA 19020.

Attorney: **SAMUEL G. FORTE**, 9225
Frankford Ave., Philadelphia, PA 19114.

BARRETT, RONALD W., dec'd.

Late of Bristol Township, Bucks County,
PA.

Co-Executors: **RONALD W. BARRETT,
JR.** and **THOMAS J. BARRETT** c/o J.
William Widing, Esq., Kozloff Stoudt,
2640 Westview Drive, Wyomissing, PA
19610.

- Attorney: **J. WILLIAM WIDING**,
Kozloff Stoudt, 2640 Westview Drive,
Wyomissing, PA 19610.
- BRETZIUS, DEBRA ANN**, dec'd.
Late of Plumstead Township, Bucks
County, PA.
Administrator: **MARC BRETZIUS** 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.
- CHIDESTER, LOIS MAE**, dec'd.
Late of Middletown Township, Bucks
County, PA.
Executors: **CRAIG HITCHEN** and
DONNA J. WENGIEL, Two N. State
St., Newtown, PA 18940.
Attorney: **DONNA J. WENGIEL**,
Stuckert and Yates, Two N. State St.,
Newtown, PA 18940.
- CROSS, CAROLYN WANDA** a/k/a
CAROLYN CROSS, dec'd.
Late of Langhorne, Bucks County, PA.
Executor: **BRIAN JOSEPH CROSS**,
SR. c/o Daniel J. Savage, Esquire, P.O.
Box 176, Warrington, PA 18976.
Attorney: **DANIEL J. SAVAGE**, P.O.
Box 176, Warrington, PA 18976.
- D'ALONZO, ROSA**, dec'd.
Late of Warrington, Bucks County, PA.
Administrator: **JOSEPH D'ALONZO**,
729 Chapel Hill West, Horsham, PA
19044.
- DISCHINGER, MARY C.** a/k/a **MARY
CARROLL DISCHINGER**, dec'd.
Late of Doylestown Borough, Bucks
County, PA.
Executor: **FRANK E. DISCHINGER**,
III c/o Grim, Biehn & Thatcher, 104 S.
6th Street, P.O. Box 215, Perkasio, PA
18944-0215.
Attorney: **GREGORY E. GRIM**, Grim,
Biehn & Thatcher, 104 S. 6th Street, P.O.
Box 215, Perkasio, PA 18944-0215.
- DUGGAN, JACQUELINE MYRIE** a/k/a
JACKIE DUGGAN, dec'd.
Late of Richlandtown Borough, Bucks
County, PA.
Administrator: **MICHAEL ALLEN
RUNYAN**, P.O. Box 714, Richlandtown,
PA 18955.
- FELDMAN, RHODA**, dec'd.
Late of Warminster, Bucks County, PA.
Executrix: **MIRIAM FELDMAN**, 968
N. Main Avenue, Richland, NJ 08350.
- GORMAN, ROBERT H.**, dec'd.
Late of Middletown Township, Bucks
County, PA.
Executrix: **REBECCA H. GORMAN**
a/k/a **REBECCA HOLT GORMAN** 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.
- GRABOWSKI, FLORENCE MARIE** a/k/a
FLORENCE M. GRABOWSKI and
FLORENCE GRABOWSKI, dec'd.
Late of Bensalem Township, Bucks
County, PA.
Executrix: **KAREN PEAHOTA** a/k/a
KAREN MARIE PEAHOTA 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.
- GROSS, CAROL L.**, dec'd.
Late of Upper Southampton, Bucks
County, PA.
Executor: **JAMES R. GROSS, III**, 620
Nicole Drive, Southampton, PA 18966.
- HIBBS, JOSEPH D., JR.**, dec'd.
Late of Bristol Township, Bucks County,
PA.
Administratrix: **JILLIAN
DiSABATINO**, 7 McKinley Ave.,
Blackwood, NJ 08012.
- HILSON, MARGOT J.**, dec'd.
Late of Middletown Township, Bucks
County, PA.
Executrix: **DONNA J. WENGIEL**, Two
N. State St., Newtown, PA 18940.
Attorney: **DONNA J. WENGIEL**,
Stuckert and Yates, Two N. State St.,
Newtown, PA 18940.
- JANUSZ, ANNE MARIE**, dec'd.
Late of Newtown Township, Bucks
County, PA.
Executor: **PHILLIP I. MOSBY**, 3 Short
Drive, Pine Hill, NJ 08021.
Attorney: **MARC I. RICKLES**, 626 S.
State Street, Newtown, PA 18940.

JONES, RICHARD a/k/a **RICHARD JONES, JR.**, dec'd.

Late of Doylestown, Bucks County, PA.
 Executor: **RICHARD R. JONES**, 6702 Kings Highway South, Zionsville, PA 18092.

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

KIEFFER, CHARLES JOSEPH a/k/a **CHARLES J. KIEFFER**, dec'd.

Late of Langhorne, Middletown, Bucks County, PA.

Executrix: **DARICE RICHMOND**, 1025 Jeffrey Ln., Langhorne, PA 19047.

KORYTOWSKI, MARY, dec'd.

Late of Morrisville Borough, Bucks County, PA.

Executor: **EDWARD B. KORYTOWSKI, JR.** a/k/a **EDWARD BENJAMIN KORYTOWSKI, JR.** 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.

LAGANA, DOROTHY M. a/k/a **DOROTHY MAE LAGANA**, dec'd.

Late of Perkasio Township, Bucks County, PA.

Executor: **SAMUEL L. LAGANA** c/o Steven A. Cotlar, Esq., 23 West Court Street, Doylestown, PA 18901.

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

MARIANI, ROSALIE B., dec'd.

Late of Falls Township, Bucks County, PA.

Executor: **ANTHONY GUIDO MARIANI** 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.

MAZER, NINA BORRAS a/k/a **NINA P. MAZER**, dec'd.

Late of Warwick Township, Bucks County, PA.

Executrix: **ZENA WHALEN** a/k/a **ZENA MARINA WHALEN** c/o Law Offices of Michelle C. Berk, P.C., 1300 Virginia Drive, Suite 325A, Fort Washington, PA 19034.

Attorneys: **LAW OFFICES OF MICHELLE C. BERK, P.C.**, 1300 Virginia Drive, Suite 325A, Fort Washington, PA 19034.

McGINLEY, NEIL E., dec'd.

Late of Richland Township, Bucks County, PA.

Administrator: **RYAN WAYNE McGINLEY** c/o Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018.

Attorney: **MICHAEL RECCHIUTI**, Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018.

MESZAROS, KARL L., dec'd.

Late of Warrington, Bucks County, PA.

Executor: **FRANK MESZAROS**, 612 Kneedler Road, North Wales, PA 19454.

MINNER, LINDA MARIE, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administrator: **KENNETH RANDOLPH MINNER, JR.**

Attorney: **DAVID E. SCHWAGER**, 183 Market Street, Suite 100, Kingston, PA 18704-5444.

MORRIS, LORETTA K., dec'd.

Late of Warrington Township, Bucks County, PA.

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

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

MURPHY, JAMES, dec'd.

Late of Kintnersville, Bucks County, PA.

Administratrix: **COLLEEN TABACHECK**, 228 Acme Ave., Cheswick, PA 15024.

O'BARA, PATRICIA M., dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executor: **ROBERT M. O'BARA** 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.

RICHARDS, KATHRYN, dec'd.

Late of Bensalem Twp., Bucks County, PA.

Administratrix: **KAREN JOY NADAL**
c/o William J. Salerno, Esquire, 220
Radcliffe Street, Bristol, PA 19007.

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

RUST, RUTH A., dec'd.

Late of Doylestown Township, Bucks
County, PA.

Executrix: **MAUREEN POLLAZZI**
a/k/a **MAUREEN P. POLLAZZI**, 4315
Fretz Mill Road, New Hope, PA 18938.

Attorney: **JOHN D. BLUMENTHAL**,
179 N. Broad Street, Doylestown, PA
18901.

SCHMIDT, CHARLES L., JR., dec'd.

Late of Pennel Borough, Bucks County,
PA.

Administratrix: **KIM MARIE**
SCHMIDT 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.

SCHUSTER, Yael MARGA, dec'd.

Late of Bristol Township, Bucks County,
PA.

Executrix: **JEAN LOU RYERSBACH**,
19 Mulberry Ln., Levittown, PA 19054.

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

SCULLY, ELIZABETH A., dec'd.

Late of Yardley Borough, Bucks County,
PA.

Executor: **PHILIP H. RAKE** c/o Andrew
Gavrin, Esq., 306 Clairemont Rd.,
Villanova, PA 19085.

Attorney: **ANDREW GAVRIN**, 306
Clairemont Rd., Villanova, PA 19085.

SHINER, MARGARET E., dec'd.

Late of Telford Borough, Bucks County,
PA.

Executor: **CHARLES W. SHINER, III**
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.

SNYDER, KATHRYN A., dec'd.

Late of Sellersville Borough, Bucks
County, PA.

Co-Executors: **KATHRYN A. BERGEY**
and **EDWARD L. SNYDER** 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.

SUDHAUS, WILLIAM G., dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

Executors: **WILLIAM STEPHEN**
SUDHAUS, 1400 Liberty Ridge Dr.,
Ste. 100, Wayne, PA 19087 and **JOHN**
RANDOLPH SUDHAUS, 942 Gainsway
Rd., Yardley, PA 19067.

Attorney: **GARTH G. HOYT**, McNees
Wallace & Nurick, LLC, 426 W. Lancaster
Ave., Ste. 110, Devon, PA 19333.

TORONGO, MARJORIE E., dec'd.

Late of Newtown Township, Bucks
County, PA.

Executrix: **ELIZABETH TORONGO**
LEACH, 906 Mooring Circle,
Stevensville, MD 21666.

Attorney: **THOMAS J. WALSH, III**,
3655 Route 202, Suite 105, Doylestown,
PA 18902.

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:

Third and Final Publication

KONIECZNY, JOSEPH M., dec'd.

Late of Sellersville, Bucks County, PA.

Trustee: **JOSEPH M. KONIECZNY, JR.**, 14313 Flomation Court, Centreville,
VA 20121.

Attorney: **CHRISTOPHER R. WOLF**,
166 Allendale Road, King of Prussia, PA
19406.

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***Dated Material. Do Not Delay. Please Deliver Before Monday, October 30, 2023**



Frank P. Spada, Jr. | Joseph W. Fluhr | Julie Merritt Pacaro | Michael B. Dubin | Alexis Dillett Isztwan | Michael J. Torchia | Stephen C. Goldblum

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PERIODICAL PUBLICATION

***Dated Material. Do Not Delay. Please Deliver Before Monday, October 30, 2023**

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the Annual Dinner will take place at 6:00 p.m.

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Warrington, PA 18976

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