

## Sheriff's Sale

### *First Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, February 14, 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:

### **BENSALEM TOWNSHIP**

DOCKET #2023-05657

ALL THAT CERTAIN lor or piece of ground with the buildings and improvements thereon erected, SITUATE in the **TOWNSHIP OF BENSALEM**, Bucks County, Commonwealth of Pennsylvania, being known as Lot No. 402, on a Plan of Crafton Village, Section 5, made by William S. Erwin Registered Professional Engineer, Langhorne, Pennsylvania dated the Twenty-Sixth day of November A.D. 1954, revised the Seventh day of December A.D.1954 and last revised on the Ninth day of December A.D. 1954.

TAX PARCEL #02-013-147.

PROPERTY ADDRESS: 2869 Windsor Dr., Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES C. DEERING, SOLELY AS HEIR OF MARGARET E. DEERING, DECEASED; MICHAEL R. DEERING, SOLELY AS HEIR OF MARGARET E. DEERING, DECEASED; SUSAN E. KUSHNER SOLELY AS HEIR OF MARGARET E. DEERING, DECEASED; LAURIEANN SHERMAN, SOLELY AS HEIR OF MARGARET E. DEERING, DECEASED; ROBERT C. DEERING, SOLELY AS HEIR OF MARGARET E. DEERING, DECEASED; CHRISTOPHER R. DEERING, SOLELY AS HEIR OF MARGARET E. DEERING, DECEASED; THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER**

**MARGARET E. DEERING, DECEASED, THE UNITED STATES OF AMERICA.**

**HILL WALLACK LLP**

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

DOCKET #2024-02899

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

TAX PARCEL #02-074-235.

PROPERTY ADDRESS: 5100 Lighthouse Ln., Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **EDDIE MAIKOL LOZANO ANDRADE, WILLIE JOHNSON, JR., IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF PATRICIA ANN JOHNSON.**

**STERN & EISENBERG, PC**  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

### **BRISTOL BOROUGH**

DOCKET #2019-01239

ALL THAT CERTAIN messuage and lot of land with the two and one-half story tenement thereon erected situate in the **BOROUGH OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #04-008-049 and 04-008-049.

PROPERTY ADDRESS: 551-553 Linden Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDWIN ALICEA, THERESA ALICEA.**

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

### **BRISTOL TOWNSHIP**

DOCKET #2022-06466

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

TAX PARCEL #05-061-440.

PROPERTY ADDRESS: 5703 Beaver Dam Road, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JOHNNIE SINGLETON, JR., SOLEY IN HIS CAPACITY AS KNOWN HEIR OF LOIS SINGLETON; LOIS SINGLETON; PHYLLIS SINGLETON, SOLEY IN HIS CAPACITY AS KNOWN HEIR OF LOIS SINGLETON; SANDRA SINGLETON, SOLEY IN HER CAPACITY AS KNOWN HEIR OF LOIS SINGLETON; THE UNKNOWN HEIRS OF LOIS SINGLETON.**

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

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**DOCKET #2024-05158**

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 52 Kingapple Lane, Levittown, PA 19055, Parcel No: 05-076-054.

TAX PARCEL #05-076-054.

PROPERTY ADDRESS: 52 Kingapple Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **DALE ALLEN HINKLEY.**

**MDK LEGAL**

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

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**DOCKET #2024-05665**

ALL THOSE TWO CERTAIN lots or pieces of land, with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, State of Pennsylvania.

TAX PARCEL #05-007-058.

PROPERTY ADDRESS: 513 Princess Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ESTELLA DARRAH a/k/a MICKEY DARRAH, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF**

**THE ESTATE OF EUGENE DARRAH a/k/a EUGENE S. DARRAH.**

**BROCK & SCOTT, PLLC**

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

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**DOCKET #2024-05814**

All that certain piece or parcel or Tract of land situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, and being known as 537 Park Avenue, Bristol, Pennsylvania 19007.

TAX PARCEL #05-026-406.

PROPERTY ADDRESS: 537 Park Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHARON RIDDLE.**

**McCABE, WEISBERG & CONWAY, LLC**

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

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**BUCKINGHAM TOWNSHIP**

**DOCKET #2017-07500**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE **TOWNSHIP OF BUCKINGHAM**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, TAX PARCEL #06-052-116.

PROPERTY ADDRESS: 4267 Arbor Lane, Doylestown, PA 18902.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **MELISSA A. SESERKO, MICHAEL S. SESERKO, THE UNITED STATES OF AMERICA.**

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

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**DOYLESTOWN TOWNSHIP**

**DOCKET #2023-00086**

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in **DOYLESTOWN TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania, being known as 5 Mercer Gate Drive, Doylestown, PA 18901.

TAX PARCEL #09-022-079-027.

PROPERTY ADDRESS: 5 Mercer Gate Drive, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PETER BURNS, AMANDA REICHERT.**

**ECKERT SEAMANS CHERIN & MELLOTT, LLC**

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

### FALLS TOWNSHIP

DOCKET #2020-02855

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 159 Pinewood Drive, Levittown, PA 19054, Parcel No.: 13-025-202.

TAX PARCEL #13-025-202.

PROPERTY ADDRESS: 159 Pinewood Drive, Levittown, PA 19054

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KAREN LOFTUS.**

**ALEX V. ALFIERI**, Esquire

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

### HILLTOWN TOWNSHIP

DOCKET #2022-06379

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF HILLTOWN**, County of Bucks, Commonwealth of Pennsylvania, bounded and described according to a survey thereof made 10/7/1941 by Hebert H. Metz, Registered Engineer and Surveyor, Lansdale, Pennsylvania.

TAX PARCEL #15-034-021.

PROPERTY ADDRESS: 1820 Hilltown Pike, Hilltown, PA 18927.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CAROLINE H. BARANOWSKI, GREGORY A. ORTMAN.**

**HILL WALLACK LLP**

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

DOCKET #2024-05253

ALL THAT CERTAIN tract or panel of land situate in the **TOWNSHIP OF HILLTOWN**, County of Bucks, and State of Penna., and described in accordance with a Plan thereof made by Herbert H. Metz, Registered Surveyor dated May 19, 1951 and last revised Nov. 3, 1952 as follows, to wit:

BEGINNING at a point formed by the intersection of the title line in the bed of Township Road #332 extending With the center line of Fairhill Road (State Route #18060) (33 feet wide); thence extending South 44 degrees 49 minutes West along the center line of Fairhill Road aforesaid 107.56 feet to a point; thence extending North 45 degrees 17 minutes 30 seconds West crossing the Northwesterly side of Fairhill Road 381.46 feet to a point a corner; thence extending North 43 degrees 09 minutes East 150 feet to a point corner; thence extending South 45 degrees, 17 minutes 30 seconds East recrossing the Northwesterly side of Fairhill Road 385.71 feet to a point on the center line of Fair hill Road aforesaid; thence extending South 44 degrees 40 minutes West along the center line of said Fairhill Road 42.38 feet to the first mentioned point and place of beginning.

TAX PARCEL #15-024-041.

PROPERTY ADDRESS: 333 Fairhill Road, Hatfield, PA 19440.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS MICHAEL WIETECH.**

**ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC**

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

### LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2023-01524

ALL THAT CERTAIN lot or piece of ground situate in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, bounded and described according to a Plan of Somerton Estates, thereof made by Herbert H. Meiz, registered engineer, Lansdale, Pennsylvania in Plan Book 3, Page 29.

TAX PARCEL #21-010-162.

PROPERTY ADDRESS: 102 Village Drive, Feasterville, PA 19053.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **204  
W. SUSQUEHANNA AVENUE LLC,  
BALEWA SAMPLE.**

**MATT McCONNELL LAW**

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

DOCKET #2024-03314

ALL THAT CERTAIN lot or piece of  
ground situate in the **TOWNSHIP OF  
LOWER SOUTHAMPTON**, Bucks County,  
Pennsylvania and described according to  
Sweetwater Farms Plan of Lots made by  
D.S. Winokur Associates, Inc., dated January  
14, 1980 and last revised August 25, 1985,  
recorded in Plan Book 229 page 99.

Being more fully described in Deed dated  
June 30, 2005, and recorded on August 10,  
2005, in the Bucks County Recorder of Deeds  
Office at Deed Book Volume 4574 at Page  
976, as Instrument No. 2005108332.

TAX PARCEL #21-024-245.

PROPERTY ADDRESS: 535 Newport Circle  
East, Feasterville-Trevoze, PA 19053.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **JOHN  
QUINN, DENA QUINN.**

**HLADIK, ONORATO &  
FERDERMAN, LLP**

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

#### **MIDDLETOWN TOWNSHIP**

DOCKET #2019-04485

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

TAX PARCEL #22-048-014.

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

IMPROVEMENTS: RESIDENTIAL REAL  
ESTATE.

SOLD AS THE PROPERTY OF: **DANIEL T.  
SZLEZAK a/k/a DANIEL SZLEZAK a/k/a  
DANIEL TOMAZ SZLEZAK, SYLWIA  
SZLEZAK.**

**STERN AND EISENBERG, P.C.**

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

DOCKET #2022-02228

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

TAX PARCEL #22-020-049.

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

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

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

**KML LAW GROUP, P.C.**

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

DOCKET #2023-03412

ALL THAT CERTAIN lot or tract of land,  
with the buildings and improvements thereon  
erected situate in the **TOWNSHIP OF  
MIDDLETOWN**, County of Bucks and State  
of Pennsylvania, being Lot No. 35, Section  
3, on Plan of Sunny Hill made by Pickering,  
Corts and Summerson, Civil Engineers and  
Surveyors, Langhorne, R.D. 2, Pennsylvania,  
dated March 1, 1957, and recorded in the  
Office of Recorder of Deeds at Doylestown,  
Pennsylvania, in Plan Book 25 page 31,  
bounded and described as follows, to wit:

TAX PARCEL #22-073-019.

PROPERTY ADDRESS: 1808 Janney  
Terrance, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS  
W. WEINGARD, SR., LILLIAN M.  
WEINGARD.**

**BROCK & SCOTT, PLLC**

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

#### **MILFORD TOWNSHIP**

DOCKET #2023-00916

ALL THAT CERTAIN tract of Woodland,  
Situate on the North side of Fennel Road in  
**MILFORD TOWNSHIP**, Bucks County,  
Pennsylvania.

TAX PARCEL #23-007-090.

PROPERTY ADDRESS: 1680 Fennel Road,  
Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NEILL  
BRESLIN, THE UNITED STATES OF  
AMERICA.**

**PADGETT LAW GROUP**

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

DOCKET #2024-01709

ALL THAT CERTAIN message, tenement  
and tract or lot of land situate in the  
**TOWNSHIP OF MILFORD**, County of  
Bucks and State of Pennsylvania, bounded  
and described as follows, to wit:

TAX PARCEL #23-003-028.

PROPERTY ADDRESS: 2211 Spinnerstown  
Rd., Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF:  
**COURTNEY A. NASH.**

**BROCK & SCOTT PLLC**

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

DOCKET #2024-05584

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

TAX PARCEL #23-002-010-011.

PROPERTY ADDRESS: 1520 Gateway  
Drive, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT S.  
HARLOW.**

**POWERS KIRN, LLC**

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

#### PLUMSTEAD TOWNSHIP

DOCKET #2018-00145

ALL THAT CERTAIN LOT OF LAND  
LOCATED IN THE **TOWNSHIP OF  
PLUMSTEAD**, COUNTY OF BUCKS AND  
COMMONWEALTH OF PENNSYLVANIA.  
TAX PARCEL #34-018-141-001.

PROPERTY ADDRESS: 7344 Swagger  
Road, Point Pleasant, Plumstead Township,  
PA 18950.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **ANDREW  
C. BONEY, BRADLEY C. WILSON.  
KML LAW GROUP, P.C.**

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

#### RICHLAND TOWNSHIP

DOCKET #2017-00527

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

TAX PARCEL #36-035-008.

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

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

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

**ROGER FAY**, Esquire

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

DOCKET #2023-03428

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

TAX PARCEL #36-00-119.

PROPERTY ADDRESS: 1602 California  
Road, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL REAL  
ESTATE.

SOLD AS THE PROPERTY OF:  
**ANTOINETTE MARINA.**

**STERN & EISENBERG, PC**

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

#### SPRINGFIELD TOWNSHIP

DOCKET #2023-07887

ALL THOSE CERTAIN lots or tracts  
of land situate in the **TOWNSHIP OF**

**SPRINGFIELD**, County of Bucks and Commonwealth of Pennsylvania, being known as Lots Nos. 1 and 4, as shown on a certain plan entitled "Final Plan Property Surveyed For Clair S. Bauman" as recorded in the Office of the Recorder of Deeds of Bucks County, Pennsylvania in Plan Book 155, Page 29.

ALSO, ALL THAT CERTAIN lot or tract of land situate in the Township of Springfield, County of Bucks and Commonwealth of Pennsylvania, depicted in Plan Book 155, Page 29, and being further described as follows:

TAX PARCEL # 42-009-154; 42-009-135 and 42-009-154-003.

PROPERTY ADDRESS: 1500 Gruversville Road, Coopersburg, PA 18036.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**BROCK & SCOTT, PLLC**

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

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DOCKET #2024-02486

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 3341 School Road, Kintnersville, PA 18930, Parcel No: 42-022-093-004.

TAX PARCEL #42-022-093-004.

PROPERTY ADDRESS: 3341 School Road, Kintnersville, PA 18930.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF RICHARD ROSENTHAL.**

**MDK LEGAL**

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

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**TULLYTOWN BOROUGH**

DOCKET #2024-03134

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE **BOROUGH OF TULLYTOWN**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA

KNOWN AS LOT NO. 51 ON THE PLAN OF LOTS OF TULLYTOWN LAND AND IMPROVEMENT ASSOCIATION RECORDED IN-DEED BOOK 228 PAGE 640 ETC., BOUNDED AND DESCRIBED AS FOLLOWS. BEGINNING AT A POINT IN THE MIDDLE OF LOVETT AVENUE AND IN A LINE OF LOT NO. 48. NOW OR LATE OF JONATHAN E. WRIGHT: THENCE IN A SOUTHEASTERLY DIRECTION AND AT RIGHT ANGLES WITH LOVETT AVENUE ALONG THE SIDE OF SAID WRIGHTS LAND, 135 FEET TO A CORNER OF LOT NO. 50 NOW OR LATE-OF HARRY J. SHOEMAKER; THENCE ALONG THE REAR LINE OF LOT NO. 50 IN A NORTHEASTERLY DIRECTION PARALLEL WITH LOVETT AVENUE, 30 FEET TO A CORNER OF LOT NO. 56 NOW OR LATE OF EDMUND WRIGHT: THENCE IN A NORTHWESTERLY DIRECTION AT RIGHT ANGLES WITH LOVETT AVENUE AND ALONG THE SIDE OF SAID EDMUND WRIGHT'S LAND 135 FEET TO THE MIDDLE OF LOVETT AVENUE; THENCE IN A SOUTHERLY DIRECTION ALONG THE MIDDLE OF LOVETT AVENUE, 30 FEET TO THE PLACE OF BEGINNING. COUNTY PARCEL NUMBER 46-9-8 TRACT NO. 2 ALL THAT CERTAIN LOT OR PIECE OF GROUND. SITUATE IN THE BOROUGH OF TULLYTOWN, IN THE COUNTY OF BUCKS AND STATE OF PENNSYLVANIA (BEING MARKED AND NUMBERED LOT NO. 56 ON THE PLAN OF LOTS OF THE TULLYTOWN LAND IMPROVEMENT ASSOCIATION DULY RECORDED AT DOYLESTOWN BUCKS COUNTY, PENNSYLVANIA IN DEED BOOK NO. 226, PAGE 640 ETC.) BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE MIDDLE OF LOVETT AVENUE 1 INCH A LINE OF LOT NO. 51 LAND OF FRANK CUTCHINEAL, THENCE SOUTHEASTERLY ALONG THE SIDE OF SAID LOT NO. 51, 135 FEET TO A CORNER OF LOT NO. 57, THENCE NORTHEASTERLY ALONG THE REAR OF SAID LOT NO. 57, 30 FEET TO A CORNER OF LOT N. 59, THENCE



NORTHWESTERLY ALONG THE SIDE OF SAID LOT NO. 59, 135 FEET TO THE MIDDLE OF LOVETT AVENUE. THENCE SOUTHWESTERLY ALONG THE MIDDLE OF LOWETT AVENUE 30 FEET TO THE PLACE OF BEGINNING. TRACT NO. 3 ALL THOSE TWO CERTAIN LOTS OR PIECES OF GROUND, SITUATE IN THE BOROUGH OF TULLEYTOWN, BUCKS COUNTY, PENNSYLVANIA (BEING MARKED AND NUMBERS LOT NOS. 43 AND 48 ON THE PLAN OF LOTS OF THE SAID THE TULLYTOWN LAND AND IMPROVEMENT ASSOCIATION DULY RECORDED AT DOYLESTOWN, BUCKS COUNTY, PENNSYLVANIA IN DEED BOOK NO 228, PAGE 640 ETC) BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE MIDDLE OF LOVETT AVENUE WHERE IT INTERSECTS THE MIDDLE OF MANOR AVENUE AT RIGHT ANGLES THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE MIDDLE OF MANOR AVENUE 135 FEET TO A CORNER OF LOT NO. 42 THENCE IN A NORTHEASTERLY DIRECTION ALONG THE REAR OF LOT NO. 42 AND ALSO ALONG THE REAR OF LOT NO. 49, 80 FEET TO A CORNER OF LOT NUMBER 51, LAND OF FRANK CUTCHINEAL, THENCE NORTHWESTWARD ALONG THE SIDE OF LOT NO. 51 AND PARALLEL WITH MANOR AVENUE 135 FEET TO THE MIDDLE OF LOVETT AVENUE. THENCE SOUTHWESTWARD ALONG THE MIDDLE OF LOVETT AVENUE AND AT RIGHT ANGLES WITH MANOR AVENUE 80 FEET TO THE PLACE OF BEGINNING COUNTY PARCEL NO 46-9-8.

TAX PARCEL #46-009-008.

PROPERTY ADDRESS: 498 Lovett Avenue, Tullytown, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN F. CUTCHINEAL a/k/a JOHN CUTCHINEAL, JR..**

**BROCK & SCOTT, PLLC**

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

## UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2024-05157

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

TAX PARCEL #48-024-122.

PROPERTY ADDRESS: 1708 Hawkins Drive, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **AIGERIM BEGEEVA, ZHENISBEK ISAKOV.**

**KML LAW GROUP, P.C.**

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

## WRIGHTSTOWN TOWNSHIP

DOCKET #2023-05618

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF WRIGHTSTOWN**, Bucks County, Pennsylvania, and being known as 1086 Park Avenue, Wycombe, Pennsylvania 18980.

TAX PARCEL #53-003-034.

PROPERTY ADDRESS: 1086 Park Avenue, Wycombe, PA 18980.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LEIGH G. SHELDON, CAROLE L. SHELDON.**

**McCABE, WEISBERG & CONWAY, LLC**

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

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

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

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

Jan. 23, 30; Feb. 6

## Change of Name

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2024-07716-0000

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 **COURTNEY MARIE BRISTOW** to **CAMERON WALKER BRISTOW**.

The Court has fixed the 24<sup>th</sup> day of February, 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.

Jan. 23

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2024-07772

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 **SARABETH JULIA HELEN KALMAR** to **DEX TICKET KALMAR**.

The Court has fixed the 24<sup>th</sup> day of February, 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.

**Sheena A. Bediako**, Solicitor  
Law Office of Sheena A. Bediako  
302 Floral Vale Blvd.  
Yardley, PA 19067

Jan. 23

## 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.

**La Casa I, LLC** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 23

**Pursuit Global Management, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 23

## Classified Ad

**Cantwell Law Offices Seeking Senior Associate Attorney or Of Counsel Position: Family Law**

### Responsibilities:

- The position will cover all family law matters including but not limited to divorce, equitable distribution, alimony, custody and child support related issues, relocation issues, pre-marital agreements, domestic violence matters, grandparents' rights, and adoption.
- The Associate will work directly with clients preparing legal documents, including petitions, motions, and affidavits.
- Writing and researching legal issues for, pleadings, ascertaining experts and preparing and reviewing discovery.
- Provide guidance and counsel to clients through effective communication.
- Travel to different courts in Bucks, Montgomery, Philadelphia, Delaware, and Lehigh counties.

### Qualifications:

- The ideal candidate will have at least 3 years of family law experience and a book of business.
- Strong analytical, drafting, writing, and research, skills.
- Must have excellent people skills and the ability to think on his or her feet.
- Excellent organizational skills, high attention to detail and accuracy, and the ability to work in a deadline driven practice is required.



- Must have demonstrated the ability to work independently, as part of a team and the interpersonal skills to interact directly with clients.

- Must be licensed to practice in the Commonwealth of Pennsylvania, New Jersey admission a plus.

**What We Offer:**

- Competitive Compensation package based on book and ability to ascertain new clients.

- Benefits: Company-sponsored health insurance, 401k, and at least two weeks of PTO, and major holidays off.

- Supportive Environment: Fully trained intake and support staff to provide you with a steady stream of clients. Bonus incentives for bringing in your own clients.

- If interested in applying, please e-mail resume and cover letter to [rachel@cantwelllawoffices.com](mailto:rachel@cantwelllawoffices.com)

Jan. 23, 30

**Confirmation of Account**

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

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and Fiduciaries Code that the following Fiduciaries will present their accounts, theretofore filed with the Clerk of the Orphans' Court Division for Audit and Confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code at 10:00 A.M. on **Monday, February 3, 2025**, in Courtroom 260 on the 2nd floor of the BUCKS COUNTY JUSTICE CENTER, 100 N. MAIN STREET, DOYLESTOWN, PA.

ANY PERSON who fails to present his/her claim or make objections in person or by attorney at the audit or confirmation of the account will be barred forever from so doing. Estate of **JAMES O. HASTINGS, JR.** – Barbara Dabrowski, Administratrix. Estate of **DAVID W. FRANKS** – Maryann Downey and John R. Franks, Co-Executors.

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

Jan. 23, 30

**Corporate Dissolution**

Pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended, notice is hereby given that **Stanley J. Heleniak D.M.D. Associates, P.C.** is currently in the process of voluntarily dissolving.

**Henry E. Van Blunk**, Solicitor

60 East Court Street

P.O. Box 1389

Doylestown, PA 18901

Jan. 23

**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*

**ALLGAIR, SUSAN**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **ELYSE M. KAZARINOF**, 501 E. 87th Street, 14E, New York, NY. 10128.

Attorney: **MARC I. RICKLES**, 123 W. Bridge Street, New Hope, PA 18938.

**BARNES, BETH a/k/a DORIS WEST**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **RODNEY WEST** c/o Donna J. Wengiel, Esq., 2 N. State St., Newtown, P.O. Box 7, PA 18940.

Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, 2 N. State St., Newtown, P.O. Box 7, PA 18940.

**BASH, RICHARD NEIL**, dec'd.

Late of Milford Township, Bucks County, PA.

Executrix: **NANCY BASH**, 146 Wesbury Court, Doylestown, PA 18901.

- Attorney: **SUSAN A. KAMENITZ**, Law Office of Susan A. Kamenitz, LLC, 7 Larkspur Ln., Newtown, PA 18940.
- BOOZ, STANLEY N.**, dec'd.  
Late of Bedminster Township, Bucks County, PA.  
Administratrix: **JENNIFER L. BUBBA** c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.  
Attorney: **ERIC W. HOPKINS**, Hopkins & Hopkins, 114 North Main Street, Doylestown, PA 18901.
- BRADBURN, PAUL D.**, dec'd.  
Late of the Borough of Perkasio, Bucks County, PA.  
Administrator: **RICHARD KRATZ**, 46 Highland Drive, Telford, PA 18969.  
Attorneys: **HARRIET R. LITZ P.C.**, 1495 Alan Wood Road, Suite 102 A, Conshohocken, PA 19428.
- BRAUER, GERADLINE M.** a/k/a **GERALDINE BRAUER**, dec'd.  
Late of Warwick Township, Bucks County, PA.  
Executor: **WILLIAM BRAUER** a/k/a **WILLIAM ROBERT BRAUER** c/o Douglas T. Mormello, Jr., Esq., 922 Bustleton Pike, Feasterville, PA 19053.  
Attorney: **DOUGLAS T. MORMELLO, JR.**, Law Offices of Michael Kuldiner, P.C., 922 Bustleton Pike, Feasterville, PA 19053.
- BRAUN, MICHAEL J.**, dec'd.  
Late of Warminster, Warminster Township, Bucks County, PA.  
Administratrix: **KATIEMARIEBRAUN**, 508 Green Street, Lansdale, PA 19446.  
Attorney: **ANDREW P. GRAU**, 911 Easton Road, P.O. Box 209, Willow Grove, PA 19090.
- DAVIDOW, MARLENE**, dec'd.  
Late of Newtown, Bucks County, PA.  
Executor: **MARK DAVIDOW**, 325 Wexley Dr., Newtown, PA 18940.
- EVERS, IRENE H.**, dec'd.  
Late of Newtown, Bucks County, PA.  
Executrix: **CHERYL BEACH**, 511 E. Cedar Rock St., Pickens, SC 29671.
- FILEMYR, MRS. JOAN MARY** a/k/a **JOAN M. FILEMYR**, dec'd.  
Late of Levittown, Bucks County, PA.  
Executor: **MR. HENRY R. FILEMYR, III**, 37 Black Pine Lane, Levittown, PA 19054.
- GALLAGHER, RAYMOND J., III**, dec'd.  
Late of Bensalem, Bucks County, PA.  
Administrator: **RAYMOND J. GALLAGHER, IV**, 142 E. Union St., West Chester, PA 19382.
- GILBERT, GLEN H., JR.**, dec'd.  
Late of Warrington, Bucks County, PA.  
Executrix: **MS. CAROL A. LINDSAY**, 846 Bush Street, Bridgeport, PA 19405.
- GINGRICH, KERRY E.** a/k/a **KERRY EUGENE GINGRICH**, dec'd.  
Late of Perkasio Borough, Bucks County, PA.  
Executrix: **NANCY C. GINGRICH** c/o Maza, David & Hoeffel, P.O. Box 369, Lederach, PA 19450.  
Attorney: **PATRICIA M. DAVID**, Maza, David & Hoeffel, P.O. Box 369, Lederach, PA 19450.
- GHRIST, RONALD A.** a/k/a **RONALD ARTHUR GHRIST**, dec'd.  
Late of Newtown, Bucks County, PA.  
Executrix: **DEBBIE BEVAN**, 10 Chatham Place, Newtown, PA 18940.
- GRASSO, LAWRENCE**, dec'd.  
Late of Solebury Township, Bucks County, PA.  
Administratrix: **LINDA MANZA** c/o Douglas T. Mormello, Jr., Esq., 922 Bustleton Pike, Feasterville, PA 19053.  
Attorney: **DOUGLAS T. MORMELLO, JR.**, Law Offices of Michael Kuldiner, P.C., 922 Bustleton Pike, Feasterville, PA 19053.
- GROETSCH, MARY ANN**, dec'd.  
Late of Falls Township, Bucks County, PA.  
Executor: **GREGORY McCORMICK** c/o Don F. Marshall, Esq., 2 N. State St., P.O. Box 70, Newtown, PA 18940.  
Attorney: **DON F. MARSHALL**, Stuckert and Yates, 2 N. State St., P.O. Box 70, Newtown, PA 18940.
- GROODY, JOAN KATHERINE** a/k/a **JOAN KATHERINE IRELAND** and **JOAN K. IRELAND BRAY**, dec'd.  
Late of New Hope, Bucks County, PA.  
Co-Administrators: **MALCOLM D. BRAY**, 3705 Windy Bush Rd., New Hope, PA 18938 and **WILLIAM D. BRAY**, 3549 Preddy Creed Rd., Charlottesville, VA 22911.

**HUENKE, BARBARA J.,** dec'd.

Late of Bensalem Township, Bucks County, PA.

Administratrix: **MARY ELIZABETH HAHN** c/o Kenneth G. Harrison, Esq., 5 Neshaminy Interplex, Ste. 115, Trevose, PA 19053.

Attorney: **KENNETH G. HARRISON**, Law Office of Kenneth G. Harrison, P.C., 5 Neshaminy Interplex, Ste. 115, Trevose, PA 19053.

**KONOPKA, NANCY L. a/k/a NANCY LAURA KONOPKA,** dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executor: **DONALD J. KONOPKA, JR. a/k/a DONALD JAMES KONOPKA, JR.** c/o Mark D. Freeman, Esq., P.O. Box 457, Media, PA 19063.

Attorney: **MARK D. FREEMAN**, P.O. Box 457, Media, PA 19063.

**KULIK, ARTHUR E.,** dec'd.

Late of Bensalem Township, Bucks County, PA.

Administratrix: **RACHEL KULIK a/k/a RACHEL LINDSEY KULIK**, 3782 Skyline Drive, Bensalem, PA 19020.

Attorney: **MARY KAY KELM**, 2326 North Broad St., Suite 200, Colmar, PA 18915.

**LISOVITCH, MICHAEL A.,** dec'd.

Late of 1904 Yardley Commons, Yardley, Bucks County, PA.

Administrator: **JOHN J. LISOVITCH**, 106 Freemanville Rd., Reading, PA 19607.

**LOUGHERY, KENT A. a/k/a KENT LOUGHERY,** dec'd.

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

Executor: **THOMAS M. LOUGHERY**, 37 W. Broadway, Jim Thorpe, PA 18229.

**LOVERN, WOODROW L. a/k/a WOODROW LEE LOVERN,** dec'd.

Late of Bucks County, PA.

Executrix: **MARY PETERS**, 281 Kendall Court, Southampton, PA 18966.

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

**LOWING, CAROLE,** dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executor: **DAVID R. LOWING** c/o Peter L. Reiss, Esquire, 2003 S. Easton Rd., Suite 300, Doylestown, PA 18901.

Attorney: **PETER L. REISS**, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901.

**MACE, MARGARET M.,** dec'd.

Late of Hilltown Township, Bucks County, PA.

Co-Executrices: **DAWN E. COX, DEBRA E. HALTEMAN** and **SHERYL L. WILSON** c/o John H. Filice, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

Attorney: **JOHN H. FILICE**, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

**MATTES, GLENN R.,** dec'd.

Late of Plumstead Township, Bucks County, PA.

Executor: **STEPHEN DOWNS** c/o Brook Hastings, Esquire, 4259 W. Swamp Rd., Suite 240, Doylestown, PA 18902.

Attorney: **BROOK HASTINGS**, 4259 W. Swamp Rd., Suite 240, Doylestown, PA 18902.

**McDERMOTT, NANCY R. a/k/a NANCY McDERMOTT,** dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **JAMES I. McDERMOTT**, 844 Hostman Road, Warminster, PA 18974.

**McGRAW, HELEN S. a/k/a SALLY McGRAW,** dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrix: **LEIGH M. BECK a/k/a LEIGH McGRAW BECK** c/o Michael F. Frisbie, Esq., 169 N. Broad St., Doylestown, PA 18901.

Attorney: **MICHAEL F. FRISBIE**, Frisbie Legal Solutions, 169 N. Broad St., Doylestown, PA 18901.

**OLLILA, BERNARD C., III,** dec'd.

Late of Bristol Township, Bucks County, PA.

Administrator: **BERNARD CHARLES OLLILA**, 211 3<sup>rd</sup> Ave., Berlin, NJ 08091.

Attorney: **E. NEGO PILE**, Pile Law Firm, 930 Harvest Dr., Ste. 360, Blue Bell, PA 19422.

**RAHN, GLORIA E.** a/k/a **GLORIA ELIZABETH RAHN**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **CHARLES A. RAHN** a/k/a **CHARLES ANDREW RAHN** c/o Lisa Schubel, Esquire, Pierson Ferdinand, LLP, 25 S. Main Street, #163, Yardley, PA 19067.

Attorney: **LISA SCHUBEL**, Pierson Ferdinand, LLP, 25 S. Main Street, #163, Yardley, PA 19067.

**RUSSO, RICHARD**, dec'd.

Late of Newtown Borough, Bucks County, PA.

Executrix: **PATRICIA CONDELLO**, 214 Deerfield Court, New Hope, PA 18938.

**SANTANGELO, JOSEPH A.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **AMY BOWER** c/o Alice Hart Hughes, Esq., 4 Terry Dr., Ste. 3, Newtown, PA 18940.

Attorney: **ALICE HART HUGHES**, 4 Terry Dr., Ste. 3, Newtown, PA 18940.

**SCHLOTTER, ANDREW F.**, dec'd.

Late of Bucks County, PA.

Executor: **GERALD L. BOWEN, JR.** c/o Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.

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

**SHARMAN, MIRIAM H.**, dec'd.

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

Administratrix: **JENNIFER A. ESPENSHADE**, 102 Saint John St., San Antonio, TX 78202.

**SMOLUK, CONSTANCE** a/k/a

**CONSTANCE M. SMOLUK**, dec'd.

Late of Warminster, Hartsville, Bucks County, PA.

Executrix: **VERONICA FELMEY**, 318 Clair Road, Southampton, PA 18966.

**SODA, FRANCIS C.** a/k/a **FRANK SODA**, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **DEBORAH LUNETTA**, 12 Midway Lane, Apt. 113, Ewing, NJ 08628.

**STECKER, HAROLD DAVID** a/k/a **HAROLD STECKER**, dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **SARAH STECKER** c/o David R. Bane, Esquire, 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

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

**STOLLERY, PETER LUCAS**, dec'd.

Late of Upper Black Eddy, Bridgeton Township, Bucks County, PA.

Administrator: **MATTHEW S. STOLLERY** c/o Adrian L. Meyer, Esquire, 62 N. Church Street, Doylestown, PA 18901.

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

**SZOLLOSI, JOSEPH L., JR.**, dec'd.

Late of Nockamixon Township, Bucks County, PA.

Executrix: **BARBARA A. McLAUGHLIN** a/k/a **BARBARA ANN McLAUGHLIN**, 4501 Durham Road, Kintnersville, PA 18930.

Attorney: **BRIAN R. KEYES**, 31 N. Sagan Road, P.O. Box 727, New Hope, PA 18938-0727.

**TAYLOR, DIANE BARBARA** a/k/a **DIANE TAYLOR**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **HILARY SUSAN SHENKMAN** c/o Peter L. Reiss, Esquire, 2003 S. Easton Rd., Suite 300, Doylestown, PA 18901.

Attorney: **PETER L. REISS**, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901.

**TOMLINSON, JOHN W., JR.**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **JOYCE TOMLINSON**, 3 Hidden Lane, Doylestown, PA 18901.

**WELCH, ALAN W.**, dec'd.

Late of Quakertown, Milford Township, Bucks County, PA.

Executrix: **CARLA F. WELCH**, 1785 Walnut Lane, Quakertown, PA 18951.

**WHERRY, ROBERT J., JR. a/k/a BOB WHERRY, dec'd.**

Late of New Britain Township, Bucks County, PA.

Executor: **STEPHEN P. WHERRY**, 151 Cheese Factory Rd., Doylestown, PA 18901.

*Second Publication***AHRENS, LINDA a/k/a LINDA MEARA, dec'd.**

Late of Warminster, Bucks County, PA.

Executor: **ANDREW J. AHRENS**, 1474 Turkey Trot Road, Warminster, PA 18974.

**BAIK, CHONG HEE, dec'd.**

Late of Warrington Township, Bucks County, PA.

Administrator: **NAN SOO BAIK**, 119 Stetson Dr., Chalfont, PA 18914.

Attorney: **GRACE COOMBS**, Pak & Associates, P.C., 1349 W. Cheltenham Ave., Ste. 103, Elkins Park, PA 19027.

**BARTLEMAN, ELAINE B., dec'd.**

Late of Telford Borough, Bucks County, PA.

Executor: **MARK R. BARTLEMAN**, 1984 Del Mar Ave., Laguna Beach, CA 92651.

**BOSMANS, RENEE a/k/a RENEE DUTILLIEUX, dec'd.**

Late of Bensalem, Bucks County, PA.

Executrix: **MS. LYNN QUINN**, 4651 Bradley Ct., Doylestown, PA 18902.

**CASSADY, WILLIAM R., JR., dec'd.**

Late of Falls Township, Bucks County, PA.

Administrator: **WILLIAM R. CASSADY, III** a/k/a **WILLIAM CASSADY, III** c/o Andrew D. Swain, Esq., 2410 Bristol Rd., Bensalem, PA 19020.

Attorney: **ANDREW D. SWAIN**, The Swain Law Firm, P.C., 2410 Bristol Rd., Bensalem, PA 19020.

**CRANE, LOUISE M., dec'd.**

Late of Lower Makefield Township, Bucks County, PA.

Administrator: **JOHN CRANE**, 12 Patrick Ln., Yardley, PA 19067.

**CUCINOTTA, LOUIS R., dec'd.**

Late of Richboro, Bucks County, PA.

Executors: **DAWN C. SOLLY**, 90 Abbey Circle, Doylestown, PA 18901 and **DANIEL T. CUCINOTTA**, 50 County Road, Perkasio, PA 18944.

**DIAMOND, DORIS A. a/k/a DORIS S. DIAMOND, dec'd.**

Late of Upper Southampton Township, Bucks County, PA.

Executor: **CRAIG DIAMOND**, 235 Estelle Ln., Warminster, PA 18974.

**ENELOW, DAVID, dec'd.**

Late of Bucks County, PA.

Co-Administrators: **MARISSA DANIELLE ENELOW** and **COREY DANIEL ENELOW**, 6357 Powderhorn Court, Bensalem, PA 19020.

**FILKO, AIDAN JAMES, dec'd.**

Late of Doylestown, Bucks County, PA.

Administratrix: **DANIELLE FILKO**, 4795 Essex Dr., Doylestown, PA 18902.

**FOX, JOSEPH F. a/k/a JOSEPH F. FOX, SR., dec'd.**

Late of Doylestown, Bucks County, PA.

Co-Executors: **JOSEPH F. FOX, JR.**, 36 Valley Road, Apt. 420, Montclair, NJ 07042 and **NANCY J. FOX**, 1018 D Street NE, Washington, DC 20002.

**HOUCHINS, WILLIAM a/k/a BILL HOUCHINS and WILLIAM L. HOUCHINS, dec'd.**

Late of Northampton Township, Bucks County, PA.

Executor: **ASHLEY HOOKER**, 32 Chestnut Dr., Richboro, PA 18954.

**KRANTZ, CARLON a/k/a CARLON A. KRANTZ, dec'd.**

Late of Doylestown Borough, Bucks County, PA.

Executor: **ERIC T. KRANTZ**, 2214 Keystone Dr., Hatfield, PA 19440.

**NIEDELMAN, KAREN F. a/k/a KAREN FRANCES NIEDELMAN, dec'd.**

Late of Warminster, Bucks County, PA.

Executor: **RICHARD M. BAXTER**, 4 Fenwood Pl., Yardley, PA 19067.

**RIGBY, JOHN LAKE a/k/a BUDDY RIGBY, dec'd.**

Late of Bensalem, Bucks County, PA.

Executrix: **MARISA LEIGH RIGBY**, 622 W. Atlantic Ave., Audubon, NJ 08106.

**ROBAS, PETER G.,** dec'd.

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

Executrix: **CAROL A. ARGENTI**, 6 Bruin Drive, Mercerville, NJ 08619-1340.

**RUTTER, JEAN a/k/a JEAN C. RUTTER,** dec'd.

Late of Doylestown Township, Bucks County, PA.

Co-Executor: **JONATHAN S. JAFFE**, 38 Southgate Drive, Annadale, NJ 08801 and **STEPHEN P. DAVIS**, 67 Brinker Drive, Doylestown, PA 18901.

**SKAFF, DAVID S. a/k/a DAVID SAMUEL SKAFF,** dec'd.

Late of Warminster, Bucks County, PA.

Executor: **DAVID S. SKAFF, III**, 179 Pondfield Rd. W., Bronxville, NY 10708. Attorney: **J. OLIVER GINGRICH**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

**TESTER, AMELIA J.,** dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executors: **WILLIAM DAVID READING a/k/a WILLIAM D. READING** and **SARA ANN READING a/k/a SARAH A. READING** c/o James J. Corsetti, Esq., 440 Quarry Rd., Harleysville, PA 19438.

Attorney: **JAMES J. CORSETTI, JR.**, 440 Quarry Rd., Harleysville, PA 19438.

**WERKMEISTER, JOHN ALFRED a/k/a JOHN A. WERKMEISTER,** dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **GREGORY RATHERMACHER** 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.

*Third and Final Publication***BAKOWICZ, NANCY ANN,** dec'd.

Late of Falls Township, Bucks County, PA.

Executor: **DANIEL BAKOWICZ, JR.** c/o Paul R. Cohen, Esq., 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.

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

**BENEDETTO, OFELIA,** dec'd.

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

Administratrix: **VICTORIA I. FARRICKER.**

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

**BRESLIN, FLORENCE E. a/k/a FLORENCE BRESLIN,** dec'd.

Late of Bedminster Township, Bucks County, PA.

Executrix: **DONNA DILLINGHAM**, 3140 Broad Street, Ottsville, PA 18942.

**CAGGIANO, MARY H.,** dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **ANTHONY R. CAGGIANO** c/o Mark J. Matthews, Esq., 412 E. Street Rd., Feasterville-Trevoze, PA 19053-7768.

Attorney: **MARK J. MATTHEWS**, 412 E. Street Rd., Feasterville-Trevoze, PA 19053-7768.

**CARKHUFF, BETTYSUE H.,** dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Co-Executrices: **MARY BETH CARKHUFF BARKLEY**, 1406 Unison Drive, Midlothian, VA 23113 and **CAROL LEE NEITZEL**, P.O. Box 400, Arendtsville, PA 17303.

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

**CRAM, NOEL E.,** dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **DENISE CRAM**, 308 Paxon Alley, Newtown, PA 18940.

**DERR, JOSEPH B., JR. a/k/a JOSEPH B. DERR,** dec'd.

Late of Northampton Township, Bucks County, PA.



Executor: **JOSEPH A. DERR** a/k/a **JOSEPH ALLEN DERR** c/o Paul R. Cohen, Esq., 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.

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

**FENTIN, ARTHUR**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executors: **CAROLYN PER** a/k/a **CAROLYN ANN PER** and **RICHARD B. FENTIN** a/k/a **RICHARD BRUCE FENTIN** c/o Jan V. Edelman, Esq., 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

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

**GESUALDI, MADELINE R.**, dec'd.

Late of Newtown Borough, Bucks County, PA.

Executrix: **TERESA LYNN PALUMBO** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**GOLDBERG, CATHERINE ELIZA MARIA** a/k/a **CATHERINE ELIZA MARIA de GOEDEREN GOLDBERG**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **LIZA E. RHINDRESS** c/o Liz Brendze, Esquire, P.O. Box 835, Narberth, PA 19072.

Attorney: **LIZ BRENDZE**, P.O. Box 835, Narberth, PA 19072.

**HALEY, JESSICA**, dec'd.

Late of Langhorne Borough, Bucks County, PA.

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

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

**LUCCI-CATALDI, ROSANN M.**, dec'd.

Late of Chalfont, Bucks County, PA.

Executrix: **MARYANN VALENTINO**, 58 Eagle Road, Chalfont, PA 18914.

**MANDELL, LISA M.**, dec'd.

Late of Bensalem Twp., Bucks County, PA.

Administrator: **GARY R. MANDELL**, 576 S. Mount Vernon Circle, Bensalem, PA 19020.

Attorney: **KEITH LEVINSON**, Boulevard Law Center, 1730 Welsh Road, Philadelphia, PA 19115.

**McSHANE, ELIZABETH GERTRUDE** a/k/a **BETTY G. McSHANE** and **BETTY McSHANE**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **JOANN DUFFY** c/o Nikolaos I. Tsouros, Esq., Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406.

Attorney: **NIKOLAOS I. TSOUROS**, Law Offices of Wendy F. Bleczynski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406.

**MAYO, MICHAEL SCOTT**, dec'd.

Late of Northampton Township, Bucks County, PA.

Administratrix: **SANDRA L. WATERS** c/o Justin M. Pilchman, Esq., 2 N. State St., P.O. Box 70, Newtown, PA 18940.

Attorney: **JUSTIN M. PILCHMAN**, Stuckert and Yates, 2 N. State St., P.O. Box 70, Newtown, PA 18940.

**NUTT, MICHAEL WAYNE**, dec'd.

Late of the Township of Lower Makefield, Bucks County, PA.

Administrator: **DAVID NUTT**, 34 Noreen Drive, Yardley, PA 19067.

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

**ORCUTT, LINDA M.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **EDMUND J. ORCUTT**, 138 Barnsbury Road, Langhorne, PA 19047.

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

**QUINBY, BETTY D.**, dec'd.

Late of Plumstead Township, Bucks County, PA.

Executor: **CHERIE QUINBY**, P.O. Box 463, Danboro, PA 18916.

**SCHMALZ, ELAINE VONDER** a/k/a **ELAINE D. VONDER SCHMALZ**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **KAREN PHILLIPS** a/k/a  
**KAREN VONDER PHILLIPS** and  
**KAREN V. PHILLIPS** c/o Vincent  
 A. Guarna, Esq., 412 E. Street Rd.,  
 Feasterville, PA 19053.

Attorney: **VINCENT A. GUARNA**, Law  
 Offices of Vincent A. Guarna, P.C., 412 E.  
 Street Rd., Feasterville, PA 19053.

### 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:

**Music Matters Media Production** with its principal place of business 564 E. Butler Ave., New Britain, PA 18901.

The name and address of the person owning or interested in said business are Melissa DeBrigida, 564 E. Butler Ave., New Britain, PA 18901.

Jan. 23

### 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*

**FLETCHER** LIVING TRUST DATED  
 1/29/1996, FIRST AMENDMENT  
 DATED 5/30/2023, SECOND  
 AMENDMENT DATED 10/17/2024.

**FLETCHER, JAMES M.**, dec'd.

Late of Upper Makefield Township,  
 Bucks County, PA

Trustees: **JOHN FLETCHER** and  
**VICTORIA KAMINSKI** c/o Don F.  
 Marshall, Esq., 2 N. State St., P.O. Box  
 70, Newtown, PA 18940.

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

#### *Second Publication*

**MAUREEN M. BRIGGS** SPECIAL NEEDS  
 TRUST

**BRIGGS, MAUREEN M.** a/k/a  
**MAUREEN BRIGGS**, dec'd.

Late of Lower Makefield Township,  
 Bucks County, PA.

Trustee: **THE PHILADELPHIA  
 TRUST COMPANY**, 1760 Market St.,  
 2<sup>nd</sup> Fl., Philadelphia, PA 19103.

Attorney: **JANE K. ANASTASIA**,  
 Jane K. Anastasia, LLC, P.O. Box 350,  
 Horsham, PA 19044.