

**Sheriff's Sale***First Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, August 12, 2022 at 11 o'clock A.M., Eastern Prevailing Time, virtually at an online auction conducted by Bid4Assets at <https://www.bid4assets.com/buckscountysheriffsales> the following real estate to wit:

**BENSALEM TOWNSHIP**

DOCKET #2020-01790

ALL THAT CERTAIN lot or piece of ground situate in **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania.

TAX PARCEL #02-050-122.

PROPERTY ADDRESS: 3214 Whitney Court, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, PERSONAL REPRESENTATIVES AND DEVEISES OF ROBERT L. JACKSON, DECEASED.**

**M. TROY FREDMAN**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2022-00044

ALL THAT CERTAIN LOT OR TRACT OF GROUND, SITUATE IN **BENSALEM TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA, AND DESCRIBED ACCORDING TO A CERTAIN THEREOF KNOWN AS FINAL SUBDIVISION PLAN EXECUTIVE PARK BEING LOT NUMBER 54.

TAX PARCEL #02-044-156.

PROPERTY ADDRESS: 3604 Peachtree Lane, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN W. CATALANO, SANDRA L. CATALANO, UNITED STATES OF AMERICA.**

**JACQUELINE F. McNALLY**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2022-00180

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENT THEREON ERCTED, SITUATE IN THE **TOWNSHIP OF BENSALEM**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #02-033-073-013.

PROPERTY ADDRESS: 2637 Glenn Avenue, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KIRBY P. RUFFNER AS SUCCESSOR TRUSTEE OF THE THOMAS W. RUFFNER AND SUSANNE E. RUFFNER REVOCABLE LIVING TRUST.**

**TERRENCE McCABE**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

**BRISTOL TOWNSHIP**

DOCKET #2016-02592

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE **TOWNSHIP BRISTOL**, BUCKS COUNTY, PENNSYLVANIA.

TAX PARCEL #05-059-077.

PROPERTY ADDRESS: 819 Winder Drive, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DUANE WILLIAMS KNOWN HEIR OF WILLIE B. WILLIAMS AND ELIZABETH LOUISE WILLIAMS a/k/a LOUISE WILLIAMS a/k/a LOUISE E WILLIAMS; KEVIN MAURICE WILLIAMS KNOWN HEIR OF WILLIE B. WILLIAMS AND ELIZABETH LOUISE WILLIAMS a/k/a LOUISE WILLIAMS a/k/a LOUISE E. WILLIAMS; LaJOYCE BETTY BROWN, KNOWN HEIR OF WILLIE B. WILLIAMS AND ELIZABETH LOUISE WILLIAMS a/k/a LOUISE WILLIAMS a/k/a LOUISE E. WILLIAMS; LaSAUNDRA WILLIAMS, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIE B. WILLIAMS AND KNOWN HEIR OF ELIZABETH LOUISE WILLIAMS a/k/a LOUISE WILLIAMS a/k/a LOUISE E WILLIAMS;**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELIZABETH LOUISE WILLIAMS a/k/a LOUISE WILLIAMS a/k/a LOUISE E WILLIAMS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIE B. WILLIAMS; WILHEMENIA JEFFERSON, KNOWN HEIR OF WILLIE B. WILLIAMS AND PERSONAL REPRESENTATIVE OF THE ESTATE OF ELIZABETH LOUISE WILLIAMS a/k/a LOUISE WILLIAMS a/k/a LOUISE E WILLIAM; ESTATE OF ELIZABETH LOUISE WILLIAMS a/k/a LOUISE E WILLIAMS; ESTATE OF WILLIE B. WILLIAMS.**

**ROBERT FLACCO**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2016-04588

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE **TOWNSHIP OF BRISTOL**, BUCKS COUNTY, PENNSYLVANIA:

TAX PARCEL #05-049-046.

PROPERTY ADDRESS: 63 Maple Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BEN T. BALTAZAR, BETTINA BALTAZAR a/k/a BETTINA ANN BALTAZAR.**

**ROBERT FLACCO**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-00354

ALL THAT CERTAIN lot or piece of land with the building and improvements thereon erected, Situate in the **TOWNSHIP OF BRISTOL** in the County of Bucks and the Commonwealth of Pennsylvania.

TAX PARCEL #05-009-414.

PROPERTY ADDRESS: 2103 Maple Avenue, Bristol, Pennsylvania 19021.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RENEE HEMS.**

**ROBERT P. DADAY**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2019-00124

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS AND STATE OF PENNSYLVANIA. TAX PARCEL #05-008-061.

PROPERTY ADDRESS: 132 Clover Avenue, Croydon, Pennsylvania 19021.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JESSE B. KONOPKA, SR.**

**ROBERT P. DADAY**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2019-00800

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 800 Magnolia Avenue, Croydon, PA 19021, Parcel No: 05-008-234-002.

TAX PARCEL #05-008-234-002.

PROPERTY ADDRESS: 800 Magnolia Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARLENE EDWARDS a/k/a MARLENE M. EDWARDS, MARLENE CARRA.**

**CRISTINA LYNN CONNOR**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2020-01949

MUNICIPALITY: Situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pennsylvania.

TAX PARCEL #05-026-185.

PROPERTY ADDRESS: 3309 Glenrose Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL CONDO.

SOLD AS THE PROPERTY OF: **BENJAMIN T. VanHORN.**

**EMMANUEL J. ARGENTIERI**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2021-03526

ALL THAT CERTAIN lot of land located in the **BRISTOL TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #05-038-228.

PROPERTY ADDRESS: 22 Gable Hill Road, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS OF LINDA A. HERIN, DECEASED, JOSEPH SEAMS, JR. SOLELY IN HIS CAPACITY AS HEIR OF LINDA A. HERIN, DECEASED.**

**MICHAEL McKEEVER**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2021-05831

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN **BRISTOL TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA.

TAX PARCEL #05-043-510.

PROPERTY ADDRESS: 24 Garden Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JANELLE L. SLUSAR, IN HER CAPACITY AS HEIR OF BONNIE GRAEME a/k/a BONNIE J. GRAEME a/k/a BONNIE JEAN GRAEME, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BONNIE GRAEME a/k/a BONNIE J. GRAEME a/k/a BONNIE JEAN GRAEME.**

**ROBERT FLACCO**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2021-06761

ALL THAT PARCEL OF LAND IN **TOWNSHIP OF BRISTOL**, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #05-034-030.

PROPERTY ADDRESS: 22 Iris Road, Levittown, Pennsylvania 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES DAVID THORSON, JR.**

**TERRENCE McCABE**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2022-00323

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #05-011-275.

PROPERTY ADDRESS: 1031 First Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **PABLO PEREZ, SARAH E. WILSON n/k/a SARAH E. PEREZ.**

**KENYA BATES**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

**BUCKINGHAM TOWNSHIP**

## DOCKET #2017-02889

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE **BUCKINGHAM**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA. HAVING ERRECTED THEREON A DWELLING KNOWN AND NUMBERED AS 1249 PINEVILLE ROAD, NEW HOPE, PA 18938. BOOK NO. D2724, PAGE 371, PARCEL NUMBER 06-021-100-001.

TAX PARCEL #06-021-100-001.

PROPERTY ADDRESS: 1249 Pineville Road, New Hope, PA 18938.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JON C. CUTLER, JEANNE A. CUTLER.**

**BENJAMIN N. HOEN**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2021-05489

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE **TOWNSHIP OF BUCKINGHAM**, COUNTY OF BUCKS & STATE OF PENNSYLVANIA.

TAX PARCEL #06-033-040.

PROPERTY ADDRESS: 2980 Yorkshire Rd., Doylestown, PA 18902.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **NANCY  
TOWLE, RICHARD TOWLE.**

**ROBERT FLACCO**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

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**CHALFONT BOROUGH**

DOCKET #2020-01839

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

TAX PARCEL #07-001-019.

PROPERTY ADDRESS: 11 W. Peace Valley  
Road, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **PATRICIA  
PLUMMER.**

**ALICIA M. SANDOVAL**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2021-03946

ALL THOSE CERTAIN LOTS OF  
PIECES OF GROUND SITUATE IN THE  
**BOROUGH OF CHALFONT**, BUCKS  
COUNTY, PENNSYLVANIA.

TAX PARCEL #07-010-096.

PROPERTY ADDRESS: 67 Jasen Dr.,  
Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MABEL Z.  
WRIGHT a/k/a MABEL Z. METZGER,  
ROBERT METZGER.**

**ROBERT CRAWLEY**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

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**DOYLESTOWN BOROUGH**

DOCKET #2021-01449

ALL THAT CERTAIN Unit in the property  
known, named and identified as Valley House  
Condominium, located in **DOYLESTOWN  
BOROUGH**, Bucks County, Pennsylvania,  
which has heretofore been submitted to the

provisions of the Uniform Condominium Act,  
68 PA 3101, et seq. By the recording in the  
Office of the Recorder of Deeds of Bucks  
County of a Declaration dated 12/2/1986 and  
recorded in Deed Book 2716 page 526 and the  
Plots and Plans attached thereto and made a  
part thereof, being designated as Unit D-100,  
together with a proportionate undivided  
interest in the Common Elements (as defined  
in such Declaration).

TAX PARCEL #08-011-041-022-D100.

PROPERTY ADDRESS: 403 South Main  
Street, Unit D100, Doylestown, Pennsylvania  
18901.

IMPROVEMENTS: CONDOMINIUM/  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHARLES  
BARGER a/k/a CHARLES E. BARGER,  
SR., BERNICE C. BARGER, RANK  
BARGER a/k/a FRANK L. BARGER.**

**BRADLEY A. DAVIS**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2022-02102

ALL THAT CERTAIN Unit in the property  
known, named and identified as Valley House  
Condominium, Situate in the **BOROUGH  
OF DOYLESTOWN**, County of Bucks,  
Commonwealth of Pennsylvania, which has  
heretofore been submitted to the provisions  
of the Uniform Condominium Act, 68 PA,  
3101 et seq, by the recording in the Office  
of Recorder of Deeds of Bucks County of a  
Declaration dated 12/2/1986 and recorded in  
Deed Book 2716, page 526.

TAX PARCEL #08-011-041-022C205.

PROPERTY ADDRESS: 403 South Main  
Street, Unit C 205.

IMPROVEMENTS: CONDOMINIUM/  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANDREW  
D. FRIZZLE, YVONNE J. STURGEON.**

**BRADLEY A. DAVIS**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

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**EAST ROCKHILL TOWNSHIP**

DOCKET #2021-03140

ALL THAT CERTAIN MESSUAGE and  
tract of land together with the dwelling  
now thereon erected, situate in **EACH  
ROCKHILL TOWNSHIP**, County of Bucks,  
Commonwealth of Pennsylvania.

TAX PARCEL #12-001-010.  
 PROPERTY ADDRESS: 422 Rockhill Road,  
 Sellersville, PA 18960.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **JOHN L.  
 HERZSTEIN, JAMES P. HERZSTEIN.  
 KELLY L. EBERLE**, Esquire  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### FALLS TOWNSHIP

DOCKET #2020-00675  
 MUNICIPALITY: Situate in the **TOWNSHIP  
 OF FALLS**, County of Bucks and State of  
 Pennsylvania.  
 TAX PARCEL #13-023-378.  
 PROPERTY ADDRESS: 103 Bald Cypress  
 Lane, Levittown, PA 19054.  
 IMPROVEMENTS: RESIDENTIAL  
 RANCH.  
 SOLD AS THE PROPERTY OF: **RONALD  
 R. REENAN.**  
**EMMANUEL J. ARGENTIERI**, Esquire  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### HILLTOWN TOWNSHIP

DOCKET #2020-05082  
 Plaintiff, VC RTL Holdings LLC vs.  
 Defendant, JBKK Enterprises LLC owner(s)  
 of the property situate in the **TOWNSHIP OF  
 HILLTOWN**, Bucks County, Pennsylvania,  
 being parcel number 15-028-144.  
 Property being known as: 1945 Hilltown Pike,  
 Perkasio, PA 18944.  
 TAX PARCEL #15-028-144.  
 PROPERTY ADDRESS: 1945 Hilltown Pike,  
 Perkasio, PA 18944.  
 IMPROVEMENTS: NONE.  
 SOLD AS THE PROPERTY OF: **JBKK  
 ENTERPRISES, LLC.**  
**ROBERT J. MURTAUGH**, Esquire  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### LOWER MAKEFIELD TOWNSHIP

DOCKET #2019-06405  
 MUNICIPALITY: Situate in the **TOWNSHIP  
 OF LOWER MAKEFIELD**, County of  
 Bucks and State of Pennsylvania.  
 TAX PARCEL #20-014-128-627-00A.

PROPERTY ADDRESS: 627A Rose Hollow  
 Drive, Yardley, PA 19067.  
 IMPROVEMENTS: RESIDENTIAL  
 CONDO.  
 SOLD AS THE PROPERTY OF: **MARLENA  
 VENTURA.**  
**EMMANUEL J. ARGENTIERI**, Esquire  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### MIDDLETOWN TOWNSHIP

DOCKET #2021-05607  
 The land referred to herein below is situated  
 in the **TOWNSHIP OF MIDDLETOWN**,  
 County of Bucks, Commonwealth of  
 Pennsylvania: being Lot No. 15 as shown on a  
 Final Plan of Woodside Manor prepared by J.G.  
 Park and Associates, Registered Professional  
 Engineer and Surveyor, Washinton Crossing,  
 Pennsylvania, on January 25, 1963 recorded in  
 Plan Book 27, Page 3, bounded and described  
 as follows, to wit:  
 TAX PARCEL #22-031-037-014.  
 PROPERTY ADDRESS: 2860 Langhorne  
 Yardley Road, Langhorne, PA 19047.  
 IMPROVEMENTS: SINGLE FAMILY  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **MICHAEL  
 J. FASSANO.**  
**CHRISTOPHER DeNARDO**, Esquire  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### MILFORD TOWNSHIP

DOCKET #2022-00048  
 ALL THAT CERTAIN PIECE OF GROUND  
 SITUATE IN **MILFORD TOWNSHIP**,  
 BUCKS COUNTY, PENNSYLVANIA,  
 BEING APPROXIMATELY 39 X 119.62 X  
 45.22 X 119.62 AND SHOWN ON PLAN OF  
 LOTS OF OAK RUN, BUCKS COUNTY, PA  
 234, PAGE 14.  
 TAX PARCEL #23-024-026.  
 PROPERTY ADDRESS: 11 Lucky Lane,  
 Quakertown, PA 18951.  
 IMPROVEMENTS: A RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **NATALIE  
 M. BEM, RACHEL L. STYCZYNSKI.**  
**LEON P. HALLER**, Esquire  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

**NEW BRITAIN TOWNSHIP**

DOCKET #2020-05109

ALL THAT CERTAIN MESSAGE AND TRACT OF LAND TOGETHER WITH THE DWELLING NOW: THEREON ERECTED, KNOWN AS 113 DOLLY LANE, SITUATE IN **NEW BRITAIN TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA. BEING LOT 119 ACCORDING TO A CERTAIN PLAN THEREOF KNOWN AS "REVISED FINAL PLAN OF PORTION OF SECTION A AND B, BRITTANY FARMS" MADE BY HARRIS, HENRY AND POTTER, INC., REGISTERED ENGINEERS AND SURVEYORS DATED OCTOBER 21, 1957. TAX PARCEL #26-008-054.

PROPERTY ADDRESS: 113 Dolly Lane, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN A. SUNDBERG.**

**CHRISTOPHER DeNARDO**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

**QUAKERTOWN BOROUGH**

DOCKET #2022-00732

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN **BOROUGH OF QUAKERTOWN** (FORMERLY RICHLAND TOWNSHIP), BUCKS COUNTY, PENNSYLVANIA:

TAX PARCEL #35-004-080.

PROPERTY ADDRESS: 317 South 11th Street, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM WRIGHT, STEPHANIE WRIGHT.**

**ROBERT FLACCO**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

**SPRINGFIELD TOWNSHIP**

DOCKET #2022-01308

ALL THAT CERTAIN lot or piece of ground situate in **TOWNSHIP OF SPRINGFIELD**, Bucks County, Pennsylvania.

TAX PARCEL #42-017-071.

PROPERTY ADDRESS: 3024 Funks Mill Road, Riegelsville, PA 18077.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KATHY BAIER.**

**M. TROY FREEDMAN**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

**UPPER SOUTHAMPTON TOWNSHIP**

DOCKET #2016-06199

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, County of Bucks, Commonwealth of Pennsylvania, being known and designated as Lot No. 64 on Plan No. 2 of "Willopenn" made for Emil Stahl and Son by Russell S. Lyman, Registered Professional Engineer and Surveyor, dated the Twenty-sixth day of July A.D., 1950 and described according thereto as follows, to wit: TAX PARCEL #48-013-160.

PROPERTY ADDRESS: 975 Willow Street, Southampton, PA 18966.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL BELLER.**

**CHRISTOPHER DeNARDO**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2016-07034

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 1450 Donna Drive, Southampton, PA 18966, Parcel No: 48-028-011-010.

TAX PARCEL #48-028-011-010.

PROPERTY ADDRESS: 1450 Donna Drive, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANDREW KAMPF a/k/a ANDREW WILLIAM KAMPF, JOANNA KAMPF a/k/a JOANNA M. KAMPF, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE.**

**CRISTINA L. CONNOR**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

**WARMINSTER TOWNSHIP**

DOCKET #2019-01784

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

TAX PARCEL #49-016-200.

PROPERTY ADDRESS: 828 Phillips Road, Warminster, PA 18974.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN FINEGAN, LORI L. FINEGAN.****KML LAW GROUP, P.C.**FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA**WARRINGTON TOWNSHIP**

DOCKET #2019-00622

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF WARRINGTON**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 3201 Pickertown Road, Warrington, PA 18976, Parcel No: 50-046-014.

TAX PARCEL #50-046-014.

PROPERTY ADDRESS: 3201 Pickertown Road, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TINA M. CUTE.****CRISTINA LYNN CONNOR**, EsquireFREDERICK 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.

July 21, 28; Aug. 4

**Change of Name**

IN THE COURT OF COMMON

PLEAS OF BUCKS COUNTY

CIVIL ACTION – LAW

NO. 2022-00566

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 **MICHAEL ROBERT BEIDLER** to **BLAKE ROSE BEIDLER**.

The Court has fixed the 5<sup>th</sup> day of August, 2022, at 9:30 a.m. in Courtroom No. 350, Bucks County Justice Center, at 100 N. Main St., Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

July 21

IN THE COURT OF COMMON

PLEAS OF BUCKS COUNTY

CIVIL ACTION – LAW

NO. 2022-02294

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 **PATRYCJA KOWALSKA** to **PATRICIA KOWALSKI**.

The Court has fixed the 19 day of August, 2022, at 9:30 A.M. in Courtroom No. 350, Bucks County Justice Center, at 100 N. Main St., Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

July 21

IN THE COURT OF COMMON

PLEAS OF BUCKS COUNTY

CIVIL ACTION – LAW

NO. 2022-02705

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 **AVA RICCIARDI-KASCHUBE** to **AVA RICCIARDI**.

The Court has fixed the 9th day of September, 2022 at 9:30 in Courtroom No. 360, 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.

**Keith J. Williams**, Solicitor  
18 E. Oakland Avenue  
Doylestown, PA 18901

July 21

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IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2021-05941

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 **MUSHINAH SPRIGGS** to **MU SPRIGGS**.

The Court has fixed the 5th day of August, 2022 at 9:30 in Courtroom No. 350, Bucks County Justice Center at 100 North Main Street, Doylestown, PA, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

July 21, 28

### 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.

**Essential Home Solutions, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

July 21

**Green Light Abstract, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Wayne N. Cordes**, Solicitor  
Cordes Law LLC  
27 South State Street  
Newtown, PA 18940

July 21

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

July 21

### Charter Application Limited Liability Company

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

**Chasing Rainbows Pediatric Therapy, LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

**Edward P. Sheetz**, Solicitor  
5930 Hamilton Boulevard  
Suite 106  
Allentown, PA 18106

July 21

### Charter Application Nonprofit

NOTICE IS HEREBY GIVEN THAT, on May 25, 2022, Articles of Inc. were filed with the Dept. of State for **Jamison Lodge No. 447 I.O.O.F., Inc.**, a nonprofit corp. organized under the PA Nonprofit Corp. Law of 1988, exclusively for charitable purposes.

**Michael D. Betts**, Solicitor  
887 W. Bristol Rd.  
Warminster, PA 18974

July 21

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 **Life for Ukraine**.

The Articles of Incorporation (filing date) April 26, 2022.

The purpose or purposes for which it was organized are as follows: A non-for-profit organization in Philadelphia, PA, with a mission to help those affected by the war in Ukraine by providing humanitarian and financial support.

July 21

The name of the corporation is: **The United States Police Clergy of America USA**.

The Articles of Incorporation (filing date) December 2, 2021.

July 21

### Charter Application Professional

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

**K Family Dental P.C.** has been incorporated under the provisions of the Pennsylvania Professional Corporation Law of 1988, as amended.

**Sansweet, Dearden and Burke, Ltd.**, Solicitors  
992 Old Eagle School Road  
Suite 911  
Wayne, PA 19087-1708

July 21

### Classified Ad

#### Legal Assistant

Immediate part-time opening for a Newtown, PA law firm, with the potential to eventually become to a full-time position, if desired. Legal experience preferred but not required.

Candidate should have knowledge of WordPerfect, Windows and Microsoft Office.

Timeslips knowledge a plus. Strong typing skills for Dictaphone transcription with attention to detail is required.

Candidate will assist with drafting estate planning documents, answering phones and scheduling, coordinating and confirming appointments.

Please send resume and cover letter to [j.holliday@cordeslawllc.com](mailto:j.holliday@cordeslawllc.com).

July 21

#### Rent Office in Warwick Township

Commonwydds Condo. Unit contains two (2) offices, bathroom and areas for waiting and clerical support. Unit has eleven hundred (1100) square feet located on the first floor with free parking steps away from the front door. Sign for office on Route 263. Call Katie (215) 343-1320.

June 16—Dec.15

### 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, August 1, 2022** 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 **CHARLES C. MORRONE, JR.** – Glenmede Trust Company, Trustee; Diane Morrone Vassluzzo, Trustee  
Estate of **JOAN C. REINHART** – First National Bank & Trust Co., Trustee  
**ROOSEVELT MEMORIAL PARK** – Truist Bank, Trustee  
Estate of **WALTER GLENN FREED** – Randolph S. Freed, Executor

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

July 21, 28

## 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

**ABERNETHY, WILLIAM L.** a/k/a  
**WILLIAM ABERNETHY**, dec'd.

Late of Levittown, Bucks County, PA.

Administrator: **LESTER D. ABERNETHY**, 111 Charter Ct., Trevoese, PA 19053.

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

Late of Bristol Township, Bucks County, PA.

Administratrix: **DELORIS J. ANDERSON**, 3741 West Wheeler Road, Lakeland, FL 33810.

Attorney: **ANDREW P. GRAU**, 911 Easton Road, P.O. Box 209, Willow Grove, PA 19090.

**ARMSTRONG, STEPHEN D.**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **SCOTT ARMSTRONG a/k/a SCOTT M. ARMSTRONG**.

Attorney: **WAYNE M. PECHT**, Johnson, Duffie, Stewart & Weidner, P.C., 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.

**CURANEY, ANDREW NICHOLAS**, dec'd.

Late of Falls Township, Bucks County, PA.

Co-Executors: **CHESTER CARL CURANEY** and **SANTINA ELAINE CURANEY** 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.

**FARR-VAN ARSDALE, ANN a/k/a ANN F. VAN ARSDALE**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrices: **SUSAN E. FARR** and **ALICE ANN FARR-LEONARD** c/o John C. Hook, Esq., 2005 Market St., Ste. 2600, Philadelphia, PA 19103.

Attorney: **JOHN C. HOOK**, Stradley Ronon Stevens & Young, LLP, 2005 Market St., Ste. 2600, Philadelphia, PA 19103.

**FINIZIO, ANTOINETTE a/k/a ANNETTE FINIZIO**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **GREGORY FINIZIO**, 1208 Quakers Way, Quakertown, PA 18951.

Attorney: **RON R. MILLER**, 314 West Broad Street, Suite 118, Quakertown, PA 18951.

**FLUM, JOSEPH**, dec'd.

Late of Newtown Borough, Bucks County, PA.

Executor: **THE FIRST NATIONAL BANK AND TRUST CO. OF NEWTOWN** c/o Donna J. Wengiel, Esq., Two N. State St., Newtown, PA 18940.

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

**FORBES, CAROLE V. a/k/a CAROLE D. FORBES**, dec'd.

Late of Dublin Borough, Bucks County, PA.

Executrix: **KAREN JOAN FORBES**, 7 Oak Drive, Doylestown, PA 18901.

**GARA, MARY K.**, dec'd.

Late of Southampton, Bucks County, PA.

Executrix: **KATHLEEN M. GARA**, 818 Crum Creek Road, Springfield, PA 19064.

**HAAS, PHYLLIS R. a/k/a PHYLLIS RITA HAAS**, dec'd.

Late of Bensalem, Bucks County, PA.

Executors: **ROBERT HAAS**, 839 Breckenridge Ct., New Hope, PA 18938 and **LINDA SZWEDO**, 44 Kiltie Drive, New Hope, PA 18938.

**HEDIGER, MARY**, dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **JOSEPH F. HEDIGER, JR.**, 1421 Rosewood Lane, Warrington, PA 18976.

**IBRIC, SPOMENKA**, dec'd.

Late of Morrisville, Falls Township, Bucks County, PA.

- Administrator: **ZIJAD IBRIC**, 93 Rice Drive, Morrisville, PA 19067.
- JONES, ESTHER S.**, dec'd.  
Late of Bristol Township, Bucks County, PA.  
Administratrix: **BARBARA J. CLOUD**, 509 Stonybrook Drive, Levittown, PA 19055.
- KIESSLING, ALYCE K.**, dec'd.  
Late of Bristol Township, Bucks County, PA.  
Administrators: **ALICE M. BRAY** and **REX LAWRENCE KIESSLING** a/k/a **REX L. KIESSLING** c/o John M. Kenney, Esq., 308 N. Oxford Valley Rd., Fairless Hills, PA 19030.  
Attorney: **JOHN M. KENNEY**, John M. Kenney, P.C., 308 N. Oxford Valley Rd., Fairless Hills, PA 19030.
- LAWLOR, JOSEPHINE M.**, dec'd.  
Late of Yardley, Bucks County, PA.  
Executor: **EDWARD T. LAWLOR, JR.**, 4 Sweetbriar Ln., Glen Mills, PA 19342.
- LAWRENCE, EILEEN C.**, dec'd.  
Late of Bensalem, Bucks County, PA.  
Executrix: **MRS. BARBARA BRENNAN**, 8297 Morningstar Lane, Waynesboro, PA 17268.
- MEREDITH, WILLIAM B.**, dec'd.  
Late of the Township of Middletown, Bucks County, PA.  
Executor: **ROBERT H. MEREDITH**, 394 Walker Avenue, Penedel, PA 19047.  
Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.
- MILLER, TRACEY LYNN**, dec'd.  
Late of Chalfont Borough, Bucks County, PA.  
Administrator: **ROBERT JOHN MILLER** c/o Matthew A. Levitsky, Esq., 980 Jolly Rd., Ste. 110, Blue Bell, PA 19422.  
Attorney: **MATTHEW A. LEVITSKY**, Fox Rothschild LLP, 980 Jolly Rd., Ste. 110, Blue Bell, PA 19422.
- MRAS, FREDERICK W.** a/k/a **FREDERICK W. MRAS, SR.** and **FRED MRAS**, dec'd.  
Late of Holland, Bucks County, PA.  
Executor: **FREDERICK W. MRAS, JR.**, 8308 Cazavini Ct., Raleigh, NC 27613.
- MURPHY, WILLIAM J.**, dec'd.  
Late of Newtown Township, Bucks County, PA.  
Executrices: **COLENE CUMBO**, 232 Barnhill Road, Perkasio, PA 18944 and **JACQUELINE BELL**, 160 Marina Wind Way, Sneads Ferry, NC 28460.  
Attorney: **DAVID SOWERBUTTS**, Liebmann Family Law, 4 Terry Drive, Suite 4, Newtown, PA 18940.
- MYERS, EVELYN F.**, dec'd.  
Late of Richlandtown Borough, Bucks County, PA.  
Executor: **CARTER P. HENRY**, Esq., P.O. Box 499, Quakertown, PA 18951.  
Attorney: **WENDY J. ASHBY**, 314 West Broad Street, Suite 118, Quakertown, PA 18951.
- PIFER, PAMELA**, dec'd.  
Late of Telford, Bucks County, PA.  
Executor: **JOHN M. PIFER** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.  
Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 S. Sixth St., P.O. Box 215, Perkasio, PA 18944-0215.
- PLUM, ELIZABETH BRANDES** a/k/a **TISH PLUM**, dec'd.  
Late of Newtown, Bucks County, PA.  
Executor: **JOHN B. PLUM, JR.**, 231 Turtle Back Road, New Canaan, CT 06840.
- POWERS, RICHARD**, dec'd.  
Late of Croydon, Bucks County, PA.  
Administratrix: **PATRICIA POWERS**, 1306 Pennsylvania Ave., Croydon, PA 19021.
- RUSIEWICZ, BARBARA MARY**, dec'd.  
Late of Richland Township, Bucks County, PA.  
Executor: **JEFFREY RUSIEWICZ**, 1216 E. Kenosha St., #342, Broken Arrow, OK 74012.
- SCHALLEUR, FRANK ANTHONY, III** a/k/a **FRANK A. SCHALLEUR, III**, dec'd.  
Late of Bensalem Township, Bucks County, PA.  
Executrix: **BARBARA FRANCES BRENNAN** c/o Kevin W. Kologinsky, Esq., 9223 Frankford Ave., Philadelphia, PA 19114.

Attorney: **KEVIN W. KOLOGINSKY**,  
9223 Frankford Ave., Philadelphia, PA  
19114.

**SILEO, JAMES V., JR.** a/k/a **JAMES  
SILEO**, dec'd.

Late of Buckingham Township, Bucks  
County, PA.

Administrator: **JAMES R. SILEO**, P.O.  
Box 512, Millrift, PA 18340.

**SMITH, KATHERINE T.**, dec'd.

Late of Middletown Township, Bucks  
County, PA.

Executrix: **GERALYN SEIFERTH** c/o  
Jessica L. VanderKam, Esq., Two N. State  
St., Newtown, PA 18940.

Attorney: **JESSICA L. VanderKAM**,  
Stuckert and Yates, Two N. State St.,  
Newtown, PA 18940.

**TRIPP, MARTIN L.**, dec'd.

Late of New Britain Township, Bucks  
County, PA.

Executrix: **NANCY L. LUDWICK** c/o  
John T. Dooley, Esq., 1800 Pennbrook  
Parkway, Ste. 200, Lansdale, PA 19446.

Attorney: **JOHN T. DOOLEY**, Dischell,  
Bartle & Dooley, PC, 1800 Pennbrook  
Parkway, Ste. 200, Lansdale, PA 19446.

*Second Publication*

**ALLEN, MYRNA N.** a/k/a **MYRNA  
ALLEN**, dec'd.

Late of Warrington Township, Bucks  
County, PA.

Executor: **BARRY ALLEN**, 140 Elm  
Street, Hollidaysburg, PA 16648.

**ANOIA, ANNA**, dec'd.

Late of Lower Makefield, Bucks County,  
PA.

Executrix: **CRELIA ANOIA** c/o  
HighPoint Law Offices, 200 Highpoint  
Dr., Ste. 211, Chalfont, PA 18914.

Attorney: **PETER GILBERT**, 200  
Highpoint Dr., Ste. 211, Chalfont, PA  
18914.

**ASNESS, CAROLYN R.**, dec'd.

Late of Falls Township, Bucks County,  
PA.

Executrix: **RUTH C. BROWN**, 12  
Neptune Lane, Levittown, PA 19054.

Attorney: **DAVID J. SOWERBUTTS**,  
Liebmann Family Law, 4 Terry Drive,  
Suite 4, Newtown, PA 18940.

**BAEZ, MARY** a/k/a **MARY G. BAEZ**,  
dec'd.

Late of Warrington 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.

**BROWN, MURIEL**, dec'd.

Late of Bensalem Township, Bucks  
County, PA.

Administratrix: **SHAWNEYA  
EVERETT** c/o Jennifer L. Zegel,  
Esquire, Three Logan Square, 1717 Arch  
Street, 5<sup>th</sup> Floor, Philadelphia, PA 19103.

Attorney: **JENNIFER L. ZEGEL**,  
Kleinbard LLC, Three Logan Square,  
1717 Arch Street, 5<sup>th</sup> Floor, Philadelphia,  
PA 19103.

**CAMPOLI, SANDY V.** a/k/a **SANDY  
VINCENT CAMPOLI**, dec'd.

Late of Plumstead Township, Bucks  
County, PA.

Administrator: **ALBERT JOSEPH  
CAMPOLI, JR.** c/o HighPoint Law  
Offices, 200 Highpoint Dr., Suite 211,  
Chalfont, PA 18914.

Attorney: **PETER GILBERT**, 200  
Highpoint Dr., Ste. 211, Chalfont, PA  
18914.

**CHO, PETER H.** a/k/a **PETER CHO** and  
**PETER HYON KEUN CHO**, dec'd.

Late of Upper Makefield, Bucks County,  
PA.

Administratrix: **AMY LYNN PETERS**,  
22 Lenape Drive, New Hope, PA 18938.

Attorney: **RICHARD B. GELADE**,  
28 West Lafayette Street, Trenton, NJ  
08608-2002.

**CORMICK, STEFAN** a/k/a **STEFAN  
RICHARD CORMICK**, dec'd.

Late of Hilltown Township, Bucks  
County, PA.

Executrix: **KAREN CORMICK** c/o  
Jessica L. Wilson, Esquire, 30 Cassatt  
Avenue, Berwyn, PA 19312.

Attorney: **JESSICA L. WILSON**,  
McAndrews, Mehalick, Connolly, Hulse  
& Ryan P.C., 30 Cassatt Avenue, Berwyn,  
PA 19312.

**FITZPATRICK, JOHN** a/k/a **JOHN J. FITZPATRICK**, dec'd.

Late of New Britain Township, Bucks County, PA.

Administratrix: **ROBIN YOUNGREN** a/k/a **ROBIN LYNN YOUNGREN** a/k/a **ROBIN FITZPATRICK** c/o Carla Trongone, Esquire, 333 North Broad Street, Lansdale, PA 19446.

Attorney: **CARLA TRONGONE**, Law Office of Carla Trongone, 333 North Broad Street, Lansdale, PA 19446.

**HARZ, EDNA MARIANNE** a/k/a **MARIANNE E. HARZ** and **E. MARIANNE V. HARZ**, dec'd.

Late of Bristol Township, Bucks County, PA.

Administratrix: **CAROLYN DIVVERS** c/o Cotlar & Cotlar, 23 West Court Street, Doylestown, PA 18901.

Attorney: **STEVEN A. COTLAR**, 23 West Court Street, Doylestown, PA 18901.

**HEATON, KATHERINE**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Administratrix: **JILLIAN CONSTANCE POWELL** c/o Nicholas W. Stathes, Esquire, 899 Cassatt Road, Suite 320, Berwyn, PA 19312.

Attorney: **NICHOLAS W. STATHES**, Toscani, Stathes & Zoeller, LLC, 899 Cassatt Road, Suite 320, Berwyn, PA 19312.

**HOUSTON, WILLIAM D., SR.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Administratrix: **SHARON ANN HEWITT** c/o Daniella A. Horn, Esquire, 2202 Delancey Place, Philadelphia, PA 19103.

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

**MATTHIAS, DEBRA A.**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executor: **JOHN R. MATTHIAS** c/o Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.

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

**McCARTY, MARY T.**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **WILLIAM D. McCARTY, JR.** a/k/a **WILLIAM D. McCARY, JR.**, 23 Shawnee Trail, Burlington, NJ 08016.  
Attorney: **CARL G. ARCHER**, Archer Brogan, LLP, 2235 Whitehorse Mercerville Road, Hamilton, NJ 08619.

**MURPHY, WILLIAM R.**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **WILLIAM CHARLES DAHMS** a/k/a **WILLIAM C. DAHMS** c/o Jeremy A. Wechsler, Esquire, 1040 Stony Hill Road, Suite 150, Yardley, PA 19067.

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

**O'DONNELL, CHRISTINA ANDREA**, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Administratrix: **MILAGROS M. O'DONNELL**, 42 Essex Ct., Quakertown, PA 18951.

**PEREZ-ARRIETA, ANA E.**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Administratrix: **MILDRED ARRIETA** c/o Jennifer L. Zegel, Esquire, Three Logan Square, 1717 Arch Street, 5<sup>th</sup> Floor, Philadelphia, PA 19103.

Attorney: **JENNIFER L. ZEGEL**, Kleinbard LLC, Three Logan Square, 1717 Arch Street, 5<sup>th</sup> Floor, Philadelphia, PA 19103.

**PURCELL, SARAH R.**, dec'd.

Late of Morrisville, Bucks County, PA.

Executrix: **BARBARA A. TRACEY**, 32 Claude Road, Trenton, NJ 08620.

Attorney: **CARL G. ARCHER**, Archer Brogan, LLP, 2235 Whitehorse Mercerville Road, Hamilton, NJ 08619.

**SENN, PATRICIA M.**, dec'd.

Late of Chalfont, Bucks County, PA.

Administratrix **D.B.N.C.T.A.:** **PATRICIA R. SENN-GROVE**, 2683 Pickertown Road, Warrington, PA 18976.

Attorney: **BROOK HASTINGS**, Hastings Law, LLC, 25 Washington Lane, Suite 5A, Wyncote, PA 19095.

*Third and Final Publication***ANTONINI, ERNEST A.**, dec'd.

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

Executrix: **ERINN ARNOLD**, 370 Laurel Oaks Drive, Langhorne, PA 19047.

**BRAMHAM, BENJAMIN C.** a/k/a **BENJAMIN CHARLES BRAMHAM**, dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Executrix: **NANCY S. BRAMHAM** a/k/a **NANCY SPOKE BRAMHAM** c/o Nancy S. Hearne, Esq., 1500 Market St., 38<sup>th</sup> Fl., Philadelphia, PA 19102-2186.

Attorney: **NANCY S. HEARNE**, Saul Ewing Arnstein & Lehr LLP, 1500 Market St., 38<sup>th</sup> Fl., Philadelphia, PA 19102-2186.

**BUCHANAN, LEANNE ERIN**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Administrator: **BRADLEY S. BUCHANAN** c/o Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.

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

**CERRA, SCOTT PETER**, dec'd.

Late of Upper Holland, Bucks County, PA.

Administratrix: **SONJA L. CERRA-GILCH**, 1747 Musket Circle, Upper Holland, PA 19053-1500.

Attorney: **MARTIN S. KARDON**, 1617 John F. Kennedy Boulevard, Suite 1080, Philadelphia, PA 19103.

**COLBURN, BARBARA JOAN**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Administratrix: **CATHERINE M. RAIMO**, 138 Cathedral Dr., North Wales, PA 19454.

Attorney: **JENNIFER POPELACK**, Mattioni, Ltd., 100 N. Independence Mall West, Ste. 5A NW, Philadelphia, PA 19106.

**GRISAFI, ANN MARIA**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **TONI KELLER** a/k/a **ANTOINETTE KELLER**, 299 Swift Road, Langhorne, PA 19047.

**HAWKINS, WESLEY R.**, dec'd.

Late of Bedminster Township, Bucks County, PA.

Executrix: **DEBORAH S. HAWKINS** a/k/a **DEBORAH S. HAWKINS** c/o Michael A. Klimpl, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.  
Attorney: **MICHAEL A. KLIMPL**, Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

**HIROKAWA, DOROTHEA M.** a/k/a **DOROTHEA MAE HIROKAWA** and **DOROTHEA CLINTON HIROKAWA**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Co-Executors: **BEVERLY D. CLINTON-JENSEN** and **EDWARD G. HIROKAWA** c/o Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.

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

**KAMENS, PHYLLIS**, dec'd.

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

Executor: **M. MICHAEL KAMENS**, 1950 Timber Lakes Drive, Yardley, PA 19067.

**McCARTHY, KELLY M.**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Administratrix: **MELISSA A. KUNKEL** c/o Don F. Marshall, Esq., P.O. Box 70, Newtown, PA 18940.

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

**McEWEN, RICHARD PAUL** a/k/a **RICHARD P. McEWEN**, dec'd.

Late of Warrington Township, Bucks County, PA.

Executor: **KEVIN PAUL McEWEN** a/k/a **KEVIN P. McEWEN** c/o Alan L. Director, Esq., 1005 Malvern Court, Warrington, PA 18976.

Attorney: **ALAN L. DIRECTOR**, Law Office of Alan L. Director, 1005 Malvern Court, Warrington, PA 18976.

**MINKOVSKY, ELLEN**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **ALEXANDER MINKOVSKY**  
c/o Gary B. Freedman, Esq., 7909  
Bustleton Ave., Philadelphia, PA 19152.

Attorney: **GARY B. FREEDMAN**,  
Freedman and Grinspun, PC, 7909  
Bustleton Ave., Philadelphia, PA 19152.

**MUNKELT, GARY K.**, dec'd.

Late of Doylestown Township, Bucks  
County, PA.

Executrix: **MARY H. MUNKELT** c/o  
Michael A. Klimpl, Esq., 131 W. State  
St., P.O. Box 50, Doylestown, PA 18901.

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

**RAMSEY, BOBBY ORNETT** a/k/a **BOBBY  
O. RAMSEY**, dec'd.

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

Executrix: **D. FRANCES BORMAN**, 48  
Healy Way, Langhorne, PA 19047.

**REDINGTON, JEROME J.**, dec'd.

Late of Middletown Township, Bucks  
County, PA.

Executors: **BARBARA TAYLOR**,  
**KATHLEEN GRASMEDER** and  
**DAVID REDINGTON** c/o D. Rodman  
Eastburn, Esquire, 60 East Court Street,  
P.O. Box 1389, Doylestown, PA 18901.

Attorney: **D. RODMAN EASTBURN**,  
Eastburn and Gray, PC, 60 East Court  
Street, P.O. Box 1389, Doylestown, PA  
18901.

**RIEDERS, BETTY JEAN** a/k/a **BETTY-  
JEAN RIEDERS**, dec'd.

Late of Warwick Township, Bucks  
County, PA.

Executors: **DR. ERIC F. RIEDERS** a/k/a  
**ERIC F. RIEDERS** and **DR. MICHAEL  
F. RIEDERS** a/k/a **MICHAEL F.  
RIEDERS** c/o Jennifer A. Kosteva, Esq.,  
1001 Conshohocken State Rd., Ste. 1-300,  
West Conshohocken, PA 19428-2983.

Attorney: **JENNIFER A. KOSTEVA**,  
Heckscher, Teillon, Terrill & Sager, 1001  
Conshohocken State Rd., Ste. 1-300,  
West Conshohocken, PA 19428-2983.

**RIPKA, WILLIAM JOSEPH**, dec'd.

Late of Riegelsville Borough, Bucks  
County, PA.

Executor: **DAVID H. SOLOWAY** c/o Hill  
Law Offices, P.C., 3141 Main Street, P.O.  
Box 197, Springtown, PA 18081-0197.

Attorney: **JAMES W. HILL**, 3141 Main  
Street, P.O. Box 197, Springtown, PA  
18081-0197.

**SCHUMACHER, NANCY C.** a/k/a **NANCY  
CLEMENTS SCHUMACHER**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **DONALD SCHUMACHER**,  
4 Browning Court, Freehold, NJ 07728.

**SELTZER, GERALDINE K.**, dec'd.

Late of Warminster Township, Bucks  
County, PA.

Executor: **ROBERT A. SELTZER**, 1680  
Huntingdon Pike, Apt. 205, Huntingdon  
Valley, PA 19006.

**SHIELDS, CONWAY F.** a/k/a **CONWAY  
SHIELDS**, dec'd.

Late of Northampton Township, Bucks  
County, PA.

Executrix: **BARBARA E. SHIELDS**, 4  
Banbury Court, Holland, PA 18966.

Attorney: **DAVID W. BIRNBAUM**,  
Howland, Hess, Guinan, Torpey, Cassidy,  
O'Connell & Birnbaum, LLP, 2444  
Huntingdon Pike, Bethayres, PA 19006.

**THORP, KAREN SUSAN** a/k/a **KAREN  
THORP**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **CAROLANNE REILLY**, 924  
Jenifer Road, Horsham, PA 19044.

**VEIT, NORMAN R., SR.**, dec'd.

Late of New Britain Township, Bucks  
County, PA.

Administrator: **NORMAN R. VEIT, JR.**  
c/o Leonard L. Shober, Esq., 308 N. Main  
St., Ste. 400, Chalfont, PA 18914.

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

**WOODRING, WILLIAM DALE**, dec'd.

Late of Lower Makefield Township,  
Bucks County, PA.

Administratrix: **SHANNON  
WOODRING**, 703 Timber Ln.,  
Langhorne, PA 19047.

Attorney: **MICHAEL P. KELLY**, 402  
Middletown Boulevard, Suite 202,  
Langhorne, PA 19047.

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## 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:

**Ground Appeal** with its principal place of business 118 Walnut Ln., Yardley, PA 19067.

The name of the person owning or interested in said business is James Kleiner.

The certificate will be filed on or after June 27, 2022.

July 21

### Miscellaneous

IN THE COURT OF COMMON PLEAS  
BUCKS COUNTY, PENNSYLVANIA  
IN REM  
EMINENT DOMAIN  
NO. 2022-00452

**IN RE: CONDEMNATION OF LAND  
IN BRISTOL TOWNSHIP, BUCKS  
COUNTY, PENNSYLVANIA LOCATED  
AT 173 MAGNOLIA DRIVE, TAX MAP  
PARCEL NO. 05-049-047**

**CONDEMNNEES: PAUL DELEEUEW  
AND ELIZABETH DELEEUEW AND ALL  
OTHERS HOLDING OR CLAIMING  
AN OWNERSHIP INTEREST IN  
TAX MAP PARCEL NO. 05-049-  
047, THEIR RESPECTIVE HEIRS,  
ADMINISTRATORS, SUCCESSORS AND  
ASSIGNS**

#### RULE

AND NOW, this 1<sup>st</sup> day of July, 2022, upon consideration of Condemnor's Petition to Distribute Damages Pursuant to Section 521 of the Eminent Domain Code, a Rule is granted upon PAUL DELEEUEW and ELIZABETH DELEEUEW and any other parties in interest to show cause why the just compensation estimated by Condemnor, regarding the condemnation of property located at 173 Magnolia Drive, Bristol Township, Bucks County, Pennsylvania, Tax Map Parcel Number 05-049-047, in the amount of \$135,000.00, should not be paid and distributed pursuant to Condemnor's Schedule of Proposed Distribution set forth below.

RULE RETURNABLE: August 8, 2022.

Condemnor has filed a schedule of proposed distribution as follows:

Bristol Township, municipal lien filed on 10/12/2021; \$511.50.

Bank of America, N.A., mortgage recorded on 01/02/2007 and Modification Agreement recorded on 07/13/2017; \$134,488.50.

Paul Deleeuw and Elizabeth Deleeuw, Condemnees; \$0.00.

TOTAL DISTRIBUTED; \$135,000.00.

**Allen W. Toadvine**, Solicitor  
Begley, Carlin & Mandio, LLP  
Redevelopment Authority of the  
County of Bucks  
680 Middletown Blvd.  
Langhorne, PA 19047

July 21

IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
DOCKET NO. 2019-04180  
**COMMONWEALTH LAND TITLE  
INSURANCE COMPANY, 601 Riverside  
Avenue, Jacksonville, FL 32204**, Plaintiff  
v.

**CHI YON KIM, individually and t/a KEY  
TRADING CO. PTRS., 607 Karens Court,  
North Wales, PA 19454 and JIN SAH KIM  
a/k/a JIN SAN KIM t/a KEY TRADING  
CO. PTRS., 5923 N. 5th Street, #2,  
Philadelphia, PA 19120; KEY TRADING  
CO. INC., 7637 A. Williams Way, Elkins  
Park, PA 19117**, Defendants

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within twenty days of this Notice. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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



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

Bucks Bar Association  
Lawyer Referral and Information Service  
135 E. State Street  
Doylestown, PA 18901  
(215) 348-9413

July 21

Please, take a moment to

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