

Sheriff's Sale*Third and Final Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, June 14, 2024 at 11 o'clock A.M., Eastern Prevailing Time, at the Bucks County Administration Building, 55 East Court Street, in the Borough of Doylestown, Bucks County, Pennsylvania the following real estate to wit:

BENSALEM TOWNSHIP

DOCKET #2022-05609

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being at **BENSALEM TOWNSHIP**, County of Bucks, Pennsylvania.

TAX PARCEL #02-033-026.

PROPERTY ADDRESS: 2201 Street Road, Bensalem, PA 19020.

IMPROVEMENTS: VACANT LOT—COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **2201 STREET RD LLC.****LAW OFFICES OF ANDREW TIETELMAN**FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2023-03429

ALL THAT CERTAIN unit, designated as Unit No. 14-6 being a Unit in "County Downe Condominium Town Houses" situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, and Commonwealth of PA:

TAX PARCEL #02-095-014-006.

PROPERTY ADDRESS: 1937 Beech Lane, Bensalem, PA 19020.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **ROBIN CALLAHAN a/k/a ROBIN G. CALLAHAN.****BROCK & SCOTT, PLLC**FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2023-04477

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

TAX PARCEL #02-055-961.

PROPERTY ADDRESS: 6214 Lewisville Avenue, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **CTS3 LLC. STERN & EISENBERG, PC**FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA**BRISTOL BOROUGH**

DOCKET #2022-02235

All that certain piece or parcel or Tract of land situate in the **BOROUGH OF BRISTOL**, Bucks County, Pennsylvania, and being known as 264 Minor Street, Bristol, Pennsylvania 19007.

TAX PARCEL #04-018-148.

PROPERTY ADDRESS: 264 Minor Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL S. HEARY.****McCABE, WEISBERG & CONWAY, LLC**FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA**BRISTOL TOWNSHIP**

DOCKET #2022-03593

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

TAX PARCEL #05-012-293.001 and 05-012-293.

PROPERTY ADDRESS: 604 Harris Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THE ESTATE OF ANNE MARIE KOTZ a/k/a ANN KOTZ BY JAMES F. HARKNESS IN HIS CAPACITY AS ADMINISTRATOR.****KML LAW GROUP, P.C.**FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2022-04833

ALL THAT CERTAIN message and tract of land Situate in the Village of Newportville, **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-015-018.
PROPERTY ADDRESS: 4507 Newportville Rd., Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM C. ANDERSON, IV, BRADLEY W. HARBAUGH.**

BROCK & SCOTT, PLLC

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

DOCKET #2023-01807

ALL that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, and being known as 3534 Carnarvon Avenue, Bristol, Pennsylvania 19007.

TAX PARCEL #05-058-054.

PROPERTY ADDRESS: 3534 Carnarvon Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **COLETTE WHYBROW.**

McCABE, WEISBERG & CONWAY, LLC

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

DOCKET #2023-03637

ALL THAT CERTAIN unit in the property known, named and identified as Crestwood Condominium, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pennsylvania:

TAX PARCEL #05-025-0821009.

PROPERTY ADDRESS: 184 Jennifer Ct. 1009, Levittown, PA 19057.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **SHAKIEA SINGLETON.**

BROCK & SCOTT, PLLC

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

DOCKET #2023-04964

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

TAX PARCEL #05-033-308.

PROPERTY ADDRESS: 39 Indian Red Road, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH G. MOORE, II a/k/a KENNETH MOORE, II a/k/a KENNETH G. MOORE, NICOLE L. MOORE a/k/a NICOLE MOORE. KML LAW GROUP, P.C.**

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

DOCKET #2023-06051

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 610 Princess Avenue, Croydon, PA 19021, Parcel No: 05-008-209.

TAX PARCEL #05-008-209.

PROPERTY ADDRESS: 610 Princess Avenue, Croydon, PA 19021.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ROLAND N. KNORR.**

MANLEY DEAS KOCHALSKI LLC

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

BUCKINGHAM TOWNSHIP

DOCKET #2023-01705

ALL THAT CERTAIN lot or tract of land situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks, and State of Pa., bounded and described as follows:

TAX PARCEL #06-018-144.

PROPERTY ADDRESS: 1903 Durham Rd., New Hope, PA 18938.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DIANA M. RAMSDEN.**

BROCK & SCOTT, PLLC

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

FALLS TOWNSHIP

DOCKET #2016-06749

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 175 Liberty Drive, Langhorne, PA 19047, Parcel No: 13-004-880.

TAX PARCEL #13-004-880.
 PROPERTY ADDRESS: 175 Liberty Drive,
 Langhorne, PA 19047.
 IMPROVEMENTS: SINGLE FAMILY
 DWELLING.
 SOLD AS THE PROPERTY OF: **JENNIFER
 RUCCO SOLELY IN HER CAPACITY AS
 KNOWN HEIR OF JAMES R. BROWN
 a/k/a J. RANDALL BROWN; JAMES
 RAPHAEL BROWN SOLELY IN HIS
 CAPACITY AS KNOWN HEIR OF
 JAMES R. BROWN a/k/a J. RANDALL
 BROWN; AMANDA ASHLEY SOLELY IN
 HER CAPACITY AS KNOWN HEIR OF
 JAMES R. BROWN a/k/a J. RANDALL
 BROWN; MATTHEW STEBBINS
 SOLELY IN HIS CAPACITY AS KNOWN
 HEIR OF JAMES R. BROWN a/k/a J.
 RANDALL BROWN; ALL UNKNOWN
 HEIRS OF JAMES R. BROWN a/k/a J.
 RANDALL BROWN.**
MANLEY DEAS KOCHALSKI LLC
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2017-07569

ALL THAT CERTAIN lot or piece of ground
 situate in the **TOWNSHIP OF FALLS**,
 Bucks County, Pennsylvania being Lot. No.
 5300-R on Subdivision Map of Vermillion
 Hill, Levittown Section 57 recorded in Plan
 Book 8 Page 3.
 Being more fully described in Deed dated
 September 2, 2003, and recorded on October
 16, 2003, in the Bucks County Recorder of
 Deeds Office at Deed Book Volume 3653 at
 Page 2091.

TAX PARCEL #13-017-273.
 PROPERTY ADDRESS: 18 Vestry Lane,
 Levittown, PA 19054.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **LARRY
 J. DRAKE a/k/a LARRY J. DRAKE, JR.
 a/k/a LARRY DRAKE, HAYLEY DRAKE,
 HLADIK, ONORATO & FEDERMAN,
 LLP**
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2023-05866

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

TAX PARCEL #13-041-167.
 PROPERTY ADDRESS: 18 Peachtree Lane,
 Levittown, PA 19054.
 IMPROVEMENTS: RESIDENTIAL REAL
 ESTATE.
 SOLD AS THE PROPERTY OF: **GEORGE
 W. PALMER.**
STERN & EISENBERG, PC
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

HAYCOCK TOWNSHIP

DOCKET #2020-01424

ALL THAT CERTAIN TRACT OF LAND
 SITUATE IN THE **TOWNSHIP OF
 HAYCOCK**, COUNTY OF BUCKS, AND
 STATE OF PENNSYLVANIA, BOUNDED
 AND DESCRIBED ACCORDING TO A
 SURVEY PREPARED BY G. MARVIN
 HENDRICKS, REGISTERED SURVEYOR,
 OF PERKASIE, PA., DATED AUGUST 22,
 1966.

TAX PARCEL #14-002-071-001.
 PROPERTY ADDRESS: 1262 Oak Lane,
 Quakertown, PA 18951.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **KENYA
 PETERSON KARNGA a/k/a KENYA
 KARNGA.**
LUNDY, BELDECOS & MILBY PC
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2014-07370

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

TAX PARCEL #21-012-339-001.
 PROPERTY ADDRESS: 1813 Meadowbrook
 Road, Feasterville Trevose, PA 19053.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **ROSE
 NIEVES RODRIGUEZ.**
KML LAW GROUP, P.C.
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

MIDDLETOWN TOWNSHIP

DOCKET #2023-03431

All that certain lot or piece of ground situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of PA:
TAX PARCEL #22-012-117.

PROPERTY ADDRESS: 773 Eagle Ln.,
Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **STEVEN J. SINGER.**

BROCK & SCOTT, PLLC

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

DOCKET #2023-04310

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, and being known as 252 Flour Lane, Langhorne, Pennsylvania 19047.

TAX PARCEL #22-025-086.

PROPERTY ADDRESS: 252 Flour Lane,
Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **GEORGE MOORE, JAMIE MOORE.**

McCABE, WEISBERG & CONWAY, LLC

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

NEWTOWN TOWNSHIP

DOCKET #2023-04927

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

TAX PARCEL #29-032-068.

PROPERTY ADDRESS: 317 Parkview Way,
Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JEFF BAGDASARIAN, LISA BAGDASARIAN, UNITED STATES OF AMERICA.**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

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

NORTHAMPTON TOWNSHIP

DOCKET #2023-05492

Owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being
TAX PARCEL #31-071-014.

PROPERTY ADDRESS: 66 Barley Rd.,
Ivyland, PA 18974.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF:
CARLY CROSTAROSA, JOSEPH R. CROSTAROSA.

BROCK & SCOTT, PLLC

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

PENNDDEL BOROUGH

DOCKET #2023-05266

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. Situate in **PENNDDEL BOROUGH**, Bucks County and State of Pennsylvania.

TAX PARCEL #32-003-080.

PROPERTY ADDRESS: 449 Walker Ave.,
Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **RUSSELL MAY.**

BROCK & SCOTT, PLLC

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

PLUMSTEAD TOWNSHIP

DOCKET #2023-07717

ALL THAT CERTAIN unit in the property known, named and identified as Patriots Ridge condominium, Hereditaments and Appurtenances, SITUATE in **PLUMSTEAD TOWNSHIP**, Bucks County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act by the recording in the Recorder of Deeds Office of Bucks County of a Declaration of condominium, dated 8/23/1994 and recorded in Land Record Book 95 page 1899 and latest Amendment thereto recorded in Land Record Book 1348 page 1285 and the plats and plans attached thereto as Exhibits.

TAX PARCEL #34-049-066-036.

PROPERTY ADDRESS: 3615 Nancy Ward Cir., Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **GLENN F. ALBRIGHT, THE UNITED STATES OF AMERICA.**

HILL WALLACK LLP

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

RICHLAND TOWNSHIP

DOCKET #2023-06841

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF RICHLAND**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 782 Depot Lane, Quakertown, PA 18951, Parcel No: 36-033-086.

TAX PARCEL #36-033-086.

PROPERTY ADDRESS: 782 Depot Lane, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL D. ROSS, JULIE TAYLOR.**

MANLEY DEAS KOCHALSKI LLC

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

SOLEBURY TOWNSHIP

DOCKET #2023-06459

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

TAX PARCEL #41-002-032.

PROPERTY ADDRESS: 6536 Fleecydale Rd., Lumberville, PA 18933-9721.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ELISA FEINSTEIN a/k/a ELISA A. FEINSTEIN.**

STERN & EISENBERG, PC

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

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2019-03452

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

TAX PARCEL #48-020-192.

PROPERTY ADDRESS: 588 Frassetto Drive, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **TONI L. BOERNER.**

STERN & EISENBERG, PC

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

WARMINSTER TOWNSHIP

DOCKET #2023-02748

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

TAX PARCEL #49-018-169.

PROPERTY ADDRESS: 382 Elm Street a/k/a 384 Elm Street, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT E. TITUS, UNITED STATES OF AMERICA.**

THE LAW OFFICE OF GREGORY JAVARDIAN, LLC

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

DOCKET #2023-07561

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

TAX PARCEL #49-003-007-627.

PROPERTY ADDRESS: 1575 West Street Road, Apt. 627, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LYNN WOJTON, AS ADMINISTRATRIX OF THE ESTATE OF FRANCIS T. WOJTON, DECEASED.**

POWERS KIRN, LLC

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

WARRINGTON TOWNSHIP

DOCKET #2024-00308

ALL THAT CERTAIN lot or piece of ground situate in **TOWNSHIP OF WARRINGTON**,

Bucks County, Pennsylvania as shown on Phase I & II Estates of Hickory Ridge Subdivision Plan prepared for The Cutler Group, Inc. by Urwiler & Walter, Inc., dated November 22, 1991, last revised February 12, 1997, and September 25, 1998.

Being more fully described in Deed dated August 4, 1999, and recorded on August 10, 1999, in the Bucks County Recorder of Deeds Office at Deed Book Volume 1901 at Page 563.

TAX PARCEL #50-044-073.

PROPERTY ADDRESS: 977 Hickory Ridge Drive, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: PENNY C. MILLER, ROBERT A. MILLER.

HLADIK, ONORATO & FEDERMAN, LLP

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

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

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

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

May 23, 30; June 6

Change of Name

COURT OF COMMON PLEAS
BUCKS COUNTY
NO. 2024-02282

NOTICE IS HEREBY GIVEN THAT on April 15, 2024, the Petition of **FATIMA Z. BECK** was filed in the above-named Court praying for a Decree to change Petitioner's name to **SAPHIR ALLEN DAVIS**. A hearing is fixed for June 14, 2024 at 9:30 A.M., Courtroom No. 330, Bucks County

Justice Center, 100 N. Main St., Doylestown, PA as the time and place for the hearing on the petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted.

June 6

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2024-00802

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 **ANTHONY THOMAS DAUGHTRY** to **ANTHONY THOMAS WOODEN**.

The Court has fixed the 14th day of June, 2024, at 9:30 a.m. in Courtroom No. 330, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

June 6

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
ORPHANS' COURT
NO. 2024-A9021

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 **TREY JOSEPH YAW** to **TREY JOSEPH LOPEZ**.

The Court has fixed the 3rd day of July, 2024, at 9:30 a.m. in Courtroom No. 260, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Mitchell H. Baylarian, Solicitor
104 S. Sixth Street
P.O. Box 215
Perkasie, PA 18944

June 6

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.

3 Hula Girls Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

June 6

EDY REMODELING, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

June 6

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

June 6

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

Kalikhman & Rayz, LLC, Solicitors
1051 County Line Road
Suite A
Huntingdon Valley, PA 19006

June 6

Charter Application Nonprofit

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

The name of the corporation is **House of the Cat**.

The Articles of Incorporation (filing date) May 6, 2024.

June 6

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

ADAIR, JANELL FRANCIS, dec'd.

Late of Hilltown Township, Bucks County, PA.

Administratrix: **CIERRA BASS**, 1907 West Point Pike, Lansdale, PA 19446.

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

BARCLAY, CHARLES M., dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrix: **JANE BARCLAY LIZELL** a/k/a **JANE B. LIZELL**, 4028 Nova Ln., Naples, FL 34119.

Attorney: **EMORY A. WYANT, JR.**, Strong Stevens & Wyant, PC, 650 Sentry Parkway, Blue Bell, PA 19422.

BERGEY, CHARLES A., dec'd.

Late of Northampton Twp., Bucks County, PA.

Executor: **EVERENCE TRUST COMPANY**, 17 Penn Ave., Souderton, PA 18964.

Attorney: **BRIAN D. GOURLEY**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

BOYCE, DOROTHY M., dec'd.

Late of Richboro, Bucks County, PA.

Executrix: **DOROTHY KNOUSE** 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.

CANTARELLA, GRACE, dec'd.

Late of Doylestown Borough, Bucks County, PA.

- Executrix: **ROBIN LEE HOFFMAN** c/o Joseph A. Bellinghieri, Esq., 17 W. Miner St., West Chester, PA 19382.
Attorney: **JOSEPHA. BELLINGHERI**, MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382.
- COLLINS, MARTHELLA LOUISE** a/k/a **M. LOUISE COLLINS**, dec'd.
Late of Newtown Township, Bucks County, PA.
Executor: **MARK J. COLLINS** 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.
- DEFATO, JOSEPH**, dec'd.
Late of Newtown Township, Bucks County, PA.
Executrix: **LUCY M. FAY** c/o Jessica L. VanderKam, Esq., 2 N. State St., P.O. Box 70, Newtown, PA 18940.
Attorney: **JESSICA L. VANDERKAM**, Stuckert and Yates, 2 N. State St., P.O. Box 70, Newtown, PA 18940.
- GEBKA, REGINA M.** a/k/a **JEANIE M. GEBKA**, dec'd.
Late of Lower Makefield Township, Bucks County, PA.
Executor: **MICHAEL J. GEBKA**, 1115 University Drive, Yardley, PA 19067.
- GEYER, OTTO E.**, dec'd.
Late of Hilltown Township, Bucks County, PA.
Executor: **BRIAN E. GEYER** c/o Gregory E. Grim, Esquire, P.O. Box 215, Perkasio, PA 18944-0215.
Attorney: **GREGORY E. GRIM**, P.O. Box 215, Perkasio, PA 18944-0215.
- GLOWACKI, STANLEY J., SR.** a/k/a **STANLEY JAMES GLOWACKI**, dec'd.
Late of Upper Southampton Township, Bucks County, PA.
Executrix: **ANNE MARIE FISHER**, 43 Mallard Rd., Holland, PA 18966.
Attorney: **NEAL E. NEWMAN**, 86 Buck Rd., Ste. 3, Holland, PA 18966.
- GOEPFERT, JAMES LEON** a/k/a **JIM GOEPFERT**, dec'd.
Late of Quakertown, East Rockhill, Bucks County, PA.
Executrix: **CRYSTAL EDMONDS**, 5520 Clymer Rd., Quakertown, PA 18951.
- HILL, JOYCE A.**, dec'd.
Late of Bensalem Twp., Bucks County, PA.
Executrix: **BERNADETTE CANNON**, 3141 Draper St., Philadelphia, PA 19136.
Attorney: **MARK FEINMAN**, 8171 Castor Avenue, Philadelphia, PA 19152.
- KLEIN, MARY LETITIA** a/k/a **MARY L. KLEIN**, dec'd.
Late of Middletown Township, Bucks County, PA.
Administrator: **WILLIAM P. KLEIN** 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.
- LANDIS, BARRY D.**, dec'd.
Late of Milford Township, Bucks County, PA.
Executor: **DAVID P. LANDIS** a/k/a **DAVID PAUL LANDIS** c/o Christopher P. Mullaney, Esquire, 598 Main St., Red Hill, PA 18076.
Attorney: **CHRISTOPHER P. MULLANEY**, 598 Main St., Red Hill, PA 18076.
- MARLIN, MICHAEL** a/k/a **MIKE MARLIN** and **MICHAEL L. MARLIN**, dec'd.
Late of Morrisville, Falls Township, Bucks County, PA.
Administratrix: **BEVERLY MARLIN**, 927 Stony Hill Rd., Yardley, PA 19067.
- McVEY, ALEXANDRA** a/k/a **ALEX McVEY**, dec'd.
Late of Levittown, Bucks County, PA.
Executor: **BRIAN McVEY**, 26 Canyon Rd., Levittown, PA 19057.
- MITROS, JOSEPH S.**, dec'd.
Late of Warrington, Bucks County, PA.
Administrator: **MICHAEL TERKANIAN**, Esquire, 2001 County Line Road, Warrington, PA 18976.
MOLOTSKY, CLAIRE K., dec'd.
Late of Langhorne, Bucks County, PA.
Executrix: **MARSHA LEADER**, 17 Highland Drive, Yardley, PA 19067.
Attorney: **FAYE RIVA COHEN**, Law Office of Faye Riva Cohen, P.C., 2047 Locust Street, Philadelphia, PA 19103.

- MULLER, MICHAEL ALBERT** a/k/a
MICHAEL ALBERT MULLER, SR.,
dec'd.
Late of Bensalem, Bucks County, PA.
Executor: **MICHAEL ALBERT
MULLER, JR.**, 760 Deerfield Road,
Warminster, PA 18974.
- NEWTON, HENRY CHARLES**, dec'd.
Late of Bensalem Township, Bucks
County, PA.
Administratrix: **WANDA G. NEWTON**
a/k/a **WANDA GENEVIEVE NEWTON**
c/o Stephen M. Specht, Esq., 2332 S.
Broad St., Philadelphia, PA 19145.
Attorney: **STEPHEN M. SPECHT**,
Green & Schafle, LLC, 2332 S. Broad St.,
Philadelphia, PA 19145.
- PALE, BONNIE LEE**, dec'd.
Late of Bensalem, Bucks County, PA.
Executor: **ALFONSO PALE**, 1281
Spencer Rd., Ivyland, PA 18974.
- PARSONS, SANDRA L.**, dec'd.
Late of Newtown Township, Bucks
County, PA.
Executrix: **MELISSA BOWMAN**, 311
Holly Knoll Drive, Churchville, PA
18966.
- POHLE, SIEGFRIED**, dec'd.
Late of Northampton Township, Bucks
County, PA.
Executor: **UWE POHLE** c/o Michael
J. Saile, Esq., Saile & Saile LLP, 403
Executive Dr., Langhorne, PA 19047.
Attorney: **MICHAEL J. SAILE**, Saile &
Saile LLP, 403 Executive Dr., Langhorne,
PA 19047.
- POLIN, STEPHEN L.**, dec'd.
Late of Upper Makefield Township,
Bucks County, PA.
Executor: **NEAL MAGAZINER** a/k/a
NEAL BRUCE MAGAZINER 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.
- PUPO, PASQUALE** a/k/a **PAT PUPO**, dec'd.
Late of Yardley, Lower Makefield, Bucks
County, PA.
Executrix: **ADRIENNE FINE**, 239
Alden Ave., Morrisville, PA 19067.
- RAUCH, STANLEY CHARLES** a/k/a
CHARLES RAUCH, dec'd.
Late of Bristol Borough, Bucks County,
PA.
Executor: **KEITH A. BODZINCH**, 5062
Rebecca Fell Dr., Doylestown, PA 18902.
- RISICH, THOMAS**, dec'd.
Late of Bensalem, Bucks County, PA.
Executor: **RAYMOND T. RISICH**, 2900
Glenview St., Philadelphia, PA 19149.
- RUDNITZKY, LOUISE**, dec'd.
Late of Chalfont Borough, Bucks County,
PA.
Executor: **ERIC K. RUDNITZKY**
a/k/a **ERIC KARL RUDNITSKY** c/o
Carla Trongone, Esq., 333 N. Broad St.,
Lansdale, PA 19446.
Attorney: **CARLA TRONGONE**, The
Law Offices of Carla Trongone, 333 N.
Broad St., Lansdale, PA 19446.
- SOTTILE, JEANETTE**, dec'd.
Late of Langhorne, Middletown Twp.,
Bucks County, PA.
Executor: **DEREK SOTTILE**, 235
Norsam Dr., Langhorne, PA 19047.
- STYLE, JAY** a/k/a **JAY B. STYLE**, dec'd.
Late of Upper Makefield Township,
Bucks County, PA.
Executrix: **NANCY B. STYLE** c/o
Charles Bender, Esq., 2800 Kelly Rd.,
Ste. 200, Warrington, PA 18976.
Attorney: **CHARLES BENDER**, Fox
Rothschild LLP, 2800 Kelly Rd., Ste.
200, Warrington, PA 18976.
- TRAMPE, NORA**, dec'd.
Late of Southampton, Bucks County, PA.
Executor: **THOMAS TRAMPE**, 404
Main Street, Langhorne, PA 19047.
- WARSHAUER, SALLY** a/k/a **SARAH
WARSHAUER** a/k/a **SALLY MAZER**,
dec'd.
Late of Middletown Township, Bucks
County, PA.
Executor: **EDWARD L. MAZER**, 5093
Bullard Street, North Port, FL 34287.
Attorney: **HENRY A. CARPENTER,
II**, 301 Oxford Valley Road, Suite 101B,
Yardley, PA 19067.
- WINTER, KIMBERLY** a/k/a **KYM
WINTER**, dec'd.
Late of Bensalem, Bucks County, PA.

Executrix: **SARAH SHERRILL**, 517 Radcliffe St., Bristol, PA 19007.

WOODWARD, CAROLINE E., dec'd.

Late of Newtown, Bucks County, PA.

Executor: **LEE LEEPER**, 43 Taylor Terrace, Hopewell, NJ 08525.

Attorney: **LAURA W. CASSAVELL**, Butrym & Cassavell, P.C., 134 Franklin Corner Road, Suite 107, Lawrenceville, NJ 08648.

ZANIDAKIS, THEODORE, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **CHARLOTTE ZANIDAKIS**, 399 Spring Meadow Circle, New Hope, PA 18938.

Attorney: **LAURA W. CASSAVELL**, Butrym & Cassavell, P.C., 134 Franklin Corner Road, Suite 107, Lawrenceville, NJ 08648.

Second Publication

BAATZ, FREDERICK D. a/k/a **DAVE BAATZ**, dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Executrix: **SUSAN PETRUS BAATZ** a/k/a **SUSAN P. BAATZ**, 1107 General Knox Rd., Washington Crossing, PA 18977.

BRITTON, JAMES ARTHUR, SR., dec'd.

Late of Levittown, Bucks County, PA.

Executrix: **THERESA ANN BARLOW POORMAN**, 72 Valley Road, Levittown, PA 19057.

Attorney: **SOLEIMAN RAIE**, 1528 Walnut St., Suite 1100, Philadelphia, PA 19102.

BURGER, TOVA, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executor: **STEVEN P. BURGER**, 413 Hillside Ave., Morrisville, PA 19067.

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

CONROY, JACQUELINE A., dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **COLLEEN P. CONROY-ANDREJCZAK** a/k/a **COLLEEN P. ANDREJCZAK** c/o Maureen L. Anderson, Esq., 605 Farm Ln., Doylestown, PA 18901.

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

DiBONAVENTURA, MARYANN a/k/a **MARY ANN DiBONAVENTURA** a/k/a **MARYANN DeBONAVENTURA** and **MARY ANN DeBONAVENTURA**, dec'd.

Late of Bensalem, Bucks County, PA.

Personal Representative: **WILLIAM J. DiBONAVENTURA** a/k/a **WILLIAM DiBONAVENTURA** a/k/a **WILLIAM J. DiBONAVENTURA, JR.**, 213 Chestnut Avenue, Glen Riddle, PA 19063.

Attorneys: **LAW OFFICE OF JOHN R. TWOMBLY, JR.**, 224 East Street Road, Suite 1, Kennett Square, PA 19348.

GLASSON, JAMES JOSEPH, JR., dec'd.

Late of Bucks County, PA.

Administratrix: **MAUREEN GLASSON**, 33 Islet Road, Levittown, PA 19057.

Attorney: **CHRISTOPHER H. STEWARD**, 2246 Bristol Pike, Bensalem, PA 19020.

HAAG, RAYMOND GEORGE, dec'd.

Late of Bristol Twp., Bucks County, PA.

Administratrix: **BETTY A. HAAG** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

HUTCH, FREDERICK S., dec'd.

Late of Plumstead Township, Bucks County, PA.

Executrix: **NANCY BUNTING** c/o Maureen L. Anderson, Esq., 605 Farm Ln., Doylestown, PA 18901.

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

KENDIG, BARBARA A., dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **ELIZABETH ANN LEWIS** c/o Joseph P. Caracappa, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

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

LIBASCI, WILLIAM P., dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **JEANINE LIBASCI** 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.

LOWRY, ELIZABETH ANNE a/k/a **ELIZABETH LOWRY**, dec'd.

Late of Middletown Township, Bucks County, PA.

Administrator: **BRIAN EUGENE LOWRY** c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

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

MANN, ELIZABETH ANNE a/k/a **ELIZABETH A. MANN**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **JOHN J. ERNST, IV**, 400 Perkiomen Ave., Lansdale, PA 19446.

Attorney: **LOREEN M. BURKETT**, Weiss Burkett, LLC, 802 Walnut St., Lebanon, PA 17042.

MAURER, GISELA E., dec'd.

Late of Bucks County, PA.

Executrix: **GISEL T. BUCHANAN**, 2731 High Avenue, Bensalem, PA 19020.

Attorney: **CHRISTOPHER H. STEWARD**, 2246 Bristol Pike, Bensalem, PA 19020.

McANDREWS, ROBERT BARRY, JR.

a/k/a **R. BARRY McANDREWS**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **MICHAEL C. McANDREWS** c/o John C. Fenningham, Esquire, Fenningham, Dempster & Coval LLP, Five Neshaminy Interplex, Suite 315, Trevoise, PA 19053.

Attorney: **JOHN C. FENNINGHAM**, Fenningham, Dempster & Coval LLP, Five Neshaminy Interplex, Suite 315, Trevoise, PA 19053.

NAPIER, RODNEY W. a/k/a **RODNEY WILLIAMSON NAPIER**, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executrix: **LINDA DENISE NAPIER** 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.

NONEMAKER, GAYLE PHILIP, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **GLEN F. NONEMAKER** c/o Jillian E. Barton, Esq., 300 Welsh Rd., Bldg. One, Ste. 100, Horsham, PA 19044.

Attorney: **JILLIAN E. BARTON**, Barton Law, LLC, 300 Welsh Rd., Bldg. One, Ste. 100, Horsham, PA 19044.

NOONAN, NINA, dec'd.

Late of Northampton Twp., Bucks County, PA.

Personal Representative: **TERRANCE GREGORY NOONAN**, 24 Woodlake Road, Holland, PA 18966.

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

O'KEEFE, ANASTASIA, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executor: **PAUL JOSEPH O'KEEFE** 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.

PERA, LYDIA a/k/a **LYDIA GABRIEL PERA**, dec'd.

Late of New Britain Township, Bucks County, PA.

Executrix: **DANIELLE R. GRUENBAUM** a/k/a **DANIELLE RENEE GRUENBAUM** a/k/a **DANIELLE P. GRUENBAUM** c/o Joseph J. Witiw, Esq., 1140-B York Rd., Warminster, PA 18974-2072.

Attorney: **JOSEPH J. WITIW**, 1140-B York Rd., Warminster, PA 18974-2072.

PFUNDT, G. NELSON a/k/a **GEORGE NELSON PFUNDT**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executors: **FRANCIS J. MIRABELLO** a/k/a **FRANCIS JOSEPH MIRABELLO** and **WILLIAM N. PFUNDT** a/k/a **WILLIAM NELSON PFUNDT** c/o Alexandra M. Buckingham, Esquire, 2222 Market St., Philadelphia, PA 19103.

Attorney: **ALEXANDRA M. BUCKINGHAM**, Morgan, Lewis & Bockius, LLP, 2222 Market St., Philadelphia, PA 19103.

POLOGRUTO, PAUL A., dec'd.

Late of Yardley City, Bucks County, PA.
Executrix: **DEBORAH A. ROACH**, 421 Apple Valley Drive, Langhorne, PA 19047.

ROBERTS, CAROL ANN, dec'd.

Late of Warrington Twp., Bucks County, PA.

Executrix: **DEANNA CHRISTINE ROBERTS**, 94 Basswood Court, Warrington, PA 18976.

SMITH, RONALD B., dec'd.

Late of Doylestown, Bucks County, PA.
Executrix: **BERNICE SMITH**, 2401 Lower State Rd., Unit 201, Doylestown, PA 18901.

TAKITA, CHARLES S., dec'd.

Late of Trevose, Bucks County, PA.
Executor: **CHARLES R. TAKITA**, 735 Snake Hill Rd., Harrisville, RI 02830.

VAGOTT, CONCETTA, dec'd.

Late of Levittown, Falls Twp., Bucks County, PA.
Executrix: **ANDREA WENOGRAD**, 289 Pinewood Drive, Levittown, PA 19054.

WHALING, JANET W. a/k/a **JANET WHITING WHALING**, dec'd.

Late of Bucks County, PA.
Executrix: **SANDRA WHALING-VINJE**, 316 Villa Drive, #9101, Box Elder, SD 57719.

Attorney: **CHRISTOPHER H. STEWARD**, 2246 Bristol Pike, Bensalem, PA 19020.

Third and Final Publication

ANDERSEN, ELAINE JEANETTE a/k/a **ELAINE J. ANDERSEN**, dec'd.

Late of Lower Makefield Township, Bucks County, PA
Executrices: **THERESA LEONARD** and **CAROL ANN ANDERSEN** c/o D. Keith Brown, Esq., 2 N. State St., P.O. Box 70, Newtown, PA 18940.

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

BARKOVICH, MICHAEL J., JR., dec'd.

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

Administratrix: **BARBARA J. KELLY** a/k/a **BARBARA JEAN KELLY** c/o Joseph M. Ramagli, Esquire, 6 Penns Trail, Suite 202, Newtown, PA 18940.

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

BAUM, HELEN I., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **KAITLYN R. BAUM** c/o Moira B. Rosenberger, Esq., One Summit St., Philadelphia, PA 19118.

Attorney: **MOIRA B. ROSENBERGER**, Barber, Sharpe & Rosenberger, One Summit St., Philadelphia, PA 19118.

BIGGS, LEE A. a/k/a **LEE ARDALE BIGGS**, dec'd.

Late of Warrington, Bucks County, PA.
Executrix: **BRENDA G. TOWNSEND**, 125 Collings Ave., West Berlin, NJ 08091.

BOWMAN, GARY L., dec'd.

Late of Feasterville, Lower Southampton Township, Bucks County, PA.

Executor: **JASON BOWMAN**, 902 Quaker Circle, Langhorne, PA 19047.

BROWN, ELINOR a/k/a **ELINOR A. BROWN**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administratrix: **RUTH E. BROWN** c/o Stephen M. Specht, Esq., 2332 S. Broad St., Philadelphia, PA 19145.

Attorney: **STEPHEN M. SPECHT**, Green & Schafle, LLC, 2332 S. Broad St., Philadelphia, PA 19145.

BUESSER, MARGARET MARY a/k/a **MARGARET M. BUESSER**, dec'd.

Late of Warminster, Bucks County, PA.
Executor: **GARY ROBERT BUESSER** c/o HighPoint Law Offices, 200 Highpoint Dr., Ste. 211, Chalfont, PA 18914.

Attorney: **ASHLEY HAN**, HighPoint Law Offices, 200 Highpoint Dr., Ste. 211, Chalfont, PA 18914.

CAMERONI, ROGER, dec'd.

Late of Middletown Township, Bucks County, PA.

- Executor: **CHARLES A. CIANFRANI** a/k/a **CHARLES CIANFRANI, JR.** c/o Joseph M. Ramagli, Esquire, 6 Penns Trail, Suite 202, Newtown, PA 18940.
Attorney: **JOSEPH M. RAMAGLI**, Caracappa Cook Scott & Ramagli PC, 6 Penns Trail, Suite 202, Newtown, PA 18940.
- CARLSON, ELAINE L.**, dec'd.
Late of Doylestown Township, Bucks County, PA.
Personal Representative: **ROBERT CARLSON** a/k/a **ROBERT SCOTT CARLSON**, 106 S. Shady Retreat Road, Doylestown, PA 18901.
- CASTALDI, MICHAEL**, dec'd.
Late of Sellersville Borough, Bucks County, PA.
Executrix: **MICHELE BENNETT** c/o HighPoint Law Offices, 200 Highpoint Dr., Ste. 211, Chalfont, PA 18914.
Attorneys: **HIGHPOINT LAW OFFICES**, 200 Highpoint Dr., Ste. 211, Chalfont, PA 18914.
- CRUM, CLYDE E.** a/k/a **C.E. CRUM**, dec'd.
Late of Croydon, Bucks County, PA.
Administrator: **JOHN A. CRUM**, 135 Windswept Drive, Feasterville, PA 19053.
- DIFFENDAL, DEBORAH LEE**, dec'd.
Late of Warminster Township, Bucks County, PA.
Administrator: **DENNIS DIFFENDAL**, 34303 Ann's Choice Way, Warminster, PA 18974.
Attorney: **MELANIE S. HOFF**, Rothkoff Law Group, 425 Route 70 W, Cherry Hill, NJ 08002.
- DONOHUE, JOHN A., JR.** a/k/a **JOHN DONOHUE**, dec'd.
Late of Northampton Township, Bucks County, PA.
Executrix: **CHRISTINE M. DONOHUE** c/o Henry E. VanBlunk, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.
Attorney: **HENRY E. VanBLUNK**, Eastburn and Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.
- DuBOIS, CHARLES H.** a/k/a **CHARLES HOLTGATE DuBOIS**, dec'd.
Late of Warminster, Bucks County, PA.
Executor: **KENNETH B. DuBOIS**, 221 Royal Ave., Wyncote, PA 19095.
- DUNNING, JEFFREY J.**, dec'd.
Late of Levittown, Bucks County, PA.
Administrator: **RICHARD DUNNING**, 451 Hatboro Road, Southampton, PA 18966.
- FUCHS, MILTON J.**, dec'd.
Late of Warminster Township, Bucks County, PA.
Executrix: **KAREN NOBEL**, 28 Crocus Ln., Newtown, PA 18940.
Attorney: **ALVIN MARK STAFFIN**, O'Neill Bragg & Staffin, P.C., 720 Johnsville Blvd., Ste. 1220, Warminster, PA 18974.
- GORMAN, DOROTHY MARIE** a/k/a **DOTTIE GORMAN**, dec'd.
Late of Newtown Township, Bucks County, PA.
Administrator: **DANIEL J. O'CONNELL** c/o John J. McAneney, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.
Attorney: **JOHN J. McANENEY**, Timoney Knox LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.
- HAINES, RUTH G.**, dec'd.
Late of Telford Borough, Bucks County, PA.
Executrix: **JOYCE E. HILL** c/o Andrew H. Dohan, Esq., 460 E. King Rd., Malvern, PA 19355-3049.
Attorney: **ANDREW H. DOHAN**, Wisler Pearlstine, LLP, 460 E. King Rd., Malvern, PA 19355-3049.
- HOLMES, JANICE L.**, dec'd.
Late of Northampton Township, Bucks County, PA.
Administrator: **ROBERT HOLMES** a/k/a **ROBERT M. HOLMES** c/o Samuel J. Juliani, Esq., 140 E. Butler Ave., Chalfont, PA 18914.
Attorney: **SAMUEL J. JULIANI**, Semanoff Ormsby Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914.
- HUBICKI, LESLIE ANN**, dec'd.
Late of Warrington Township, Bucks County, PA.
Administratrix: **LAUREN ELAINE KENNEY** c/o Maureen L. Anderson, Esq., 605 Farm Ln., Doylestown, PA 18901.

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

JAMES, JOHN EDWARD, JR., dec'd.

Late of Buckingham, Bucks County, PA.
Executrix: **MARION T. LANE**, 3821
Nanlyn Farm Circle, Doylestown, PA
18902.

JOHNSON, GAIL R., dec'd.

Late of Bristol Township, Bucks County,
PA.

Executrix: **KELLY HUCALUK** c/o
William F. Thomson, Jr., Esquire, 952
Trenton Road, Fairless Hills, PA 19030.

Attorney: **WILLIAM F. THOMSON,
JR.**, 952 Trenton Road, Fairless Hills, PA
19030.

KLEIN, TAYLOR F., dec'd.

Late of Bensalem City, Bucks County,
PA.

Administrator: **TAYLOR E. KLEIN** c/o
William F. Thomson, Jr., Esquire, 952
Trenton Road, Fairless Hills, PA 19030.

Attorney: **WILLIAM F. THOMSON,
JR.**, 952 Trenton Road, Fairless Hills, PA
19030.

LOVETT, GEORGE a/k/a **GEORGE
JOSEPH LOVETT, JR.**, dec'd.

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

Executrix: **MICHELE LYNCH**.

Attorney: **JEFFREY P. GARTON**,
Begley, Carlin & Mandio, LLP, 680
Middletown Blvd., Langhorne, PA 19047.

LOW, LAWRENCE K., dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

Executrix: **MABEL CHIN** 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.

MARKS, EUGENE S., dec'd.

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

Executor: **JONATHAN T. MARKS**,
112 N. Nassau Avenue, Margate City, NJ
08402.

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

McGINNIS, ROBERT J., dec'd.

Late of Falls Township, Bucks County,
PA.

Administratrix: **MARGARET MARY
McGINNIS**, P.O. Box 401, Levittown,
PA 19058.

Attorney: **MATTHEW R. FINER**, 174
Middletown Blvd., Suite 300, Langhorne,
PA 19047.

MEEHAN, EDWARD C., dec'd.

Late of Doylestown Township, Bucks
County, PA.

Executrix: **LISA MEEHAN**, 80
Hohlbain's Alley, Doylestown, PA 18901.

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

MITCHELL, VIRGINIA L., dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

Executrix: **GINGER ROMIG** c/o Donna
J. Wengiel, Esq., Two North State St.,
P.O. Box 70, Newtown, PA 18940.

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

MOLLOY, RICHARD PATRICK, dec'd.

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

Administrator: **BRIAN EDWARD
MOLLOY** c/o William J. Salerno, Esquire,
220 Radcliffe Street, Bristol, PA 19007.

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

O'DONNELL, DORIS A. a/k/a **DORIS
O'DONNELL**, dec'd.

Late of Northampton, Bucks County, PA.

Executrix: **DONNA WAHL** a/k/a
DONNA M. WAHL, 6088 Groveland
Road, Pipersville, PA 18947.

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

OPRENDEK, STEVEN JAMES a/k/a
STEVEN JAMES BILES, dec'd.

Late of Bedminster Township, Bucks
County, PA.

Administrators: **ANGELA WIMER
OPRENDEK** and **STEPHEN CHARLES
OPRENDEK** c/o Paige Zirrieth, Esq., 1
Roberts Ave., Glenside, PA 19038.

Attorney: **PAIGE ZIRRITH**, Klenk Law,
LLC, 1 Roberts Ave., Glenside, PA 19038.

PALLER, SANDRA E. a/k/a **SANDRA ELAINE PALLER**, dec'd.

Late of Springfield Township, Bucks County, PA.

Executor: **MICHAELA A. VIRUS, JR.** c/o Michelle M. Forsell, Esq., Wolf, Baldwin & Associates, P.C., 570 Main Street, Pennsburg, PA 18073.

Attorney: **MICHELLE M. FORSELL**, Wolf, Baldwin & Associates, P.C., 570 Main Street, Pennsburg, PA 18073.

PESCADOR, FRANKLIN THOMAS J. a/k/a **FRANKLIN T. PESCADOR**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **SUSAN L. PESCADOR**, 162 Blue Ridge Drive, Langhorne, PA 19057.

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

PETACCIO, DARLENE, dec'd.

Late of Morrisville Borough, Bucks County, PA.

Administrator C.T.A.: **DENNIS WILLIAM BAUDO** c/o Jeremy A. Wechsler, Esq., 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.

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

PHIPPS, GRACE ANN, dec'd.

Late of Bristol Borough, Bucks County, PA.

Executor: **TERRY PHIPPS**, 429 Buckley Street, Bristol, PA 19007.

Attorney: **RICH RAIDERS**, 718 Poplar St., Suite I, Lebanon, PA 17042.

REITER, JOSEPH, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **JOSEPH S. REITER**, 1408 Marielle Drive, Warrington, PA 18976.

RITTER, MARLENE a/k/a **MARLENE RUDOLPH**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Administratrix: **DONNA RITTER GOREY** a/k/a **DONNA GOREY** c/o Maureen L. Anderson, Esq., 605 Farm Ln., Doylestown, PA 18901.

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

RUGGIE, BRIELLE M., dec'd.

Late of Bensalem Township, Bucks County, PA.

Administrators: **MATTHEW T. RUGGIE**, 355 Stonehaven Dr., Red Hill, PA 18076 and **DAWN M. RUGGIE**, 927 Still Waters Ln., Pennsburg, PA 18073.

Attorney: **LATISHA B. SCHUENEMANN**, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610.

SPARROW, GALE D., dec'd.

Late of Doylestown Township, Bucks County, PA.

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

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

SUMSKY, GILBERT, dec'd.

Late of Northampton Township, Bucks County, PA.

Executrix: **RITA SUMSKY** 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.

TOMZACK, ALEXANDRA LEIGH, dec'd.

Late of Warrington Township, Bucks County, PA.

Administratrix: **CARLY MARIE TOMZACK** c/o Michael W. Mills, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

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

TUCCI, MARY R. a/k/a **MARY ROSE TUCCI**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executor: **VINCENT JAMES TUCCI** c/o Robin S. Holmes, Esquire, Law Office of Robin S. Holmes, 57 S. Main Street, P.O. Box 338, Yardley, PA 19067.

Attorney: **ROBIN S. HOLMES**, Law Office of Robin S. Holmes, 57 S. Main Street, P.O. Box 338, Yardley, PA 19067.

WOLF, RAYMOND, dec'd.

Late of Richland Township, Bucks County, PA.

Executrix: **DIANE SMALL** c/o Douglas J. Tkacik, Esquire, 18 East Market Street, Bethlehem, PA 18018.

Attorney: **DOUGLAS J. TKACIK**, 18 East Market Street, Bethlehem, PA 18018.

WOMACK, MICHAEL JAMES, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **MICHAEL J. DINKINS**, 1131 Emily Street, Philadelphia, PA 19148.

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:

Holding Stewardship with its principal place of business 757 Chesham Turn, Southampton, PA 18966.

The name(s) and address(es) of the person(s) owning or interested in said business is Lisa Holding, 757 Chesham Turn, Southampton, PA 18966.

The certificate will be filed on or about March 20, 2024.

June 6

Miscellaneous

**NOTICE OF SALE OF TAX PARCEL
NOS. 23-015-036, 23-015-037,
AND 23-015-039 CONSISTING OF
APPROXIMATELY 126.72 GROSS
ACRES AND APPROXIMATELY
118.114 NET ACRES LOCATED AT
OR NEAR THE INTERSECTION OF
PUMPING STATION AND EAST SWAMP
ROADS IN MILFORD TOWNSHIP BY
THE QUAKERTOWN COMMUNITY
SCHOOL DISTRICT**

NOTICE IS HEREBY GIVEN THAT the Quakertown Community School District has filed a Petition in the Court of Common Pleas of Bucks County, Pennsylvania seeking approval of the sale of approximately 126.72 gross acres and approximately 118.114 net acres and improvements to D.R. Horton, Inc.—New Jersey, and the Court has set a hearing for June 26, 2024 at 9:30 a.m. in Courtroom No. 330 in the Bucks County Justice Center, 100 N. Main Street, Doylestown, Pennsylvania.

The parcel of land for which the Petition for Sale of Land was filed contains approximately 126.72 gross acres and approximately 118.114 net acres of land and was previously acquired by the Quakertown Community School District, Quakertown, Bucks County, Pennsylvania.

The School District proposes to sell said land to D.R. Horton, Inc.—New Jersey, for the sum of Seven Million Seven Hundred Thousand Dollars (\$7,700,000.00) pursuant to an Agreement of Sale dated November 14, 2022, which said Agreement is attached to said Petition, and the School District has received the affidavits of two (2) qualified appraisers who are familiar with the values of real estate in the Quakertown Community School District and adjacent municipalities in Bucks County attesting to the fact that they have inspected the property; that the price offered therefor is a fair and reasonable price; that in their opinion a higher price could not be had at a public sale; and that they are not interested, either directly or indirectly, in the purchase or sale of the property or in or relating to the Agreement of Sale dated November 14, 2022 attached to said Petition.

Jeffrey P. Garton, Solicitor
Board of School Directors of
Quakertown Community School District

May 30; June 6, 13