



Bucks County Law Reporter

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No. 19

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Bucks County Law Reporter

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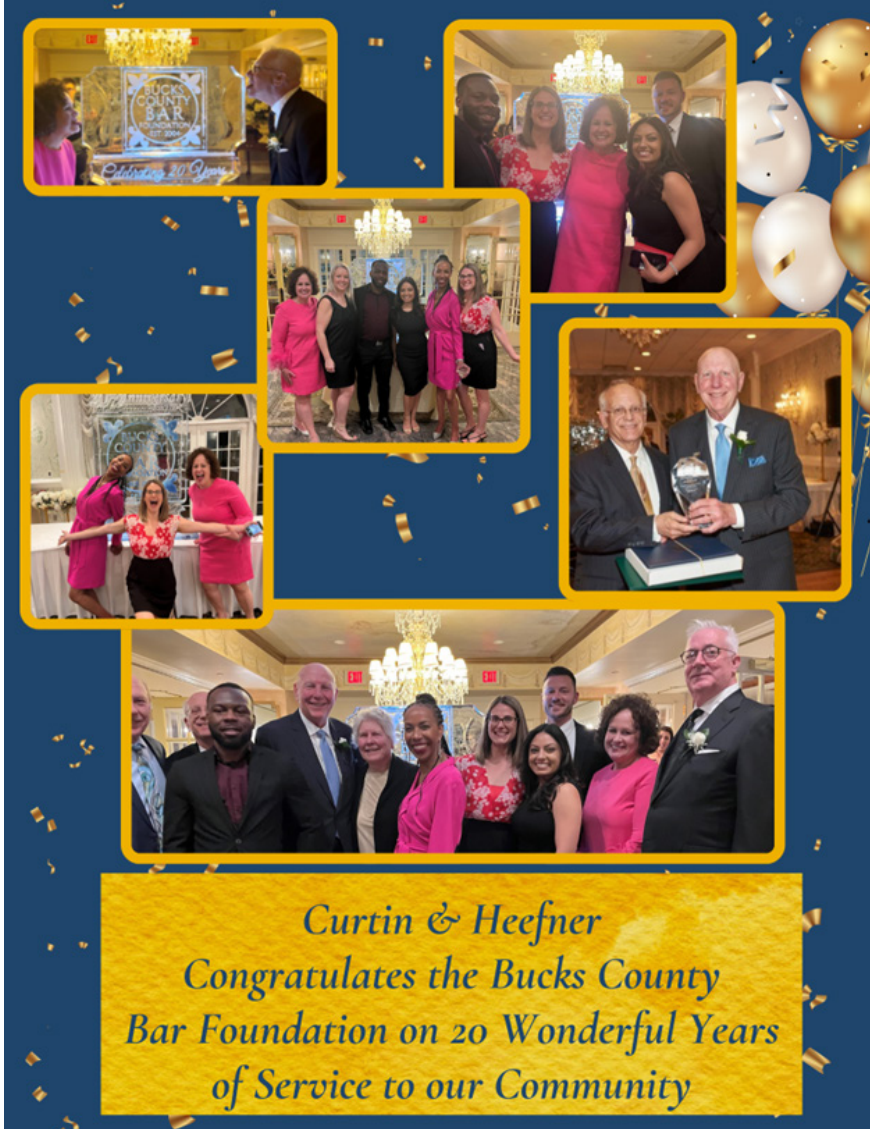
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C&H Partners Jeff Liebmann, President of the Bucks County Bar Foundation and Tiffany Thomas-Smith, co-chaired the 20th Anniversary Gala for the Foundation on Thursday, April 25, 2024

The Foundation recognized members of the community whose selfless acts of service, giving and volunteerism have made a meaningful contribution to the community. Frank Guarrieri presented the award to Paul Muller of Team Toyota, Brendan Flynn presented to Honorable Patrick Murphy and Tiffany Thomas-Smith presented to the Peace Center.





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Avoid Ethical Violations while Using AI

Intellectual Property Section CLE #2431

Date: May 30th, 2024

Time: 9:00 to 10:00 AM

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

CLE Credit: 1 Substantive Credit

Presenter: Catherine Cavella, Founder & Senior Attorney at IP Works, PLLC

Description: Join us to learn how to avoid ethical violations while using AI. Understand AI's role in law and its data protection importance. Explore current AI applications, benefits, and vulnerabilities. Discover best practices for securing data, encryption, and legal frameworks. Gain insights into using AI for legal research and writing. Engage in interactive discussions to navigate AI integration securely. Enhance your skills for safeguarding your firm's integrity in the AI era!

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

Questions: Contact Emily Norman at emily.norman@bucksbar.org

Name: _____ **Attorney ID:** _____

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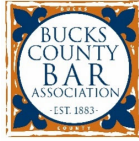
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Creative Mortgage Planning in a Successful Divorce

Family Law Section CLE #2428

Date: October 15, 2024

Time: 12:30 to 1:30 PM

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

CLE Credit: 1 Substantive Credit

Panel: Jeffray A. Liebmann, Esq., Curtin & Heefner, LLP, Carmella McGonegal, Advisors Mortgage Group, LLC, and Nicole Malcolm, Rockstar Closers

Description: In this course, the panel will go over the certain situations where verbiage in the divorce decree and settlement agreement is KEY in qualifying the client for a mortgage. The panel will go over specific cases where getting creative and really knowing the guidelines will help the divorcing spouse get approved to purchase a home or buy out the other spouse. Buy out vs. cash out, self-employment programs and high asset programs will also be discussed.

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

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May 9—Oct. 10

Commonwealth v. Peter Blust

Defendant appeals to the Pennsylvania Superior Court regarding Court rulings made during Defendant's second jury trial which resulted in convictions for the crimes of Access Device Fraud, Criminal Use of a Communication Facility, Theft by Unlawful Taking, Receiving Stolen Property and Identity Theft. The Court held that it acted within its discretion when denying Defendant's request for a continuance; it did not err in refusing the appointment of standby counsel for Defendant at the time of trial; and Defendant's evidentiary challenges are without merit.

Civil law – Trial continuance – Appointment of standby counsel – Admission of evidence – Character evidence – Held, the issues raised by defendant on appeal are without merit and the appeal should be denied.

1. The granting or denial of a continuance request is traditionally a matter within the discretion of the trial judge. Only where the denial of a continuance request is arbitrary will it be held in violation of due process. The court must balance the desirability of permitting a defendant additional time to retain private counsel against the equally desirable need for efficient and effective administration of justice.

2. When the defendant's waiver of counsel is accepted, standby counsel may be appointed for the defendant. Standby counsel shall attend the proceedings and shall be available to the defendant for his consultation and advice. However, neither the United States Supreme Court nor the Pennsylvania Rules of Criminal Procedure mandate the appointment of standby counsel.

3. The threshold inquiry with the admission of evidence is whether the evidence is relevant. Evidence is relevant if it logically leads to establishing a material fact in the case, tends to make a fact at issue more or less probable, or supports a reasonable inference or presumption regarding the existence of a material fact.

4. A party seeking to admit character evidence bears the burden of establishing a foundation for that evidence. To prove the foundation for reputation evidence, the proponent must establish that the witness (1) is a member of the same community of the person in question; (2) is aware of the general reputation of the person in question for the specific character trait; and (3) knows the person has a reputation for a pertinent character trait in the community. The decision as to whether the foundation for a valid "community" has been established rests within the discretion of the trial court.

C.P. Bucks County, Criminal Division, No. CP-09-CR-0002238-2022. Access Device Fraud, Criminal Use of a Communication Facility, Theft by Unlawful Taking, Receiving Stolen Property and Identity Theft: Commonwealth of Pennsylvania v. Peter Blust.

Christa S. Dunleavy, Senior Chief Deputy Public Defender, Attorney for the Defendant.

Jennifer M. Schorn, Bucks County District Attorney, Attorney for the Commonwealth.

LILLER, J., February 2, 2024.

Peter Blust ("Appellant") appeals to the Superior Court of Pennsylvania regarding several supposed issues with this Court's rulings during Appellant's second jury trial on May 15, 2023 and May 17, 2023. Pursuant to Pennsylvania Rule of Appellate Procedure 1925(a), this Court files this Opinion in support of this Court's ruling.

I. PROCEDURAL HISTORY: APPELLANT'S FIRST JURY TRIAL

On May 16, 2022, Appellant was formally charged with Access Device Fraud,¹ Criminal Use of a Communication Facility,² Theft by unlawful taking,³ Receiving Stolen Property,⁴ and Identity Theft.⁵ On May 27, 2022, Appellant was arraigned, where he plead not guilty. That same day, Appellant's trial was scheduled for August 5, 2022.

On June 29, 2022, the Bucks County Office of the District Attorney sent Appellant the discoverable materials currently in their files. The Commonwealth also filed their request for pre-trial discovery that date.

On July 26, 2022, at Appellant's request, the Hon. Wallace H. Bateman Jr. continued Appellant's trial date from August 5, 2022, to September 15, 2022, as Appellant needed more time to prepare. On September 13, 2022, the Commonwealth filed a Motion *in Limine*, motioning to preclude testimony or evidence concerning an alleged medical condition of the victim, and preclude testimony or evidence concerning the victim allegedly assaulting Appellant.

On September 14, 2022, Attorney Samuel A. DiMatteo filed his Entry of Appearance to represent Appellant in the instant matter. On September 14, 2022, Mr. DiMatteo requested that Appellant's trial be continued, citing more time was needed to prepare. Judge Bateman granted this continuance request and scheduled Appellant's trial for October 31, 2022.

On October 31, 2022, Appellant requested that his trial be continued yet again, citing that he needed more time to prepare. The Hon. Gary B. Gilman granted Appellant's request and continued the trial to November 17, 2022.

On November 17, 2022, Appellant again requested his trial be continued, noting, again, that he needed more time to prepare. Judge Gilman ordered that Appellant's trial be continued, from November 17, 2022, to January 9, 2023. Following the issuance of this Order, the instant matter was assigned to this Court, the Hon. Charissa J. Liller presiding. On January 9, 2023, Appellant's counsel, Mr. DiMatteo, requested to continue the trial date. This Court granted the request, and the trial date was continued from January 9, 2023, to March 13, 2023.

On March 13, 2023, Appellant's first jury trial began. On March 16, 2023, this Court declared a mistrial, without prejudice, as a result of a deadlocked jury. At the conclusion of the trial after a mistrial was declared, Appellant's second jury trial was then scheduled for May 15, 2023.⁶

¹ 18 Pa.C.S. § 4106(a)(1)(ii); Count 1.

² 18 Pa.C.S. § 7515(a); Count 2.

³ 18 Pa.C.S. § 3921(a); Count 3.

⁴ 18 Pa.C.S. § 3925(a); Count 4.

⁵ 18 Pa.C.S. § 4120(a); Count 5.

⁶ Following the mistrial, this Court confirmed with the Commonwealth and Appellant's counsel, Mr. DiMatteo, that the next jury trial would take place on May 15, 2023. Appellant was in the courtroom to witness this scheduling. See Notes of Testimony, Appellant's First Jury Trial, dated March 13, 2023, at 277.

II. PROCEDURAL HISTORY: EVENTS BETWEEN APPELLANT'S FIRST AND SECOND JURY TRIAL

On March 21, 2023, Appellant's attorney, Samuel A. DiMatteo, Esq., filed a Motion to Withdraw, citing an irreparable breakdown in the attorney client relationship and an inability to further represent Appellant without incurring financial hardship. On March 24, 2023, this Court issued an Order directing the Commonwealth and Appellant to file an answer to Mr. DiMatteo's Motion to Withdraw. Mr. DiMatteo filed a Motion for Final Order to Withdraw Appearance on April 10, 2023. On April 12, 2023, having received no answer from the Commonwealth or Appellant, this Court ordered that Mr. DiMatteo was permitted to withdraw his appearance. On April 13, 2023, Appellant and Mr. DiMatteo filed a Substitution of Attorney Appearance, where Mr. DiMatteo signed to withdraw his appearance from the instant matter, and Appellant, a licensed attorney, signed to enter his appearance on his own behalf.⁷

On May 5, 2023, Appellant, on his own behalf, filed his first omnibus pre-trial motion. In this Motion, Appellant motioned this Court to grant him permission to withdraw his *pro se* appearance, averring that the "Substitution of Counsel", was made in error, and this in turn prevented the "Defenders Association of Bucks County"⁸ from entering its appearance to represent him in the instant matter.⁹

On May 10, 2023, this Court ordered that Appellant's omnibus pre-trial motion be addressed on the day of Appellant's scheduled trial, May 15, 2023. This Court also directed that all remaining pre-trial motions were to be filed by May 11, 2023. Appellant was also ordered to submit his application to the Bucks County Public Defender's Office by no later than 4:00 P.M. on May 10, 2023.

III. APPELLANT'S SECOND JURY TRIAL

a. Appellant's Pre-Trial Motions and Continuance Request

Appellant's Second Jury trial began on May 15, 2023, and ended on May 17, 2023. Before the jury selection process began, this Court held a hearing addressing Appellant's pre-trial motions, filed May 5, 2023. During the hearing, this Court addressed Appellant's pre-trial motion to withdraw his appearance as attorney for himself. This Court noted that Appellant was ordered to apply for representation at the Public Defender's Office and on Friday, May 12th, 2023, this Court's chambers received confirmation via email from the Public Defender's Office that Appellant did not qualify for their representation.¹⁰ This Court also noted on the record that Appellant had two months to retain private counsel, but failed to do so.¹¹ Appellant

⁷ As the facts below will show, Appellant was a practicing criminal law attorney and a member of the bar in this Commonwealth and New Jersey during all relevant proceedings in the instant matter. Additionally, while the jury was deliberating during Appellant's first jury trial, Appellant appeared before this Court as an attorney representing his client on an unrelated criminal bench warrant matter.

⁸ This Court can only assume that Appellant meant to refer to the Bucks County Public Defender's Office.

⁹ Appellant's Omnibus Motion also contained other motions not relevant to this Appeal.

¹⁰ See Notes of Testimony, Appellant's Second Jury Trial, dated May 15, 2023, at p. 6, 7. See also Exhibit CE-1.

¹¹ See Notes of Testimony, Appellant's Second Jury Trial, dated May 15, 2023, at p. 7. This Court ultimately granted Appellant's motion for him to withdraw his own representation. *Id.* at 7.

claimed to have difficulty communicating with the Public Defender’s Office, but this Court’s review of documentation from the Public Defender’s Office clearly stated that Appellant did not qualify for their representation.¹² In addition to the e-mail from the Public Defender’s Office clearly stating that Appellant did not qualify for their representation, this Court requested that Mr. John Uetz, Esq., an attorney at the Public Defender’s Office, offer testimony on the status of Appellant’s request for representation and subsequent denial.¹³ Mr. Uetz testified that he had the opportunity to review Appellant’s application and confirmed that Appellant was denied representation as he did not financially qualify for the Public Defender’s services.¹⁴

After Appellant’s pre-trial motions were ruled upon, Appellant stated that he was “not ready for trial” and requested a continuance.¹⁵ By this time, the instant matter had been continued five times.¹⁶ The last re-scheduling continued the matter to March 13, 2023, the starting date of what would become Appellant’s first jury trial and result in a mistrial. At the conclusion of the mistrial, this Court scheduled a re-trial date for May 15, 2023.¹⁷ Appellant was present in the courtroom to hear this scheduling Order. Given the number of times that the matter was continued, the fact that Appellant had ample time to apply for the Public Defender’s representation or seek private counsel, and the fact that Appellant was a practicing criminal law attorney, this Court denied Appellant’s request to continue the trial to another date.¹⁸ After these issues were addressed, the jury trial proceeded.

b. Facts Elicited from Evidence at Trial.

In October of 2017, William Deckard retained Appellant, Mr. Peter Blust, as his attorney for a federal lawsuit he was involved in.¹⁹ At the beginning of Appellant’s representation of Mr. Deckard, Appellant and Mr. Deckard signed a “Legal Services Agreement.”²⁰ Within this agreement, Mr. Deckard agreed to provide all *preapproved*

¹² *Id.* at 10.

¹³ *Id.* at 26. Ms. Sharon Spickler, author of the email sent to this Court’s chambers confirming Appellant’s denial for a Public Defender, was not available to testify on the day of trial. *See Id.* at 27. ¹⁴ *Id.* at 27. Mr. Uetz also testified that he confirmed with Ms. Ann Faust, Chief Public Defender, that Appellant did not qualify for Public Defender representation. Mr. Uetz also confirmed that it would not be relevant to the representation determination if the applicant filed an entry of appearance to represent himself prior to applying. According to Mr. Uetz, the application is based solely on income information that is provided. *Id.* at 27-28.

¹⁵ *Id.* at 31, 36.

¹⁶ *Id.* at 32-33. A review of the docket in this matter reveals that there were five continuances, all of which were requested by and attributable to Appellant. First, trial was continued from August 5, 2022, to September 15, 2022. Second, the trial was continued from September 15, 2022, to October 31, 2022. Third, the trial was continued from October 31, 2022, to November 17, 2022. Fourth, from November 17, 2022, to January 9, 2023, for pre-trial conference. *See Id.* at 33. Fifth, the matter was continued for a trial from January 9, 2023, to March 13, 2023.

¹⁷ *Id.* at 33. Notes of Testimony, Appellant’s First Jury Trial, dated March 13, 2023, at p. 277.

¹⁸ *Id.* at 36.

¹⁹ *Id.* at 83.

²⁰ *Id.* at 86. *See also* Exhibit C-1. William Deckard Jr., son of Mr. Deckard, witnessed this agreement being signed by both parties. *See Id.* at 124-126.

costs and expenses to Appellant and his law office relating to litigation of the case (emphasis added).²¹ Under the terms of the agreement, Appellant was not allowed to charge for costs or expenses without seeking pre-approval from Mr. Deckard.²² This Legal Services Agreement was signed by both parties.²³

According to Mr. Deckard's testimony, the fee-paying protocol for Appellant's representation would happen as follows: Throughout Appellant's representation, Mr. Deckard would allow Appellant to use his credit card for expenses related to the federal lawsuit.²⁴ When Appellant needed to use Mr. Deckard's credit card for an expense concerning the Deckard litigation, he would call Mr. Deckard on the phone and Mr. Deckard would ask him for the necessity of the expense.²⁵ Once Appellant gave the explanation for the legal expense and Mr. Deckard approved, Mr. Deckard would read the information off his Bank of America credit card to Appellant, so Appellant could use the card for the expense.²⁶ Mr. Deckard testified that, on each of these occasions, Mr. Deckard instructed Appellant to destroy the credit card information after each use.²⁷

In July 2021, Mr. Deckard decided he no longer wished to retain Appellant as his attorney and notified Appellant via email and US mail that he was being terminated for his legal services.²⁸ After sending these termination letters, Mr. Deckard did not have contact with Appellant. By this time, Mr. Deckard believed that the credit card information he had given Appellant throughout the course of his representation, had been destroyed, as he had requested.²⁹

Shortly after Mr. Deckard had terminated Appellant's representation, he learned from his wife that there were apparent unauthorized charges on his Bank of America credit card, the same card to which Appellant had access.³⁰ Mr. Deckard then reviewed the statements from his Bank of America credit card account after his wife brought suspicious transactions to his attention.³¹ Mr. Deckard testified that he noticed three sets of transactions he did not approve.³² The first of which was a \$175 charge to the Philadelphia Bar Association, dated April 6, 2021.³³ Second, Mr. Deckard noticed a

²¹ See Exhibit C-1; *Id.* at 88, 89. The agreement references "room reservations" as a possible expense that may arise during the course of representation. However, Mr. Deckard testified at trial that these room reservations were not contemplated to mean hotel room reservations. Rather, the term was to refer to renting a room in a library for research or paying for a space to take a deposition. See *Id.* at 90-91.

²² *Id.* at 90.

²³ See Exhibit C-S 1, at p. 2. Mr. Deckard's son, William Deckard Jr., testified at trial that he was present when the agreement was made and witnessed his father and Appellant sign the Legal Services Agreement. *Id.* at 125. ²⁴ *Id.* at 84-85.

²⁵ *Id.* at 84.

²⁶ *Id.*

²⁷ *Id.* at 84, 85.

²⁸ *Id.* at 91; See Exhibit C-2.

²⁹ *Id.* at 94.

³⁰ *Id.* at 95. Mr. Deckard testified at trial that he was the only authorized user for his Bank of America credit card. *Id.* Mr. Deckard also testified that his wife is mostly responsible for their finances and as such, had access to Mr. Deckard's credit card information *Id.* at 95.

³¹ *Id.*

³² See *Id.* at 98, 100, 101, 102.

³³ *Id.* at 97. Exhibit C-S 3 p. 2.

charge titled “Pennsylvania Attorney Registration Fee,” dated July 20, 2021, totaling \$427.75.³⁴ Third, Mr. Deckard noticed four charges of various amounts titled “Sleep Inn,” dated July 27 to July 30, 2021.³⁵ For each of these transactions, Mr. Deckard testified that Appellant did not contact Mr. Deckard for his approval on these charges, neither did he follow up with Mr. Deckard to seek approval for the charges after each charge was made.³⁶ At no point did Mr. Deckard authorize Appellant to make any of these charges.³⁷ After obtaining and reviewing these statements from his Bank of America credit card, Mr. Deckard reported the unauthorized transactions to the Northampton Township Police Department.³⁸

Following the police report, Detective John Gross from the Northampton Township Police Department spoke with Mr. Deckard regarding these unauthorized charges and began an investigation to determine how these charges came about.³⁹ Based on his investigation, Detective Gross concluded that the Appellant, Peter Blust, made the unauthorized transactions.⁴⁰ During his investigation, Detective Gross obtained documents from the Sleep Inn, in Cinnaminson, New Jersey.⁴¹ Detective Gross testified that this documentation indicated that Appellant had rented a room at the Sleep Inn in July of 2021 and had used Mr. Deckard’s Bank of America credit card four times to rent his room during his stay.⁴²

After this investigation, Detective Gross spoke with Appellant. Detective Gross testified that during his discussion with Appellant, Appellant admitted that he worked as an attorney for Mr. Deckard and acknowledged that he had access to Mr. Deckard’s Bank of America credit card.⁴³ Detective Gross further testified at trial that Appellant indicated to him that he had made the three sets of transactions using Mr. Deckard’s card: one to the Philadelphia Bar Association, one to Pennsylvania Attorney Registration, and one to the Sleep Inn.⁴⁴

At trial, during Appellant’s narrative-form testimony, Appellant testified that he used Mr. Deckard’s credit card to pay the Philadelphia Bar Association for continuing legal education expenses.⁴⁵ Appellant testified that Mr. Deckard was aware of this

³⁴ *Id.* at 100. Exhibit CS-4 p. 2.

³⁵ *Id.* at 100, 101, 102, 103. Exhibit CS-4 p.2.

³⁶ *Id.* at 98, 101-103 ³⁷ *Id.* at 103.

³⁸ *Id.* at 96. Also following this discovery, Mr. Deckard contacted his credit card provider to dispute the unauthorized charges. *Id.* at 109, 122.

³⁹ *Id.* at 130.

⁴⁰ *Id.* at 130-134.

⁴¹ *Id.* at 132.

⁴² *Id.* at 134. Exhibit CS-5, p.2-3.

⁴³ *Id.* at 135.

⁴⁴ *Id.* at 136, 137. Detective Gross also testified that Appellant told him he felt he had Mr. Deckard’s approval for the Philadelphia Bar Association charge. *Id.* at 136. Appellant told Detective Gross that he did not have prior approval on the PA Attorney Registration charge. *Id.* at 137-138. As for the Sleep Inn charges, Detective Gross testified that Appellant had indicated to him that he was not given prior approval to make this charge but indicated that he wanted to pay him back. *Id.* at 137.

⁴⁵ Notes of Testimony, Appellant’s Second Jury Trial, dated May 17, 2023, at p. 77-78. At trial, Appellant elected to take the witness stand to testify in the narrative-form. *Id.* at 33. This Court conducted a Fifth Amendment colloquy prior to Appellant’s testimony, to confirm Appellant understood his Fifth Amendment rights, and would testify knowingly and voluntarily, despite the fact that Appellant was a licensed attorney at the time of trial. *See Id.* at 33-40.

transaction, and was with him at the time he called the Philadelphia Bar Association to make payment over the phone.⁴⁶ In regard to the expense for Appellant's Attorney Registration fee, Appellant testified that he had made the expense using Mr. Deckard's credit card without Mr. Deckard's knowledge or permission.⁴⁷ In fact, Appellant admitted that he was "furious" at Mr. Deckard and his wife for allegedly withholding a payment from him back in 2018.⁴⁸ Appellant also admitted that he used Mr. Deckard's credit card information to pay for part of his stay at the Sleep Inn without Mr. Deckard's permission.⁴⁹ Appellant again related that he used Mr. Deckard's credit card without his permission because he was still "furious" at Mr. Deckard and his wife for their failure to repay him for an expense back in 2018.⁵⁰ In concluding his testimony, Appellant testified that he had permission and was "entitled" to use Mr. Deckard's credit card with no qualifications, and that he used his card because Mr. Deckard and his wife had allegedly used "3,000 of [his] money for 11 months."⁵¹ During Appellant's first jury trial, Appellant, during his testimony, pulled out a post-it note, which contained Mr. Deckard's entire credit card number, including the expiration date and CVV security code, as he still kept it in his wallet.⁵²

c. Verdict and Sentencing

At the conclusion of the second trial, the jury found Appellant guilty on all counts.⁵³ Following the guilty verdict, this Court sentenced Appellant on Count 1 to a term of imprisonment at Bucks County Correctional Facility for no less than one month to no more than 23 months, and this Court granted Appellant's request to defer the execution of the sentence. Appellant was ordered to report to the Bucks County Correction Facility to begin his incarceration at 9:00 A.M. on May 24, 2023. This Court also ordered that Appellant be placed on County Probation for five years after his release from his term of imprisonment. Additionally, this Court ordered that Appellant: consume no alcohol and receive a mental health evaluation; write a letter of apology to William Deckard; and have no contact with William Deckard, his family, residence, or business (other than the apology letter).⁵⁴ This Court also ordered that Appellant be employed full time, but not as an attorney.

IV. APPELLANT'S INCARCERATION AND PAROLE

On July 10, 2023, The Bucks County Adult Probation and Parole Department sent a proposed Order to this Court recommending that Appellant be denied parole because he contacted the victim and also appeared to continue to practice law, as he

⁴⁶ *Id.* at 79.

⁴⁷ *Id.* at 81, 82.

⁴⁸ *Id.* at 82.

⁴⁹ *Id.* at 83-84.

⁵⁰ *Id.* at 84. On cross-examination, Appellant admitted that the Deckards paid him for this amount in late 2019, nearly two years prior to the events at issue. *Id.* at 111.

⁵¹ *Id.* at 87.

⁵² *Id.* at 132.

⁵³ *Id.* at 189 – 192.

⁵⁴ Mr. Deckard's business is "The Beer Hut," located in Philadelphia, PA.

identified himself as “Esquire” in an email. The Parole Department also recommended that this Court order that Appellant reapply for parole upon service of 90 additional misconduct free days, effective from his scheduled minimum sentence date of June 24, 2023, providing that there was no new evidence of violations of his sentencing conditions or misconducts. The Parole Department also requested that he complete the letter of apology to the victim and provide it to Parole Officer Rachel Fassbender for review. This Court followed these recommendations and denied Appellant’s parole effective June 24, 2023, subject to the recommendations from the Parole Department.

On October 26, 2023, this Court again denied Appellant’s parole. This Court instructed that once an *appropriate* apology letter was written to the victim, then he could re-apply for parole. Appellant was ultimately paroled on December 28, 2023.⁵⁵

V. APPELLATE PROCEDURAL HISTORY

On May 22, 2023, Appellant filed a Notice of Appeal to the Superior Court. On May 23, 2023, this Court ordered Appellant to file a Concise Statement of Matters Complained of on Appeal pursuant to Pennsylvania Rule of Appellate Procedure 1925(b) no later than 21 days from the date of entry of the Order. Appellant failed to file his 1925(b) Concise Statement within the ordered time period. On June 15, 2023, this Court issued its first Opinion in the instant matter. In this Opinion, this Court noted that Appellant failed to file a 1925(b) statement within the 21 day period prescribed by this Court’s Order, and as such, the law deems Appellant’s appeal waived. On June 16, 2023, Appellant filed a document titled, “Defendant/Appellant Reply to To May 23, 2023 Order.” Within this handwritten Order, Appellant appeared to have listed matters complained on appeal.

On August 7, 2023, the Superior Court issued an Order directing this Court to conduct a Grazier hearing, to determine whether the Appellant wanted to, at that point in the litigation, proceed *pro se*.⁵⁶ If the Appellant did want to proceed *pro se*, then this Court was to determine whether Appellant’s waiver of counsel was knowing, intelligent, and voluntary, pursuant to Commonwealth v. Grazier, 713 A.2d 81 (Pa. 1998). If Appellant wanted to proceed with counsel, this Court was directed to determine Appellant’s eligibility for court-appointed counsel within 60 days of the date of the Superior Court’s Order.

On September 15, 2023, this Court held the ordered Grazier hearing and inquired as to whether Appellant wanted to proceed *pro se* on appeal.⁵⁷ Appellant answered that he did not wish to proceed *pro se* on appeal and wished to be represented by counsel.⁵⁸ This Court then ordered the Public Defender’s Office to represent Appellant.⁵⁹ Because Appellant was expected to be paroled within the next two

⁵⁵ See Order dated December 28, 2023.

⁵⁶ In the Order, the Superior Court noted that it was unclear as to whether Appellant properly waived counseling following a colloquy pursuant to Commonwealth v. Grazier.

⁵⁷ The Grazier hearing was originally scheduled for August 23, 2023, but because Appellant was diagnosed with COVID, the matter had to be rescheduled for September 15, 2023.

⁵⁸ See Notes of Testimony, Grazier Hearing dated September 15, 2023, at 3, 8.

⁵⁹ Id. at 8.

weeks, this Court ordered the Public Defender's Office to determine if Appellant would continue to be financially eligible for representation upon his release from incarceration.⁶⁰ The Public Defender's Office was ordered to make this determination no later than September 27, 2023.⁶¹

The Public Defender's Office confirmed that Appellant qualified for their representation and on September 26, 2023, this Court ordered that the Bucks County Public Defender's Office represent Appellant on appeal in the instant case.⁶² On September 27, 2023, Senior Deputy Public Defender Christa S. Dunleavy entered her appearance as attorney for Appellant.

On November 11, 2023, the Superior Court issued an Order vacating the previous briefing schedule and allowing Appellant to once again file his Concise Statement of Errors Complained of on Appeal.⁶³ The Superior Court ordered Appellant to file his 1925(b) Concise Statement within 30 days of the date of the order. This Court was then directed to file its 1925(a) Opinion within 60 days of the date it receives Appellant's 1925(b) Concise Statement.⁶⁴

VI. STATEMENT OF ERRORS COMPLAINED OF ON APPEAL

On December 8, 2023, in accordance with Pennsylvania Rule of Appellate Procedure 1925(b) and the Superior Court's Order, Appellant filed his Statement of Errors Complained of on Appeal, reproduced *verbatim* below:

1. The Trial Court abused its discretion in refusing to admit evidence of the alleged victim's assault on Appellant, in violation of his right to due process of law and his right to present a defense, as guaranteed by the United States and Pennsylvania Constitutions.
2. The Trial Court abused its discretion in denying Appellant's continuance request, in violation of his right to due process of law, his right to present a defense, and his right to an attorney, as guaranteed by the United States and Pennsylvania Constitutions.
3. The Trial Court abused its discretion in failing to appoint standby counsel, in violation of Appellant's right to counsel, his right to present a defense, and his right to due process of law, as guaranteed by the United States and Pennsylvania Constitutions.
4. The Trial Court abused its discretion in excluding evidence of Appellant's bank records from July of 2021 to August of 2021.
5. The Trial Court abused its discretion in barring Appellant from presenting character evidence, in violation of his right to due process of law and his right to present a defense, as guaranteed to him by the United States and Pennsylvania Constitutions.

⁶⁰ Id. at 8. See also Order dated September 19, 2023.

⁶¹ See Order dated September 19, 2023.

⁶² See Order dated September 26, 2023.

⁶³ See Superior Court Order, dated November 13, 2023.

⁶⁴ Id.

6. The Trial Court abused its discretion in excluding evidence regarding the details of the Federal lawsuits in which Appellant was representing the victim.

VII. DISCUSSION

A. *This Court acted within its discretion when denying Appellant's continuance request*

The granting or denial of a continuance request is traditionally a matter within the discretion of the trial judge. Commonwealth v. Harding, 369 A.2d 429, 430 (Pa. Super. Ct. 1976). Only where the denial of a continuance request is arbitrary will it be held a violation of due process. Id. (citing Ungar v. Sarafite, 376 U.S. 575 (1964)). “It is necessary in cases like this one to balance the desirability of permitting a defendant additional time to retain private counsel against the equally desirable need for efficient and effective administration of justice.” Harding, 369 A.2d at 430. In Harding, the Superior Court held that the trial court acted within its discretion to deny the defendant’s continuance request, where a few days before trial, the defendant asked for a continuance to retain private counsel while he was represented by a court-appointed attorney. See Id. 430-31. In Harding, the defendant’s trial took place eleven months after his arrest. Id. at 430.

In the instant matter, it should first and foremost be noted that, at the time of trial, Appellant was an attorney barred to practice law within our Commonwealth.⁶⁵ On the date of his second jury trial, Appellant requested a continuance, insisting that he was not ready to proceed to trial.⁶⁶ By the date of Appellant’s second jury trial on May 15, 2023, it had already been a year and one day from the date of the criminal information being filed on May 16, 2022. By this time, there had already been five continuances of Appellant’s matter. Indeed, at the conclusion of Appellant’s first jury trial in which he was represented by counsel, this Court stated on the record that the re-trial was scheduled for May 15, 2023.⁶⁷ Appellant was present at the time of this announcement. Thus, Appellant’s claim that he did not anticipate the case being tried on May 15, 2023 is hard to believe at best.⁶⁸ After the first jury trial, Appellant had two months to find and retain private counsel. However, Appellant opted not to do so and instead entered his appearance, to represent himself, on the record.

Appellant’s need to obtain private counsel was minimal relative to other *pro se* criminal defendants, as Appellant himself was an attorney licensed to practice in this Commonwealth throughout the course of these proceedings. Because of Appellant’s status as an attorney with criminal court experience, the numerous continuances already granted in the matter, and the fact that Appellant was on notice two months

⁶⁵ In fact, Appellant appeared before this Court to represent a client in a separate criminal matter while the jury was out deliberating during his first jury trial. Appellant has since been disbarred by the Disciplinary Board of the Bar of the Commonwealth of Pennsylvania.

⁶⁶ Notes of Testimony, Appellant’s Second Jury Trial, dated May 15, 2023, at p. 31, 36.

⁶⁷ Id. at 33. See also Notes of Testimony, First Jury Trial, dated March 13, 2023, at p. 277.

⁶⁸ See Notes of Testimony, Appellant’s Second Jury Trial, dated May 15, 2023, at p. at 3.

prior of the trial date, this Court determined the efficient administration of justice warranted a denial of Appellant's continuance request. This Court did not abuse its discretion and Appellant's assertions to the contrary are wholly without merit.

B. *Appointment of standby counsel for Appellant, an attorney at the time of trial, was not necessary*

The Pennsylvania Rules of Criminal Procedure provide for the appointment of standby counsel as follows: “[w]hen the defendant’s waiver of counsel is accepted, standby counsel may be appointed for the defendant. Standby counsel shall attend the proceedings and shall be available to the defendant for consultation and advice.” Pa.R.Crim.P. 121(D). However, neither the United States Supreme Court nor the Pennsylvania Rules of Criminal Procedure *mandate* the appointment of standby counsel. Commonwealth v. Spotz, 47 A.3d 63, 82 (Pa. 2012) (referencing Faretta v. California, 422 U.S. 806, 834 (1975) (emphasis added)). “When a defendant refuses counsel ... or seeks to discharge him, a trial judge is well advised—as so many do—to have such ‘standby counsel’ to perform all the services *a trained advocate would perform ...*” Mayberry v. Pennsylvania, 400 U.S. 455, 468 (1971) (Burger, C.J., concurring opinion) (emphasis added).

At the conclusion of the March 2023 mistrial, while Appellant was represented by Mr. DiMatteo, this Court informed him that the date of his next jury trial was May 15, 2023. On April 13, 2023, Appellant and his counsel, Mr. DiMatteo, filed a substitution of attorney appearance, whereupon Mr. DiMatteo withdrew his appearance and Appellant, Peter F. Blust, Esquire, entered an appearance to represent himself. In Appellant’s omnibus pre-trial motion, filed on his own behalf just ten days before the scheduled trial date, Appellant moved to withdraw his own appearance, claiming that his entry of appearance was made in error. In response, this Court ordered Appellant to apply for representation with the Public Defender’s Office, even though Appellant asserted he already did so and was denied representation. On May 12, 2023, The Public Defender’s Office then confirmed via email that Appellant did not financially qualify for their representation.

Following Mr. DiMatteo’s motion to withdraw his appearance, Appellant had nearly a month to retain private counsel. Instead, he chose to enter his appearance on his own behalf. Appellant, a barred attorney in this Commonwealth, had the full capability to represent himself at trial, and his entry of appearance evidences the confidence he had in himself to do so. It was only until May 5, 2023, ten days before trial, that Appellant moved to withdraw his appearance. What followed was a last-minute scramble for the Public Defender’s Office to determine if he qualified for their representation. Once Appellant was determined to be ineligible for representation, the trial date was just three days away. Given the number of continuances in this case and the fact that Appellant was a barred attorney in this Commonwealth and the State of New Jersey, this Court determined that appointment of standby counsel was not necessary to perform the services a trained advocate would perform, as Appellant himself was a trained advocate at the time of trial.

Indeed, this Court did offer standby counsel to Appellant to assist him in the jury selection process, even though Appellant, a licensed attorney should know how to select a jury.⁶⁹ However, Appellant ignored this offer, and instead “attempted to illuminate” this Court on what had happened during his application process for Public Defender representation.⁷⁰ As such, this Court did not err in electing not to appoint standby counsel to a practicing attorney.

C. *Appellant’s evidentiary challenges are without merit*

The admission of evidence is within the sound discretion of the trial court and will be reversed only upon a showing that the trial court clearly abused its discretion. Commonwealth v. Fransen, 42 A.3d 1100, 1106 (Pa. Super. Ct. 2012). An abuse of discretion is not merely an error of judgment but is rather the overriding or misapplication of the law, or the exercise of judgment that is manifestly unreasonable, or the result of bias, prejudice, ill-will or partiality, as shown by the evidence of record. Commonwealth v. Lowmiller, 257 A.3d 758, 763 (Pa. Super. Ct. 2021) (citation omitted).

i. *Appellant’s proposed evidence regarding Mr. Deckard’s alleged assault on Appellant, Appellant’s bank records, and details about the federal lawsuit in which Appellant represented Mr. Deckard was irrelevant and inadmissible in the instant matter.*

The threshold inquiry with the admission of evidence is whether the evidence is relevant. Commonwealth v. Smith, 288 A.3d 126, 129 (Pa. Super. Ct. 2022) (citation omitted). Evidence is relevant if it logically tends to establish a material fact in the case, tends to make a fact at issue more or less probable, or supports a reasonable inference or presumption regarding the existence of a material fact. Id. Evidence that is not relevant is inadmissible. Pa.R.E. 402.

1. *Evidence of Mr. Deckard’s Alleged Assault on Appellant was irrelevant*

During the March, 2023 mistrial, this Court addressed the Commonwealth’s motion to preclude testimony regarding an alleged assault that Mr. Deckard had committed against Appellant.⁷¹ This Court inquired about the relevance of testimony on this event and asked Appellant for details on what this testimony may entail, specifically asking for details about the nature of the assault and when the assault happened.⁷² In response, counsel for Appellant stated that he believed the assault happened in the Fall of 2019 and was connected to the underlying cause of action in which Appellant represented Mr. Deckard.⁷³ Before his counsel could elaborate, Appellant interrupted and stated that it had nothing to do with “the payment.”⁷⁴

⁶⁹ See Notes of Testimony, Appellant’s Second Jury Trial, dated May 15, 2023, at 23.

⁷⁰ See Id. at 23-25.

⁷¹ Notes of Testimony, First Jury Trial, dated March 13, 2023, at p. 5.

⁷² Id. at 5, 6.

⁷³ Id. at 6.

⁷⁴ Id. at 6, 7.

Appellant stated that Mr. Deckard smacked him after becoming frustrated with Appellant's representation.⁷⁵ When asked to clarify when this alleged event happened, Appellant stated "2019 or Spring of 2020" and remarked that he could not recollect exactly when the event happened.⁷⁶ After hearing further argument from Appellant, Appellant's counsel, and the Commonwealth, this Court found that because the alleged assault was lacking in details and it was two years prior to the incident in the instant matter, evidence of the alleged assault was irrelevant.⁷⁷

Here, neither Appellant, nor his counsel, was able to provide a date, let alone a month, for when the alleged assault occurred. Even taking Appellant's and his counsel's suggested timelines into consideration, the alleged assault was not factually close in time to the events in the instant matter. As this Court noted on the record both during the March 2023 trial and the May 2023 trial, this Court did not have enough information about the alleged assault to determine if such an event would be relevant to the facts in the instant matter.⁷⁸ Proof of an assault on Appellant by Mr. Deckard that allegedly occurred possibly more than two years prior to the actions in which Appellant would ultimately be convicted for, could not, under any logic, go to establish a material fact in the case, tend to make a fact at issue more or less probable, or support a reasonable inference or presumption regarding the existence of a material fact. At issue was whether Appellant had used Mr. Deckard's credit card without his permission, and evidence of an alleged assault years before the events at issue is wholly irrelevant. As such, this Court did not err in finding this proposed "evidence" irrelevant and inadmissible.

2. *Evidence of Appellant's bank records was irrelevant*

Appellant's bank statement from July 12, 2021, to August 12, 2021 was not relevant in the instant matter. At the second jury trial on May 15, 2023 Appellant attempted to testify about, and possibly enter into evidence, his Bank Account statements from July 12, 2021 to August 12, 2021.⁷⁹ This Court sustained the Commonwealth's objection and addressed counsel at sidebar.⁸⁰ During sidebar, this Court heard argument from Appellant and ruled that that the amount in Appellant's bank account was not relevant to any material fact or defense that Appellant may have.⁸¹

During sidebar, Appellant attempted to argue that his bank account statements were relevant to show that he had the ability and intent to pay Mr. Deckard back for his expenses. Evidence that Appellant *may have been able to* pay Mr. Deckard back after using his credit card without his permission cannot logically tend to establish a material fact in the case, make a fact at issue more or less probable, or support a

⁷⁵ *Id.* at 7.

⁷⁶ *Id.* Appellant also recalled that he did not file a police report for this alleged assault. *Id.*

⁷⁷ *Id.* at 8.

⁷⁸ *Id.* at 10.

⁷⁹ See Notes of Testimony, Appellant's Second Jury Trial, dated May 17, 2023, at 84.

⁸⁰ See *Id.* at 83-85.

⁸¹ See *Id.* at 85-86.

reasonable inference or presumption regarding the existence of a material fact. Nor is it relevant to any supposed defense Appellant attempted to argue. Thus, this Court did not err in ruling this proposed evidence irrelevant.

3. *Details regarding the federal lawsuit in which Appellant was representing Mr. Deckard were irrelevant*

During the first jury trial in this matter, which resulted in a mistrial, this Court ruled that details regarding Appellant's representation of Mr. Deckard in the federal lawsuit were not relevant.⁸² This Court reminded Appellant of this ruling at the outset of the second jury trial on May 15, 2023. Following this reminder, this Court instructed Appellant that he could testify to the fact that Mr. Deckard retained Appellant as counsel for a federal lawsuit but warned him that the details of the lawsuit were not relevant. Despite this, Appellant attempted to testify as to the details of the federal lawsuit multiple times during his narrative-form testimony.⁸³ Each time, this Court properly sustained objections regarding the relevance of this purported evidence.

While the fact that Appellant represented Mr. Deckard in a federal lawsuit was relevant to establish the relationship between the parties and the nature of their "Legal Services Agreement," the details of the lawsuit were not relevant to establish nor infer the existence of a material fact in the case. At issue in the instant matter was whether Appellant used Mr. Deckard's credit card to make purchases and whether he did so with or without his permission. The details of the federal lawsuit were wholly irrelevant to that issue. Furthermore, allowing such evidence to be admitted would confuse the issues for the jury and waste this Court's time and resources. Therefore, this Court properly precluded this proposed evidence at trial and did so within its discretion.

ii. *This Court properly ruled that Appellant's Character Witness could not establish the foundation needed to testify to Appellant's reputation in the community*

As a general rule, evidence of a person's character is inadmissible to show that person acted in conformity with that character on a particular occasion. Pa.R.E.404(a). However, under Pennsylvania Rule of Evidence 404(2)(A), a criminal defendant may offer evidence of his or her character traits which are pertinent to the crimes charged and allows the Commonwealth to rebut the same. Pa.R.E. 404(2)(A); Commonwealth v. Goodmond, 190 A.3d 1197, 1201 (Pa. Super. Ct. 2018). The rules of evidence allow this character trait to be proved via testimony about the defendant's reputation. See Pa.R.E. 405(a).

A party seeking to admit character evidence bears the burden of establishing a foundation for that evidence. Commonwealth v. Spoerry, 268 A.3d 420 (Pa. Super. Ct.

⁸² Notes of Testimony, Appellant's Second Jury Trial, dated May 15, 2023, at 84.

⁸³ See e.g. Notes of Testimony, Appellant's Second Jury Trial, dated May 17, 2023, at 55, 56 61, 62, 64, 65, 67.

2021). To prove the foundation for reputation evidence, the proponent must establish that the witness (1) is a member of the same community of the person in question; (2) is aware of the general reputation of the person in question for the specific character trait; and (3) knows the person has a reputation for a pertinent character trait in the community.⁸⁴ See Id. (citations omitted). The decision as to whether the foundation for a valid “community” has been established rests within the discretion of the trial court. Id. (citing Commonwealth v. Minich, 4 A.3d 1063 (Pa. Super. Ct. 2010)).

During Appellant’s first jury trial in March 2023, Appellant called his high school classmate, Mr. Luigi Desiato, to testify as to Appellant’s reputation for honesty, lawfulness, and truthfulness.⁸⁵ On direct examination, Mr. Desiato testified that he and Appellant were a part of a social group of roughly 30 to 75 people that met once a month as part of an event organized by their high school alma mater.⁸⁶ On cross-examination, the Commonwealth asked Mr. Desiato if he could name members of the community or social group in which he and Mr. Blust were involved.⁸⁷ Mr. Desiato related that he could not.⁸⁸ Mr. Desiato testified that Appellant’s reputation for lawfulness or truthfulness was never discussed within this social group and that he and never spoken with anyone else in the social group about Appellant’s reputation for lawfulness or truthfulness.⁸⁹

Appellant attempted to call Mr. Desiato as a witness at his second jury trial. After this Court dismissed the jury on the first day of Appellant’s second jury trial, Appellant informed the Court that he would once again call Mr. Desiato as a witness.⁹⁰ This Court reminded Appellant that last time, Mr. Desiato did not meet the criteria as a character witness, as he could not name any other people who knew Appellant in the alleged “community.”⁹¹ On the second day of Appellant’s second jury trial, before the jury was called into the courtroom, this Court again addressed Appellant’s intention to call Mr. Desiato as a character witness. This Court ruled that Mr. Desiato did not qualify as a character witness, as he was unable to name a person in the community who knew Appellant.⁹² This Court then referenced the Notes of Testimony from the March 13 to 16, 2023 mistrial, and read the relevant portion of Mr. Desiato’s testimony where he related that he could not name anyone in the social group in which he and Appellant were involved.⁹³

As the Notes of Testimony from the March 2023 mistrial evidence, Mr. Desiato was unable to testify as to what Appellant’s reputation was in the community, as he

⁸⁴ Although Spoerry provides these foundational requirements in the context of reputation evidence being used for impeachment purposes, they remain relevant and helpful to the issue of whether a foundation has been laid for character evidence generally.

⁸⁵ See Notes of Testimony, First Jury Trial, dated March 13, 2023, at p. 205.

⁸⁶ See Id. at 203-206.

⁸⁷ See Id. at 206.

⁸⁸ Id.

⁸⁹ Id.

⁹⁰ Notes of Testimony, Appellant’s Second Jury Trial, dated May 15, 2023, at 145.

⁹¹ See Id. at 145-146.

⁹² Notes of Testimony, Appellant’s Second Jury Trial, dated May 17, 2023, at, 29-30.

⁹³ See Id. at 31-32.

was unable to name a single other person who knew Appellant and thus could not testify as to the “community” to which he was referring. Specifically, Appellant could not name a single other person that Appellant had allegedly met with once a month in this social group. This Court’s decision to preclude Mr. Desiato from testifying at the second jury trial was done out of an abundance of caution. If Mr. Desiato could not testify as to the purported community during the first jury trial, it follows that he would not be able to testify as to the purported community in the second jury trial, less the witness being improperly coached or prepared. As such, this Court did not err in finding that Mr. Desiato was not a proper character witness and acted within its discretion when precluding him to testify as such.

V. CONCLUSION

For the aforementioned reasons, this Court believes that the issues which Appellant has complained of in his Concise Statement are without merit. Accordingly, this Court respectfully submits that the Appellant’s Appeal be denied.

BY THE COURT:

/s/ Charissa J. Liller

CHARISSA J. LILLER, J.

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2024-01706

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 **PEYTON ABIGAIL ROBOTIN** to **MAX EDWARD ROBOTIN**.

The Court has fixed the 28th day of May, 2024, at 9:00 a.m. in Courtroom No. 430, 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.

Elissa C. Goldberg, Solicitor

107 N. Broad St.

Ste. 211

Doylestown, PA 18901

May 9

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2024-01933

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 **MARY BETH SLATER** a/k/a **BETH SLATER-PLECHNER** a/k/a **MARY E. SLATER-PLECHNER** to **MARY ELIZABETH SLATER**.

The Court has fixed the 12th day of June, 2024, at 9:00 a.m. in Courtroom No. 430, 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.

Elissa C. Goldberg, Solicitor

107 N. Broad St.

Ste. 211

Doylestown, PA 18901

May 9

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2024-01342

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 **OLIVIA VOZZELLA** to **OLIVIA HARLOW**.

The Court has fixed the 28th day of May, 2024, at 9:00 a.m. in Courtroom No. 430, 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.

May 9, 16

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.

J&E KING OF LABOR CORP has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

May 9

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

Semanoff, Ormsby, Greenberg & Torchia,

LLC, Solicitors

2617 Huntingdon Pike

Huntingdon Valley, PA 19006

May 9

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

May 9

Restoration Abounds Center has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

May 9

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

May 9

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 **Buckingham Historical Society.**

The Articles of Incorporation (filing date)
March 27, 2024.

May 9

The name of the corporation is **Schoolhouse Estates Community Association, Inc.**

The Articles of Incorporation (filing date)
April 2, 2024.

May 9

Classified Ad

ESTATE PLANNING ATTORNEY

Are you an attorney looking for a new opportunity in Estate Planning? Our Chalfont firm has been building better futures for clients for over two decades, handling all facets of estate planning including, but not limited to: Elder Law, Estate Administration; Self-Directed IRAs, Business Planning (business formation, growth, and exit), general and advanced Estate Planning, Special Needs planning, and Philanthropic planning. Over the years we've built a large client base and have a maintenance program to stay in touch with them.

We've designed our systems so that our work week is family-friendly, 38 hours. On Fridays, we work remotely and close at 3 P.M. Adding you to our firm will help us maintain this culture even as our caseload keeps growing. Because we don't bill hourly, you'll spend more of your time doing what you've trained for: helping people.

You may be new to Estate Planning, but if a change of specialty appeals to you, we'll help you hit the ground running. With our size, there's room for growth and advancement, and you'll help shape the future of the firm.

You'll be a good candidate if:

You know your unique abilities; When you're with clients, you listen more than you talk; You can translate legal terms into English; You have the capacity, and the desire, to learn and grow; You're always making your future bigger than your past; You have a positive mindset, and; You're a skilled goal-setter.

Requirements for the Position:

- Bar admission in applicable state (PA and NJ)
- Fluency in estate planning principles and laws, or willing to learn
- Strong research and writing skills
- Ability to interpret and explain complex legal documents
- Detail-oriented with excellent organizational skills
- Ability to effectively handle multiple tasks and prioritize deadlines
- Excellent communication and interpersonal skills—a good listener
- Knowledge of, or commitment to learn, tax laws as they relate to estates and trusts

To apply send resume, cover letter, and salary requirements to info@highpointlawoffices.com

May 9, 16, 23, 30

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***ALLAHAND, ROBERT B.**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **THOMAS ALLAHAND**, 112 Post Road, Southampton, PA 18966.

BECK, BONNIE LOU a/k/a **BONNIE L. BECK**, dec'd.

Late of Perkasio, Bucks County, PA.

Executrix: **CONSTANCE A. SEAGER**, 519 W. Market Street, Perkasio, PA 18944.

BURK, SALLY STOLER a/k/a **SALLY JANE BURK**, dec'd.

Late of New Britain Township, Bucks County, PA.

Executrix: **TAMARA R. DAVIS**, 107 E. Sickie St., Kennett Square, PA 19348.

CASTRO, SALVADOR a/k/a **SALVATORE CASTRO**, dec'd.

Late of Levittown, Middletown, Bucks County, PA.

Executrix: **ELEANOR CASTRO**, 8 High Road, Levittown, PA 19056.

COONELLY, WILLIAM CHARLES, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Administratrix: **DEBORAH NAOMI COONELLY** c/o Hilary Fuelleborn, Esq., 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.

Attorney: **HILARY FUELLEBORN**, Dilworth Paxson, LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.

CULLEN, PATRICIA ANNE a/k/a **PATRICIA A. CULLEN**, dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Executor: **JOSEPH A. CULLEN, JR.** 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.

DERASSOUYAN, MELINEE, dec'd.

Late of the Borough of Yardley, Bucks County, PA.

Executor: **VAUGHN DERASSOUYAN** a/k/a **VAUGHN V. DERASSOUYAN** c/o Hope Bosniak, Esq., Dessen, Moses & Rossitto, 600 Easton Rd., Willow Grove, PA 19090.

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

DUNLEVY, MICHAEL F., dec'd.

Late of Hilltown Township, Bucks County, PA.

Administrator: **JOHN F. WALSH**, 653 Skippack Pike, Ste. 317, P.O. Box 445, Blue Bell, PA 19422-0702.

Attorney: **JOHN F. WALSH**, 653 Skippack Pike, Ste. 317, P.O. Box 445, Blue Bell, PA 19422-0702.

FERET, HELEN T., dec'd.

Late of Langhorne, Bucks County, PA.

Executrix: **PATRICIA JURGENS**, 3214 Malinda Drive, Bristol, PA 19007.

GOLDEN, DONN, dec'd.

Late of Warwick Township, Bucks County, PA.

Executrix: **EMILY ANNE GOLDEN**, 501 Waterford Court, New Hope, PA 18938.

Attorney: **KEVIN J. MURPHY**, Mazullo & Murphy, P.C., 2003 Lower State Road, Suite 120, Doylestown, PA 18901.

GRAY, BRYAN F., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **EMILY CHAU**, 7808 Spruce Mill Drive, Yardley, PA 19067.

GREENWALD, ROCELLE a/k/a **SHELLY GREENWALD**, dec'd.

Late of Warrington, Bucks County, PA.

Executor: **JASON GREENWALD**, P.O. Box 1294, Buckingham, PA 18912.

HEDDENDORF, SARAH a/k/a **SARAH A. RIEHL CAMPION HEDDENDORF**, dec'd.

Late of Telford Borough, Bucks County, PA.

Executrix: **LINDA CHRISTIAN**, P.O. Box 64179, Souderton, PA 18964.

HENDRICKS, DEBORAH E., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **EDWARD SCOTT HENDRICKS** 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.
- INCOLLINGO, CLAIRE** a/k/a **CLAIRE R. INCOLLINGO**, dec'd.
Late of Southampton, Bucks County, PA.
Executrix: **LISA BALENT**, 125 Peach Blossom Lane, Ivyland, PA 18974.
- KAZZE, LEATRICE** a/k/a **LEE KAZZE**, dec'd.
Late of Lower Makefield Township, Bucks County, PA.
Executor: **WILLIAM POSNER**, 169 Willow Drive, Newtown, PA 18940.
- KHUEN-KRYK, SANDRA SHOWALTER** a/k/a **SANDRA S. KHUEN-KRYK** a/k/a **SANDRA KRYK** and **SANDRA KHUEN-KRYK**, dec'd.
Late of Warminster Township, Bucks County, PA.
Executrix: **AMY D. MAZZA**, 3188 Maple Road, Huntingdon Valley, PA 19006.
- KIRBY, RUTH C.** a/k/a **RUTH CAROLINE KIRBY**, dec'd.
Late of Bensalem, Bucks County, PA.
Administrator: **RONALD D. STETSER**, 148 Lower Orchard Dr., Levittown, PA 19056.
- LAIRD, MARILYN A.** a/k/a **MARILYN LAIRD**, dec'd.
Late of Bristol Township, Bucks County, PA.
Executor: **JAMES LAIRD**, 22690 Pelican Point Blvd. W, Millsboro, DE 19966.
- McCARTHY, THOMAS J.** a/k/a **TOM McCARTHY**, dec'd.
Late of Warminster, Bucks County, PA.
Executor: **THOMAS J. McCARTHY, JR.**, 7000 Elaine Ct., The Villages, FL 34762.
- MORGAN, MARIE B.**, dec'd.
Late of Warminster, Bucks County, PA.
Personal Representative: **PAUL J. MORGAN**, 2435 East Swamp Road, Quakertown, PA 18951.
- MOTYKA, JOHN**, dec'd.
Late of Lower Makefield Township, Bucks County, PA.
Executor: **RICHARD STRAFFORD ROODE** 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.
- ONCU, EVA**, dec'd.
Late of Yardley, Bucks County, PA.
Executor: **MICHEL C. GRIECO**, 4337 Marple Street, Philadelphia, PA 19136.
Attorney: **ARTHUR L. BUGAY**, 32 Parking Plaza #401, Ardmore, PA 19003.
- O'NEILL, PAUL R.**, dec'd.
Late of Lower Makefield Township, Bucks County, PA.
Administratrix: **VICTORIA L. O'NEILL** 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.
- OPPENHEIMER, MARY LOU**, dec'd.
Late of Yardley, Bucks County, PA.
Executor: **DAVID OPPENHEIMER**, 685 Langhorne-Yardley Rd., Langhorne, PA 19047.
- PADEN, SCOTT WOOD** a/k/a **SCOTT W. PADEN**, dec'd.
Late of Doylestown Township, Bucks County, PA.
Executrix: **GLYNDA MAY BRANCH** c/o Daniella A. Horn, Esq., 1 Roberts Ave., Glenside, PA 19038.
Attorney: **DANIELLA A. HORN**, Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038.
- PORETTA, JOSEPH F.** a/k/a **JOSEPH PORETTA**, dec'd.
Late of Doylestown Township, Bucks County, PA.
Executrix: **CATHERINE PORETTA** a/k/a **CATHERINE AMINA PORETTA** c/o Sarah A. Eastburn, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.
Attorney: **SARAH A. EASTBURN**, Eastburn and Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.
- RAPP, MARJORIE ANNE**, dec'd.
Late of Upper Southampton Township, Bucks County, PA.

- Administrator: **JEFFREY ALLEN OLSEN** c/o Kara A. Klaiber, Esq., 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331.
Attorney: **KARA A. KLAIBER**, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331.
- REIMAN, CHARLES T.** a/k/a **CHARLES REIMAN**, dec'd.
Late of Bridgeton Township, Bucks County, PA.
Administratrix: **DEBRA P. REIMAN** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.
Attorney: **DIANNE C. MAGEE**, Grim, Biehn & Thatcher, 104 S. Sixth St., P.O. Box 215, Perkasio, PA 18944-0215.
- RICCIO, ROBERT J.** a/k/a **BOB RICCIO**, dec'd.
Late of Warminster, Bucks County, PA.
Executor: **KENNETH J. MARGRAFF, SR.**, 5513 Nina Circle, Coopersburg, PA 18036.
- ROSENTHAL, JOSEPHINE** a/k/a **JOSEY ROSENTHAL**, dec'd.
Late of Washington Crossing, Bucks County, PA.
Executor: **MR. JOHN ROSENTHAL**, 15 Dillon Way, Washington Crossing, PA 18977.
- RUTTER, PATRICIA A.**, dec'd.
Late of Bristol Township, Bucks County, PA.
Executrix: **PATRICIA PETERSON** c/o William E. Scott, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.
Attorney: **WILLIAM E. SCOTT**, Caracappa Cook Scott & Ramagli, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.
- SAKOVICH, ALBERTA** a/k/a **ALBERTA A. SAKOVICH**, dec'd.
Late of Warminster Township, Bucks County, PA.
Executrix: **CATHERINE HUNSBERGER**, 444 Shallcross Rd., Southampton, PA 18966.
- SAWYER, ROBERT H.**, dec'd.
Late of Middletown Township, Bucks County, PA.
Executor: **ROBERT ANDREW SAWYER** c/o Donna J. Wengiel, Esq., Two N. State St., P.O. Box 70, Newtown, PA 18940.
Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, Two N. State St., P.O. Box 70, Newtown, PA 18940.
- SILVER, JOHN**, dec'd.
Late of Middletown Township, Bucks County, PA.
Executor: **DAVID M.K. SILVER** c/o Donna J. Wengiel, Esq., Two N. State St., P.O. Box 70, Newtown, PA 18940.
Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, Two N. State St., P.O. Box 70, Newtown, PA 18940.
- SOMAINE, JOSEPH F., JR.**, dec'd.
Late of Bristol Township, Bucks County, PA.
Administratrix: **BRITNEY JANE QUINN** c/o Jay C. Glickman, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.
Attorney: **JAY C. GLICKMAN**, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.
- STEELEY, RUTH**, dec'd.
Late of Tinicum Township, Bucks County, PA.
Co-Administrators: **JANE D. BIRK** and **DONALD E. STEELEY** c/o Grim, Biehn & Thatcher, 104 S. 6th St., P.O. Box 215, Perkasio, PA 18944-0215.
Attorney: **JOEL STEINMAN**, Grim, Biehn & Thatcher, 104 S. 6th St., P.O. Box 215, Perkasio, PA 18944-0215.
- STEFANKO, VIRGINIA J.** a/k/a **VIRGINIA STEFANKO**, dec'd.
Late of Lower Southampton Township, Bucks County, PA.
Executor: **WILLIAM M. STEFANKO** c/o Carl G. Archer, Esq., Archer Law Office, 2235 Whitehorse Mercerville Road, Hamilton, NJ 08619.
Attorney: **CARL G. ARCHER**, Archer Law Office, 2235 Whitehorse Mercerville Road, Hamilton, NJ 08619.
- STILWELL, DONALD R.** a/k/a **DONALD STILWELL**, dec'd.
Late of Washington Crossing, Bucks County, PA.

- Executor: **TIMOTHY STILWELL**, 472 Washington Crossing Pennington Rd., Titusville, NJ 08560.
- STILWELL, LILLIAN** a/k/a **LIL STILWELL**, dec'd.
Late of Washington Crossing, Bucks County, PA.
Executor: **TIMOTHY STILWELL**, 472 Washington Crossing Pennington Rd., Titusville, NJ 08560.
- TORRES, CATHERINE** a/k/a **CATHERINE CRACKER (CRECCO)**, dec'd.
Late of Lower Makefield Twp., Bucks County, PA.
Executrices: **LORA TORRES-WARNER** and **DONNA TORRES**, 668 Stony Hill Rd., PMB #37, Yardley, PA 19067.
- TURNER, KRISTIE L.** a/k/a **KRISTIE L. PRUSS** and **KRISTIE L. PICCARI**, dec'd.
Late of Newtown, Bucks County, PA.
Executor: **ANTHONY C. PICCARI**, P.O. Box 33, Richlandtown, PA 18955.
- VanHOLT, CHRISTOPHER SCOTT** a/k/a **SCOTT VanHOLT**, dec'd.
Late of New Hope Borough, Bucks County, PA.
Administratrix: **TONI M. SCHEURER**, 5 Orchard Drive, Flemington, NJ 08822.
- WENKER, ALLEN R.**, dec'd.
Late of Warminster, Bucks County, PA.
Executor: **DAVID A. WENKER**, 3 Saddlewood Dr., Cape May Court House, NJ 08210.
- WERNER, GERALDINE LOUISE** a/k/a **GERALDINE M. WERNER**, dec'd.
Late of Middletown Township, Bucks County, PA.
Co-Executrices: **SUE ANNE GODIN**, 107 8th Street, Belleair Beach, FL 33786 and **JENNIFER ANNE GODIN**, 263 Wheatsheaf Lane, Langhorne, PA 19047.
Attorney: **MATTHEW R. FINER**, Karen Ann Ulmer, P.C., 174 Middletown Blvd., Ste. 300, Langhorne, PA 19047.
- WICK, ALBERT W., JR.**, dec'd.
Late of New Britain, Bucks County, PA.
Executrix: **DIANE SUSAN WICK**, 114 Elephant Rd., #2, Dublin, PA 18917.
- YUSKOSKI, PATRICIAA.** a/k/a **PATRICIA ANN YUSKOSKI**, dec'd.
Late of Sellersville Borough, Bucks County, PA.
- Executrix: **SANDRA A. WILSON** a/k/a **SANDRA ANN WILSON** a/k/a **SANDRA ANN YUSKOSKI WILSON** c/o Danielle M. Yacono, Esq., 1684 S. Broad St., Ste. 230, Lansdale, PA 19446.
Attorney: **DANIELLE M. YACONO**, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 1684 S. Broad St., Ste. 230, Lansdale, PA 19446.
- ZABA, ANN R.**, dec'd.
Late of Newtown Township, Bucks County, PA.
Executor: **MARK J. ZABA** 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.
- Second Publication*
- ALEXIS, ROBERT FRANK, SR.** a/k/a **ROBERT F. ALEXIS**, dec'd.
Late of Falls Township, Bucks County, PA.
Executors: **BRUCE W. ALEXIS** and **GARY JOHN ALEXIS** a/k/a **GARY J. ALEXIS** c/o Bess M. Collier, Esq., 820 Homestead Rd., Jenkintown, PA 19046.
Attorney: **BESS M. COLLIER**, Feldman & Feldman, LLP, 820 Homestead Rd., Jenkintown, PA 19046.
- BARRETT, JANE M.** a/k/a **JANE MARIE BARRETT**, dec'd.
Late of Newtown Township, Bucks County, PA.
Executors: **RICHARD P. BARRETT** and **BRIAN D. BARRETT** c/o Katherine B. Commons, Esq., 30 Pelham Rd., Philadelphia, PA 19119.
Attorney: **KATHERINE B. COMMONS**, Commons & Commons, LLP, 30 Pelham Rd., Philadelphia, PA 19119.
- BLANDIN, RITAL.** a/k/a **RITALORRAINE BLANDIN**, dec'd.
Late of Doylestown Township, Bucks County, PA.
Executors: **ANTHONY M. BLANDIN** a/k/a **ANTHONY MICHAEL BLANDIN** and **ANNEMARIE STRICKLIN** 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.
- CICCARONE, CLAIRE J. SZAKACS** a/k/a **CLAIRE CICCARONE**, dec'd.
Late of Quakertown, Trumbauersville, Richland, Bucks County, PA.
Administrator: **FRANK CICCARONE**, 3216 Dovecote Drive, Quakertown, PA 18951.
- DAMMS, REGINA A.**, dec'd.
Late of Doylestown, Bucks County, PA.
Executrix: **PATRICIA EAGLES**, 1039 Deerfield Circle, Perkasio, PA 18944.
Attorney: **STEVEN A. COTLAR**, 23 West Court Street, Doylestown, PA 18901.
- DELLA FRANZIA, LENORA M.** a/k/a **LENORA DELLA FRANZIA**, dec'd.
Late of Warminster Township, Bucks County, PA.
Administrator C.T.A.: **ROBERT SLUTSKY**, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462.
Attorney: **ROBERT M. SLUTSKY**, Slutsky Elder Law, P.C., 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462.
- DONAHUE, WILLIAM D.** a/k/a **WILLIAM DONAHUE**, dec'd.
Late of Warminster Township, Bucks County, PA.
Executor: **BRENDAN P. DONAHUE**, 1540 Deer Path Circle, Warrington, PA 18976.
Attorney: **ROBERT B. ROTH**, The Roth Law Firm, 123 North 5th Street, 1st Fl., Allentown, PA 18102.
- DONATELLI, MARIE ANN** a/k/a **MICKIE DONATELLI**, dec'd.
Late of Newtown, Bucks County, PA.
Executor: **GUY DONATELLI**, 24 E. Market St., West Chester, PA 19382.
- ECKART, DEBORAH LOUISE** a/k/a **DEBORAH MILLER ECKART**, dec'd.
Late of Lower Southampton Township, Bucks County, PA.
Administratrix: **SAMANTHA DEVON MILLER** c/o Douglas T. Mormello, Jr., Esq., 922 Bustleton Pike, Feasterville, PA 19053.
- Attorney: **DOUGLAS T. MORMELLO, JR.**, Law Offices of Michael Kuldiner, P.C., 922 Bustleton Pike, Feasterville, PA 19053.
- FABIANI, CESAR A.** a/k/a **CESAR A. FABIANI, MD**, dec'd.
Late of Feasterville, Lower Southampton Township, Bucks County, PA.
Executor: **SANDOR CESAR FABIANI**, 19 Laurel Lane, Feasterville, PA 19053.
- FAWLEY, RUTH W.**, dec'd.
Late of Doylestown Township, Bucks County, PA.
Executor: **PNC BANK NATIONAL ASSOCIATION**, attn.: Heather Dorr, VP, 1600 Market St., 6th Fl., Philadelphia, PA 19103.
- FLOJO, MANUEL P.**, dec'd.
Late of Newtown, Bucks County, PA.
Administratrix: **BARBARA KANE**, 136 N. Central Avenue, Jenkintown, PA 19046.
- FORREST, CATHERINE** a/k/a **CASS FORREST**, dec'd.
Late of Southampton, Bucks County, PA.
Co-Executors: **WALTER H. FORREST**, 717 S. Columbus Blvd., Unit 918, Philadelphia, PA 19147 and **LINDA ROSANIO**, 734 Central Ave., Southampton, PA 18966.
- FORSYTH, THOMAS, JR.**, dec'd.
Late of Bensalem Township, Bucks County, PA.
Administratrix: **GWENDOLEN MODESTI**, 1853 Harfman Drive, Woodlyn, PA 19094.
Attorney: **D. SCOTT BONEBRAKE**, 25 E. Second Street, Media, PA 19063.
- GORDON, MARLENE D.** a/k/a **MARLENE DOROTHY GORDON**, dec'd.
Late of Lower Makefield Township, Bucks County, PA.
Executor: **JEFFREY CARTER GORDON** 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.
- HAMILTON, JEFFREY B.**, dec'd.
Late of the Township of Doylestown, Bucks County, PA.

- Executor: **ERIC S. HAMILTON** c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.
Attorney: **ERIC W. HOPKINS**, Hopkins & Hopkins, 114 North Main Street, Doylestown, PA 18901.
- HAMMOND-BARBARO, CAROLEE**, dec'd.
Late of the Borough of New Hope, Bucks County, PA.
Executor: **ANTHONY BARBARO** c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.
Attorney: **ERIC W. HOPKINS**, Hopkins & Hopkins, 114 North Main Street, Doylestown, PA 18901.
- HARTZLER, PAUL HARRIS** a/k/a **PAUL HARTZLER**, dec'd.
Late of Furlong, Bucks County, PA.
Personal Representative: **YONGJIAO HARTZLER**, 3674 Green Ridge Road, Furlong, PA 18925.
- HERNANDEZ, PATRICK H.**, dec'd.
Late of Warwick Township, Bucks County, PA.
Executrix: **JULIA KATHAN** a/k/a **JULIA H. KATHAN** 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.
- HERON, JAMES DONALD**, dec'd.
Late of Warrington Township, Bucks County, PA.
Executrix: **MARYKATE OLIVIA HERON GALKE** c/o Elaine T. Yandrisevits, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.
Attorney: **ELAINE T. YANDRISEVITS**, Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.
- KRESGE, JANET V.** a/k/a **JANET VIRGINIA KRESGE**, dec'd.
Late of Springfield Twp., Bucks County, PA.
Executrices: **CYNTHIA L. DESRIS**, 544 Egypt Rd., Honesdale, PA 18431 and **SANDRA L. BATCSICS**, 58 Trumbauersville Rd., Quakertown, PA 18951.
Attorney: **CHARLOTTE A. HUNSBERGER**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.
- MASSARO, BETTY J.** a/k/a **BETTY JANE MASSARO**, dec'd.
Late of Milford Twp., Bucks County, PA.
Executrix: **MARGARET D. WOOD**, 2270 Foulkes Mill Rd., Quakertown, PA 18951.
Attorney: **JEFFREY K. LANDIS**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.
- MILLER, MARIA N.**, dec'd.
Late of Newtown Township, Bucks County, PA.
Executrix: **JESSICA E. MIZELL** a/k/a **JESSICA MIZELL** 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.
- NICELY, DIANNE M.** a/k/a **DIANNE MICHELLE NICELY**, dec'd.
Late of Northampton Township, Bucks County, PA.
Executor: **ANDREW NICHOLS** 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.
- RUCI, NURE**, dec'd.
Late of Lower Makefield Township, Bucks County, PA.
Administratrix: **ERIOLA RUCI** c/o Daniella A. Horn, Esq., 1 Roberts Ave., Glendale, PA 19038.
Attorney: **DANIELLA A. HORN**, Klenk Law, LLC, 1 Roberts Ave., Glendale, PA 19038.
- SAWYER, HARRIET JEAN**, dec'd.
Late of Falls Township, Bucks County, PA.
Administratrix: **ERIN J. McELROY** 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.
- SHERMAN, LEONORE**, dec'd.
Late of Warminster Township, Bucks County, PA.
Executrix: **JANICE S. KNORR** c/o David G. Garner, Esquire, 2129 East High Street, Pottstown, PA 19464.
Attorney: **DAVID G. GARNER**, 2129 East High Street, Pottstown, PA 19464.
- SIWERT, MARY LYNN**, dec'd.
Late of the City of Feasterville-Treose, Bucks County, PA.
Administrator: **PATRICK JOSEPH SIWERT** c/o Hope Bosniak, Esq., Dessen, Moses & Rossitto, 600 Easton Rd., Willow Grove, PA 19090.
Attorney: **HOPE BOSNIAK**, Dessen, Moses & Rossitto, 600 Easton Rd., Willow Grove, PA 19090.
- STAHL, FRANCES PATRICIA** a/k/a **PAT STAHL**, dec'd.
Late of Levittown, Bucks County, PA.
Executrix: **PENNY BEDRICK**, P.O. Box 12, Fairless Hills, PA 19030.
- STAHLMAN, JEFFREY M.** a/k/a **JEFFREY STAHLMAN**, dec'd.
Late of Bristol Township, Bucks County, PA.
Administrator: **FREDERICK B. STAHLMAN, JR.** c/o Kevin D. Birkhead, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.
Attorney: **KEVIN D. BIRKHEAD**, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.
- SUTER, CYRUS W.**, dec'd.
Late of Warminster Township, Bucks County, PA.
Administratrix: **JUDY LOUISE SIEGLE**, 1712 Brahma Circle, Warrington, PA 18976.
- SZAKACS, ERWIN P.** a/k/a **ERWIN PETER SZAKACS**, dec'd.
Late of Quakertown, Trumbauersville, Richland, Bucks County, PA.
Administrator: **FRANK CICCARONE**, 3216 Dovecote Drive, Quakertown, PA 18951.
- TRANSUE, LORRAINE**, dec'd.
Late of Plumstead Township, Bucks County, PA.
Executor: **ELMER TRANSUE**, 6214 Point Pleasant Pike, Doylestown, PA 18902.
Attorney: **ROBERT M. JOHN**, 76 Byberry Avenue, Hatboro, PA 19040.
- VAN NATTA, DORIS S.** a/k/a **DORIS JANE VAN NATTA**, dec'd.
Late of Doylestown Borough, Bucks County, PA.
Executor: **JOHN N. SCHAEFFER, III**, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.
Attorney: **JOHN N. SCHAEFFER, III**, Eastburn and Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.
- WISNOM, DANIEL P.**, dec'd.
Late of Buckingham Township, Bucks County, PA.
Administrator: **CONNOR D. WISNOM** c/o John S. Benson, Esquire, 18 N. Main Street, Doylestown, PA 18901.
Attorney: **JOHN S. BENSON**, 18 N. Main Street, Doylestown, PA 18901.
- ZLOCK, NINA FRANCES** a/k/a **NINA F. ZLOCK**, dec'd.
Late of Newtown Township, Bucks County, PA.
Executor: **EVAN PAUL ZLOCK, JR.** a/k/a **EVAN P. ZLOCK** c/o Jeremy Z. Mittman, Esq., 593 Bethlehem Pike, Suite 10, Montgomeryville, PA 18936.
Attorney: **JEREMY Z. MITTMAN**, 593 Bethlehem Pike, Suite 10, Montgomeryville, PA 18936.

Third and Final Publication

- ANDREE, ANNETTE V.** a/k/a **ANNETTE VYVYAN ANDREE**, dec'd.
Late of New Britain Township, Bucks County, PA.
Administratrix c.t.a.: **MARY FOURNIER** c/o Bernard J. McLafferty, Jr., Esquire, 807 Bethlehem Pike, Erdenheim, PA 19038.
Attorney: **BERNARD J. McLAFFERTY, JR.**, McLafferty & Kroberger, P.C., 807 Bethlehem Pike, Erdenheim, PA 19038.

ARMENT, HENRY, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **MICHAEL ARMENT**, 1325 Mill Creek Rd., Southampton, PA 18966.

Attorney: **MARYBETH O. LAURIA**, Lauria Law LLC, 3031 Walton Rd., Ste. C310, Plymouth Meeting, PA 19462.

AULT, ALAN GEORGE a/k/a **ALAN G. AULT** and **ALAN AULT**, dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **RUTHANN LOUISE AULT-SOMOGYI**, 211 W. Bristol Rd., Feasterville, PA 19053.

BACHMAN, VANCE A. a/k/a **VANCE ALLEN BACHMAN**, dec'd.

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

Executor: **ERIC J. BACHMAN** c/o Barabara J. Boyd, Esq., Maselli, Mills & Fornal, PC, 301 S. State St., Ste. N001, Newtown, PA 18940.

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

BARGER, THOMAS EDWARD a/k/a **THOMAS E. BARGER**, dec'd.

Late of Morrisville, Bucks County, PA.

Administratrix: **CAROL J. BARGER**, 613 Taft Avenue, Morrisville, PA 19067.

BECKER, MICHAEL A., JR., dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Administratrix: **CONCETTA M. STRAIN** c/o Mary E. Podlogar, Esq., 608 W. Main St., Lansdale, PA 19446-2012.

Attorney: **MARY E. PODLOGAR**, Montco Elder Law, LLP, 608 W. Main St., Lansdale, PA 19446-2012.

BRANDECKER, EDWARD J., SR. a/k/a **EDWARD BRANDECKER**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **NICOLE BRANDECKER**, 124 E. State St., Apt. 1W, Doylestown, PA 18901.

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

CALLAN, DOROTHY A., dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **ALICE M. SALVAGNO** c/o Tom Mastroianni, Esq., 101 Greenwood Ave., Ste. 300, Jenkintown, PA 19046.

Attorney: **TOM MASTROIANNI**, The Elder Care Law Center, LLC, 101 Greenwood Ave., Ste. 300, Jenkintown, PA 19046.

CAREY, RUSSELL C., JR., dec'd.

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

Executrix: **SUSAN KETTERER**, 2000A Bethel Road, Lansdale, PA 19446.

CARUSO, SANDRA J., dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **PETER CARUSO** c/o Brook Hastings, Esquire, 275 South Main Street, Suite 11, Doylestown, PA 18901.

Attorney: **BROOK HASTINGS**, 275 South Main Street, Suite 11, Doylestown, PA 18901.

CLINTON, ROBERT H. a/k/a **ROBERT CLINTON**, dec'd.

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

Administrator: **JOHN S. SAUNDERS**, 5 Kingwood Lane, Levittown, PA 19055.

DARROCH, ROBERT G., dec'd.

Late of Falls Township, Bucks County, PA.

Administratrix: **MARILYN JANE BUCK** c/o Douglas T. Mormello, Jr., Esq., 922 Bustleton Pike, Feasterville, PA 19053.

Attorney: **DOUGLAS T. MORMELLO, JR.**, Law Offices of Michael Kuldiner, P.C., 922 Bustleton Pike, Feasterville, PA 19053.

DEVINE, JOSEPH T. a/k/a **JOSEPH THOMAS DEVINE**, dec'd.

Late of Upper Southampton, Bucks County, PA.

Executrix: **BROOKE M. DEVINE**, 217 Bender Ave., Roselle Park, NJ 07204.

DIAMOND, JOHN a/k/a **JOHN M. DIAMOND**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **JOHN M. DIAMOND, JR.**, 4345 S. Canal Circle, N. Fort Myers, FL 33903.

Attorney: **GREGORY R. REED**, 4303 Dery Street, Harrisburg, PA 17111.

DURSKI, MARY LOU, dec'd.

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

Administratrix: **KRISTIN L. GARTNER**, 103 Gordon Lane, North Wales, PA 19454.

ENWRIGHT, DEBORA, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **PATRICK ENWRIGHT**, 1561 Hartsville Circle Warminster, PA 18974.

FORD, BARBARA ZILL a/k/a **BARBARA Z. FORD**, dec'd.

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

Executors: **WILLIAM H. FORD, III**, 3446 Kreidersville Rd., Northampton, PA 18067 and **TINA M. HANSON**, 25 Cornell Ave., Churchville, PA 18966.

GRUBER, DONNA J. a/k/a **DONNA JEAN GRUBER**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **TRACY L. CASSELBROPHY**, Esquire, Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.

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

GUMBERT, RALPH EMERSON, dec'd.

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

Administratrix: **MARYBETH GUMBERT**, 1416 Bluffs Lookout Rd., Fort Ashby, WV 26719.

HA, TAI, dec'd.

Late of Doylestown Twp., Bucks County, PA.

Administrator: **THANG HA**, 157 Sandy Knoll Dr., Doylestown, PA 18901.

HEFFERNAN, DANIEL E., dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **HELEN M. HEFFERNAN**, 590 Davisville Road, Warminster, PA 18974.

HIGGINS, JAMES SYLVESTER, III a/k/a **JAMES HIGGINS**, dec'd.

Late of Warrington, Bucks County, PA.

Administratrix: **ERICKA HENDRICKS HIGGINS**, 2274 Suzann Drive, Warrington, PA 18976.

HOOK, BRIAN G.A. a/k/a **BRIAN G. HOOK**, dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **KENNETH J. KIRKNER**, 1964 Heather Circle, Jamison, PA 18929.

IVEY, RANDALL L., dec'd.

Late of Falls Township, Bucks County, PA.

Administrator: **PAUL EARL LABE, III** c/o Sarah A. Eastburn, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

Attorney: **SARAH A. EASTBURN**, Eastburn and Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

JOHNSTON, JAMES a/k/a **JAMES B. JOHNSTON**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **MARGARET JEAN JOHNSTON**, 9 Redwood Cluster, Doylestown, PA 18901.

LINDSAY, RICHARD E., dec'd.

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

Executrix: **CHARLOTTE BUGLIO**, 150 South Bell Avenue, #4, Yardley, PA 19067.

LOVEKIN, JUDITH LEE a/k/a **JUDITH L. LOVEKIN**, dec'd.

Late of Nockamixon Township, Bucks County, PA.

Executrix: **SHERRY LYNN STILL** c/o Mullaney Law Offices, 598 Main Street, Red Hill, PA 18076.

Attorneys: **MULLANEY LAW OFFICES**, 598 Main Street, Red Hill, PA 18076.

LYMAN, EILEEN C. a/k/a **EILEEN LYMAN**, dec'd.

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

Executrix: **DEBORAH M. LOMAS**, 509 Fairhurst Road, Fairless Hills, PA 19030.

MAJERON, FRANK P. a/k/a **FRANK MAJERON**, dec'd.

Late of Warminster Township, Bucks County, PA.

- Executor: **ROBERT ROMAN** c/o Michael P. Gottlieb, Esquire, 319 Swede Street, Norristown, PA 19401.
Attorney: **MICHAEL P. GOTTLIEB**, Vangrossi and Recchuiti, 319 Swede Street, Norristown, PA 19401.
- MARK, KENNETH RICHARD**, dec'd.
Late of Trumbauersville, Bucks County, PA.
Executrix: **JOANNA MELL MARK**, 100 Chestnut Dr., Quakertown, PA 18951.
- MARKLOFF, KURT S.** a/k/a **KURT STEPHEN MARKLOFF**, dec'd.
Late of Sellersville Borough, Bucks County, PA.
Executor: **MICHAEL KURT MARKLOFF** a/k/a **MICHAEL MARKLOFF**, 2048 Jason Dr., Apt. B, Huntingdon Valley, PA 19006.
- ORLANDO, NANCY A.** a/k/a **NANCY ANN ORLANDO**, dec'd.
Late of Warwick Township, Bucks County, PA.
Executor: **RICHARD G. ORLANDO, JR.**, 2049 Stout Dr., Ste. A2, Warminster, PA 18974.
- POLK, HOWARD S., JR.**, dec'd.
Late of Bristol Twp., Bucks County, PA.
Executor: **HOWARD R. POLK** a/k/a **HOWARD ROBERT POLK** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.
Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.
- RAY, THOMAS**, dec'd.
Late of East Greenville, Milford Township, Bucks County, PA.
Administratrix: **SUSAN CASSIDY-RAY**, 1870 Geryville W., East Greenville, PA 18041.
- RICCIO, ROBERT J.** a/k/a **BOB RICCIO**, dec'd.
Late of Warminster, Bucks County, PA.
Executor: **KENNETH J. MARGRAFF, SR.**, 5513 Nina Circle, Coopersburg, PA 18036.
- ROBERTS, WILLIAM I., IV**, dec'd.
Late of Bristol Township, Bucks County, PA.
Executor: **JOHN B. ROBERTS** c/o Roman J. Koropecy, Esquire, 237 S. Bryn Mawr Avenue, Suite 100, Bryn Mawr, PA 19010.
Attorney: **ROMAN J. KOROPEY**, Timoney Knox LLP, 237 S. Bryn Mawr Avenue, Suite 100, Bryn Mawr, PA 19010.
- SHERIDAN, AUDREY T.** a/k/a **AUDREY TEUFEL SHERIDAN**, dec'd.
Late of Warminster, Bucks County, PA.
Executrix: **BARBARA KUENY**, 1404 Marielle Drive, Warrington, PA 18976.
- SIMPSON, GERALD S.**, dec'd.
Late of Levittown, Bucks County, PA.
Executrix: **MARSHA M. SIMPSON**, 2500 Knights Rd., Apt. 92-04, Bensalem, PA 19020.
- SINGH, CHRISTINE MARIANO** a/k/a **CHRISTINE MARIANO** and **CHRISTINE SINGH**, dec'd.
Late of Bensalem, Bucks County, PA.
Administratrix: **ANN MARIANO**, 1831 2nd St., Langhorne, PA 19047.
- STURGES, PATRICE**, dec'd.
Late of Plumstead Township, Bucks County, PA.
Administrator: **CHRISTOPHER C. STURGES** c/o Kevin D. Birkhead, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.
Attorney: **KEVIN D. BIRKHEAD**, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.
- THORPE, DOLORES**, dec'd.
Late of Fairless Hills, Bucks County, PA.
Executrix: **ALBERTA GERSTLEY**, 3020 Melina Ct., Bensalem, PA 19020.
- WELLS, BELVIN M.** a/k/a **BELVIN MATTHEW WELLS**, dec'd.
Late of Tincum Township, Bucks County, PA.
Administrators: **BELVIN JOHN WELLS** and **GAILYN MARGARET MENEFFEE** c/o Paige Zirrieth, Esq., 1 Roberts Ave., Glenside, PA 19038.
Attorney: **PAIGE ZIRRITH**, Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038.
- WERST, JEAN E.** a/k/a **JEAN WERST**, dec'd.
Late of Quakertown Borough, Bucks County, PA.
Administrator: **DAVID WERST**, 149 S. 9th Street, Quakertown, PA 18951.
Attorney: **RON R. MILLER**, 314 West Broad Street, Suite 118, Quakertown, PA 18951.

WINDMASSINGER, MARK, SR., dec'd.
Late of Quakertown, Bucks County, PA.
Executor: **MARK WINDMASSINGER**,
15151 Cliff Rd., Dixon, MO 65459.

Miscellaneous

COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2024-00886

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
**MORTGAGE ASSETS MANAGEMENT,
LLC**, Plaintiff

v.

**THERESA HANN a/k/a THERESA
M. HAAN, IN HER CAPACITY AS
ADMINISTRATRIX AND HEIR OF THE
ESTATE OF DOROTHY McGETTIGAN
ET AL.**, Defendants

COMPLAINT IN MORTGAGE
FORECLOSURE

TO: **UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
DOROTHY McGETTIGAN, Defendant(s),
290 OXFORD VALLEY ROAD, YARDLEY,
PA 19067**

You are hereby notified that Plaintiff, MORTGAGE ASSETS MANAGEMENT, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County, PA docketed to No. 2024-00886, seeking to foreclose the mortgage secured on your property located, 290 OXFORD VALLEY ROAD, YARDLEY, PA 19067.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do

so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Bucks County Bar Association
135 E. State St.
P.O. Box 300
Doylestown, PA 18901
(215) 348-9413

Troy Freedman, Esquire
ID No. 85165
Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
A Florida professional limited liability
company
Attorneys for Plaintiff
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

May 9

LEGAL NOTICE

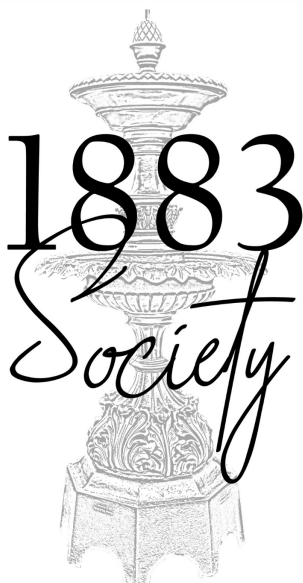
NOTICE IS HEREBY GIVEN THAT the Orphans' Court Division of the Bucks County Court of Common Pleas will hold a hearing on the Township of Bristol's Petition to Transfer Real Estate on May 22, 2024 at 9:30 A.M. in Courtroom 260 of the Bucks County Justice Center, 100 N. Main Street, Doylestown, PA 18901. If approved, the Township of Bristol will be permitted to transfer a 3.042-acre portion of Bucks County Tax Parcel No.

05-072-113.001 located on Scholar Lane (more commonly known as Firefighters and EMT Park) to JRSGF, LLC. Firefighters and EMT Park will be relocated to the remaining approximately 1-acre portion of Bucks County Tax Parcel No. 05-072-113.001 and will be upgraded with new recreational equipment. In exchange, the Township of Bristol will receive title to the 17.608-acre Bucks County Tax Parcel No. 05-039-584-001 (formerly the George Washington Elementary School) to be

used for open space and recreational purposes. A copy of the Petition described above may be examined in the Administrative Offices of the Township of Bristol located at 2501 Bath Road, Bristol, Pennsylvania, on any business day during the hours of 8:30 A.M. to 4:00 P.M. ALL INTERESTED PERSONS ARE INVITED TO ATTEND.

Township of Bristol
Ranee J. Mazur
Township Manager

May 2, 9, 16



Your Gift. Your Legacy. Our Shared Vision.

Charitable giving can be an important part of the legacy you choose to leave. Making a gift to the Bucks County Bar Foundation through your estate plan creates opportunities for both our donors and the Foundation.

There are many ways to leave a legacy such as naming BCBF as a beneficiary of your estate plan or IRA, or establishing an income gift – like a gift annuity. Determining what gift is right for you is just as important as making the gift. The correct plan for you balances what you wish to accomplish for yourself, your family, and your charitable interests in your overall estate and financial plans.

If you are interested in more information on the Bucks County Bar Foundation or the 1883 Society, please contact Emily Norman at 215-348-9413 or emily.norman@bucksbar.org.



PERIODICAL PUBLICATION

***Dated Material. Do Not Delay. Please Deliver Before Monday, May 13, 2024**



Shelly Law Offices, LLC

 A black and white photograph of classical columns. Overlaid on the image is a quote in a cursive font: "Never in the field of human conflict was so much owed by so many to so few." Below the quote is the signature "~Winston Churchill~". <p><i>"Never in the field of human conflict was so much owed by so many to so few."</i> ~Winston Churchill~</p>	<p>Concentrating in Plaintiff Personal Injury Including:</p> <ul style="list-style-type: none">Motor Vehicle CrashesWrongful DeathMedical MalpracticeSlip and Fall
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Carol A. Shelly, Esquire • Katherine Shea White, Esquire



Shelly Law Offices, LLC

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