



# Bucks County Law Reporter

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No. 13

## CASES REPORTED

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## Bucks County Law Reporter

*Reporting the Decisions of the Civil, Criminal and Orphans' Divisions of the Court of Common Pleas of the Seventh Judicial District of Bucks County. Officially designated by the Rules of the Court of Common Pleas of Bucks County, Pa., as the Legal Periodical for the Publication of Legal Notices.*

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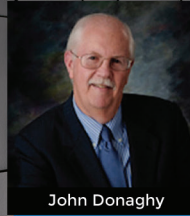
in Support of Bucks County  
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in support of Legal Aid of Southeastern PA  
& Bucks County Veterans Court Programs*

**November 10th, 2022**  
at the Bucks County Bar Association

**Tickets \$125**

*Early Bird Tickets available  
before October 15th only \$100*



## Commonwealth v. Shaheed Gindraw

Defendant filed a Motion to Suppress evidence obtained by law enforcement from Defendant and from his vehicle. The Court denied the Motion on grounds that the investigative detention of Defendant was constitutionally permissible pursuant to the public servant exception to the warrant requirement, under the community caretaking doctrine.

*Criminal law – Motion to suppress – Warrantless search – Community caretaking doctrine – Public servant exception – Held, Defendant’s Motion is denied.*

1. The community caretaking doctrine recognizes that the role of police is not limited to detection, investigation, and prevention of criminal activity. Rather, police officers engage in a myriad of activities that ensure the safety and welfare of our Commonwealth citizens.

2. The community caretaking doctrine encompasses three specific exceptions to the search warrant requirement: the emergency aid exception; the automobile impoundment/inventory exception; and the public servant exception. Each of the exceptions contemplates that the police officer’s actions be motivated by a desire to render aid or assistance, rather than the investigation of criminal activity.

3. There is a three-part test for determining whether a seizure is justified under the public servant exception to the warrant requirement: the officer must point to specific, objective, and articulable facts which would reasonably suggest to an experienced officer that assistance was needed; the police action must be independent from the detention, investigation, and acquisition of criminal evidence; and, based on a consideration of the surrounding circumstances, the action taken by police must be tailored to rendering assistance or mitigating the peril. Once assistance has been provided or the peril mitigated, further police action will be evaluated under traditional Fourth Amendment Jurisprudence.

C.P. Bucks County, Criminal Division, No. CP-09-CR-0001141-2020. Driving under the influence of alcohol: Commonwealth of Pennsylvania v. Shaheed Gindraw.

Harrison Fonteix, Esquire, Bucks County District Attorney’s Office, Attorney for the Commonwealth.

Brian McBeth, Esquire, Office of the Public Defender, Attorney for the Defendant.

GARY B. GILMAN, J., February 10, 2022.

### **DECISION AND ORDER**

#### **I. INTRODUCTION**

The Commonwealth of Pennsylvania (the “Commonwealth”) has charged Shaheed Gindraw (“Defendant”) with one count of driving under the influence of alcohol pursuant to 75 Pa. C.S. §3802(a)(1).<sup>1</sup> At issue is Defendant’s Motion to Suppress evidence obtained by law enforcement from Defendant as well as from his vehicle in the early morning hours of November 27, 2019. See Defense Omnibus Pretrial Motions, pp. 1-4. Defendant contends that this interaction violated his rights

<sup>1</sup> 75 Pa. C.S. §3802(a) *General impairment*.

(1) An individual may not drive, operate or be in actual physical control of the movement of a vehicle after imbibing a sufficient amount of alcohol such that the individual is rendered incapable of safely driving, operating or being in actual physical control of the movement of the vehicle.

under both the Fourth Amendment of the United States Constitution and Article I, Section 8 of the Pennsylvania Constitution. N.T. 11/29/2021, p. 4.

After consideration of all of the evidence received at the November 29, 2021 suppression hearing, we enter the following Findings of Fact and Conclusions of Law, along with a corresponding Order.

## II. FINDINGS OF FACTS

1. On November 27, 2019, at approximately 12:22 a.m. Pennsylvania State Trooper Richard Sentak<sup>2</sup> (“Trooper Sentak”) was on patrol, traveling south on State Route 413 in Bristol Township, Bucks County, Pennsylvania. N.T. 11/29/2021, p. 7.

2. State Route 413 is a two-lane roadway, with one lane of traffic traveling in each direction. Id. at p. 10.

3. Trooper Sentak was working the midnight shift on November 27, 2019, along with his assigned partner, Trooper Steven Gentile (“Trooper Gentile”). Id.

4. Trooper Sentak was traveling as a passenger in the patrol vehicle driven by Trooper Gentile. Id. at p. 12.

5. At approximately 12:22 a.m., Trooper Sentak and Trooper Gentile (collectively, the “Troopers”) observed a vehicle on the shoulder of Route 413 with its hazard lights activated. Id.

6. There were very few streetlights on the road and the area in which they were traveling was dark. Id. at p.10.

7. The engine of the vehicle was running, while it was legally parked on the shoulder of the roadway. Id. at pp. 11-12.

8. Shortly after observing the above-mentioned vehicle, Trooper Sentak activated the patrol vehicle’s emergency lights. Id. at p. 12.

9. Trooper Sentak activated his lights when approaching the vehicle for the purpose of providing greater visibility to both the Troopers and the vehicle they were pulling behind, along with greater protection for the Troopers and the occupant of the stopped vehicle. Id. at p. 46.

10. The patrol vehicle’s lights also signal to other vehicles in the surrounding area to either slow down or move over. Id.

11. This in turn creates a safer environment for both law enforcement and the individual while on the side of a road. Id. at pp. 46-47.

12. Based on Trooper Sentak’s training and experience, he knew that when a vehicle is disabled, it is common for the vehicle’s operator to use the vehicle’s hazard lights to be more visible to other motorists traveling on the roadway. Id. at p. 11.

<sup>2</sup> Trooper Sentak is currently employed by the Pennsylvania State Police and is stationed with Troop M, at the State Police Barracks in Trevoise, Bucks County, Pennsylvania. N.T. 11/29/2021, p. 7. Trooper Sentak has been employed by the Pennsylvania State Police for seven years. Id. at p. 8. Prior to his current assignment with Troop M, he was assigned to Troop J, located in York, Pennsylvania. Id. He has been assigned to the patrol unit for the entirety of his seven years as a state trooper. Id. While completing training at the police academy, Trooper Sentak received instruction on standardized field sobriety tests and advanced roadside impairment detection. Id. at pp. 8-9. Trooper Sentak estimated that he has made over 150 DUI arrests and has been a part of another 150 to 200 DUI investigations during his tenure as a State Trooper. Id. at 9.



13. After Trooper Gentile pulled the patrol vehicle behind the vehicle which had its hazard lights activated, Trooper Sentak exited the patrol vehicle and approached the driver's side to make contact with the operator of the vehicle, later identified as Defendant. *Id.* p. 13. Trooper Sentak's flashlight was out and on as he approached the operator. *Id.* at p. 33.

14. Moments later, Trooper Gentile approached the passenger's side of the vehicle, with his flashlight out and on as well. *Id.* pp 13, 35.

15. Trooper Sentak spoke to Defendant for "a minute or two" to see if everything was "all right" with his vehicle. *Id.* at p. 14.

16. Trooper Sentak also engaged in other generic questioning to determine whether Defendant was in need of any assistance. *Id.*

17. Defendant stated that he had "just dropped his friend off and he pulled over to put his home address into his cell phone." *Id.*

18. In speaking to Defendant, Trooper Sentak observed that Defendant's eyes were glassy and bloodshot. *Id.*

19. He also noted a "very strong odor of alcohol emanating from the vehicle". *Id.* Once Defendant emerged from his vehicle, the Trooper also noticed the odor of alcohol emanating from Defendant's person. *Id.* at p 36.

20. Based on Trooper Sentak's training and experience, such circumstances "are generally an indication that someone's possibly been drinking that night," and can indicate that someone may be under the influence of alcohol. *Id.* at p. 15.

21. In response to the Trooper's question if the driver had been drinking, the driver stated: "yes, he had a couple of shots". *Id.* at p. 15.

22. Trooper Sentak thereafter asked Defendant to exit his vehicle so that he could conduct several standard field sobriety tests. *Id.*

23. Trooper Sentak recalled conducting several standard field sobriety tests; including "the walk and turn test," and "the one-leg stand." *Id.* at pp. 16-20.

24. "The walk and turn test" consists of two phases—an instructional phase and a performance phase. *Id.* at p. 17.

25. Trooper Sentak elaborated on the test's specific components, stating:

The beginning phase is the pre-test, which you ask him to stand in a certain spot and then you provide the instructions.

Once you finish the instructions, I would demonstrate the test and explain it to him again; and then it's the walking portion, where you are looking for whether or not he's touching heel to toe, staying in a straight line, raising his arms, stops walking and has a proper step count.

*Id.*

26. Trooper Sentak explained that the purpose of this test is to evaluate an individual's divided attention, that is:

You are looking for the individual to be able to complete all these series of tasks. You begin observation in the beginning, whether or

not they can stay balanced, if they decide to start too soon, followed by the walking phase, which is your touching every step heel to toe, leaving your arms down by your side, looking down at your toes, counting each step allowed, and you're supposed to continue that throughout the entire duration of the test.

Id. at p. 18.

27. Trooper Sentak described “the one-leg stand” test as follows:

It's another divided attention test where you have the individual raise his leg approximately six inches off the ground. He looks down at his toe and he keeps his arms down by his side and he counts in the matter that you instruct him to.

Id. at p. 20.

28. Trooper Sentak opined that Defendant displayed multiple signs of impairment during both field sobriety tests.<sup>3</sup> Id. at pp. 19-22.

29. Trooper Sentak explained that during “the walk and turn test,” “in the instructional phase [Defendant] started too soon. During the walking phase, during the first nine steps he missed his heel to toe, stepped off the line and raised his arms, as well as stopped walking.” Id. at p. 19.

30. When performing “the one-leg stand” test, Defendant “swayed and he put his foot down.” Id. at p. 21.

31. Upon his belief that Defendant was “unsafe to operate a motor vehicle at that time,” given the totality of circumstances, Defendant was then placed into custody for driving under the influence. Id. at pp 21-22.

### **III. CONCLUSIONS OF LAW**

1. The defendant's attorney, or the defendant if unrepresented, may make a motion to the court to suppress any evidence alleged to have been obtained in violation of the defendant's rights. See Pa.R.Crim.P 581(A).

2. “Where a motion to suppress has been filed, the burden is on the Commonwealth to establish by a preponderance of the evidence that the challenged evidence is admissible.” Commonwealth v. Anderson, 753 A.2d 1289, 1291 (Pa. Super. 2000) (citing Commonwealth v. Hamilton, 673 A.2d 915, 916 (Pa. 1996)).

3. Presently, neither the Commonwealth nor Defendant dispute that Trooper Sentak and Trooper Gentile's interactions with Defendant on November 27, 2019 constituted an investigative detention of Defendant.<sup>4</sup> Id. at 50-54.

<sup>3</sup> Per Trooper Sentak's testimony, Defendant told him prior to performing the field sobriety tests that he did not suffer from any medical conditions (which would affect his ability to perform the tests.) Id. p. 39, pp. 40-41.

<sup>4</sup> We note that jurisprudence regarding both Article I, Section 8 of the Pennsylvania Constitution and the Fourth Amendment to the United States Constitution “has led to the development of three categories

4. Therefore, the specific disputed issue this Court must address is not whether Defendant was detained; rather, it is whether Defendant's detention was constitutionally permissible pursuant to the public servant exception to the warrant requirement, pursuant to the community caretaking doctrine.<sup>5</sup>

5. The community caretaking doctrine "recognizes that the role of police is not limited to the detection, investigation, and prevention of criminal activity. Rather, police officers engage in a myriad of activities that ensure the safety and welfare of our Commonwealth's citizens. Indeed, [Pennsylvania courts] want to encourage such laudable activity." Commonwealth v. Livingstone, 174 A.3d 609, 627 (Pa. 2017).

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of interactions between citizens and police." Commonwealth v. Smith, 836 A.2d 5, 10 (Pa. 2003) (citation omitted). "An encounter between police and a suspect may be described as a mere encounter, an investigative detention, a custodial detention, or a formal arrest." Commonwealth v. Haupt, 567 A.2d 1074, 1077-78 (Pa. Super. 1989).

"In evaluating the level of interaction, courts conduct an objective examination of the totality of the surrounding circumstances." Commonwealth v. Lyles, 97 A.3d 298, 302 (Pa. 2014) (citations omitted). "The totality-of-the-circumstances test is ultimately centered on whether the suspect has in some way been restrained by physical force or show of coercive authority." Id. at 302-03. As the Pennsylvania Supreme Court has explained:

Under [the totality-of-the-circumstances test], no single factor controls the ultimate conclusion as to whether a seizure occurred—to guide the inquiry, the United States Supreme Court and this Court have employed an objective test entailing a determination of whether a reasonable person would have felt free to leave or otherwise terminate the encounter. What constitutes a restraint on liberty prompting a person to conclude that he is not free to 'leave' will vary, not only with the particular police conduct at issue, but also with the setting in which the conduct occurs.

Id.

In the instant case, as was true in the case of Commonwealth v. Livingstone, 174 A.3d 609 (Pa. 2017),

[i]t is undeniable that emergency lights on police vehicles in this Commonwealth serve important safety purposes, including ensuring that the police vehicle is visible to traffic, and signaling to a stopped motorist that it is a police officer, as opposed to a potentially dangerous stranger, who is approaching. Moreover, we do not doubt that a reasonable person may recognize that a police officer might activate his vehicle's emergency lights for safety purposes, as opposed to a command to stop. Nevertheless, upon consideration of the realities of everyday life, particularly the relationship between ordinary citizens and law enforcement, we simply cannot pretend that a reasonable person, innocent of any crime, would not interpret the activation of emergency lights on a police vehicle as a signal that he or she is not free to leave.

Id. at 621.

Accordingly, we agree with both the Commonwealth and Defendant that he was the subject of an investigatory detention. Under the circumstances outlined above, a reasonable person would not have felt that he was free to leave once the State Troopers were on the scene as described.

<sup>5</sup> The public servant exception is also commonly referred to as the public safety exception to the warrant requirement.

6. This doctrine “has been characterized as encompassing three specific exceptions: the emergency aid exception; the automobile impoundment/inventory exception; and the public servant exception.” *Id.* at 626.

7. “Each of the exceptions contemplates that the police officer’s actions be motivated by a desire to render aid or assistance, rather than the investigation of criminal activity.” *Id.*

8. “The United States Constitution does not forbid all searches and seizures; rather, it forbids unreasonable searches and seizures.” *Commonwealth v. Livingstone*, 174 A.3d 609, 619 (Pa. 2017) (citing *Terry v. Ohio*, 392 U.S. 1, 9 (1968)).

9. “Article I, Section 8 of the Pennsylvania Constitution and the Fourth Amendment to the United States Constitution generally prohibit the police from searching a person or his or her property and seizing personal items without a search warrant.” *Commonwealth v. Petroll*, 738 A.2d 993, 998 (Pa. 1999).

10. “A search warrant indicates that the police have convinced a neutral magistrate upon a showing of probable cause, which is a reasonable belief, based on the surrounding facts and totality of circumstances, that an illegal activity is occurring, or evidence of a crime is present.” *Petroll*, 738 A.2d at 998.

11. “[S]ome warrantless searches have been held not to violate state or federal constitutional privacy rights, even absent probable cause, for officer safety or administrative reasons.” *Livingstone*, 174 A.3d at 625-26 (citing *Petroll*, 738 A.2d at 999).

12. In *Commonwealth v. Livingstone*, the Pennsylvania Supreme Court articulated a three-part test for determining whether a seizure is justified under the public servant exception to the warrant requirement, pursuant to the community caretaking doctrine.

13. In order for the public servant exception to apply:

[t]he officer must point to specific, objective, and articulable facts which would reasonably suggest to an experienced officer that assistance was needed; the police action must be independent from the detection, investigation, and acquisition of criminal evidence; and, based on a consideration of the surrounding circumstances, the action taken by police must be tailored to rendering assistance or mitigating the peril. Once assistance has been provided or the peril mitigated, further police action will be evaluated under traditional Fourth Amendment jurisprudence.

*Livingstone*, 174 A.3d at 637.

14. Based on application of the above test, we find that the public servant exception to the warrant requirement is applicable to the instant case.

15. In applying the first prong of the above-described test to the facts of this case, Trooper Sentak and Trooper Gentile were on a routine patrol on State Route 413 at approximately 12:22 a.m., on November 27, 2019, when they came across Defendant’s vehicle with its hazard lights activated.

16. Based on the Troopers' training and experience, they knew it is common for the operator of a vehicle to use hazard lights when a vehicle becomes disabled, in order to increase the vehicle's visibility.

17. In Livingstone, a Pennsylvania State Trooper "observed a vehicle pulled over onto the right shoulder of the road; the engine was running, but the hazard lights were not activated. [The trooper] activated his emergency lights and, with his passenger window down, pulled alongside the stopped vehicle ... [T]he sole occupant of the vehicle[] was sitting in the driver's seat and appeared to be entering an address into her vehicle's navigation system." Livingstone, 174 A.3d at 614.

18. The Pennsylvania Supreme Court ultimately held that the trooper's seizure of the individual was not justified under the public servant exception to the warrant requirement under the community caretaking doctrine, stating:

We have no reason to doubt [the trooper's] statement that he pulled alongside [the individual's] vehicle simply to check to see whether she needed assistance. However, regardless of his intentions, based on our review of the record, [the trooper] was unable to articulate any specific and objective facts that would reasonably suggest that [the individual] needed assistance. Indeed, [the trooper] conceded that he had not received a report of a motorist in need of assistance and did not observe anything that outwardly suggested a problem with [the individual's] vehicle. Moreover, although it was dark, the weather was not inclement. Finally, [the individual], who was inside her vehicle, did not have her hazard lights on.

Livingstone, 174 A.3d at 638.

19. The circumstances of the instant case are distinguishable from the factual circumstances articulated in Commonwealth v. Livingstone.

20. Unlike the circumstances presented in Livingstone, Trooper Sentak and Trooper Gentile *did* make an observation that outwardly and reasonably suggested a potential problem with Defendant's vehicle: the vehicle's hazard lights were activated.

21. Defendant's usage of his hazard lights outwardly signaled to the Troopers, as articulated by Trooper Sentak, that "[t]here was a possible vehicle issue, whether he had a flat tire or ran out of gas. A number of different things that could have been mechanically wrong with the vehicle." N.T. 11/29/2021, p. 11.

22. Accordingly, we find that the activation of such lights provides the necessary specific and objective fact to satisfy the first prong of the public servant exception.

23. The hazard lights being activated, combined with the facts that the vehicle was parked on the shoulder of the road, shortly after midnight, in a dark locale, reasonably suggest, not only to an experienced law enforcement officer but to any passerby, that Defendant may have been experiencing difficulties with his vehicle, and consequently was in need of assistance.

24. This Court finds that Trooper Gentile's action of pulling directly behind Defendant's vehicle, along with Trooper Sentak's approach and brief conversation

with Defendant, were completely independent from any unlawful purpose to detect, investigate, or acquire criminal evidence.

25. We found Trooper Sentak's testimony credible in all pertinent respects.

26. No evidence presented to this Court provides a reasonable inference that the Troopers stopped at the scene for any reason other than to determine if Defendant needed assistance with regard to his vehicle.

27. Given the multifaceted nature of the duties of law enforcement officers, including necessary involvement in activities relating to the safety and welfare of citizens, it was reasonable for the Troopers to inquire as to whether Defendant was in need of assistance, shortly after midnight on November 27, 2019.

28. The actions taken by the Troopers at the scene were reasonably and appropriately tailored to rendering assistance. That is, "the level of intrusion [was] commensurate with the perceived need for assistance." Livingstone, 174 A.3d at 637 (citing State v. McCormick, 494 S.W.3d, 673, 687 (Tenn. 2016) (the officer's behavior and the scope of the intrusion must be "reasonably restrained and tailored to the community caretaking need"))).

29. Determining the level of intrusion into a citizen's freedom "requires an assessment of the circumstances surrounding the seizure, including but not necessarily limited to, the degree of authority or force displayed, the length of the seizure and the availability of alternative means of assistance." Livingstone, 174 A.3d at 637.

30. In this case, when confronted with the possibility of a disabled vehicle, the Troopers pulled behind Defendant's vehicle with the patrol vehicle's lights activated.

31. The activation of the patrol vehicle's lights served as a signal to other drivers that they were to reduce their speed and to be cautious. This, in turn, created a safer environment for both the driver of the disabled vehicle and the Troopers.

32. The activation of the lights was commensurate with the Troopers' perceived need to render assistance. The manner in which the Troopers pulled behind Defendant's vehicle not only provided greater visibility of and for Defendant's vehicle, but also indicated to passing drivers that they were to slow down and/or maneuver their vehicle to provide additional space between their vehicle and the shoulder of the roadway.

33. There was no evidence of record to indicate that the Troopers displayed any degree of force, that the initial brief questioning of Defendant was done for any reason other than to determine whether he needed help, that the questioning lasted any longer than was necessary, or that there were any less intrusive means to inquire whether Defendant needed assistance.

34. Accordingly, we find that the Troopers' behavior was no more intrusive than necessary to assist an individual who reasonably may have been saddled with a disabled vehicle.

35. Under the circumstances of the instant case, we find that the Troopers were clearly acting in their capacity as community caretakers and engaging in activity aimed at ensuring the safety and welfare of Defendant.



36. As such, the investigatory detention of Defendant was constitutionally permissible pursuant to the public servant exception to the warrant requirement, under the community caretaking doctrine.

37. Once the law enforcement assistance was appropriately provided, further police action was warranted pursuant to traditional Fourth Amendment analysis here, given Trooper Sentak's reasonable suspicion as to Defendant driving under the influence, upon his observation of his glassy and bloodshot eyes, and upon smelling the "very strong odor of alcohol."

38. The subsequent results of the field sobriety tests performed by Defendant, which indicated impairment, along with Defendant's admission as to consumption of alcohol, provided Trooper Sentak with probable cause to arrest Defendant for driving under the influence.

39. Accordingly, no evidence obtained by law enforcement here was done so in violation of Defendant's constitutional rights, and no evidence is subject to suppression.

Based upon all of the foregoing Findings of Fact and Conclusions of Law, this Court enters the following Order:

### **ORDER**

**AND NOW**, this 10<sup>th</sup> day of February, 2022, upon consideration of Defendant Shaheed Gindraw's Motion to Suppress all evidence obtained from Trooper Sentak's seizure of the Defendant and his vehicle on November 27, 2019, and after an evidentiary hearing conducted on November 29, 2021, it is hereby **ORDERED** and **DECREED** that Defendant's Motion is **DENIED**.

It is further **ORDERED** that trial of the above-captioned matter shall be scheduled forthwith by Court Administration, on a date to be determined, at the Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania.

BY THE COURT:

/s/ Gary B. Gilman  
GARY B. GILMAN, JUDGE

## Sheriff's Sale

### *Third and Final Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, April 8, 2022 at 12 o'clock P.M., Eastern Prevailing Time, virtually at an online auction conducted by Bid4Assets at <https://www.bid4assets.com/buckscountysheriffsales> the following real estate to wit:

#### **BENSALEM TOWNSHIP**

DOCKET #2019-08199

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

TAX PARCEL #02-011-295.

PROPERTY ADDRESS: 3812 Dresher Road, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEON FRANK**.

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

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#### **BRISTOL BOROUGH**

DOCKET #2020-00840

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

TAX PARCEL #04-025-133.

PROPERTY ADDRESS: 324 Lincoln Avenue, Bristol, PA 19007.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **COLOMBIA DeCASTILLO, KATHERINE LOPEZ.**

**POWERS KIRN, LLC**  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

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#### **BRISTOL TOWNSHIP**

DOCKET #2020-00899

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being at Levittown, **BRISTOL TOWNSHIP**, Bucks County, Commonwealth of PA, known and designated as Lot Number 1133-R on a certain map

entitled "Subdivision Map, Red Cedar Hill, Levittown, Section '24' situated in Bristol Township, Bucks County, PA, owned by Levitt and Sons, Inc dated May 1953, survey and map by C.A. Monroe, P.E. & L.S." recorded on June 24, 1953, at Doylestown in the Office for the Recording of Deed in and for the County of Bucks, in Plan Book 6 page 34 and which lot is more particularly bounded and described according to a survey thereof made by C.A. Monroe, P.E. & L.S. dated September 16, 1953, as follows, to wit:

TAX PARCEL #05-039-106.

PROPERTY ADDRESS: 22 Russett Lane a/k/a 22 Russett Lane, Levittown, PA 19055.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT SHULL**.

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

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DOCKET #2020-03017

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING AT LEVITTOWN, IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AND NUMBERED AS 88 CORAL LANE, LEVITTOWN, PA 19055.

BEING LOT NO. 05-050-017.

TAX PARCEL #05-050-017.

PROPERTY ADDRESS: 88 Coral Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RONALD C. LITTLE, JR., IN HIS CAPACITY AS KNOWN HEIR OF MARY ANN LITTLE, DECEASED; GARY F. LITTLE IN HIS CAPACITY AS KNOWN HEIR OF MARY ANN LITTLE, DECEASED; DEBRA A. HOOD a/k/a DEBRA MANNOCCHI IN HER CAPACITY AS KNOWN HEIR OF MARY ANN LITTLE, DECEASED; DONNA L. McTAMNEY IN HER CAPACITY AS KNOWN HEIR OF MARY ANN LITTLE, DECEASED; UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,**

**TITLE AND INTEREST UNDER MARY ANN LITTLE DECEASED.**

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

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DOCKET #2021-05265

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

BEING KNOWN AS: 9 HUCKLEBERRY LN., LEVITTOWN, PA 19055.

BEING PARCEL NUMBER: 05-048-264.

TAX PARCEL #05-048-264.

PROPERTY ADDRESS: 9 Huckleberry Ln., Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LOIS L. GRIFFITH**.

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

**BUCKINGHAM TOWNSHIP**


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DOCKET #2018-03798

ALL THAT CERTAIN message and tract of land situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TAX PARCEL #06-021-034.

PROPERTY ADDRESS: 1851 Holicong Road, New Hope a/k/a Buckingham Township, PA 18938.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT M. VAN PELT** a/k/a **ROBERT M. VanPELT**; **TANYA H. VAN PELT** a/k/a **TANYA H. VanPELT**.

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

**DOYLESTOWN TOWNSHIP**


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DOCKET #2019-00223

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 543 Norris Drive, Furlong, PA 18925, Parcel No: 09-035-019.

TAX PARCEL #09-035-019.

PROPERTY ADDRESS: 543 Norris Drive, Furlong, PA 18925.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **WILLIAM J. LOUGHNANE**.

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

**DUBLIN BOROUGH**


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DOCKET #2019-08825

All that certain piece or parcel or Tract of land situate in **DUBLIN BOROUGH**, Bucks County, Pennsylvania, and being known as 101 Village Green Lane, Dublin, Pennsylvania 18917.

TAX PARCEL #10-004-092-046.

PROPERTY ADDRESS: 101 Village Green Lane, Dublin, PA 18917.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JONATHAN A. MARTIN, KATELYN HENSLER**.

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

**FALLS TOWNSHIP**


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DOCKET #2017-03652

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania, known and numbered as 623 Chatham Road, Fairless Hills, PA 19030, Parcel No: 13-015-131.

TAX PARCEL #13-015-131.

PROPERTY ADDRESS: 623 Chatham Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARY LOU SATCHELL**.

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

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DOCKET #2018-01850

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**,

County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 18 Newberry Lane, Levittown, PA 19054, Parcel No: 13-042-294.

TAX PARCEL #13-042-294.

PROPERTY ADDRESS: 18 Newberry Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS H. KELLY.**

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

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DOCKET #2019-00334

FREEDOM MORTGAGE CORPORATION v. DAVID HARRIS; MARY HARRIS, owner(s) of property situate in the **TOWNSHIP OF FALLS**, BUCKS County, Pennsylvania being 17 Tanglewood Lane, Levittown, PA 19054.

TAX PARCEL #13-023-104.

PROPERTY ADDRESS: 17 Tanglewood Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID HARRIS, MARY HARRIS.**

**BROCK AND SCOTT PLLC**  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2019-05143

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon, situate, lying and being at Levittown in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of PA.

TAX PARCEL #13-041-084.

PROPERTY ADDRESS: 38 Primrose Lane, Levittown, Pennsylvania 19054.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN A. LEIDKE, III a/k/a JOHN A. LEIDTKE, MARIE LEIDTKE.**

**POWERS KIRN LLC**  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2021-05201

ALL THAT CERTAIN LOT OR PIECE OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE **TOWNSHIP OF FALLS**,

IN THE COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED, ACCORDING TO A "SUBDIVISION MAP OF "VERMILLION HILL, LEVITTOWN, SECTION NO. 55" MADE BY C.A. MONROE, PROFESSIONAL ENGINEER AND LAND SURVEYOR, DATED 12/1955 AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA, IN PLAN BOOK 8 PAGE 1, AS FOLLOWS, TO WIT:

BEING LOT NO. 5052-R AS SHOWN ON THE ABOVE MENTIONED PLAN.

BEING COUNTY PARCEL #13-019-277.

BEING KNOWN AS 78 VERMILLION DRIVE, LEVITTOWN, PA 19054.

TAX PARCEL #13-019-277.

PROPERTY ADDRESS: 78 Vermillion Drive, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL G. McCLELLAN, JR.**

**ASHLEIGH L. MARIN**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

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#### LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2018-04983

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 519 Philmont Avenue, Feasterville Trevose, PA 19053, Parcel No: 21-014-134.

TAX PARCEL #21-014-034.

PROPERTY ADDRESS: 519 Philmont Avenue, Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SOBIR MUKHTAROV, NILUFAR MUKHTAROVA.**

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

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DOCKET #2019-01045

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP**

**OF LOWER SOUTHAMPTON**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #21-002-064.

PROPERTY ADDRESS: 100 South Midway Avenue, Feasterville-Trevoise, PA 19053.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ROBERT REINHART, STEPHANIE L. FOX.**

**KENYA BATES**, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

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**MIDDLETOWN TOWNSHIP**

DOCKET #2018-04527

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING AT LEVITTOWN IN THE **TOWNSHIP OF MIDDLETOWN**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AND NUMBERED AS 26 FLAMINGO ROAD, LEVITTOWN, PA 19056.

BEING LOT NO. 22-050-323.

TAX PARCEL #22-050-323.

PROPERTY ADDRESS: 26 FLAMINGO ROAD, LEVITTOWN, PA 19056.

The Property is being sold subject to unsatisfied senior Mortgage with Letter of Indemnity from Title Insurer.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SUNDAY BOROCHANER.**

**ALICIA SANDOVAL**, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2020-00132

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 5 Harp Road, Levittown, PA 19056, Parcel No: 22-046-292.

TAX PARCEL #22-046-292.

PROPERTY ADDRESS: 5 Harp Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT MOORE a/k/a ROBERT S. MOORE, DANIELLE MOORE a/k/a DANIELLE R. MOORE.**

**CRISTINA L. CONNOR**, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2021-04900

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

TAX PARCEL #22-036-191.

PROPERTY ADDRESS: 619 Parkview Avenue, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM O'SULLIVAN a/k/a WILLIAM O. SULLIVAN.**

**ROBERT CRAWLEY**, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

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**MILFORD TOWNSHIP**

DOCKET #2019-06888

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE ON THE EAST SIDE OF WRIGHT ROAD (T 336) IN THE **TOWNSHIP OF MILFORD**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AND NUMBERED AS 1401 WRIGHT ROAD, QUAKERTOWN, PA 18951.

BEING LOT NOS. 23-020-142, 23-020-141-005, 23-020-144-003.

TAX PARCEL #23-020-142, 23-020-141-005, 23-020-144-003.

PROPERTY ADDRESS: 1401 Wright Road, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MATTHEW A. WRIGHT IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF BRENDA WRIGHT a/k/a BRENDA CAROL WRIGHT; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA WRIGHT**

**a/k/a BRENDA CAROL WRIGHT, DECEASED.**

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

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**NEWTOWN TOWNSHIP**

DOCKET #2020-00448

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

TAX PARCEL #29-046-022.

PROPERTY ADDRESS: 46 Northrup Ct., Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARC HAWTHORNE a/k/a MARC ALLEN HAWTHORNE, SHERRIE JAMES-HAWTHORNE a/k/a SHERRIE LASHAWN JAMES-HAWTHORNE. M. TROY FREEDMAN**, Esquire  
**FREDERICK A. HARRAN**, Sheriff  
 Sheriff's Office, Doylestown, PA

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**NORTHAMPTON TOWNSHIP**

DOCKET #2018-01001

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

TAX PARCEL #31-043-031.

PROPERTY ADDRESS: 80 Brook Drive, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **FREDERICK G. MUELLER, CLAIRE G. MUELLER.**

**EDWARD McKEE**, Esquire  
**FREDERICK A. HARRAN**, Sheriff  
 Sheriff's Office, Doylestown, PA

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**PERKASIE BOROUGH**

DOCKET #2018-00091

ALL that certain unit or piece of ground situate in **PERKASIE BOROUGH**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #33-009-005-131.

PROPERTY ADDRESS: 426 Arbor Blvd., Perkasio, Pennsylvania 18944.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHARON A. BRILL.**

**POWERS KIRN LLC**

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

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**PLUMSTEAD TOWNSHIP**

DOCKET #2015-05122

All that certain lot or land Situate in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks and Commonwealth of Pennsylvania, bounded and described by a recent Survey made by G. Marvin Hendricks Registered Surveyor.

TAX PARCEL #34-4-35-1-1.

PROPERTY ADDRESS: 5587 Stump Road, Pipersville, PA 18947.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL KANTER, TAMARA KANTER.**

**PATRICK J. WESNER**, Esquire  
**FREDERICK A. HARRAN**, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2017-06085

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

TAX PARCEL #34-008-214.

PROPERTY ADDRESS: 3913 Cephas Child Rd., Doylestown, Pennsylvania 18902.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CONOR EDWARDS a/k/a CONOR PATRICK EDWARDS a/k/a CONOR PATRICK BECKER EDWARDS IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF PATRICIA C. LUDWIG a/k/a PATRICIA CHRISTINE LUDWIG; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA C. LUDWIG a/k/a PATRICIA CHRISTINE LUDWIG, DECEASED.**

**POWERS KIRN LLC**

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



## DOCKET #2021-05165

ALL THAT CERTAIN lot of land located in the SITUATE IN THE **TOWNSHIP OF PLUMSTEAD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #34-018-136.

PROPERTY ADDRESS: 4879 Tollgate Road, New Hope, PA 18938.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHEILA F. WENNER, MATTHEW R. WENNER.**

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

**QUAKERTOWN BOROUGH**

## DOCKET #2019-02336

ALL THAT CERTAIN tract of land situate in **QUAKERTOWN BOROUGH**, Bucks County, Pennsylvania.

TAX PARCEL #35-005-071.

PROPERTY ADDRESS: 801 West Mill Street, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH C. MONACHELLI, JR.**

**GREGORY JAVARDIAN**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2021-04553

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

TAX PARCEL #35-004-070.

PROPERTY ADDRESS: 240 South Main Street, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DOMINICK A. FARRELLO.**

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

**SPRINGFIELD TOWNSHIP**

## DOCKET #2015-04661

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

TAX PARCEL #42-004-120.

PROPERTY ADDRESS: Mine Road, Springfield Township, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTINE M. GRASER, EXECUTRIX OF THE ESTATE OF HERMAN J. MOYER.**

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

## DOCKET #2016-05486

ALL THAT CERTAIN message and tract of land SITUATE in the **TOWNSHIP OF SPRINGFIELD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #42-024-004-001.

PROPERTY ADDRESS: 5196 Route 412, Kintnersville, Pennsylvania 18930.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **MAJDA H MID, NABIL SLIMANI BENSALAH, FATIMA ZOHRA SALAH.**

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

## DOCKET #2019-08173

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF SPRINGFIELD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #42-009-032.

PROPERTY ADDRESS: 2192 Richlandtown Pike, Coopersburg, Pennsylvania 18036.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM E. NEIS.**

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

**UPPER SOUTHAMPTON TOWNSHIP**

## DOCKET #2013-01248

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, Bucks County, Pennsylvania, and being known as 128 Altimari Court, Southampton, Pennsylvania 18966.

TAX PARCEL #48-007-123-009.  
 PROPERTY ADDRESS: 128 Altimari Court,  
 Southampton, Pennsylvania 18966.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **SONYA W.  
 SINGER, STUART J. SINGER.  
 TERENCE McCABE**, Esquire  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2020-01186

ALL THAT CERTAIN lot or piece of ground  
 situate in **UPPER SOUTHAMPTON  
 TOWNSHIP**, Bucks county, Pennsylvania  
 and described according to a certain plan  
 thereof known as "Rozel Park" section no. 1,  
 as follows, to wit:  
 TAX PARCEL #48-016-026.  
 PROPERTY ADDRESS: 932 Rozel Avenue,  
 Southampton, PA 18966.  
 IMPROVEMENTS: SINGLE FAMILY  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **LISA  
 McELIGOTT KNOWN HEIR OF  
 LEON MARGULIES DECEASED;  
 UNKNOWN HEIRS, SUCCESSORS,  
 ASSIGNS AND ALL PERSONS, FIRMS  
 OR ASSOCIATIONS CLAIMING RIGHT,  
 TITLE OR INTEREST FROM OR UNDER  
 LEON MARGULIES DECEASED.  
 CHRISTOPHER A. DeNARDO**, Esquire  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

#### WARMINSTER TOWNSHIP

DOCKET #2013-09562

ALL THAT CERTAIN lot or piece of  
 ground situate in the **TOWNSHIP OF  
 WARMINSTER**, County of Bucks and  
 Commonwealth of Pennsylvania.  
 TAX PARCEL #49-015-316.  
 PROPERTY ADDRESS: 322 Bloomfield  
 Avenue, Warminster, PA 18974.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **STEVEN  
 A. DiMAIO, GLENDOLYN DiMAIO.  
 GREGORY JAVARDIAN**, Esquire  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

#### WEST ROCKHILL TOWNSHIP

DOCKET #2020-01067

ALL THAT CERTAIN LOT OR PIECE OF  
 GROUND, SITUATE IN THE **TOWNSHIP  
 OF WEST ROCKHILL**, COUNTY OF  
 BUCKS, AND COMMONWEALTH OF  
 PENNSYLVANIA.  
 TAX PARCEL #52-018-040.  
 PROPERTY ADDRESS: 1009 Luray Circle,  
 Telford, PA 18969.  
 IMPROVEMENTS: RESIDENTIAL REAL  
 ESTATE.  
 SOLD AS THE PROPERTY OF: **RAYMOND  
 N. PERILLI, JR. a/k/a RAYMOND  
 NAZZARENO PERILLI, JR., SHERRY  
 L. PERILLI.  
 ANDREW J. MARLEY**, Esquire  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

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

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

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

Mar. 17, 24, 31

#### 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.

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

**Joseph J. Marinaro**, Solicitor  
178-A North Pine Street  
Langhorne, PA 19047

Mar. 31

**C&B HAULERS, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Mar. 31

**MONROY'S TREE SERVICE, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Mar. 31

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

Mar. 31

### 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 **Doylestown Walk Community Association, Inc.**

The Articles of Incorporation (filing date) March 14, 2022.

Mar. 31

The name of the corporation is **EMS Angels MC XXVII Bucks County.**

Mar. 31

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **LOR ELLEN HOUSE, INC.**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

**Antheil, Maslow & MacMinn, LLP**,  
Solicitors

131 W. State St.  
Doylestown, PA 18901

Mar. 31

The name of the corporation is **THE WOLK FAMILY FOUNDATION.**

**Armand M. Vozzo, Jr.**, Solicitor  
19 Short Road  
Doylestown, PA 18901

Mar. 31

### Classified Ad

#### Rent Office in Warwick Township

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

Dec. 16—June 9

### Confirmation of Account

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

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and Fiduciaries Code that the following Fiduciaries will present their accounts, theretofore filed with the Clerk of the Orphans' Court Division for Audit and Confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code at **10:00 A.M. on Monday, April 4, 2022 in Courtroom 260** on the **2nd floor** of the BUCKS COUNTY JUSTICE CENTER, 100 N. MAIN STREET, DOYLESTOWN, PA.

Any person who fails to present his/her claim or make objections in person or by attorney at the audit or confirmation of the account will be barred forever from so doing. Estate of **EILEEN RICHEY** – Renee Clerkin, Executrix

Trust of **SOL E. HARRISON** and **SYDRIA HARRISON**, Settlers, Under Deed of Trust Dated 04/29/95 – Theodore J. Harrison, Trustee  
Estate of **THOMAS J. WHITE** – Gerard J. Woods, Executor

Estate of **GABRIEL E. WOLFE**, IP – PNC Bank, N.A. and Joseph E. Wolfe, Guardians

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

Mar. 24, 31

## 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

**BLAIR, BRUCE GENTRY a/k/a BRUCE G. BLAIR**, dec'd.

Late of New Hope Borough, Bucks County, PA.

Executrix: **SALLY ONESTI BLAIR** c/o Paul R. Cohen, Esq., 1040 Stony Hill Rd., Ste. 150, P.O. Box 217, Yardley, PA 19067.

Attorney: **PAUL R. COHEN**, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, P.O. Box 217, Yardley, PA 19067.

**DiMEZZA, ANGELO, JR.**, dec'd.

Late of Philadelphia, PA.

Executor: **LAWRENCE J. RAWLE, JR.**, 12000 Salina Place, Philadelphia, PA 19154.

**GARDNER, DERRELL F.**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executors: **ROBERT J. GARDNER** a/k/a **ROBERT JAMES GARDNER** and **CHERYL GARDNER** a/k/a **CHERYL LYNNE GARDNER** c/o D. Keith Brown, Esq., P.O. Box 70, Newtown, PA 18940.

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

**GORDON, BARBARA**, dec'd.

Late of Buckingham, Bucks County, PA.

Executor: **NEIL GORDON**, 1958 Robinwood Dr., Warrington, PA 18976.

**HIGGINS, OLA F. a/k/a OLA FAY HIGGINS**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executors: **REBECCA S. LOWE**, 77 Cobalt Cross Road, Levittown, PA 19057 and **JOHN E. HIGGINS**, 123 Shiffer Rd., Stroudsburg, PA 18360.

Attorney: **BRUCE D. HESS**, Howland, Hess, Guinan, Torpey, Cassidy, O'Connell & Birnbaum, LLP, 2444 Huntingdon Pike, Bethayres, PA 19006.

**KUBIS, JOHN V., JR.**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Administrator: **JAMES JOHN KUBIS** c/o William F. Lucas, Esquire, 2750 Trenton Road, Levittown, PA 19056.

Attorney: **WILLIAM F. LUCAS**, Law Office of William F. Lucas, 2750 Trenton Road, Levittown, PA 19056.

**LAKATOSH, NANCY**, dec'd.

Late of Morrisville, Lower Bucks, Bucks County, PA.

Executor: **ALBERT LAKATOSH**, 6012 Mark Circle, Bensalem, PA 19020.

**MAURIO, HELEN M.**, dec'd.

Late of Bristol Borough, Bucks County, PA.

Executrix: **ANGELA MAURIO** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**MORRIS, PHYLLIS M.**, dec'd.

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

Co-Executors: **BARRY L. MORRIS**, 11036 Clio Road, Clio, MI 48420 and **KRISTINA M. BAUMLI**, 1709 Fleet Street, Apt. 402, Baltimore, MD 21231.

**NAU, EDWARD WAYNE**, dec'd.

Late of Pipersville, Bucks County, PA.

Administratrix: **ELAINE NAU**, 197 E. Dark Hollow Road, Pipersville, PA 18947.

**NEITHERCOTT, LEIGH W.**, dec'd.

Late of Warwick Township, Bucks County, PA.

Administratrix: **MEGAN LINCOLN** c/o E. Garrett Gummer, III, Esq., 1260 Bustleton Pike, Feasterville, PA 19053.

Attorney: **E. GARRETT GUMMER, III**, Gummer Elder Law, 1260 Bustleton Pike, Feasterville, PA 19053.

**NOVAK, RALPH S. a/k/a RALPH SPENCER NOVAK**, dec'd.

Late of East Rockhill Twp., Bucks County, PA.

Executrix: **NANCY A. NOVAK**, 21 Winterberry Dr., Perkasio, PA 18944-2300.

Attorney: **J. OLIVER GINGRICH**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

**REAGO, LILLIAN R.**, dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **SUSAN NIEVES** a/k/a **SUSAN R. NIEVES** 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.

**REARDON, ROBERT R., JR.**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administratrix: **PATRICIA A. BENT** c/o Andrew D. Swain, Esq., 2410 Bristol Rd., Bensalem, PA 19020.

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

**SCARY, CHARLES**, dec'd.

Late of Ivyland, Bucks County, PA.

Executrix: **STEFANIE SCARY**, 77 Valentine Rd., Ivyland, PA 18974.

**SCHRIER, BRENDA S.** a/k/a **BRENDA SUSAN SCHRIER**, dec'd.

Late of Langhorne Borough, Bucks County, PA.

Executor: **JONATHAN A. SCHRIER**, 3 Saratoga Springs Dr., Cinnaminson, NJ 08077.

Attorney: **ADAM J. COHEN**, Begley Law Group, P.C., 509 S. Lenloa Rd., Bldg. 7, Moorestown, NJ 08057.

**WRIGHT, CHERYL ANN**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executrix: **NANCY CAROL GAFFIN** c/o William J. Benz, Esq., 307 Lakeside Dr., Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, Howland, Hess, Guinan, Torpey, Cassidy, O'Connell & Birnbaum, LLP, 307 Lakeside Dr., Southampton, PA 18966.

*Second Publication*

**ASPLEN, ANNE C.**, dec'd.

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

Executor: **RALPH W. ASPLEN**, 222 Vernon Road, Morrisville, PA 19067.

**AUCELLO, RITA J.** a/k/a **RITA JEAN AUCELLO**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **JUANITA A. DAVIES**, 115 Fox Chase Drive, Delran, NJ 08075.

**BADMANN, RALPH K.**, dec'd.

Late of Southampton Township, Bucks County, PA.

Co-Executors: **ERIC W. BADMANN** and **KARLA R. COPPER** c/o Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.

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

**BAKER, SUSAN ELLEN** a/k/a **SUSAN E. KEASHON**, dec'd.

Late of Langhorne Manor Borough, Bucks County, PA.

Executrix: **AMANDA CAPIRIOTTI**, 2323 Wood St., Lancaster, PA 17603.

**BALL, THOMAS WILLIAM** a/k/a **THOMAS W. BALL**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **MARIANNE O'SULLIVAN**, 2530 Damian Drive, Hatboro, PA 19040.

**BEANS, BETTY J.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **CAROL D. DUKE** c/o James M. Martin, Esq., One Neshaminy Interplex, Ste. 202, Trevoise, PA 19053-6959.

Attorney: **JAMES M. MARTIN**, Martin and Martin, P.C., One Neshaminy Interplex, Ste. 202, Trevoise, PA 19053-6959.

**BENYOVSZKY, KATHERINE D.**, dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **PAUL M. BENYOVSZKY**, 11 Brookdale Dr., New Britain, PA 18901.

Attorneys: **A. VICTOR MEITNER, JR. P.C.**, 564 Skippack Pike, Blue Bell, PA 19422.

**BENYOVSZKY, PAUL**, dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **PAUL M. BENYOVSZKY**, 11 Brookdale Dr., New Britain, PA 18901.

Attorneys: **A. VICTOR MEITNER, JR. P.C.**, 564 Skippack Pike, Blue Bell, PA 19422.

**BERRY, SUZANNE E.** a/k/a **SUZANNE BERRY**, dec'd.

Late of Plumstead Township, Bucks County, PA.

Administrators: **RONALD BERRY, MEGAN GILLAHAN, COLLEEN ROSS** and **MATTHEW BERRY** c/o Sarah A. Eastburn, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901.

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

**BERRY, THOMAS E.** a/k/a **THOMAS BERRY**, dec'd.

Late of Plumstead Township, Bucks County, PA.

Administrators: **RONALD BERRY, MEGAN GILLAHAN, COLLEEN ROSS** and **MATTHEW BERRY** c/o Sarah A. Eastburn, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901.

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

**BRANDECKER, EDWARD J., JR.**, dec'd.

Late of Solebury Township, Bucks County, PA.

Administrators: **STEPHANIE RADCLIFFE** and **EDWARD J. BRANDECKER, SR.** c/o Steven A. Cotlar, Esquire, 23 West Court St., Doylestown, PA 18901.

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

**CARPENTER, GERTRUDE W.** a/k/a **TRUDY CARPENTER**, dec'd.

Late of East Rockhill Township, Bucks County, PA.

Executors: **SANDRA McINTYRE**, 114 Dublin Way, Perkasio, PA 18944 and **GLENN CARPENTER**, 112 Belmont Drive, Chalfont, PA 18944.

**CHRISTMAN, BONITA L.**, dec'd.

Late of Sellersville Borough, Bucks County, PA.

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

**CREELMAN, WILLIAM JOHN**, dec'd.

Late of Langhorne Borough, Bucks County, PA.

Executor: **TIMOTHY J. CREELMAN**, 101 Brindle Court, Eagleville, PA 19403.

**DAVIS, JOSHUA** a/k/a **JOSHUA ROBERT DAVIS**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executors: **RICHARD DAVIS** and **DEBBIE DAVIS**, 522 Ashton Circle, Langhorne, PA 19053.

Attorney: **CHARLES P. MALONEY, IV**, Goldberg, Goldberg & Maloney, 213-215 W. Miner St., West Chester, PA 19382.

**DEAN, VELIA**, dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Executors: **AURORA DEAN** and **MATT HUFNAGEL** c/o Donna J. Wengiel, Esq., Two N. State St., Newtown, PA 18940.

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

**DOETTGER, BERNARD W., JR.**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **WILLIAM B. AHN-DOETTGER**, 1302 Fairhill Road, Sellersville, PA 18960.

Attorney: **SCOTT A. PETRI**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

**DRUST, CHARLOTTE M.**, dec'd.

Late of Lower Makefield, Bucks County, PA.

Executor: **ROBERT DRUST**, 264 Highspring St., Las Vegas, NV 89138.

**DUNLAP, LINDA L.** a/k/a **LINDA DUNLAP**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **DAVID F. DUNLAP** c/o Adrienne Anderson, Esq., 922 Bustleton Pike, Feasterville, PA 19053.

Attorney: **ADRIENNE ANDERSON**, 922 Bustleton Pike, Feasterville, PA 19053.

**DURNAN, JAMES L.**, dec'd.

Late of Bridgeton Township, Bucks County, PA.

Executrix: **MARYANN JESIOLOWSKI** c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.

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



**ELDER, ANNIE MARTHA**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **NANCY LOFTUS** c/o D. Keith Brown, Esq., Two N. State St., Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert and Yates, Two N. State St., Newtown, PA 18940.

**ELLWANGER, WILLI F. a/k/a WILLI F. WANGER**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **JOANNE J. WEISSGERBER** c/o Bruce A. Nicholson, Esq., 104 North York Road, Hatboro, PA 19040.

Attorney: **BRUCE A. NICHOLSON**, 104 North York Road, Hatboro, PA 19040.

**ENGLAND, EDNA N.**, dec'd.

Late of Bucks County, PA.

Executrix: **MARY E. SHAW** c/o Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.

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

**FESTA, GEORGE JOSEPH a/k/a GEORGE J. FESTA**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **JAMES A. STEIN**, 805 Meadowcrest Lane, Douglassville, PA 19518.

**FLICK, LEO J.**, dec'd.

Late of Chalfont Borough, Bucks County, PA.

Executrix: **BRIANNA MARIA FLICK** c/o Norman Mittman, Esquire, 593 Bethlehem Pike, Suite 1, Montgomeryville, PA 18936.

Attorney: **NORMAN MITTMAN**, 593 Bethlehem Pike, Suite 1, Montgomeryville, PA 18936.

**FORAN, BERNICE A.**, dec'd.

Late of Falls Township, Bucks County, PA.

Executor: **MICHAEL L. FORAN**, 28 Cable Rd., Levittown, PA 19057.

Attorney: **CARRIE SCATTERGOOD**, Rothkoff Law Group, Seven Neshaminy Interplex, Ste. 403, Trevoise, PA 19053.

**FORCE, ROBERT W. a/k/a BOB FORCE**, dec'd.

Late of Levittown, Bucks County, PA.

Administratrix: **SHAWN M. FORCE**, 68 Friendly Ln., Levittown, PA 19055.

**FOSTER, RANDALL NOEL**, dec'd.

Late of Richland Township, Bucks County, PA.

Administrator: **JARED J. FOSTER** c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.

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

**FRANKENFIELD, LARRY S.**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executrix: **DAWN L. TROEGLER** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

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

**GABRIEL, MARY ELIZABETH a/k/a MARY E. GABRIEL**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **JOSEPH GABRIEL** c/o Don F. Marshall, Esq., Two N. State St., Newtown, PA 18940.

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

**GEYER, WILLIAM G., JR.**, dec'd.

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

Executor: **HOWARD H. GEYER**, 547 Grant Street, Newtown, PA 18940.

Attorney: **TRAVIS A. GOLD**, 237 South York Road, Hatboro, PA 19040.

**GNIEWEK, ADELE M.**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **DAVID GNIEWEK**, 34a Crestview Road, Mountain Lakes, NJ 07046.

**GUILES, EARL K.**, dec'd.

Late of Springfield Township, Bucks County, PA.

Executrix: **ADELE L. KRIKORY** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

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

**HANSHEW, ELLA R.**, dec'd.

Late of Milford Township, Bucks County, PA.

Co-Executors: **JENNIFER S. MARNOCH** and **JASON D. HANSHEW**.

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

**HARLAN, IRA G.**, dec'd.

Late of New Britain Borough, Bucks County, PA.

Executor: **KEVIN G. HARLAN**, 395 E. Dark Hollow Rd., Pipersville, PA 18947.

**HERR, JACQUELINE a/k/a JACQUELINE R. HERR**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **STEPHEN H. BREHM a/k/a STEVEN BREHM**, 3 Alicia Circle, Sinking Spring, PA 19608.

Attorney: **SCOTT C. PAINTER**, Law Office of Scott C. Painter, P.C., 906 Penn Avenue, Suite 1, Wyomissing, PA 19610.

**HOLTZ, STEPHANIE J.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **TIMOTHY J. HOLTZ c/o Grim, Biehn & Thatcher**, P.O. Box 215, Perkasio, PA 18944-0215.

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

**HUEY, ROBERT BRUCE a/k/a ROBERT B. HUEY**, dec'd.

Late of Lower Makefield, Bucks County, PA.

Executrix: **PATRICIA ANNE ARMSTRONG**, 1012 Evergreen Rd., Yardley, PA 19067.

**HUMPHREY, CHESTER R.**, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executrix: **KIMBERLY A. SWEENEY**, 1013 Old School Road, Quakertown, PA 18951.

Attorney: **WILLIAM H.R. CASEY**, 99 East Court Street, Doylestown, PA 18901.

**KALIX, LYNN C.**, dec'd.

Late of Quakertown Borough, Bucks County, PA.

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

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

**KAUFMAN, RAY C.**, dec'd.

Late of Telford Borough, Bucks County, PA.

Executor: **THOMAS R. KAUFMAN c/o Grim, Biehn & Thatcher**, P.O. Box 215, Perkasio, PA 18944-0215.

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

**KISSIG, HARRY W., SR.**, dec'd.

Late of Hulmeville, Bucks County, PA.

Executor: **HARRY W. KISSIG, JR.**, 11215 Glover Road, Port Richey, FL 34668.

**MORRISON, FORREST GERALD a/k/a JERRY MORRISON**, dec'd.

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

Executrix: **JACQUELINE ANN LAWSON**, 5497 170th Pl. SE, Bellevue, WA 98006.

**OCCHI, CESARE**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Co-Executors: **MARIA MONSCHEIN** and **FRANK OCCHI c/o Clemons Richter and Reiss**, 2003 S. Easton Rd., Suite 300, Doylestown, PA 18901.

Attorney: **VICKI L. KUSHTO**, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901.

**PADGLICK, BETTY A. a/k/a ELIZABETH A. PADGLICK**, dec'd.

Late of Bristol Township, Bucks County, PA.

Co-Executrices: **JANE M. KANE** and **ANN E. HENRY c/o William E. Scott**, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

Attorney: **WILLIAM E. SCOTT**, Jackson, Cook, Caracappa & Scott, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

**PHINNEY, SHIRLEY E. a/k/a SHIRLEY ELAINE PHINNEY, dec'd.**

Late of Perkasio Borough, Bucks County, PA.

Executrix: **SHIRLEY PHINNEY**, 513 Lafayette St., Cape May, NJ 08264.

Attorney: **COLIN J. DEVLIN**, Lex Nova Law, LLC, 10 E. Stow Rd., Ste. 250, Marlton, NJ 08053.

**PIERCE, SAMUEL G., dec'd.**

Late of Bristol, Bucks County, PA.

Executor: **SAMUEL C. PIERCE**, 211 Grant Avenue, Croydon, PA 19021.

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

**POWELL, BENJAMIN, dec'd.**

Late of Tinicum Township, Bucks County, PA.

Executrix: **SUSAN M. WU a/k/a SUSAN WU** c/o D. Rodman Eastburn, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901.

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

**PURSELL, GRACE a/k/a GRACE R. PURSELL, dec'd.**

Late of Falls Township, Bucks County, PA.

Executrix: **MARY E. PURSELL-BRACKEN** c/o Kenneth D. Federman, Esq., 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

Attorney: **KENNETH D. FEDERMAN**, Rothberg & Federman, P.C., 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

**REESE, PATRICIA A. a/k/a PATRICIA REESE, dec'd.**

Late of Buckingham Township, Bucks County, PA.

Executor: **THOMAS D. REESE, JR. a/k/a THOMAS DAVID REESE** c/o Sarah A. Eastburn, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901.

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

**RICHARDSON, GEORGE A., dec'd.**

Late of Bensalem, Bucks County, PA.

Administratrix: **CASEY J. RICHARDSON**, 2053 River Road, Bensalem, PA 19020.

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

**ROBERTS, CATHERINE M., dec'd.**

Late of Chalfont, Bucks County, PA.

Executrix: **LINDA A. UNDERKOFFLER** c/o Charles G. Cheleden, Esq., 275 South Main Street, Suite 11, Doylestown, PA 18901.

Attorney: **CHARLES G. CHELEDEN**, 275 South Main Street, Suite 11, Doylestown, PA 18901.

**ROBERTS, GARY ELLIS a/k/a GARY ROBERTS, dec'd.**

Late of Perkasio Borough, Bucks County, PA.

Administratrix: **SAMANTHA LEE ROBERTS** c/o Charles G. Cheleden, Esq., 275 South Main Street, Suite 11, Doylestown, PA 18901.

Attorney: **CHARLES G. CHELEDEN**, 275 South Main Street, Suite 11, Doylestown, PA 18901.

**SALVITTY, ANTHONY W., SR., dec'd.**

Late of Bristol Township, Bucks County, PA.

Co-Executors: **MARK J. SALVITTY**, 805 Arthur Ave., Bristol, PA 19007 and **ANTHONY W. SALVITTY, JR.**, 907 Laings Ave., Bristol, PA 19007.

**SATTERFIELD, ELEANOR M. a/k/a ELEANOR T. SATTERFIELD, dec'd.**

Late of Churchville, Bucks County, PA.

Executor: **DALE SATTERFIELD, SR.**, 73 Mohawk Drive, Richboro, PA 18954.

Attorney: **SCOTT A. PETRI**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

**SCHMID, JUDITH STANDKE a/k/a JUDITH FABER, dec'd.**

Late of Bensalem, Bucks County, PA.

Executrix: **BARBARA STANDKE**, 302 3rd Ave., Cherry Hill, NJ 08002.

**SMITH, WALTER ELOF a/k/a WALTER E. SMITH, dec'd.**

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

Executor: **KEVIN E. SMITH**, 2231 Orchard Hill Circle, Warrington, PA 18976.

Attorney: **STEPHEN B. HARRIS**, 1760 Bristol Road, P.O. Box 160, Warrington, PA 18976-0160.

**STEINBERG, STANLEY A.**, dec'd.

Late of Warminster, Bucks County, PA.

Personal Representative: **JACQUELINE RAGINSKY a/k/a JACQUELINE R. REGINSKY** c/o Richard L. Newman, Esquire, Park Terrace, 275 S. Main Street, Suite 6, Doylestown, PA 18901.

Attorney: **RICHARD L. NEWMAN**, Park Terrace, 275 S. Main Street, Suite 6, Doylestown, PA 18901.

**WEABER, MARY L.**, dec'd.

Late of Richland Borough, Bucks County, PA.

Executrix: **JOAN W. FRAME a/k/a JOAN WEABER FRAME** c/o Denise M. Antonelli, Esq., 17 E. Gay St., Ste. 100, West Chester, PA 19380.

Attorney: **DENISE M. ANTONELLI**, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380.

**WOLF, BETSY A.**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **GEORGE LUSKUS**, 745 Yorkway Place, Jenkintown, PA 19046.

Attorney: **HILARY FUELLEBORN**, Luskus & Fuelleborn, P.C., 745 Yorkway Place, Jenkintown, PA 19046.

**YARNELL, GLORIA JEAN a/k/a GLORIA J. YARNELL**, dec'd.

Late of Falls Township, Bucks County, PA.

Administrators: **JOSEPH M. YARNELL a/k/a JOSEPH MICHAEL YARNELL** and **ANDREW R. YARNELL** c/o Michael A. Klimpl, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.  
Attorney: **MICHAEL A. KLIMPL**, Anheil Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

**YEAGLE, BRUCE C. a/k/a BRUCE YEAGLE and BRUCE C. YEAGLE, SR.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **BRUCE C. YEAGLE, JR.**, 668 Elmwood Ave., Trevoze, PA 19053.

*Third and Final Publication*

**BECKETT, STANLEY E.**, dec'd.

Late of Pennel Borough, Bucks County, PA.

Executor: **DAVID M. BECKETT** c/o Joseph P. Caracappa, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

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

**BOSTWICK, AUDREY A. a/k/a AUDREY BOSTWICK**, dec'd.

Late of Bedminster Township, Bucks County, PA.

Executor: **RICHARD M. O'DONNELL**, 170 Fairview Road, East Fallowfield, PA 19320.

Attorney: **JOHN FRAZIER HUNT**, Hunt & Ayres, P.C., 1631 Locust Street, 2nd Floor, Philadelphia, PA 19103.

**BOYER, PHYLLIS D. a/k/a PHYLLIS DARLENE BOYER**, dec'd.

Late of Milford Township, Bucks County, PA.

Executrix: **MICHELLE A. KUDER** c/o Rebecca M. Young, Esq. and Lia K. Snyder, Esq., Young & Young, 119 E. Main Street, Macungie, PA 18062.

Attorneys: **REBECCA M. YOUNG** and **LIA K. SNYDER**, Young & Young, 119 E. Main Street, Macungie, PA 18062.

**BROWN, CONSTANCE E. a/k/a CONSTANCE BROWN**, dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **SUSAN H. BROWN**, 672 Trenton Rd., Fairless Hills, PA 19030.

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

**CARPITELLA, JOHN J., JR. a/k/a JOHN J. CARPITELLA and JOHN JOSEPH CARPITELLA**, dec'd.

Late of Warrington, Bucks County, PA.

Executors: **SHARON M. ENGH**, 517 Caddy Drive, Doylestown, PA 18901 and **JOHN J. CARPITELLA, III**, 1828 Augusta Drive, Jamison, PA 18929.

**CIPOLLO, SUSAN J.**, dec'd.

Late of Warrington Township, Bucks County, PA.

Executor: **LOUIS R. CIPOLLO** c/o Warren J. Kauffman, Esq., 1650 Market St., Ste. 1800, Philadelphia, PA 19103.

Attorney: **WARREN J. KAUFFMAN**, White and Williams LLP, 1650 Market St., Ste. 1800, Philadelphia, PA 19103.

**COSTELLO, MARGARET** a/k/a

**MARGARET M. COSTELLO** a/k/a **MARGARET T. COSTELLO** and **MARGARET M. HAIGHT**, dec'd.

Late of Warrington Twp., Bucks County, PA.

Executrix: **KERRY HAIGHT UROFSKY** a/k/a **KERRY MARIE UROFSKY**, 309 Bentwood Dr., Warrington, PA 18976.

Attorney: **JOEL G. KALMAN**, Law Offices of Joel G. Kalman, Kalman Plaza, 105 Paddlewheel Circle, Southampton, PA 18966.

**CROSSLEY, WILLIAM** a/k/a **WILLIAM CROSSLEY, JR.**, dec'd.

Late of Langhorne Borough, Bucks County, PA.

Executrix: **REBECCA KUENZIG EVANS**, 534 Linton Hill Road, Newtown, PA 18940.

**DiDONATO, PAMELA JOAN**, dec'd.

Late of Bensalem, Bucks County, PA.

Administratrix: **AMY DiDONATO**, 3436 Rose Ave., Trevoise, PA 19053.

**DONO, RALPH V.** a/k/a **RALPH VINCENT DONO**, dec'd.

Late of Middletown Township, Bucks County, PA.

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

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

**DRENKHAHN, MATTHEW EMIL**, dec'd.

Late of Bedminster Township, Bucks County, PA.

Administrator: **DONALD DENNIS DRENKHAHN**, 138 Hughes Avenue, Sellersville, PA 18960.

Attorney: **ROBERT E. FRAVEL**, 123 N. Main Street, Suite 101B, Dublin, PA 18917.

**ERDMAN, FRANK GREGORY** a/k/a **FRANK G. ERDMAN**, dec'd.

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

Executrix: **FLORENCE D. ERDMAN**, 2062 Clover Mill Rd., Quakertown, PA 18951.

**FITZGERALD, JOHN ALLEN** a/k/a **JOHN A. FITZGERALD**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **GEORGE B. FITZGERALD** c/o Laura M. Mercuri, Esq., 104 North York Road, Hatboro, PA 19040.

Attorney: **LAURA M. MERCURI**, 104 North York Road, Hatboro, PA 19040.

**GIBSON, DENNIS**, dec'd.

Late of Quakertown, Bucks County, PA.

Administrator: **JAMES M. SCHILDT**, Esquire, Williams and Schildt, P.C., 1007 W. Broad Street, Quakertown, PA 18951.

**GREEN, JOHN P.**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Administratrix C.T.A.: **PATRICIA C. GREEN** c/o Brian R. Price, Esq., 140 E. Butler Ave., Chalfont, PA 18914.

Attorney: **BRIAN R. PRICE**, Semanoff Ormsby Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914.

**INGRAM, GENE P., SR.** a/k/a **GENE PAUL INGRAM**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executors: **GENE P. INGRAM, JR.**, 44 Rose St., Feasterville, PA 19053 and **TAMI BRANDEN (INGRAM)**, 2440 Old Bristol Rd., Holland, PA 18966.

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

**JOHNSON, THOMAS MICHAEL**, dec'd.

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

Administratrix: **THERESA ANN JOHNSON**, 2032 Durham Rd., New Hope, PA 18938.

**KAMNIK, CHARLES H.**, dec'd.

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

Executrix: **MARLENE K. KAMNIK**, 131 Goldenridge Drive, Levittown, PA 19057.

**LANDES, VIOLET R. a/k/a VIOLET LANDES, dec'd.**

Late of West Rockhill Twp., Bucks County, PA.

Executrix: **VIOLET R. MOYER**, 1003 Pine Cir., Telford, PA 18969.

Attorney: **J. OLIVER GINGRICH**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

**LANDIS, PAULIA SUE, dec'd.**

Late of Telford Borough, Bucks County, PA.

Executor: **DONALD LANDIS** c/o John H. Filice, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

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

**LUTZ, RICHARD A., dec'd.**

Late of Warminster Township, Bucks County, PA.

Executors: **LEWIS A. MURCHISON** and **ELIZABETH F. ROUSH** c/o Daniella A. Horn, Esq., 2202 Delancey Place, Philadelphia, PA 19103.

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

**MAMYROV, NURGAZY, dec'd.**

Late of Middletown Township, Bucks County, PA.

Administrator: **ADILET MAMYROV** c/o Daniella A. Horn, Esq., 2202 Delancey Place, Philadelphia, PA 19103.

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

**McCAW, RONALD, dec'd.**

Late of Warminster Township, Bucks County, PA.

Executor: **JAMES McCAW** c/o John J. McAnaney, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

Attorney: **JOHN J. McANANEY**, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

**McMANIMIE, JEAN C., dec'd.**

Late of Bensalem, Bucks County, PA.

Executor: **GLEN McMANIMIE**, 122 Terrace Rd., Levittown, PA 19056.

**MELE, ANTHONY J. a/k/a ANTHONY MELE, dec'd.**

Late of Warminster Township, Bucks County, PA.

Executor: **CARL D. MELE** c/o Alan G. Wandalowski, Esq., P.O. Box 50, Doylestown, PA 18901.

Attorney: **ALAN G. WANDALOWSKI**, Anheil Maslow & MacMinn, LLP, P.O. Box 50, Doylestown, PA 18901.

**MONTGOMERY, WILLIAM J., dec'd.**

Late of Bensalem Township, Bucks County, PA.

Executrix: **LORI I. LEX a/k/a LORI MONTGOMERY LEX**, 555 Constitutional Drive, Warminster, PA 18974.

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

**MORRIS, ELIZABETH A., dec'd.**

Late of Warminster, Bucks County, PA.

Executor: **HARRY J. MORRIS**, 533 Windy Hill Lane, West Chester, PA 19382.

**NARDUCCI, JOSEPH ANTHONY a/k/a JOSEPH A. NARDUCCI, dec'd.**

Late of Northampton Township, Bucks County, PA.

Executrix: **JOANNE M. SMITH**, 247 Sydney Rd., Holland, PA 18966.

**NYE, VALIERE J., dec'd.**

Late of Lower Makefield Township, Bucks County, PA.

Co-Executrices: **AMY L. WILEY** and **SHARON G. CARBONE** c/o William E. Scott, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

Attorney: **WILLIAM E. SCOTT**, Jackson, Cook, Caracappa & Scott, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

**OSBALDESTON, STEPHEN a/k/a STEVE OSBALDESTON, dec'd.**

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



- Executrix: **MRS. JULIE ANN OSBALDESTON**, 2405 State Rd., Croydon, PA 19021.
- PALMER, LOUIS B.**, dec'd.  
Late of Warrington, Bucks County, PA.  
Executor: **STEPHEN T. PALMER**, 8885 Easton Road, Ottsville, PA 18942.
- PINE, MARY A.**, dec'd.  
Late of Warrington Township, Bucks County, PA.  
Executors: **LORRAINE A. DACRI** and **EUGENE W. PINE** c/o Thomas Bowman, Esq., 162 S. Easton Rd., Glenside, PA 19038.  
Attorney: **THOMAS BOWMAN**, 162 S. Easton Rd., Glenside, PA 19038.
- RACHUBA, NOREEN** a/k/a **NOREEN SCHNEIDER**, dec'd.  
Late of Fairless Hills, Falls Township, Bucks County, PA.  
Executrix: **DESTINY GALLAGHER**, 619 Trenton Road, Fairless Hills, PA 19030.
- RUSSELL, NANCY V.**, dec'd.  
Late of Lower Makefield Township, Bucks County, PA.  
Executrix: **COLLEEN R. CRISTE** c/o William E. Scott, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.  
Attorney: **WILLIAM E. SCOTT**, Jackson, Cook, Caracappa & Scott, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.
- SABOL, RICHARD, JR.**, dec'd.  
Late of New Britain Borough, Bucks County, PA.  
Administratrix: **AILEEN B. SABOL**, 116 Pawnee Rd., New Britain, PA 18901.  
Attorney: **REBECCA A. HOBBS**, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464.
- SCRIPNICENCU, LINDA** a/k/a **LINDA BONNIE SHIELDS**, dec'd.  
Late of Upper Southampton, Bucks County, PA.  
Executrix: **HEATHER SCRIPNICENCU**, 1101 Eagle Rd., Huntingdon Valley, PA 19006.
- SHAPIRO, CHARLOTTE F.** a/k/a **CHARLOTTE FREEMAN SHAPIRO** a/k/a **CHARLOTTE SHAPIRO** and **CHARLOTTE FREEMAN**, dec'd.  
Late of Tincum Township, Bucks County, PA.
- Executrix: **MARY HOFFMAN** a/k/a **MARY ELLEN HOFFMAN** c/o Sarah A. Eastburn, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901.  
Attorney: **SARAH A. EASTBURN**, Eastburn and Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901.
- SLATER, SANDRA E.**, dec'd.  
Late of Quakertown Borough, Bucks County, PA.  
Executors: **DAVID H. HOMER** a/k/a **DAVID HOMER** and **PAMELA D. HOMER** a/k/a **PAMELA HOMER** c/o Norman E. Blatt, Jr., Esq., 1218 Delaware Avenue, Bethlehem, PA 18015.  
Attorney: **NORMAN E. BLATT, JR.**, 1218 Delaware Avenue, Bethlehem, PA 18015.
- SMITH, VERNA M.**, dec'd.  
Late of Milford Twp., Bucks County, PA.  
Executor: **RANDALL T. SMITH**, 59 Kenwood Cr., Quakertown, PA 18951.  
Attorney: **JEFFREY K. LANDIS**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.
- TCHIMAYAN, MARAL** a/k/a **MARAL MARIE TCHIMAYAN** and **MARIE TCHIMAYAN**, dec'd.  
Late of Lower Southampton Township, Bucks County, PA.  
Administratrix C.T.A.: **DIANE R. OSTERHOUT** c/o Richard C. Osterhout, Esquire, P.O. Box 844, Bensalem, PA 19020.  
Attorney: **RICHARD C. OSTERHOUT**, P.O. Box 844, Bensalem, PA 19020.
- TYRRELL, KAREN L.**, dec'd.  
Late of Bucks County, PA.  
Executrix: **JENNIFER WIDMER** c/o Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.  
Attorney: **GERALD L. BOWEN, JR.**, Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.
- URSIC, DORIS M.**, dec'd.  
Late of the Township of Middletown, Bucks County, PA.  
Executrix: **CATHARINE OBERTHORN** a/k/a **CATHERINE OBERTHORNE**, 126 Green Tree Tavern, North Wales, PA 19454.

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

**VILE, EDWIN S., III**, dec'd.

Late of Hulmeville Borough, Bucks  
County, PA.

Executrix: **KIMBERLY A. HALLEY-  
VILE**, 221 Reetz Ave., Hulmeville, PA  
19047.

Attorney: **WILLIAM M. COWAN,  
JR.**, 402 Middletown Blvd., Ste. 202,  
Langhorne, PA 19047.

**VOLK, DOLORES JANE a/k/a DOLORES  
J. VOLK**, dec'd.

Late of Lower Southampton Township,  
Bucks County, PA.

Executor: **KARL VOLK** c/o Bryan J.  
Adler, Esq., 7 Neshaminy Interplex Dr.,  
Ste. 403, Trevoise, PA 19053-6976.

Attorney: **BRYAN J. ADLER**, Rothkoff  
Law Group, 7 Neshaminy Interplex Dr.,  
Ste. 403, Trevoise, PA 19053-6976.

**WATTS, RUTH G.**, dec'd.

Late of Telford Borough, Bucks County,  
PA.

Executrix: **LINDA E. WATTS-HAAPT**  
c/o John H. Filice, Esquire, Rubin,  
Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

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

**WEHRLE, ANNE P.**, dec'd.

Late of Warminster Township, Bucks  
County, PA.

Executor: **PAUL LEESTMA** c/o Alice  
Hart Hughes, Esq., 4 Terry Dr., Ste. 3,  
Newtown, PA 18940.

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

**WENSTRUP, JAMES H. a/k/a JAMES  
WENSTRUP**, dec'd.

Late of Warwick Township, Bucks  
County, PA.

Executors: **JOY DANNENBERG**  
a/k/a **JOY A. DANNENBERG**, 941  
N. Hill Dr., West Chester, PA 19380  
and **STEPHEN TRANQUILLO** a/k/a  
**STEPHEN V. TRANQUILLO**, 1418  
Jericho Rd., Abington, PA 19001.

Attorney: **E. GARRETT GUMMER,  
III**, Gummer Elder Law Offices, 1260  
Bustleton Pike, Feasterville, PA 19053.

**WIKTORSKI, MARY LORETTA a/k/a M.  
LORETTA WIKTORSKI**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **TOVA WEISS**, Esquire, 648  
2nd Street Pike, Southampton, PA 18966.

## Foreign Withdrawal

NOTICE IS HEREBY GIVEN THAT,  
pursuant to the provisions of Section 4129  
of the Business Corporation Law of 1988,  
**ALLIE'S FRIENDS FOUNDATION**, a  
nonprofit corporation of the State of Montana,  
with principal office at 128 Wilderness Ridge  
Trail, Big Sky, MT 59716, and registered  
office in PA at 360 Woodhill Rd., Newtown,  
PA 18940, which on September 3, 2021 was  
granted a Certificate of Authority to transact  
business in the Commonwealth, intends to file  
an Application for Termination of Authority  
with the Department of State.

**Cozen O'Connor**, Solicitors  
1001 Conshohocken State Rd.  
Ste. 2-400  
West Conshohocken, PA 19428

Mar. 31

## Miscellaneous

IN THE COURT OF COMMON PLEAS  
BUCKS COUNTY  
CIVIL DIVISION  
NO. 21-02311-35

**IN RE: CERTIFICATE OF TITLE FOR  
VIN#57XAAPFA6H8122781**

A Petition has been filed by Federated  
Mutual Insurance Company at Docket No. 21-  
02311-35 in the Court of Common Pleas of  
Bucks County, Pennsylvania, by and through  
its counsel, Callahan & Fusco, to obtain a  
Court Order issuing a Certificate of Title to  
Petitioner for a 2017 Polaris Slingshot motor  
vehicle, bearing vehicle identification number  
57XAAPFA6H8122781. The Court has fixed  
April 11, 2022 as the date for which any party  
in interest may file a response to the petition  
by.

Should any party in interest wish to show  
cause as to why relief should not be granted  
to Petitioner, they must file a response to the

petition on or before April 11, 2022. You are warned that if you fail to do so, the Order may proceed without you and a judgment may be entered without further notice for the relief requested by the Petitioner. 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. All persons having claims or demands against the same are requested to file a response to the Petitioner's attorneys as named below:

**Mitchell Ayes**, Esquire  
Callahan & Fusco, LLC  
Attorneys for Petitioner  
Federated Mutual Insurance Company  
100 N. 18<sup>th</sup> Street  
Suite 300  
Philadelphia, PA 19103  
(877) 618-9770

Mar. 31

COURT OF COMMON PLEAS  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2021-06684

NOTICE OF ACTION IN EJECTMENT

**Mark Principi**, Plaintiff

vs.

**William F. Dahl and Occupants**, Defendants  
NOTICE TO DEFEND**TO: The Defendants, William F. Dahl and Occupants**

TAKE NOTICE that the Plaintiff has filed an action in Ejectment, as captioned above.

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within TWENTY (20) DAYS after this Complaint is served by entering a written appearance personally or by an attorney, and filing with the Court, in writing, your defense 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 OR CANNOT

AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE  
Bucks County Bar Association  
135 East State Street  
Doylestown, PA 18901  
(215) 348-9413

**Henry E. Van Blunk**, Esquire  
Atty. I.D. No. 70751  
Eastburn and Gray, P.C.  
Attorneys for Plaintiff, Mark Principi  
60 E. Court St.  
Box 1389  
Doylestown, PA 18901  
(215) 345-7000  
Fax (215) 345-9142  
hvanblunk@eastburngray.com

Mar. 31

## Trust Notice

Notice is hereby given that the settlor of the revocable trust set forth below has died, and no personal representative has been appointed for said decedent's estate. All persons having claims or demand against said decedent are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to the trustee or the trustee's attorney as named below:

### *Second Publication*

THE STANLEY G. NAUDASCHER AND  
MARILYN A. NAUDASCHER TRUST  
AGREEMENT DATED 01/25/2005.

**MARILYN A. NAUDASCHER**, dec'd.  
Late of Richlandtown, Bucks County, PA.  
Trustee: **TERESA A. NAUDASCHER**,  
551 Richlandtown Pk., Richlandtown, PA  
18955.

Attorney: **J. OLIVER GINGRICH**,  
Landis, Hunsberger, Gingrich & Weik,

LLP, 114 East Broad Street, P.O. Box  
64769, Souderton, PA 18964.

TRUST OF **JAMES F. ROTH** a/k/a **JAMES  
FRANK ROTH**, dec'd.

Late of Warminster, Warminster  
Township, Bucks County, PA.

Trustee: **SANDRA FREEMAN** c/o  
Stuart T. Shmookler, Esquire, 33 South  
7th Street, P.O. Box 4060, Allentown, PA  
18105-4060.

Attorney: **STUART T. SHMOOKLER**,  
Gross McGinley, LLP, 33 South 7th  
Street, P.O. Box 4060, Allentown, PA  
18105-4060.



Workers' Compensation | Personal Injury | Auto Accident

---

Timothy P. Brennan, Esq. | [tim@brennanoffices.com](mailto:tim@brennanoffices.com) | (215) 345-4020

105-111 N. Broad Street · Suite 1 · Doylestown, PA 18901

[www.brennanoffices.com](http://www.brennanoffices.com)



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For more information, contact Kristen Norcross at 215-348-9413 or [kristenn@bucksbar.org](mailto:kristenn@bucksbar.org)

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135 E. State St.  
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please contact [KristenN@BucksBar.org](mailto:KristenN@BucksBar.org)



**PERIODICAL PUBLICATION**

**\*Dated Material. Do Not Delay. Please Deliver Before Monday, April 4, 2022**



*back row:* William J. Stein | Howard N. Greenberg | Michael B. Dubin | Phyllis Horn Epstein  
*front row:* Mary Jo Baum | Karen F. Angelucci | Brian R. Price | Alissa B. Gorman | Jocelin A. Price

## **Our Trusts & Estates Group**

**Our team of attorneys, law specialists and paralegals has been providing sophisticated, specialized estate planning to our clients for over 40 years.**

*Adjudication of Accountings Before the Orphans' Court • Asset Protection • Charitable Gift Transfers & Planning • Durable Financial Powers of Attorney • Dynasty Trusts • Estate & Trust Administration & Litigation • Family Limited Partnerships & Limited Liability Companies • Federal Estate & State Inheritance Tax Return Preparation • Federal Gift Tax Return Preparation • Generation Skipping Transfer Tax Planning & Tax Return Preparation • Guardianships • Health Care Powers of Attorney & Advance Directives • Intentionally Defective Grantor Trusts • Irrevocable Trusts • Lifetime Transfers • Post-Mortem Tax Planning • Prenuptial & Postnuptial Agreements • Preparation of Fiduciary Accountings & Income Tax Returns • Private Foundations • Probate • Qualified Personal Residence Trusts • Retirement Benefit Planning • Revocable Trusts • Simple & Complex Estate Planning • Special Needs Trusts • Transfer of Assets at Death • Wills & Will Contests*



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