

Sheriff's Sale*First Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, February 11, 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 #2018-06011

All that certain piece or parcel or Tract of land situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, and being known as 2472 Brandon Court, Bensalem, Pennsylvania 19020.

TAX PARCEL #02049114.

PROPERTY ADDRESS: 2472 Brandon Court, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TIMOTHY P. BECKEL, JEANETTE BECKEL a/k/a JEANETTE P. BECKEL.****TERRENCE McCABE**, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-05773

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

BEING KNOWN AS: 419 Rutgers Ct., Bensalem, PA 19020.

TAX PARCEL #02-094-419.

PROPERTY ADDRESS: 419 Rutgers Ct., Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MAURA SANTIAGO.****ROBERT CRAWLEY**, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2021-04321

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

TAX PARCEL #02-052-251.

PROPERTY ADDRESS: 5980 Mark Drive, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEANNE BRADY, JOHN J. BRADY.****MICHAEL T. McKEEVER**, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

BRISTOL BOROUGH

DOCKET #2018-07491

All that certain lot messuage and lot of land situate in the Second Ward of the **BOROUGH OF BRISTOL**, County of Bucks and State of Pennsylvania bounded and described according to a Survey made thereof by John P. Taylor on June 25, 1929 as follows, to wit: TAX PARCEL #04-023-025.

PROPERTY ADDRESS: 438 Washington Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SUSAN J. EARNEST.****CHRISTOPHER DeNARDO**, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2021-03738

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I v. HENRY E. VAN BLUNK, ESQ., IN HIS CAPACITY AS ADMINISTRATOR PENDENTE LITE OF THE ESTATE OF ANDREW K. BELL a/k/a ANDREW KENNETH BELL a/k/a ANDREW BELL; ELYSS SUPER, IN HER CAPACITY AS HEIR OF THE ESTATE OF ANDREW K. BELL a/k/a ANDREW KENNETH BELL a/k/a ANDREW BELL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANDREW K. BELL a/k/a ANDREW KENNETH BELL a/k/a ANDREW BELL, DECEASED owner(s) of property situate in the **BOROUGH OF BRISTOL**, BUCKS County, Pennsylvania, being 635 Corson Street, Bristol, PA 19007. TAX PARCEL #04-009-144.

PROPERTY ADDRESS: 635 Corson Street, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **HENRY E. VAN BLUNK, ESQ., IN HIS CAPACITY AS ADMINISTRATOR PENDENTE LITE OF THE ESTATE OF ANDREW K. BELL a/k/a ANDREW KENNETH BELL a/k/a ANDREW BELL; ELYSS SUPER, IN HER CAPACITY AS HEIR OF THE ESTATE OF ANDREW K. BELL a/k/a ANDREW KENNETH BELL a/k/a ANDREW BELL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANDREW K. BELL a/k/a ANDREW KENNETH BELL a/k/a ANDREW BELL, DECEASED.**

BROCK & SCOTT, PLLC

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

BRISTOL TOWNSHIP

DOCKET #2018-01959

All those three certain lots or pieces of ground with the buildings and improvements thereon erected. Situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, known and designated as Lots #199, #200, and #201 on Plan of Lots of Bath Addition, No. 2 drawn for Frank C. King, and recorded in the Office for the Recording of Deeds in Plan Book 1 Page 82, and described as follows, to wit:

TAX PARCEL #05-059-272.

PROPERTY ADDRESS: 803 Bayard Street, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **GAIL WALKER.**

CHRISTOPHER DeNARDO, Esquire

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

DOCKET #2018-07177

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE 4TH WARD OF **BRISTOL TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA.

TAX PARCEL #05-022-451.005.

PROPERTY ADDRESS: 1501 Mott Street, Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VINCENT CAPUTO.**

ROBERT P. DADAY, Esquire

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

DOCKET #2020-01269

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

TAX PARCEL #05-043-566.

PROPERTY ADDRESS: 23 Graystone Lane, Levittown, PA 19055.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONNA L. MANGOLD, CHRISTOPHER T. MANGOLD.**

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2021-02834

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

TAX PARCEL #05-018-009.

PROPERTY ADDRESS: 1825 Ritter Avenue, Bristol, PA 19007.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JASON R. BALL.**

MICHAEL McKEEVER, Esquire

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

EAST ROCKHILL TOWNSHIP

DOCKET #2017-04105

ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF EAST ROCKHILL**, and partly in the Township of Richland, County of Bucks and Commonwealth of Pennsylvania, bounded and described in accordance with a Survey dated July 21, 1964, prepared by G. Marvin Hendricks, Professional Engineer-Surveyor, M.R. 1 Perkasio, PA, as follows to wit:

TAX PARCEL #12-006-001-001.

PROPERTY ADDRESS: 6004 Axe Handle Road, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **NATHAN WEAVER, AMBER WEAVER.**

CHRISTOPHER DeNARDO, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

FALLS TOWNSHIP

DOCKET #2020-00723

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

BEING KNOWN AS: 96 LIBERTY DRIVE, LANGHORNE, PA 19047.

BEING PARCEL NUMBER: 13-004-844.

TAX PARCEL #13-004-844.

PROPERTY ADDRESS: 96 Liberty Drive, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN T. LIVINGSTON a/k/a JOHN LIVINGSTON.**

ROBERT FLACCO, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

LOWER MAKEFIELD TOWNSHIP

DOCKET #2019-04496

ALL THAT CERTAIN Unit in the property known, named and identified as Aspen Woods Condominium, SITUATE in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks, and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.C.S. 3101 et seq., by the recording in the Office of the Recorder of Deeds of Bucks County of a Declaration of Condominium of Aspen Woods, a condominium dated 12/18/1990 and recorded 12/20/1990 in Land Record Book 251 page 717, the First Amendment thereto dated 1/31/1991 and recorded 2/1/1991 in Land Record Book 262 page 1344, Second Amendment thereto dated 3/25/1991 and recorded 3/26/1991 in Land Record Book 279 page 84, Third Amendment thereto dated 5/23/1991 in Land Record Book 302 page 852 being designated as Unit 62, together with the undivided interest in

the Common Elements as set forth in and subject to adjustments in accordance with the Declaration.

TAX PARCEL #20-015-148-062.

PROPERTY ADDRESS: 554 Aspen Woods Drive, Yardley, PA 19067.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTIANNE KEMERY.**

CHRISTOPHER DeNARDO, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-06127

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

TAX PARCEL #20-015-148-062.

PROPERTY ADDRESS: 554 Aspen Woods Drive, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTIANNE KEMERY.**

MICHAEL McKEEVER, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP

DOCKET #2014-03471

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

TAX PARCEL #23-027-157.

PROPERTY ADDRESS: 2598 Daniels Lane, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARIA RAMOS a/k/a MARIA D. RAMOS, JUAN RUGLIANCICH a/k/a JUAN CARLOS RUGLIANCICH.**

MICHAEL McKEEVER, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-07732

ALL THAT CERTAIN PROPERTY SITUATED IN THE **TOWNSHIP OF MILFORD**, IN THE COUNTY OF BUCKS, AND THE COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #23-27-128.
 PROPERTY ADDRESS: 2501 Emerald Lane,
 Quakertown, PA 18951.
 IMPROVEMENTS: SINGLE FAMILY
 DWELLING.
 SOLD AS THE PROPERTY OF: **PATTI A.
 MOSKAUSKI.**
LOIS M. VITTI, Esquire
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

PLUMSTEAD TOWNSHIP

DOCKET #2019-05879
 ALL THAT CERTAIN TRACT OF
 LAND, HEREDITAMENTS AND
 APPURTENANCES, SITUATE IN THE
TOWNSHIP OF PLUMSTEAD, COUNTY
 OF BUCKS, COMMONWEALTH OF
 PENNSYLVANIA, ACCORDING TO A
 SURVEY AND PLAN THEREOF MADE
 JUNE 23, 1967 BY EDWARD B. BLUMRICK,
 REGISTERED LAND SURVEYOR, BEING
 MORE FULLY DESCRIBED IN A DEED
 DATED APRIL 10, 2002 AND RECORDED
 ON MAY 6, 2002 IN BOOK 2698 PAGE 926.
 TAX PARCEL #34-018-123-002.
 PROPERTY ADDRESS: 7010 Point Pleasant
 Pike, New Hope, PA 18938.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **PAUL
 THOMPSON a/k/a PAUL A. THOMPSON.**
ALICIA M. SANDOVAL, Esquire
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

SELLERSVILLE BOROUGH

DOCKET #2020-00862
 ALL THAT CERTAIN lot of land located in
 the **SELLERSVILLE BOROUGH**, County
 of Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #39-7-14.
 PROPERTY ADDRESS: 45 W. Clymer
 Avenue a/k/a 45 Clymer Ave., Sellersville, PA
 18960.
 IMPROVEMENTS: A RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **STEPHEN
 J. GEIGER, SHANNON M. LUTZ.**
MICHAEL T. McKEEVER, Esquire
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

SPRINGFIELD TOWNSHIP

DOCKET #2019-07953
 ALL THOSE CERTAIN LOTS OR PIECES
 OF GROUND SITUATE IN **SPRINGFIELD
 TOWNSHIP** BUCKS COUNTY,
 PENNSYLVANIA:
 BEING KNOWN AS: 2084 GALLOWS HILL
 ROAD, KINTNERSVILLE, PA 18930.
 BEING PARCEL NUMBER: 42-022-101-
 004.
 TAX PARCEL #42-022-101-004.
 PROPERTY ADDRESS: 2084 Gallows Hill
 Road, Kintnersville, PA 18930.
 IMPROVEMENTS: A RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **JASON S.
 PELLAK, TACEY FOSTER-PELLAK.**
ROBERT FLACCO, Esquire
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

TELFORD BOROUGH

DOCKET #2019-00422
 ALL THAT CERTAIN message and lot
 of land situated in the **BOROUGH OF
 TELFORD**, Bucks County, Pennsylvania.
 TAX PARCEL #43-003-009.
 PROPERTY ADDRESS: 9 E. Central Avenue,
 Telford, Pennsylvania 18969.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **HOWARD
 B. WENGER, PAMELA V. WENGER.**
ROBERT DADAY, Esquire
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

TINICUM TOWNSHIP

DOCKET #2017-03455
 ALL THAT CERTAIN lot or piece of land,
 Situate in **TINICUM TOWNSHIP**, Bucks
 County, Pennsylvania.
 TAX PARCEL #44-014-106.
 PROPERTY ADDRESS: 26 Brick Church
 Road, Pipersville, PA 18947.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **MARIO
 GIUDICE, ROSEMARIE GIUDICE,**
UNITED STATES OF AMERICA.
ROBERT DADAY, Esquire
 FREDERICK A. HARRAN, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2019-00311

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

TAX PARCEL #44-011-050-007.

PROPERTY ADDRESS: 77 Frankenfield Road, Ottsville, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRENDAN E. RINEHOLD EXECUTOR OF THE ESTATE OF EARL B. RINEHOLD.**

ROBERT P. DADAY, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-07292

All that certain tract of land on the Northerly side of Stagecoach Road (T-423), **TINICUM TOWNSHIP**, Bucks County, Penna.

TAX PARCEL #44-026-003-002.

PROPERTY ADDRESS: Stagecoach Road, Tinicum Township, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MEGAN C. ROLISON.**

ROBERT DADAY, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

UPPER MAKEFIELD TOWNSHIP

DOCKET #2020-06684

MidAtlantic Farm Credit, ACA vs. Holly Pond Partners, LLC.

TAX PARCEL #47-002-002-002.

PROPERTY ADDRESS: 43 Vansant Road, New Hope. Message and tract in the **TOWNSHIP OF UPPER MAKEFIELD.**

IMPROVEMENTS: EQUESTRIAN FARM CONSISTING OF A TWO-STORY RESIDENTIAL DWELLING, A MULTI-FAMILY DWELLING, A LONG BARN, A BANK BARN AND A RUN-IN SHED.

SOLD AS THE PROPERTY OF: **HOLLY POND PARTNERS LLC.**

STEVEN J. ADAMS, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2017-01281

ALL THAT CERTAIN TRACT or piece of land, Situate in the **TOWNSHIP OF**

WARMINSTER, County of Bucks, and Commonwealth of Pennsylvania, being the Western one half of Lot No. 10 Block No. 34, upon a certain Plan of Lots of the Philadelphia Motor Speedway Association recorded in the Office for the Recording of Deeds in and for the County of Bucks in Plan Book No. 1 at page 119 and more particularly bounded and described as follows, to wit:

TAX PARCEL #49-019-177.

PROPERTY ADDRESS: 386 Lemon Street, Warminster, PA 18974.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **STEVEN ZOLK.**

CHRISTOPHER DeNARDO, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

WARRINGTON TOWNSHIP

DOCKET #2019-03928

FREEDOM MORTGAGE CORPORATION v. BRUCE M. BELT a/k/a BRUCE BELT; CAROLINEBELT owner(s) of property situate in the **TOWNSHIP OF WARRINGTON**, BUCKS County, Pennsylvania, being 2158 GREEN RIDGE DR., WARRINGTON, PA 18976.

TAX PARCEL #50-030-123.

PROPERTY ADDRESS: 2158 Green Ridge Dr., Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRUCE M. BELT a/k/a BRUCE BELT, CAROLINE BELT.**

BROCK & SCOTT, PLLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

WARWICK TOWNSHIP

DOCKET #2019-07657

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

TAX PARCEL #51-014-064.

PROPERTY ADDRESS: 975 Gates Place, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ERIC J. SCHAEFER.**

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

DOCKET #2019-08486

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP OF WARWICK**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #51-014-249.

PROPERTY ADDRESS: 990 Bancroft Place, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JILL GRABER a/k/a JILL M. GRABER.**

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

YARDLEY BOROUGH

DOCKET #2021-00554

ALL THAT CERTAIN lot of land located in the **BOROUGH OF YARDLEY**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #54-010-0011402.

PROPERTY ADDRESS: 1402 Yardley Commons, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS OF PATRICIA F. DELATE, DECEASED.**

MICHAEL McKEEVER, 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.

Jan. 20, 27; Feb. 3

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2021-05940

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **KELSEY ELIZABETH HEISS** to **KELSEY ELIZABETH HEISS-O'BRIEN**.

The Court has fixed the seventeenth day of February 2022 at 9:30 A.M. in Courtroom No. 450, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Jan. 20

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2021-04941

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name of **ALEXANDER KOUZNETSOV**, a minor to **ALEXANDER MYRON**.

The Court has fixed the 17TH day of February 2022 at 9:30 a.m. in Courtroom No. 450, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Elissa C. Goldberg, Solicitor
107 N. Broad St.
Suite 211
Doylestown, PA 18901

Jan. 20

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2021-05673

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for

a Decree to change the name(s) of **RICKEY JOSEPH SANTIAGO, A MINOR, to GREYSON JOSEPH AGNEW.**

The Court has fixed the 7TH day of February 2022 at 9:00 a.m. in Courtroom No. 350, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Elissa C. Goldberg, Solicitor

107 N. Broad St.

Suite 211

Doylestown, PA 18901

Jan. 20

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW

NO. 2021-06404

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name of **BETHANY ANN SOLIZ to BETHANY ANN GRAHAM.**

The Court has fixed the 15th day of March 2022 at 9:30 a.m. in Courtroom No. 440, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioners, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Hayley N. Purcell Sinkler, Solicitor

Stuckert and Yates

2 North State Street

Newtown, PA 18940

(215) 968-4700

Jan. 20

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW

NO. 2021-02253

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above-named Court, praying for a Decree to change the name(s) of **KAROL SLAWOMIR SOPPA and SZYMON SOPPA to KAROL SLAWOMIR**

TROFIMOWICZ and SZYMON TROFIMOWICZ.

The Court has fixed the 15th day of March 2022 at 9:30 a.m. in Courtroom No. 440, Bucks County Justice Center at 100 North Main Street, Doylestown, PA, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Shannon L. Doman, Solicitor

922 Bustleton Pike

Feasterville, PA 19053

Jan. 20

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW

NO. 2021-05941

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **MUSHINAH SPRIGGS to MU SPRIGGS.**

The Court has fixed the 17th day of February 2022 at 9:30 A.M. in Courtroom No. 450, Bucks County Justice Center at 100 N. Main St., Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Jan. 13, 20

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.

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

Jan. 20

ONE OF A KIND HOME CARE SERVICES CORP. has been incorporated

under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 20

NOTICE IS HEREBY GIVEN THAT on December 27, 2021, Articles of Incorporation were filed with the Dept. of State for **TX Seller Holdco, Inc.**, a corp. organized under the PA Business Corp. Law of 1988.

Fox Rothschild LLP, Solicitors
747 Constitution Dr.
Ste. 100
P.O. Box 673
Exton, PA 19341-0673

Jan. 20

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

Corporate Dissolution

NOTICE IS HEREBY GIVEN THAT the shareholders and Directors of **BLACK IRON TRANSPORTATION INC.**, a PA corp., with a registered address at 100 Stewart Ln., Chalfont, PA 18914 have approved a proposal that the corp. voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corp. under the provisions of Section 1975 of the PA Business Corp. Law of 1988, as amended.

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

Jan. 20

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

ASCHER, MARTHA K., dec'd.

Late of Sellersville Borough, Bucks County, PA.

Executor: **MARK R. ASCHER** c/o Steven A. Cotlar, Esquire, 23 West Court St., Doylestown, PA 18901.

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

BADER, HILDEGARDA A. a/k/a

HILDEGARDE A. BADER, dec'd.

Late of Morrisville, Bucks County, PA.

Executor: **EDWARD BADER** c/o Joseph M. Ramagli, Esquire, 626 S. State Street, Newtown, PA 18940.

Attorney: **JOSEPH M. RAMAGLI**, Kardos, Rickles & Hand, P.C., 626 South State Street, Newtown, PA 18940.

BARRICK, LINDA J. a/k/a **LINDA JOYCE**

BARRICK, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **KRISTEN IRENE CARPENTER** a/k/a **KRISTEN I. CARPENTER** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.
Attorney: **ANDREW J. CORDES**, Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

BRADY, CHARLES E., dec'd.

Late of Bristol Borough, Bucks County, PA.

Executors: **CATHERINE CASMIRRI** and **CHARLES D. BRADY** c/o Karen M. Quinn, Esquire, 2 Canal's End Road, Suite 204A, Bristol, PA 19007.

Attorney: **KAREN M. QUINN**, 2 Canal's End Road, Suite 204A, Bristol, PA 19007.

BRIGHT, LOUISE M. a/k/a **LOUISE B.**

BRIGHT, dec'd.

Late of Solebury Township, Bucks County, PA.

Administrator: **ROBERT W. BRIGHT**, 150 Silvertail Ln., New Hope, PA 18938.

Attorney: **NICOLE B. LaBLETTA**, LaBletta & Walters, LLC, 200 Barr Harbor Drive, Suite 400, Conshohocken, PA 19428.

BROWN, CATHERINE MARY, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Administratrix: **MELISSA L. CRUZ-GONZALEZ**, 415 S. Van Pelt St., Apt. B2, Philadelphia, PA 19146.

Attorney: **ELIZABETH B. PLACE**, Skarlatos Zonarich, 320 Market St., Ste. 600 West, Harrisburg, PA 17101.

CHALELA, ANTHONY, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administratrix: **NANCY CHALELA** 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.

DeMAIN, THOMAS JOSEPH, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **ASHLEY DeMAIN**, 953 North 5th Street, Philadelphia, PA 19123.

Attorney: **DAVID SOWERBUTTS**, 4 Terry Drive, Suite 4, Newtown, PA 18940.

DEMPSEY, MARION EDNA a/k/a **MARION DEMPSEY**, dec'd.

Late of Bristol, Bucks County, PA.

Executrix: **LINDA PEARN**, 976 Dixon Avenue, Croydon, PA 19021.

Attorney: **PHILLIP A. SIMON**, Simon Law, LLC, 391 Wilmington Pike, Suite 3, #424, Glen Mills, PA 19342.

DILLIE, JUDITH ELLEN a/k/a **JUDITH E. DILLIE** and **JUDITH DILLIE**, dec'd.

Late of Levittown, Bucks County, PA.

Administratrix: **JOYCE BURGER**, 15 Velvet Lane, Levittown, PA 19054.

EDERMA, KAARINA a/k/a **KAARINA MARGARETA EDERMA**, dec'd.

Late of Solebury Township, Bucks County, PA.

Executor: **JOSEPH J. DUFFY**.

Attorney: **PETER S. THOMPSON**, 114 North Main Street, Doylestown, PA 18901.

FELLMANN, EMILY S., dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **ROBERT A. GODWIN** c/o J. Michael Ruttle, Esquire, 110 S. State St., P.O. Box 450, Newtown, PA 18940.

Attorney: **J. MICHAEL RUTTLE**, 110 S. State St., P.O. Box 450, Newtown, PA 18940.

FIGUEROA, GLADYS, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administrator: **HERMINIO FIGUEROA** c/o Vito F. Canuso, Jr., Esq., The Bellevue, 200 S. Broad St., Ste. 440, Philadelphia, PA 19102.

Attorney: **VITO F. CANUSO, JR.**, The Bellevue, 200 S. Broad St., Ste. 440, Philadelphia, PA 19102.

FREED, BETTEANNE, dec'd.

Late of Springfield Township, Bucks County, PA.

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

GOLDMAN, DORIS MARIANNE, dec'd.

Late of Yardley Borough, Bucks County, PA.

Executor: **JEFFREY W. GOLDMAN**, 3806 Edmund Blvd., Minneapolis, MN 55406.

Attorney: **KIMBERLY J. SCOTT**, Nachmias Morris & Alt LLC, 620 W. Germantown Pike, Ste. 350, Plymouth Meeting, PA 19462.

GOLDMAN, RICHARD H., dec'd.

Late of Yardley Borough, Bucks County, PA.

Executor: **JEFFREY W. GOLDMAN**, 3806 Edmund Blvd., Minneapolis, MN 55406.

Attorney: **KIMBERLY J. SCOTT**, Nachmias Morris & Alt LLC, 620 W. Germantown Pike, Ste. 350, Plymouth Meeting, PA 19462.

HEATON, FRIEDA, dec'd.

Late of Warrington Township, Bucks County, PA.

Executor: **STEVEN H. BRUSH**, Esquire, 606 Lakeside Park, Southampton, PA 18966.

HENSON, ANN MARIE a/k/a **ANN M. HENSON**, dec'd.

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

Executrix: **JANET J. FRANKENFIELD** c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.

- Attorney: **BRADFORD D. WAGNER**,
662 Main Street, Hellertown, PA 18055-1726.
- HEUCHERT, MARILYN A.** a/k/a
MARILYN ANN HEUCHERT, dec'd.
Late of Plumstead Township, Bucks County, PA.
Executrix: **WENDY S. NOWICKI** c/o
Danielle M. Yacono, Esq., 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.
Attorney: **DANIELLE M. YACONO**,
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.
- KALLOK, SHIRLEY A.**, dec'd.
Late of Levittown, Bucks County, PA.
Executrix: **STEPHANIE KALLOK** c/o
William F. Thomson, Jr., Esquire, 952 Trenton Rd., Fairless Hills, PA 19030.
Attorney: **WILLIAM F. THOMSON, JR.**, 952 Trenton Road, Fairless Hills, PA 19030.
- LEVY, MARVIN E.**, dec'd.
Late of Northampton Township, Bucks County, PA.
Executrix: **ANNE F. BERLIN**, 418 Fox Hollow Road, Langhorne, PA 19053.
Attorney: **MITCHELL B. GERSON**,
107 Buck Hill Drive, Holland, PA 18966.
- LOMBARDI, DAVID BENJAMIN** a/k/a
DAVID B. LOMBARDI, dec'd.
Late of Pennel Borough, Bucks County, PA.
Executor: **DARYL A. JOHNSON** c/o
Andrew D. Swain, Esq., Neshaminy Valley Commons, 2410 Bristol Rd., Bensalem, PA 19020.
Attorney: **ANDREW D. SWAIN**, The Swain Law Firm, P.C., Neshaminy Valley Commons, 2410 Bristol Rd., Bensalem, PA 19020.
- LONGMORE, JOSEPH F., SR.** a/k/a
JOSEPH F. LONGMORE, dec'd.
Late of Northampton Township, Bucks County, PA.
Executor: **BRIAN THOMAS LONGMORE** a/k/a **BRIAN T. LONGMORE**, 44 Titus Avenue, Richboro, PA 18954.
Attorney: **CHRISTOPHER P. COVAL**,
Fenningham, Dempster & Coval LLP, Five Neshaminy Interplex, Suite 315, Trevose, PA 19053.
- MASON, MATTHEW D., III**, dec'd.
Late of Solebury Township, Bucks County, PA.
Executor: **MATTHEW TODD MASON** c/o John A. Terrill, II, Esq., 1001 Conshohocken State Rd., #1-300, West Conshohocken, PA 19428.
Attorney: **JOHN A. TERRILL, II**,
Heckscher, Teillon, Terrill & Sager, PC, 1001 Conshohocken State Rd., #1-300, West Conshohocken, PA 19428.
- MEZZATESTA, FRANCIS M.**, dec'd.
Late of Warrington Township, Bucks County, PA.
Executrix: **MARIA MEADE** a/k/a
MARIA LISA MEADE c/o Jessica L. VanderKam, Esq., P.O. Box 70, Newtown, PA 18940.
Attorney: **JESSICA L. VANDERKAM**,
Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.
- MIHAILOVICH, RAY V.**, dec'd.
Late of Lower Southampton Township, Bucks County, PA.
Administrator: **WILLIAM R. MIHAILOVICH**, 860 Mallard Rd., Feasterville-Treose, PA 19053.
- MONDEAUX, BARBARA A.**, dec'd.
Late of Newtown Borough, Bucks County, PA.
Executors: **LORI M. MONDEAUX** and **STEPHEN E. MONDEAUX** c/o David R. Bane, Esquire, 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.
Attorney: **DAVID R. BANE**, 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.
- OLSEN, ELIZABETH M.**, dec'd.
Late of Bristol Township, Bucks County, PA.
Executor: **WILLIAM A. FAEHL** a/k/a
WILLIAM R. FAEHL 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.
- RAUDENBUSH, JOAN M.**, dec'd.
Late of Lower Southampton Township, Bucks County, PA.

Executor: **CHARLES RAUDENBUSH, JR.**, 65 Lillian St., Feasterville, PA 19053.

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

REILLY, JAMES ALLEN, JR. a/k/a **JAMES A. REILLY, JR.**, dec'd.

Late of Riegelsville Borough, Bucks County, PA.

Administratrix: **KRISTIN ANN REILLY** c/o Jessica L. VanderKam, Esq., P.O. Box 70, Newtown, PA 18940.

Attorney: **JESSICA L. VANDERKAM**, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

SCARPIELLO, JACQUELINE F., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executors: **JOHN F. SCARPIELLO** and **MARY J. PETTY** c/o Richard Danese, Jr., Esq., P.O. Box 70, Newtown, PA 18940.

Attorney: **RICHARD DANESE, JR.**, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

SKUBISH, HELEN M., dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executor: **MICHAEL SKUBISH** 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.

STABLER, NORMAN W., dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **DIANE WALTER** a/k/a **DIANE LYNN WALTER** 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.

TILDEN, ANN R. a/k/a **ANN ROSS TILDEN**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **SCOTT W. TILDEN** 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.

VOORHEES, YVONNE M., dec'd.

Late of Falls Township, Bucks County, PA.

Administratrix: **BARBARA ANN TENAGLIA** c/o Adrienne Anderson, Esquire, 922 Bustleton Pike, Feasterville, PA 19053.

Attorney: **ADRIENNE ANDERSON**, Law Offices of Michael Kuldiner, P.C., 922 Bustleton Pike, Feasterville, PA 19053.

Second Publication

BRETZ, MARY ELIZABETH, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executors: **JEFFREY T. BRETZ** and **MELISSA ADAMS BRETZ** c/o Peter L. Klenk, Esq., 2202 Delancey Place, Philadelphia, PA 19103.

Attorney: **PETER L. KLENK**, The Law Offices of Peter L. Klenk & Associates, 2202 Delancey Place, Philadelphia, PA 19103.

BUXTON, ETHEL MARIE a/k/a **ETHEL M. BUXTON**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **HEATHER A. SMITH** c/o Michael B. Prasad, Esq., 116 E. Court St., Doylestown, PA 18901.

Attorney: **MICHAEL B. PRASAD**, High Swartz, LLP, 116 E. Court St., Doylestown, PA 18901.

CERNY, FREDERICK F., dec'd.

Late of Yardley, Bucks County, PA.

Executor: **SEAN CERNY** a/k/a **SEAN MICHAEL CERNY**, 1794B Bayley Lane, Yardley, PA 19067.

Attorney: **MICHAEL A. LASHNER**, 12 Terry Drive, Suite 1015, Newtown, PA 18940.

COLELLA, JAMES A., dec'd.

Late of Levittown, Bucks County, PA.

Administratrix: **JULIE ELAINE DAVIS**, 1928 Third Street, Langhorne, PA 19047.

Attorney: **KRISTINE A. MICHAEL**, 105A E. Maple Avenue, Langhorne, PA 19047.

CORNELL, JOAN a/k/a JOAN CRAIG CORNELL, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **JOHN V. CORNELL**.

Attorney: **RICHARD D. MAGEE, JR.**, P.O. Box 885, Doylestown, PA 18901.

FRIEL, WILLIAM E., dec'd.

Late of Hilltown Township, Bucks County, PA.

Executor: **WILLIAM E. FRIEL, JR.** c/o Leonard L. Shober, Esq., 308 N. Main St., Ste. 400, Chalfont, PA 18914.

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

FUENTES, ENGRACIA R., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **PEGGY A. BERGEY** 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.

GIERING, RUTH K., dec'd.

Late of Quakertown Borough, Bucks County, PA.

Co-Executors: **RONALD KODER**, 306 Richlandtown Pike, Quakertown, PA 18951 and **MARILYN KODER**, 2064 Portzer Road, Quakertown, PA 18951.

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

IGNATIEV, SERGEY Y., dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Administrator: **KONSTANTIN IGNATIEV** 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.

LOBLEY, JAMES KRISTOFER, dec'd.

Late of Solebury Township, Bucks County, PA.

Administratrix: **JENNIFER E. LOBLEY McALPIN a/k/a JENNIFER ELIZABETH LOBLEY McALPIN** c/o Richard Hale Pratt, Esq., Pratt, Brett & Luce, P.C., 68 East Court Street, Doylestown, PA 18901.

Attorney: **RICHARD HALE PRATT**, Pratt, Brett & Luce, P.C., 68 East Court Street, Doylestown, PA 18901.

MALEWITZ, PAMELA ANN, dec'd.

Late of New Britain Township, Bucks County, PA.

Administrator: **JOHN THOMAS RICHARDS** c/o Lisa M. Nentwig, Esq., 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.

Attorney: **LISA M. NENTWIG**, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.

RUPPRECHT, CAROLYN A., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **EDWARD M. RUPPRECHT**, 23 Noreen Dr., Morrisville, PA 19067.

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

SARACINO, HARRIET M., dec'd.

Late of Northampton Township, Bucks County, PA.

Administrator: **JOSEPH T. SARACINO** c/o Charles Bender, Esq., 2700 Kelly Rd., Ste. 300, Warrington, PA 18976.

Attorney: **CHARLES BENDER**, Fox Rothschild LLP, 2700 Kelly Rd., Ste. 300, Warrington, PA 18976.

SCHIENHOLTZ, SELMA, dec'd.

Late of Yardley Borough, Bucks County, PA.

Executor: **ROBERT O'HARA** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

Attorney: **WAYNE N. CORDES**, Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

SOMOGYI, WILLIAM a/k/a WILLIAM J. SOMOGYI and WILLIAM J. SOMOGYI, SR., dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **JAMES J. SOMOGYI a/k/a JAMES SOMOGYI**, 1043 Hilltop Rd., Warminster, PA 18974.

Attorney: **EDWARD J. GILSON, JR.**, 4 Neshaminy Interplex Dr., Ste. 105, Trevoise, PA 19053.

STEELE, PATRICIA ANN, dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **BRENDA OROS** c/o Joseph M. Ramagli, Esquire, 626 S. State Street, Newtown, PA 18940.

Attorney: **JOSEPH M. RAMAGLI**, Kardos, Rickles & Hand, P.C., 626 South State Street, Newtown, PA 18940.

WOLF, ALLEN E., dec'd.

Late of Warrington Twp., Bucks County, PA.

Executor: **RONALD L. WOLF**, 3208 Meridian Blvd., Warrington, PA 18976.

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

YODER, PAUL A., dec'd.

Late of Sellersville Borough, Bucks County, PA.

Executors: **BONNIE BAKER** and **ROBERT PERRY** c/o Steven A. Cotlar, Esquire, 23 West Court St., Doylestown, PA 18901.

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

Third and Final Publication

ALLEN, TERESA R. a/k/a **TERESA R. BAROLI**, dec'd.

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

Executor: **TIMOTHY M. ALLEN**, 29 Hibiscus Place, Jackson, NJ 08527.

ATKINSON, RICHARD D., dec'd.

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

Executrix: **CHERYLL A. KRAUSE**, 103 Springfield Dr., Sellersville, PA 18960.

Attorney: **DOROTHY K. WEIKHANGE**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

BANECKER, JAMES J., dec'd.

Late of Warminster, Bucks County, PA.

Administratrix: **CYNTHIA S. BANECKER**, 223 Centennial Rd., Warminster, PA 18974.

BARANOWSKI, ROBERTA a/k/a **ROBERTA K. BARANOWSKI**, dec'd.

Late of Bristol Township, Bucks County, PA.

Co-Executrices: **SANDRA LEE KOTCH** and **CHRISTINE E. HOOD** 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.

BENDOROVICH, VIRGINIA, dec'd.

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

Executor: **DAVID BENDOROVICH**, 80 N. Cobalt Drive, Levittown, PA 19057.

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

BRUNNER, PETER W., dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrix: **SYBIL JOHNSON**, 37 Centennial Road, Telford, PA 18969.

CHRIST, TODD P., dec'd.

Late of New Britain Township, Bucks County, PA.

Executor: **DANA CHRIST**, 1402 Mayflower Drive, Quakertown, PA 18951.

Attorney: **ROBERT E. FRAVEL**, Law Office of Robert E. Fravel, 123 N. Main Street, Suite 101B, Dublin, PA 18917.

GLORIOSO, RONALD S., dec'd.

Late of Langhorne, Northampton, Bucks County, PA.

Executrix: **ANITA M. HUSS**, 967 Turnberry Circle, Schwenksville, PA 19473.

Attorney: **BARBARA J. BOYD**, 301 South State Street, Suite N001, Newtown, PA 18940.

GOEHRS, DOROTHY ANN, dec'd.

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

Executrix: **VICTORIA GOEHRS SCOTT**, 624 Fir Ave., Langhorne, PA 19047.

LEEDOM, PATRICIA a/k/a **PATRICIA J. LEEDOM**, dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **MICHELLE C. SCOTT**, 6325 Hanover Street, Bethlehem, PA 18017.

- Attorney: **DOUGLAS J. TKACIK**, 18 East Market Street, Bethlehem, PA 18018.
- LEISTER, HARVEY S.**, dec'd.
Late of West Rockhill Township, Bucks County, PA.
Executrix: **LORRIE MOYER** 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.
- LITKE, THEODORE HUGO**, dec'd.
Late of Nockamixon Township, Bucks County, PA.
Executrix: **MARY V. BARTMAN**, 2493 Church Lane, Kintnersville, PA 18930.
Attorney: **JOHN D. BLUMENTHAL**, 179 N. Broad Street, Doylestown, PA 18901.
- McCLELLAN, DOROTHY P.**, dec'd.
Late of Quakertown Borough, Bucks County, PA.
Administratrix: **WENDY J. ASHBY**, Esquire, 314 West Broad Street, Suite 118, Quakertown, PA 18951.
Attorney: **WENDY J. ASHBY**, 314 West Broad Street, Suite 118, Quakertown, PA 18951.
- McCONNELL, RAMON E., SR.**, dec'd.
Late of Falls Township, Bucks County, PA.
Executrix: **ANTOINETTE McCONNELL**, 911 Lanyard Rd., Yardley, PA 19067.
Attorney: **THOMAS J. PROFY, IV**, Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.
- NADER, RENATE G.**, dec'd.
Late of Warrington, Bucks County, PA.
Executrix: **MONIKA KUZIO**, 116 Thomas Dr., Telford, PA 18969.
- O'CONNOR, FRANCIS X.**, dec'd.
Late of Upper Southampton Township, Bucks County, PA.
Executrix: **BARBARAANN RANKEL**.
Attorney: **JOHN R. TWOMBLY, JR.**, 224 East Street Road, Suite 1, Kennett Square, PA 19348.
- PALATNIK, SOPHIA** a/k/a **SOFIA PALATNIK**, dec'd.
Late of Northampton, Bucks County, PA.
- Executrix: **ANGELA EDELSON** c/o Gary Stewart Sefflin, Esquire, 30 West Third St., Media, PA 19063.
Attorney: **GARY STEWART SEFLIN**, 30 West Third Street, Media, PA 19063.
- PALKO, CHARLENE**, dec'd.
Late of Bristol Twp., Bucks County, PA.
Administrator: **EDWIN SEARS**, 6249 Lunn Woods Drive, Lakeland, FL 33811.
Attorney: **BRUCE M. SATTIN**, Szaferman Lakind, 101 Grovers Mill Road, Suite 200, Lawrenceville, NJ 08648.
- REILLY, FRANCES C.**, dec'd.
Late of Lower Makefield Township, Bucks County, PA.
Executrix: **PATRICIA RICHMOND** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.
Attorney: **WAYNE N. CORDES**, Cordes Law LLC, 27 South State Street, Newtown, PA 18940.
- SCANLON, PATRICK** a/k/a **PATRICK J. SCANLON**, dec'd.
Late of Perkasio Borough, Bucks County, PA.
Executor: **ROBERT SCHRADER** c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.
Attorney: **STEVEN A. COTLAR**, 23 West Court Street, Doylestown, PA 18901.
- SCHWARTZ, LARRY W.**, dec'd.
Late of Richland Township, Bucks County, PA.
Executrix: **TONI M. SCHWARTZ** c/o Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.
Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.
- SELZLE, NORMA K.** a/k/a **NORMA SELZLE**, dec'd.
Late of Warminster, Bucks County, PA.
Executrix: **JOYCE W. PURTELL**, 42 Buckman Drive, Hatboro, PA 19040.
Attorney: **JOSEPH G. MANIACI**, Maniaci, Ciccotta & Schweizer, LLP, 6720 Frankford Avenue, Philadelphia, PA 19135.
- SERIANNI, RoseANNE**, dec'd.
Late of Warminster, Bucks County, PA.
Executors: **ANDREA GLOWATZ**, 522 Thouran Road, Coatesville, PA 19320 and **EUGENE DeLUCAS**, 1861 Kimball Ave., Willow Grove, PA 19090.

SMITH, THOMAS BRADSHAW, dec'd.

Late of Bristol Township, Bucks County, PA.

Administrator: **TRISTAN BRADSHAW SMITH** a/k/a **TRISTAN SMITH** 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.

VARGAS, SERGIO FRANCIS, dec'd.

Late of Falls Township, Bucks County, PA.

Administratrix: **SABRINA VARGAS** c/o Adrienne Anderson, Esquire, 922 Bustleton Pike, Feasterville, PA 19053.

Attorney: **ADRIENNE ANDERSON**, Law Offices of Michael Kuldiner, PC, 922 Bustleton Pike, Feasterville, PA 19053.

Miscellaneous

COURT OF COMMON PLEAS
CIVIL DIVISION
BUCKS COUNTY
NO.: 2020-01186

Cascade Funding Mortgage Trust HB5, PLAINTIFF

vs.

Lisa McElligott, 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, DEFENDANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Leon Margulies, deceased, 932 Rozel Avenue, Southampton, PA 18966

Your house (real estate) at 932 Rozel Avenue, Southampton, PA 18966 is scheduled to be sold at Sheriff's Sale on April 8, 2022 at 12:00 P.M., will be sold at a public auction conducted by Bid4Assets, <https://www.bid4assets.com/> to enforce the court judgment of \$310,660.46 obtained by Cascade Funding Mortgage Trust HB5 against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to Cascade Funding Mortgage Trust HB5 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two of how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (215) 348-6138.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff

Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Bucks County Lawyer Referral Service
135 E. State Street
P.O. Box 300
Doylestown, PA 18901
(888) 991-9922

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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:

BEGINNING at a point on the Southwesterly side of Rozel Avenue (50 feet wide), said point being the three following courses and distances from the point formed by the intersection of the extension of the Southwesterly side of Rozel Avenue with the title line in the bed of Second Street pike (48 feet wide) (the aforesaid title line being parallel in one distant 28 feet Northwestwardly from the Southeasterly side of Second Street Pike), (1) Leaving Second Street Pike South 76 Degrees 31 minutes East along the extension of and the Southwesterly Side of Rozel Avenue 450.91 feet to a point of curve on the Southwesterly side of Rozel Avenue (2) Southeastwardly along the southwesterly side of Rozel Avenue on the arc of a circle curving to the left having a radius of 1614.96 feet the

arc distance of 308.64 feet to a point of reverse curve in the same and (3) Southeastwardly along the Southwesterly side of Rozel Avenue on the arc of a circle curving to the right having a radius of 970.03 feet the arc distance of 114.97 feet to the place of beginning, thence extending from said point of beginning Southeastwardly along the Southwesterly by side of Rozel Avenue on the arc of a circle curving to the right having a radius of 970.03 feet the arc distance of 80.00 feet to a point; thence extending South 14 degrees 02 minutes 58 seconds West 135.00 feet to a point; thence extending Northwestwardly on the arc of a circle curving to the left having a radius of 835.03 feet the arc distance of 68.866 feet to a point; thence extending North 9 degrees 19 minutes 27 seconds East 135.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 30, Section Number 1 An A Certain Plan of Rozel Park.

UNDER AND SUBJECT to existing Agreements, restrictions and easements of record.

Tax Map #48-016-026.

BEING THE SAME PREMISES which William T. Macfalls, Jr. and Agnes J. Macfalls by Deed dated 11-7-1977 and recorded 11-14-1977, in the Office of the Recorder of Deeds in and for the County of Bucks, Pennsylvania in Book 2264 Page 203 granted and conveyed unto Leon Margulies and Patricia Margulies, in fee.

AND THE SAID Patricia Margulies departed this life on or about 6-10-01 thereby vesting title unto Leon Margulies by operation of law.

AND THE SAID Leon Margulies departed this life on or about 11-22-2019 thereby vesting title unto Lisa McElligott, Known Heir of Leon Margulies, deceased and any 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

Pa. I.D. No. 78447

Kristen D. Little, Esquire

Pa. I.D. No. 79992

Elizabeth L. Wassall, Esquire

Pa. I.D. No. 77788

Leslie J. Rase, Esquire

Pa. I.D. No. 58365

Samantha Gable, Esquire
Pa. I.D. No. 320695
Lily Calkins, Esquire
Pa. I.D. No. 327356
LOGS Legal Group LLP
3600 Horizon Drive
Suite 150
King of Prussia, PA 19406
Telephone: (610) 278-6800
E-mail: pahelp@logs.com

Jan. 20

NO. 2021-9101

In Re: N.P.F.TO: **JENNIFER****MARIE****McCLOSKEY**

A Petition has been filed by the Bucks County Children and Youth Social Services Agency to Involuntarily Terminate your Parental Rights with respect to the child N.P.F. A Hearing on the Petition has been fixed for 10:00 a.m. February 3, 2022 in Courtroom 260 of the Bucks County Justice Center, 100 N. Main Street, Doylestown, Pennsylvania. Should you wish to defend the Petition, you should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford one, call the Bucks County Bar Association at (215) 348-9413.

Take notice of an option that may be available to you to have Post-Adoption contact with your birth child pursuant to Act 101 of 2010. Under the law, it is possible for a written agreement for continuing contact entered into voluntarily by a birth parent, birth relative, adoptive parent(s) and children age 12 or older to be enforced by the Court. Such contact may take different forms. To consider this option you must immediately contact Kathryn Hannah, your caseworker from the Bucks County Children and Youth Social Services Agency at (215) 348-6900.

Brad M. Jackman, Esquire
Jackman Law
Attorneys for Petitioner
2460 N. Whittmore Street
Furlong, PA 18925
(215) 348-1511

Jan. 20

COURT OF COMMON PLEAS
OF BUCKS COUNTY
CIVIL ACTION NUMBER 2021-04447

Ajax Mortgage Trust 2021-B, by U.S. Bank National Association, as Indenture Trustee
v.

The Unknown Heirs, Executors, Administrators and Devisees of the Estate of Betty L. Pauzer, Deceased; Susan Herbert; Lorri Baba; Leonard Pauzer, Jr.; Craig Smith, Jr. and Liam Smith

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 and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Bucks County Bar Association
135 East State Street
Doylestown, PA 18901
(215) 348-9413 or (800) 479-8585
www.bucksbar.org.

Jan. 20

COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2020-00926
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Plaintiff
vs.

Susan K. Iandola, in Her Capacity as Known Heir of Phyllis Kelly a/k/a Phyllis H. Kelly, Deceased, Kathleen H. Ecott, in Her Capacity as Known Heir of Phyllis Kelly a/k/a Phyllis H. Kelly, Deceased, Eileen P. Kelly, in Her Capacity as Known Heir of Phyllis Kelly a/k/a Phyllis H. Kelly, Deceased and Unknown Heir(s) of Phyllis Kelly a/k/a Phyllis H. Kelly, Deceased, Defendants

TO: The Defendant(s), Unknown Heir(s) of Phyllis Kelly a/k/a Phyllis H. Kelly, Deceased

TAKE NOTICE THAT THE Plaintiff has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

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

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

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

Alicia Sandoval, Esquire
Pincus Law Group, PLLC
Attys. for Plaintiff
2929 Arch St.
Ste. 1700
Philadelphia, PA 19104
(484) 575-2201

Jan. 20

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

MILDRED L. LAING TRUST DATED 12/18/2008.

MILDRED L. LAING, dec'd.

Late of Warrington Township, Bucks County, PA.

Trustee: **MARY E. McELHONE** c/o Mary L. Buckman, Esq., 585 Skippack Pike, Ste. 100, Blue Bell, PA 19422.

Attorney: **MARY L. BUCKMAN**, Ford and Buckman, PC, 585 Skippack Pike, Ste. 100, Blue Bell, PA 19422.