



# Bucks County Law Reporter

*The Official Legal Periodical for Bucks County*

---

Vol. 94

Doylestown, Pa., July 22, 2021

No. 29

---

## CASES REPORTED

### LEGAL NEWS

Bar News.....	3-11
Bench Bar Conference – Save the Date....	3
CLE at the BCBA.....	8-11

### LEGAL NOTICES

Charter Application.....	16
Limited Liability Company .....	16
Confirmation of Account.....	16
Estate Notice .....	17
Miscellaneous .....	24
Sheriff’s Sales .....	12
Trust Notice.....	26

# 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.*

**OWNED AND PUBLISHED BY**  
**BUCKS COUNTY BAR ASSOCIATION**

Editor: John Hart, Esquire  
Asst. Editor: Maureen Serpico, Esquire

Gregory Nardi  
Executive Director

Editorial Office:  
135 E. State Street, P.O. Box 300  
Doylestown, PA 18901-0300  
215-348-9413  
1-800-479-8585

All Communications should be  
addressed to the Editorial Office.  
Yearly subscription rate: \$150.00

<p><b>DISPLAY ADVERTISING AVAILABLE</b></p> <p>Three different sizes: Full Page — 1/2 Page 1/4 Page</p> <p>Single publication up to 52 weekly insertions.</p> <p>Call 215-348-9413 for rates</p>
--

**PUBLISHED EVERY THURSDAY**  
Please call the Editorial Office to  
confirm deadline schedule

*Periodicals postage paid at  
Doylestown, PA 18901 and  
additional offices*

Library of Congress Catalog Card  
Number 61-1885

ISSN: 192-8640

### Legal Notice

Please note: all legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

The Law Reporter makes no representation as to the quality of services offered by an advertiser in this publication.

### Postmaster

Send address changes to: Bucks County Law Reporter, 135 East State Street, P. O. Box 300, Doylestown, PA 18901.

### Copyright ©2021 BCBA

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopying, or any other means without prior written permission of the copyright holder.



# Bench Bar Conference

September 23 - 25, 2021

Crystal Springs Resort, Hamburg, NJ

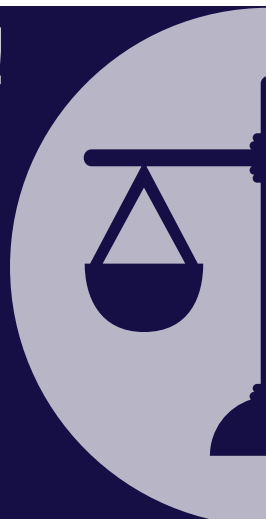


*Featuring Plenary Session "Actions Speak Louder Than Words: Effective Nonverbal Communication in the Legal Setting" with body language expert Jan Hargrave*

## JOIN LRIS FOR 2021!

The Lawyer Referral & Information Service is a public service of the non-profit Bucks County Bar Association. Each year, LRIS responds to thousands of callers, referring them to attorneys with experience in the appropriate area of law or to area agencies able to provide assistance.

Applications are available online at [www.bucksbar.org/LRIS](http://www.bucksbar.org/LRIS). Please contact Lynn Abbonizio at 215-348-9413 ext. 104 or [lynna@bucksbar.org](mailto:lynna@bucksbar.org) with any questions.



# For Lease

## Professional Office Space

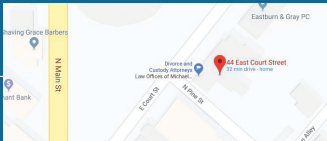
40-44-50 E Court St,  
Doylestown PA 18901

From \$600 +electric

Call (267) 243-5353

Michael@PhillyEsq.com

Beautiful historic office space across the street from the Court House. Plenty of parking available. Rent a small suite or a full floor with 5 offices + conference room.



### “The OPPOSITE of what gives ATTORNEYS a bad name.”

In the stack of notes of appreciation I have accumulated over 28 years, none stands out to me as much as the client who said, “You’re the opposite of what gives attorneys a bad name.” What is it about our profession that seems to equate being a zealous advocate with being obnoxious?

Knowing that you can refer your personal injury cases to any firm that pays a referral fee, why not look to a firm that will reflect well on your recommendation? For almost three decades, other attorneys and physicians have referred their own family members to me to handle their personal injury claims. You don’t take that kind of trust lightly.

Having resolved over 1500 personal injury cases, my hope remains to provide the type of legal service which warrants the continued respect and recommendation of fellow professionals. Let me know how I can help you.



JONATHAN J. RUSSELL

*SuperLawyer 11 years (2011–2021), Plaintiff’s Personal Injury • Member Million Dollar Advocates Forum  
Offices Located in Doylestown, Allentown, Bethlehem, Easton and Stroudsburg*



Jonathan J. Russell, Esq.  
Drake, Hileman & Davis, PC  
P.O. Box 1306  
Doylestown, Pennsylvania 18901

Phone: 215-348-2088  
jrussell@dhdllaw.com  
www.dhdllaw.com

Providing Quality, Competent and Compassionate Legal Counsel since 1985

# FAMILY LAW

## Focusing on YOU

Adoption | Custody | Divorce | Support



Samuel Totaro



Amanda Malamud

## COMPASSIONATE & TRUSTED

*We are here to support and help you through these challenging changes in your life.*



**CURTIN & HEEFNER** LLP  
ATTORNEYS AT LAW

215.736.2521 | [CURTINHEEFNER.COM](http://CURTINHEEFNER.COM)



# ACADEMY APPRAISAL, INC.

Established 1994

**215-957-1220**

**orders@academyappraisals.com**

*Fast, Reliable, and Professional*

Pennsylvania (General and Residential)  
Certified Real Estate Appraisers

- Berks
- Bucks
- Chester
- Delaware
- Lehigh
- Montgomery
- Northampton
- Philadelphia

New Jersey (Residential)  
Certified Real Estate Appraisers

- Burlington
- Camden
- Gloucester
- Mercer

**8 appraisers and over 20 staff members  
available to serve all of your appraisal  
needs**

## ATTORNEY DISCIPLINARY / ETHICS MATTERS

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

### **James C. Schwartzman, Esq.**

Judge, Court of Judicial Discipline • Former Chairman, Judicial Conduct Board of Pennsylvania • Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Selected by his peers as one of the top 100 Super Lawyers in PA and the top 100 Super Lawyers in Philadelphia • Named by his peers as Best Lawyers in America 2015 Philadelphia Ethics and Professional Responsibility Law “Lawyer of the Year,” and in Plaintiffs and Defendants Legal Malpractice Law

**1500 Market Street, East Tower, 18th Fl., Philadelphia, PA 19102 • (215) 751-2863**

## Mediation and ADR Solutions

provided by **The Honorable Thomas I. Vanaskie (Ret.)**



- 24 years on the Federal bench (Third Circuit Court of Appeals and Middle District of Pennsylvania)
- Unmatched credentials and experience makes him uniquely qualified to assist parties resolve disputes with guidance that is informed, impartial, fair and objective
- Available to resolve disputes in business and commercial, class action and mass tort, employment, ERISA, insurance, antitrust, securities, intellectual property, civil rights and personal injury cases
- Serves as a Special Master in complex litigation and is highly experienced in the area of e-discovery and privilege review

## Stevens & Lee

570.969.5360 • [tiv@stevenslee.com](mailto:tiv@stevenslee.com)



## Federal Courts Update

CLE #2156

**Date:** Friday, July 23<sup>rd</sup>, 2021

**Time:** 12:00 PM – 1:00 PM

**Location:** Zoom only. Connection info. sent out prior to program

**CLE Credit:** 1 Substantive Credit

**Presenters:** Honorable Juan R. Sánchez, Honorable Mitchell S. Goldberg, Honorable Mark A. Kearney, Honorable Karen S. Marston, Honorable Scott W. Reid, Honorable Ashley M. Chan, Kate Barkman, Esquire

**Description:** Come prepared with questions. The program will include a brief question and answer period to provide the answers you need to properly represent your clients. As restrictions have been lifted, court practice and trial procedures are being updated. The Federal Courts Sections of the Bucks, Chester, Delaware, and Montgomery Bar Associations and the United States District Court for the Eastern District of Pennsylvania have again partnered to update practitioners on the current state of court operations in light of the lifting of COVID-19 restrictions and the plans and procedures for conducting civil and criminal jury trials. In this presentation, judges of the district court and clerk of court will provide newly updated information regarding the operations of the court and its practices and procedures and offer guidance and tips regarding court interaction moving forward. Attendees will also be introduced to and hear from the newest Magistrate Judge in the Eastern District of Pennsylvania -- The Honorable Scott Reid

**Fee:** \$35 Members, \$55 Non-Members

**Questions:** Contact Samantha Gruber at [Samantha.Gruber@bucksbar.org](mailto:Samantha.Gruber@bucksbar.org)

**Name:** \_\_\_\_\_ **Attorney ID:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Payment method** (choose one):  Check enclosed  AmEx  MasterCard  Visa

**CC #:** \_\_\_\_\_ **CC Exp. Date:** \_\_\_\_\_

**Name on CC:** \_\_\_\_\_ **Billing Zip Code:** \_\_\_\_\_

We accept Cash, Credit Cards & Checks. If you prefer to pay by check, please send this form with a check to the Bucks County Bar Association at P.O. Box 300, Doylestown, PA 18901.

July 23





## Pardons in Pennsylvania: Deconstructing Barriers to Second Chances

Pro Bono Committee CLE #2149

**Date:** Wednesday, August 11<sup>th</sup>, 2021

**Time:** 12:00 PM – 1:00 PM

**Location:** Hybrid- BCBA Building or Zoom. Zoom connection info. sent out upon registration

**CLE Credit:** 1 Substantive Credit

**Presenters:** Erica Briant and Megan Reinprecht, Legal Aid of Southeastern PA

**Description:** Presenters will discuss the importance of record-clearing legal work, the different ways to do this in PA, and the pardon application process. Presenters will go into detail about how to fill out the application, the other steps of the process, what the process is like, and the value to the applicant in having an advocate to assist them.

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

\*Contact Megan at [mreinprecht@lasp.org](mailto:mreinprecht@lasp.org) to volunteer for a pro bono pardon case with LASP and receive the course for FREE!

**Questions:** Contact Samantha Gruber at [Samantha.Gruber@bucksbar.org](mailto:Samantha.Gruber@bucksbar.org)

**Name:** \_\_\_\_\_ **Attorney ID:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Payment method** (choose one):  Check enclosed  AmEx  MasterCard  Visa

**CC #:** \_\_\_\_\_ **CC Exp. Date:** \_\_\_\_\_

**Name on CC:** \_\_\_\_\_ **Billing Zip Code:** \_\_\_\_\_

We accept Cash, Credit Cards & Checks. If you prefer to pay by check, please send this form with a check to the Bucks County Bar Association at P.O. Box 300, Doylestown, PA 18901.

July 8— Aug. 5



## Imposter Syndrome: How to Improve Your Confidence and Career

Lawyer Wellness Program CLE #2150

**Date:** Wednesday, August 18<sup>th</sup>, 2021

**Time:** 8:30 AM-9:30 AM

**Location:** BCBA or Zoom

**CLE Credit:** 1 Substantive Credit

**Presenter:** Dr. Adam Assoian

**Description:** Imposter Syndrome impacts nearly every professional that is in a position of power and/or in a helping line of work. Despite how common it is, it's seldom discussed or acknowledged as a true detriment to one's confidence and overall career. In this course, we will identify what Imposter Syndrome is, how to identify if you have it, and what you can do to help yourself overcome it. We will also talk about the impact Imposter Syndrome has on your mental health and overall career. At the end of the course, there will be an opportunity for Q&A.

**Fee:** Free for BCBA Members, \$60 Non-Members



**Sponsored by:**

**Questions:** Contact Emily Norman at [Emily.Norman@bucksbar.org](mailto:Emily.Norman@bucksbar.org) or Samantha Gruber at [Samantha.Gruber@bucksbar.org](mailto:Samantha.Gruber@bucksbar.org).

**Name:** \_\_\_\_\_ **Attorney ID:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Payment method** (choose one):  Check enclosed  AmEx  MasterCard  Visa

**CC #:** \_\_\_\_\_ **CC Exp. Date:** \_\_\_\_\_

**Name on CC:** \_\_\_\_\_ **Billing Zip Code:** \_\_\_\_\_

We accept Cash, Credit Cards & Checks. If you prefer to pay by check, please send this form with a check to the Bucks County Bar Association at P.O. Box 300, Doylestown, PA 18901.

June 17— Aug. 12



## How to Protect Your Firm From Cyber Attacks

CLE # 2151

**Date:** Wednesday, August 18<sup>th</sup>, 2021

**Time:** 10:00 AM-11:00 AM

**Location:** Zoom or BCBA

**CLE Credit:** 1 Substantive Credit

**Presenter:** Tom Kirkham, IronTech Security

**Description:** This webinar will outline the orchestration of security layers necessary to secure your law firm and how to properly manage your information technology. We will cover three things in particular that law firms need in order to fight hackers—and WIN! Following the presentation, participants will be able to properly secure their law firm with security layers following the NIST Cybersecurity Framework. In addition, participants will be able to identify current threats, risks, and vulnerabilities held by their law firm.

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

**Sponsored by:**  PNC  
WEALTH MANAGEMENT

**Questions:** Contact Emily Norman at [Emily.Norman@bucksbar.org](mailto:Emily.Norman@bucksbar.org) or Samantha Gruber at [Samantha.Gruber@bucksbar.org](mailto:Samantha.Gruber@bucksbar.org).

**Name:** \_\_\_\_\_ **Attorney ID:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Payment method** (choose one):  Check enclosed  AmEx  MasterCard  Visa

**CC #:** \_\_\_\_\_ **CC Exp. Date:** \_\_\_\_\_

**Name on CC:** \_\_\_\_\_ **Billing Zip Code:** \_\_\_\_\_

We accept Cash, Credit Cards & Checks. If you prefer to pay by check, please send this form with a check to the Bucks County Bar Association at P.O. Box 300, Doylestown, PA 18901.

June 17— Aug. 12

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

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, August 13, 2021 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 #2017-03139

All that certain piece or parcel or Tract of land situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, and being known as 2829 Colmar Avenue, Bensalem, Pennsylvania 19020.

TAX MAP AND PARCEL NUMBER: #02-036-088.

PROPERTY ADDRESS: 2829 Colmar Avenue, Bensalem, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **DEAN J. FISHER, BARBARA A. FISHER** and **FRANKLIN P. FISHER, JR.**

**TERRENCE McCABE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-00054

ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN **BENSALEM TOWNSHIP**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA. MORE FULLY DESCRIBED AS DEED BOOK 3721, PAGE 816.

TAX PARCEL #02-088-066.

PROPERTY ADDRESS: 2342 Ebury Court, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JOHN D. MARZARIO, NICOLE MARZARIO.**

**ANDREW J. MARLEY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-06607

WELLS FARGO BANK, N.A. v. GARY GRUBB IN HIS CAPACITY AS HEIR OF

JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB, DECEASED; TERESIA STEPP, IN HER CAPACITY AS HEIR OF JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB, DECEASED; LAURA BERNARDO IN HER CAPACITY AS HEIR OF JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB, DECEASED; HUBERT STEPP, IN HIS CAPACITY AS HEIR OF JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB, DECEASED; MARY STEPP, IN HER CAPACITY AS HEIR OF JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB, DECEASED; SHIRLEY STEPP, IN HER CAPACITY AS HEIR OF JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB, DECEASED; LARRY MUSTARD, IN HIS CAPACITY AS HEIR OF JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB, DECEASED owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, BUCKS County, Pennsylvania, being 450 ELM AVENUE, BENSALEM, PA 19020.

TAX PARCEL #02-068-037.

PROPERTY ADDRESS: 450 Elm Avenue, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GARY GRUBB** IN HIS CAPACITY AS HEIR OF **JACOB ROSCOE GRUBB** a/k/a **JACOB R. GRUBB**; **TERESIA STEPP** IN HER CAPACITY AS HEIR OF **JACOB ROSCOE GRUBB** a/k/a **JACOB R. GRUBB**; **LAURA BERNARDO** IN HER CAPACITY AS HEIR OF **JACOB ROSCOE GRUBB** a/k/a **JACOB R. GRUBB**; **HUBERT STEPP** IN HIS CAPACITY AS HEIR OF **JACOB ROSCOE GRUBB** a/k/a **JACOB R. GRUBB**; **MARY STEPP** IN HER CAPACITY AS HEIR OF **JACOB ROSCOE GRUBB** a/k/a **JACOB R. GRUBB**; **SHIRLEY STEPP** IN HER CAPACITY AS HEIR OF **JACOB ROSCOE GRUBB** a/k/a **JACOB R. GRUBB**; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PRSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,

**TITLE OR INTEREST FROM OR UNDER JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB; LARRY MUSTARD IN HER CAPACITY AS HEIR OF JACOB ROSCOE GRUBB a/k/a JACOB R. GRUBB. LAUREN TABAS, Esquire**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

---

**BRISTOL TOWNSHIP**

DOCKET #2019-06391

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 409 River Road, Bristol a/k/a Croydon, PA 19021. TAX PARCEL #05-011-335.

PROPERTY ADDRESS: 409 River Road, Bristol a/k/a Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL LLEWLLYN, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF LEON LLEWLLYN a/k/a LEON H. LLEWLLYN; JENNIFER LOWRY, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF LEON LLEWLLYN a/k/a LEON H. LLEWLLYN; NIKKI McKEOWN, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF LEON LLEWLLYN a/k/a LEON H. LLEWLLYN; CARA McKEOWN, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF LEON LLEWLLYN a/k/a LEON H. LLEWLLYN; JESSICA LYNN DOAK, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF LEON LLEWLLYN a/k/a LEON H. LLEWLLYN; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF LEON LLEWLLYN a/k/a LEON H. LLEWLLYN.**

**MEREDITH WOOTERS, Esquire**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2020-01982

Property to be sold is located in the **TOWNSHIP OF BRISTOL** County of Bucks and State of Pennsylvania.

Commonly known as: 54 NATALIE COURT, TOWNSHIP OF BRISTOL, PA 19057 a/k/a 54 NATALIE COURT, LEVITTOWN, PA 19057.

TAX PARCEL #05-025-082-312.

PROPERTY ADDRESS: 54 Natalie Court, Township of Bristol, PA 19057 a/k/a 54 Natalie Court, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT GERARD, JR. a/k/a ROBERT E. GERARD, JR.**

**ADAM FRIEDMAN, Esquire**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

---

**BUCKINGHAM TOWNSHIP**

DOCKET #2015-06034

Property to be sold is located in the **TOWNSHIP BUCKINGHAM**, County of Bucks and State of Pennsylvania.

Commonly known as: 5026 York Road, Buckingham, PA 18901 (mailing address: 5026 York Road, Doylestown, PA 18901).

TAX PARCEL #06-014-023.

PROPERTY ADDRESS: 5026 York Road, Buckingham, PA 18901 (mailing address: 5026 York Road, Doylestown, PA 18901).

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KAREN TORTORELLA, ERMA E. TORTORELLA.**

**ADAM FRIEDMAN, Esquire**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

---

**LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2018-02269

ALL THAT CERTAIN lot or piece of ground, Situate in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, designated as Lot No. 156 on a Final Plan of "Woodlyn" made by Tri-State Engineers and Land Surveyors, Inc. dated 3/14/69 recorded in Bucks County in Plan Book 63, page 10, bounded and described as follows, to wit:

TAX PARCEL #21-024-084.

PROPERTY ADDRESS: 728 Hunter Drive, Langhorne, PA 19053.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JUNE P. SEGAL.**

**CHRISTOPHER DeNARDO**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

---

**MIDDLETOWN TOWNSHIP**

DOCKET #2020-00409

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 Commonwealth of Pennsylvania.

TAX PARCEL #22-045-430.

PROPERTY ADDRESS: 27 Deep Dale Drive, Levittown, PA 19056.

IMPROVEMENTS: TWO STORY RESIDENTIAL.

SOLD AS THE PROPERTY OF: **CHARLES LUDSKY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUSAN LUDSKY a/k/a SUE LUDSKY DECEASED; SANDRA POLAN KNOWN HEIR OF SUSAN LUDSKY a/k/a SUE LUDSKY DECEASED.**

**EMMANUEL ARGENTIERI**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2020-03880

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, and Commonwealth of Pennsylvania, being known as Lot No. 9684-J in the Subdivision Map of Twin Oaks, Section 82, as recorded in the Recorder's Office of Bucks County, Pennsylvania in Plan Book Volume 10, Page 28.

TAX PARCEL #22-051-077.

PROPERTY ADDRESS: 7 Twin Oak Way, Levittown, PA 19056.

IMPROVEMENTS: ONE STORY SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ESTATE OF JOHN SCHWARTZ DECEASED LAST RECORD OWNER/MORTGAGOR;**

**UNKNOWN HEIRS DEVISEES AND PERSONAL REPRESENTATIVES OF JOHN SCHWARTZ AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST; KATHLEEN BOGARDO, KNOWN HEIR OF JOHN SCHWARTZ.**

**EMMANUEL ARGENTIERI**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

---

**QUAKERTOWN BOROUGH**

DOCKET #2020-06533

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **BOROUGH OF QUAKERTOWN**, Bucks County, and Commonwealth of Pennsylvania, known as 35 Essex Court, bounded and described as follows, to wit:

TAX PARCEL #35-013-020.

PROPERTY ADDRESS: 35 Essex Court, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **KIMBERLY COWDREY IN HER CAPACITY AS LIVING HEIR TO HENRY J. THOMER DECEASED, BRIAN THOMER IN HIS CAPACITY AS LIVING HEIR TO HENRY J. TOMER DECEASED; ALL UNKNOWN HEIRS, DEVISEES, PERSONAL REPRESENTATIVES AND ASSIGNS OF AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER HENRY J. THOMER DECEASED.**

**KELLY L. EBERLE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

---

**RICHLAND TOWNSHIP**

DOCKET #2016-07070

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

TAX PARCEL #36-025-380.

PROPERTY ADDRESS: 1144 Berkley Avenue, Quakertown, PA 18951.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID McGANN, MARY KATE McGANN, MICHAEL McKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

---

**WARMINSTER TOWNSHIP**

DOCKET #2019-05938

ALL THAT CERTAIN lot or tract or ground, Situate in **WARMINSTER TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania and described according to a certain plan thereof known as final plan Laurel Hill, made by Diamond Engineering Co., Inc., dated October 10, 1978 last revised July 14, 1980 and recorded October 15, 1980 in plan book 201 page 46.

Being known as 683 Whittier Drive, Warminster Township, PA 18974.

TAX PARCEL #49-016-225.

PROPERTY ADDRESS: 683 Whittier Drive, Warminster Township, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **AMY KENNEDY a/k/a AMY WEBER, JOHN MacINTOSH, MARIE MacINTOSH.**

**JOHN J. McANENEY**, Esquire

MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

**WRIGHTSTOWN TOWNSHIP**

DOCKET #2017-05963

Property to be sold is located in the **TOWNSHIP OF WRIGHTSTOWN**, County of Bucks and State of Pennsylvania.

Commonly known as: 66 Penn Oak Trail, Township of Wrightstown, PA 18940 a/k/a 66 Penn Oak Trail, Newtown, PA 18940.

TAX PARCEL #53-012-072-004.

PROPERTY ADDRESS: 66 Penn Oak Trail, Township of Wrightstown, PA 18940 a/k/a 66 Penn Oak Trail, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STACEY METSIKAS, MANUEL METSIKAS.**

**ADAM FRIEDMAN**, Esquire

MILTON R. WARRELL, III, 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 MILTON R. WARRELL, III, Sheriff, Doylestown, Pennsylvania.

July 22, 29; Aug. 5

Please, take a moment to

# Update Your Contact Information

Log on to [www.bucksbar.org](http://www.bucksbar.org) to update your member profile including your current address, phone number, email address, firm information, as well as your sections, divisions & committees.

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

## 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.

**Agile Online Summit** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

July 22

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

July 22

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

July 22

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

July 22

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

July 22

**Dan Brown's "Bullseye" Memorial Fund** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

July 22

**GARCIA LANDSCAPE & HARDSCAPE DESIGN, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

July 22

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

July 22

**Pot Heads Coffee House** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

July 22

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

July 22

## Charter Application Limited Liability Company

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

**Diasin Books, LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

**Andrew D. Cotlar**, Solicitor  
Law Office of Cotlar & Cotlar  
23 West Court Street  
Doylestown, PA 18901

July 22

## 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 **August 2, 2021**, 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 **ROBERT C. MARQUARDT** – Thomas Mazzaro, Executor

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

July 22, 29

### 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*

#### **ADAMS, JOHN**, dec'd.

Late of Bristol Twp., Bucks County, PA.  
Administrator: **JAMES ADAMS, JR.** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

#### **BITROS, BARBARA** a/k/a **BARBARA SCHAEFER**, dec'd.

Late of Langhorne Borough, Bucks County, PA.

Administrator: **BRANDON BITROS**, 1221 E. Columbia Ave., Philadelphia, PA 19125.

#### **BUCON, RONALD T.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Administrator: **S&T WEALTH MANAGEMENT**, Stephen J. McGann c/o Harvey Ballard & Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312.

Attorney: **ANTHONY L. MARONE**, Harvey Ballard & Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312.

#### **BUDDENDORF, FREDERICK**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **CHRISTOPHER RUDY** 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.

#### **BURNS, JOHN R.**, dec'd.

Late of Pennel Borough, Bucks County, PA.

Executrix: **MARGARET A. CHECK**, 25 Holly Avenue, Penndel, PA 19047.

#### **BYRNE, ROSANNE**, dec'd.

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

Executor: **MARK J. BYRNE**.

Attorney: **JOHN P. KOOPMAN**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

#### **CRAWFORD, DOROTHY LUCY**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executrix: **BONNIE S. CRAWFORD**, 1851 Hawthorne Circle, Jamison, PA 18929.

Attorney: **MARYBETH O. LAURIA**, Lauria Law LLC, 3031 Walton Rd., Ste. A320, Plymouth Meeting, PA 19462.

#### **D'ANGELO, ERNEST**, dec'd.

Late of Upper Black Eddy, Nockamixon Twp., Bucks County, PA.

Administratrix: **JULIA D'ANGELO**, 318 Marienstein Rd., Upper Black Eddy, PA 18972.

Attorney: **DAVID M. MacFARLAN**, MacFarlan Law, LLP, 1255 Easton Road, Warrington, PA 18976.

#### **DOLBOW, JOSEPHINE P.**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **PATRICIA L. SCHUMANN** 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.

#### **DUGAN, STEPHEN R.** a/k/a **STEPHEN R. DU GAN** and **STEPHEN R. DuGAN**, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executor: **KENNETH G. DUGAN, JR.**  
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.

**ERB, MARGOT**, dec'd.

Late of Bristol Twp., Bucks County, PA.

Administrator: **ELLIOT MARK  
OLEN**, Esq., Oxford Crossing, 333 N.  
Oxford Valley Road, Suite #302, Fairless  
Hills, PA 19030.

Attorneys: **OLEN LAW OFFICE**,  
Oxford Crossing, 333 N. Oxford Valley  
Road, Suite #302, Fairless Hills, PA  
19030.

**ESPOSITO, WILLIAM R.** a/k/a **RANDY  
ESPOSITO**, dec'd.

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

Executrix: **PATRICIA ESPOSITO**, 2600  
Bridle Path Lane, Bristol, PA 19007.

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

**FABRIZIO, JANE**, dec'd.

Late of Falls Twp., Bucks County, PA.

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

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

**GALLAGHER, FRANCIS B., SR.**, dec'd.

Late of Levittown, Bucks County, PA.

Executors: **FRANCIS B.  
GALLAGHER, JR.**, 198 Flint Road,  
Langhorne, PA 19047 and **JOANNE  
SMITH**, 3206 Chesterton Court,  
Bensalem, PA 19020.

Attorney: **JOHN DEREK GUYNN**,  
The Guynn Law Firm, LLC, 301 Poplar  
Road, Flourtown, PA 19031.

**GEORGIADIS, GLORIA D.**, dec'd.

Late of Richlandtown, Bucks County, PA.

Executor: **HERBERT S.  
GEORGIADIS**, 2050 Esten Rd.,  
Quakertown, PA 18951.

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

**GILLIS, JEANNE E.**, dec'd.

Late of Richland Township, Bucks  
County, PA.

Administrators: **CARISA M. GILLIS**  
and **WILLIAM J. GILLIS, III** c/o  
Renata T. Pabisz, Esq., Neshaminy Valley  
Commons, 2410 Bristol Rd., Bensalem,  
PA 19020.

Attorney: **RENATA T. PABISZ**, Dorian,  
Goldstein, Wisniewski & Orchinik, P.C.,  
Neshaminy Valley Commons, 2410  
Bristol Rd., Bensalem, PA 19020.

**GODSHALL, DORIS M.**, dec'd.

Late of West Rockhill Township, Bucks  
County, PA.

Executor: **BRIAN R. PRICE**, 140 E.  
Butler Ave., Chalfont, PA 18914.

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

**HECKLIN, LARRY EVAN** a/k/a  
**LAWRENCE HECKLIN**, dec'd.

Late of Buckingham Township, Bucks  
County, PA.

Executrix: **MINDI HECKLIN** c/o  
Alissa B. Gorman, Esq., 140 E. Butler  
Ave., Chalfont, PA 18914.

Attorney: **ALISSA B. GORMAN**,  
Semanoff Ormsby Greenberg & Torchia,  
LLC, 140 E. Butler Ave., Chalfont, PA  
18914.

**HERCZIG, ANTA**, dec'd.

Late of Warminster Township, Bucks  
County, PA.

Executrix: **HEIDI MARIA BARKE** 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.

**HILGER, JOHN H.**, dec'd.

Late of Warrington Township, Bucks  
County, PA.

Executrix: **MADELINE A. CAUM** c/o  
Holmberg Law Offices, P.O. Box 622,  
Glenside, PA 19038.

Attorney: **GLEN R. HOLMBERG**,  
Holmberg Law Offices, P.O. Box 622,  
Glenside, PA 19038.

**HUTTLIN, DONALD L.** a/k/a **DONALD  
LOUIS HUTTLIN**, dec'd.

Late of Doylestown Township, Bucks  
County, PA.

Executors: **MATTHEW R. HUTTLIN**  
and **DONALD L. HUTTLIN, JR.** c/o  
Larry Scott Auerbach, Esq., 1000 Easton  
Rd., Abington, PA 19001.

- Attorney: **LARRY SCOTT AUERBACH**, 1000 Easton Rd., Abington, PA 19001.
- HUTTO, MARY a/k/a MARY ATKINSON HUTTO**, dec'd.  
Late of Newtown, Bucks County, PA.  
Executrix: **REBECCA HUTTO**, 33 Riverdale Road, Yardley, PA 19067.
- KNIGHT, NONA D.**, dec'd.  
Late of Solebury Township, Bucks County, PA.  
Executor: **DANIEL J. PACI** c/o Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.  
Attorney: **DANIEL J. PACI**, Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.
- MINNIGH, PHILIP JOSEPH a/k/a PHIL MINNIGH**, dec'd.  
Late of Fairless Hills, Bristol Township, Bucks County, PA.  
Executor: **JADD PHILIP MINNIGH**, 2920 50th Avenue West, Apt. 26, Bradenton, FL 34207.
- MOBLEY, CARLOS R.**, dec'd.  
Late of Doylestown, Bucks County, PA.  
Executrix: **SHERRIA GALT** c/o Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.  
Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.
- MORIN, JOYCE E.**, dec'd.  
Late of Quakertown, Bucks County, PA.  
Executor: **DAVID EGAN**, 18 Imperial Place, 5A, Providence, RI 02903.
- OLDROYD, EDWIN W., JR.**, dec'd.  
Late of Ivyland, Bucks County, PA.  
Executrix: **JAMIE LAUREN OLDROYD** a/k/a **JAMIE L. MEDINA** c/o Clemons Richter and Reiss, PC, 2003 S. Easton Rd., Suite 300, Doylestown, PA 18901.  
Attorney: **PETER L. REISS**, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901.
- OLDROYD, TERESA JEAN**, dec'd.  
Late of Warrington, Bucks County, PA.  
Executrix: **JAMIE LAUREN OLDROYD** a/k/a **JAMIE L. MEDINA** c/o Clemons Richter and Reiss, PC, 2003 S. Easton Rd., Suite 300, Doylestown, PA 18901.
- Attorney: **PETER L. REISS**, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901.
- POTOSKY, MARIA K. a/k/a MARIA F. POTOSKY**, dec'd.  
Late of Falls Township, Bucks County, PA.  
Executor: **IKOR OF EASTERN PENNSYLVANIA** by Dennis Mahoney, 450 West Village Lane, Chadds Ford, PA 19317.  
Attorney: **HENRY A. CARPENTER, II**.
- RICHETTI, JOHN R. a/k/a JOHN RICHETTI**, dec'd.  
Late of Bensalem Township, Bucks County, PA.  
Executor: **STEPHEN J. IAQUINTA** c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.  
Attorney: **HARRY METKA**, 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.
- SMITH, CARMELA A.**, dec'd.  
Late of Middletown Twp., Bucks County, PA.  
Administratrix: **LINDA SMITH** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.  
Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.
- SMITH, MARION EVELYN a/k/a MARION E. SMITH**, dec'd.  
Late of Croydon, Bristol Township, Bucks County, PA.  
Executrix: **SUSAN M. WOOD**, 5028 Clymer Rd., Quakertown, PA 18951.
- STUTMAN, MAXINE A.**, dec'd.  
Late of Warminster, Bucks County, PA.  
Executor: **ASHER E. STUTMAN**, 16000 Ann's Choice Way, #CP-117, Warminster, PA 18974.  
Attorney: **JUDITH STUTMAN IZES**, Gazan & John, P.C., 30 West Airy Street, Norristown, PA 19401.
- THORN, JOANNE T. a/k/a JOANNE THERESA THORN** and **JOANNE TERESA THORN**, dec'd.  
Late of Newtown Township, Bucks County, PA.  
Executrix: **JOANNE E. THORN a/k/a JOANNE ELLEN THORN**, 7 Central Ave., Cranford, NJ 07016.

**TRACEY, JEFFREY DENNIS**, dec'd.

Late of Doylestown, Bucks County, PA.  
 Administrator: **JOHN EDWARD TRACEY**, 104 Old Barn Lane, Rocky Mount, NC 27804.

**WANJEK, MARION E.** a/k/a **MARION E. CARABINE**, dec'd.

Late of Warrington, Bucks County, PA.  
 Executor: **CARL J. WANJEK**, 70 Coral Ln., Levittown, PA 19055.

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

Late of Perkasio Borough, Bucks County, PA.

Executrix: **LESLIE A. ERHARDT** 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.

**WINOKUR, NORMAN**, dec'd.

Late of Bucks County, PA.

Co-Executors: **JEFFREY H. WINOKUR** and **RHONDA PENECALE** 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.

*Second Publication***BANCROFT, JUDITH A.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executors: **KRISTEN BANCROFT** and **WILLIAM MICHAEL BANCROFT** 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.

**BERNAZZOLI, DONNA JEAN**, dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **MARSHA LEDDER**, 502 Daltry Ct., Chalfont, PA 18914.

**BOYD, ANNE D.** a/k/a **ANNE DOROTHY BOYD** and **ANNE BOYD**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executors: **ROBERT BOYD** and **STEPHEN BOYD** c/o Joseph J. Witiw,

Esq., 1140-B York Rd., Warminster, PA 18974-2072.

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

**BOYD, AUGUSTUS R.** a/k/a **AUGUSTUS ROBERT BOYD** and **AUGUSTUS BOYD**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executors: **STEPHEN BOYD** and **ROBERT BOYD** c/o Joseph J. Witiw, Esq., 1140-B York Rd., Warminster, PA 18974-2072.

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

**BURWASSER, INA**, dec'd.

Late of Langhorne, Bucks County, PA.

Executrix: **FAITH BURWASSER**, 3060 Bristol Rd., Apt. 192, Bensalem, PA 19020.

Attorney: **SCOTT D. BLOOM**, 1033A Mill Creek Dr., Feasterville, PA 19053.

**CURRIE, DAVID GEORGE**, dec'd.

Late of Newtown, Bucks County, PA.

Executor: **TOM P. CURRIE**, 730 Southbluff Dr., Westerville, OH 43082.

**FRY, JANET M.**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **RANDOLPH A. FRY** c/o Henry E. Van Blunk, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

Attorney: **HENRY E. VAN BLUNK**, Eastburn & Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

**GONDOS, HELEN L.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **LINDA M. KELLY** 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.

**KIESEL, EDWARD DANIEL**, dec'd.

Late of Richland Township, Bucks County, PA.

Administrator: **WILLIAM A. KIESEL** c/o Robert G. Moffett, Esquire, 125 California Road, Quakertown, PA 18951.

Attorney: **ROBERT G. MOFFETT**, 125 California Road, Quakertown, PA 18951.

**KLEIN, RAYMOND LEIGH**, dec'd.

Late of Warminster, Bucks County, PA.  
 Executrix: **DEBORAH GILLMAN**, 206  
 Deb Lane, Warminster, PA 18974.

Attorney: **GREGORY L. STURN**,  
 Harris and Harris, 1760 Bristol Road,  
 P.O. Box 160, Warrington, PA 18976.

**KLOTZ, VIRGINIA T.**, dec'd.

Late of West Rockhill Township, Bucks  
 County, PA.

Executor: **CHRISTOPHER M. KLOTZ**  
 c/o Carla Trongone, Esq., 333 N. Broad  
 St., Lansdale, PA 19446.

Attorney: **CARLA TRONGONE**, The  
 Law Offices of Carla Trongone, 333 N.  
 Broad St., Lansdale, PA 19446.

**KOSTELNIK, ELIZABETH V.** a/k/a  
**ELIZABETH V. STEINBACH, MD**,  
dec'd.

Late of Springfield Township, Bucks  
 County, PA.

Executor: **KEVIN J. KOSTELNIK**,  
 2244 Springtown Hill Road, Hellertown,  
 PA 18055.

Attorney: **MARY ANN SNELL**, 4510  
 Bath Pike, Suite 201, Bethlehem, PA  
 18017.

**LEO, CHARLES JACOB, JR.**, dec'd.

Late of Warminster Twp., Bucks County,  
 PA.

Administratrix: **DONNA STEVENS** c/o  
 Bart Benoff, Esq., Benoff Law Firm, 5  
 Neshaminy Interplex, Suite 205, Trevose,  
 PA 19053.

Attorneys: **BENOFF LAW FIRM**, 5  
 Neshaminy Interplex, Suite 205, Trevose,  
 PA 19053.

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

Late of Tinicum Township, Bucks  
 County, PA.

Executor: **ERIN M. HESPELL**, 589  
 Geigel Hill Road, Ottsville, PA 18942.

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

**PIZZICA, DOROTHY I.**, dec'd.

Late of Bensalem Township, Bucks  
 County, PA.

Executor: **ALAN G. HOLETON, JR.**  
 a/k/a **ALAN GEROD HOLETON,  
 JR.** c/o Wilbur D. Dahlgren, Esq., 2617  
 Huntingdon Pike, Huntingdon Valley, PA  
 19006.

Attorney: **WILBUR D. DAHLGREN**,  
 Semanoff Ormsby Greenberg & Torchia,  
 LLC, 2617 Huntingdon Pike, Huntingdon  
 Valley, PA 19006.

**RICCIO, JOHN**, dec'd.

Late of New Hope Borough, Bucks  
 County, PA.

Executrix: **ELIZABETH A. DANESE**  
 c/o Richard Danese, Jr., Esq., Two N.  
 State St., Newtown, PA 18940.

Attorney: **RICHARD DANESE, JR.**,  
 Stuckert and Yates, Two N. State St.,  
 Newtown, PA 18940.

**RICHARDSON, VALARIA**, dec'd.

Late of Levittown, Bucks County, PA.

Administratrix: **IDELLA WADE**, 1590  
 Neshaminy Valley Drive, Bensalem, PA  
 19020.

**ROSSELL, GRACE**, dec'd.

Late of Middletown Township, Bucks  
 County, PA.

Executrix: **PAMELA L. FRIEDMAN**,  
 117 Dogwood Dr., Levittown, PA 19055.

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

**RUFF, DELBERT E.**, dec'd.

Late of Chalfont Borough, Bucks County,  
 PA.

Executrix: **JENNIFER S. RUFF** c/o  
 Frank R. Demmerly, Jr., Esq., One  
 Centennial Square, Haddonfield, NJ  
 08033.

Attorney: **FRANK R. DEMMERLY,  
 JR.**, Archer & Greiner, P.C., One  
 Centennial Square, Haddonfield, NJ  
 08033.

**RUTH, PHILIP MICHAEL**, dec'd.

Late of Northampton Township, Bucks  
 County, PA.

Administrator: **STEPHEN H. PRICE**,  
 520 Walnut Street, Reading, PA 19601.

Attorney: **JESSE A.  
 KAMMERDEINER**, Mogel Speidel  
 Bobb & Kershner, 520 Walnut Street,  
 Reading, PA 19601.

**TOSCANO, GERALD F., II** a/k/a **GERALD  
 FRANCIS TOSCANO, II**, dec'd.

Late of Lower Southampton Township,  
 Bucks County, PA.

Executor: **GERALD F. TOSCANO, III**  
 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.

**WARNER, HELEN S.**, dec'd.

Late of Warminster, Bucks County, PA.  
Executor: **JOHN J. WARNER, JR.**,  
415 W. 11th Avenue, Conshohocken, PA  
19428.

*Third and Final Publication*

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

Late of Springfield Township, Bucks  
County, PA.

Executor: **KENTON R. BAUDER**,  
1356 E. Thatcher Road, Quakertown, PA  
18951.

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

**BLANK, MARJORIE A.**, dec'd.

Late of Telford Borough, Bucks County,  
PA.

Executrix: **MELISSA SCHWENK**, 641  
Edgewood Avenue, Lansdale, PA 19446.

Attorney: **DOUGLAS A. GIFFORD**,  
Clemens, Nulty and Gifford, 510 E.  
Broad Street, P.O. Box 64439, Souderton,  
PA 18964-0439.

**BOSSMAN, WINIFRED M. a/k/a WINNIE  
BOSSMAN**, dec'd.

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

Executor: **JOHN W. BOSSMAN**, 261  
Austin Drive, Fairless Hills, PA 19030.

**BOYLE, JEAN M.**, dec'd.

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

Executor: **JOHN P. BOYLE, JR.**, 11  
Jennifer Lane, Morrisville, PA 19067.

**CANINO, SUSAN E.**, dec'd.

Late of the City of New Hope, Bucks  
County, PA.

Executrix: **JUDELA J. PEARL-  
THOMAS**, 5224 Cherry Valley Road,  
Saylorsburg, PA 18353.

Attorney: **DIONYSIOS C. PAPPAS**,  
Vasiliadis Pappas Associates, LLC, 2551  
Baglyos Circle, Ste. A-14, Bethlehem, PA  
18020.

**COSIMO, JANET A.**, dec'd.

Late of Sellersville, Bucks County, PA.

Executrix: **LISA UHLMAN**, 113  
Telegraph Rd., Perkasio, PA 18944.

**DUNNING, DONALD JOSEPH**, dec'd.

Late of Warrington Township, Bucks  
County, PA.

Administratrix: **DOROTHY M.  
DUNNING**, 3621 Greenwood Terrace,  
Chalfont, PA 18914.

Attorney: **KENNETH C. RUSSELL**,  
Baratta, Russell & Baratta, 3500 Reading  
Way, Huntingdon Valley, PA 19006.

**ELSNER, ROBERT LEWIS**, dec'd.

Late of Doylestown, New Britain  
Township, Bucks County, PA.

Co-Executors: **KEEFE BRIAN  
ELSNER**, 1749 Palomino Drive,  
Warrington, PA 18976 and **ROBIN ANN  
CONBOY**, Ed.D., 40 Maple Ave., Line  
Lexington, PA 18932.

**FEELEY, MONICA B.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **EDWARD FEELEY**, 18  
Wedgewood Ct., Berlin, NJ 08009.

**FURGIUELE, PETER M. a/k/a PETER  
FURGIUELE**, dec'd.

Late of Lower Makefield Township,  
Bucks County, PA.

Administratrix: **CARA S. FURGIUELE**  
a/k/a **CARA FURGIUELE** c/o Elaine  
T. Yandrisevits, Esq., P.O. Box 50,  
Doylestown, PA 18901.

Attorney: **ELAINE T.  
YANDRISEVITS**, Antheil Maslow &  
MacMinn, LLP, P.O. Box 50, Doylestown,  
PA 18901.

**GIOIA, GAIL**, dec'd.

Late of Upper Black Eddy, Bucks County,  
PA.

Executors: **DAMIAN GIOIA**, 18 Cotton  
Road, Levittown, PA 19057 and **KIM  
WEYHMULLER**, 404 Blair Mill Road,  
Hatboro, PA 19040.

**HADDEN, DAVID A.**, dec'd.

Late of Upper Makefield Township,  
Bucks County, PA.

Executor: **CARLOS RAMOS** c/o  
Rosemary D. Durkin, Esq., 993 Lenox  
Dr., Bldg. 2, Lawrenceville, NJ 08648.

Attorney: **ROSEMARY D. DURKIN**,  
Stark & Stark, PC, 993 Lenox Dr., Bldg.  
2, Lawrenceville, NJ 08648.

**HECHT, KURT H. a/k/a KURT HENRY  
HECHT**, dec'd.

Late of Buckingham Township, Bucks  
County, PA.

- Executrix: **ANNE HECHT a/k/a ANNA HECHT** c/o Alissa B. Gorman, Esq., 140 E. Butler Ave., Chalfont, PA 18914.  
 Attorney: **ALISSA B. GORMAN**, Semanoff Ormsby Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914.
- HELMAN, MARK W.** a/k/a **MARK HELMAN**, dec'd.  
 Late of Perkasio Borough, Bucks County, PA.  
 Administratrix: **ELIZABETH HELMAN**, 913 W. Market Street, Perkasio, PA 18944.
- HERB, SAMUEL M.**, dec'd.  
 Late of New Britain Borough, Bucks County, PA.  
 Executor: **SAMUEL STEVEN HERB** c/o Mary E. Podlogar, Esq., 608 W. Main St., Lansdale, PA 19446-2012.  
 Attorney: **MARY E. PODLOGAR**, Montco Elder Law, LLP, 608 W. Main St., Lansdale, PA 19446-2012.
- HIGH, THOMAS ELTON**, dec'd.  
 Late of Tincum Township, Bucks County, PA.  
 Administratrix: **JOSEPHINE CAROLE HIGH** c/o Elaine T. Yandrisevits, Esq., P.O. Box 50, Doylestown, PA 18901.  
 Attorney: **ELAINE T. YANDRISEVITS**, Antheil Maslow & MacMinn, LLP, P.O. Box 50, Doylestown, PA 18901.
- KELLER, MARK STEPHEN a/k/a MARK KELLER**, dec'd.  
 Late of the Borough of New Hope, Bucks County, PA.  
 Administratrix: **KAREN E. DeCREE** c/o Danyi Law, P.C., 133 E. Broad Street, Bethlehem, PA 18018.  
 Attorney: **KEVIN F. DANYI**, 133 E. Broad Street, Bethlehem, PA 18018.
- LEDDINGTON, ALBERT**, dec'd.  
 Late of Croydon, Bristol Township, Bucks County, PA.  
 Executrix: **CAROLINE WATKINS**, 187 Tice Lane, Lebanon, PA 17042.
- LOMAS, PAUL A.**, dec'd.  
 Late of Falls Township, Bucks County, PA.  
 Administratrix: **JANE E. BREINING**, 2 Northpark Drive, Levittown, PA 19054.  
 Attorney: **HENRY A. CARPENTER, II**,  
**LY, BA TANG**, dec'd.  
 Late of Bensalem, Bucks County, PA.  
 Administrator: **DANNY LY**, 4200 Woodhaven Road, Apt. T8, Philadelphia, PA 19154.
- MATUSZEWSKI, RICHARD J.**, dec'd.  
 Late of Upper Makefield Township, Bucks County, PA.  
 Executrix: **LANA GRAY** 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.
- McARDLE, EDWARD P., JR.**, dec'd.  
 Late of Buckingham Township, Bucks County, PA.  
 Executors: **BRIAN J. McARDLE** and **SEAN P. McARDLE a/k/a SEAN PATRICK McARDLE** 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.
- McGLYNN, PATRICIA G.**, dec'd.  
 Late of Warminster Township, Bucks County, PA.  
 Executors: **MAUREEN P. KOERWER a/k/a MAUREEN PATRICIA KOERWER** and **E. KEVIN McGLYNN a/k/a EDWIN KEVIN McGLYNN** c/o Wilbur D. Dahlgren, Esq., 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.  
 Attorney: **WILBUR D. DAHLGREN**, Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.
- McHENRY, ROBERT GEORGE**, dec'd.  
 Late of Falls Township, Bucks County, PA.  
 Co-Administrators: **ROBERT McHENRY** and **BRYAN McHENRY** c/o Robert Sink, Esq., 1417 Crosby Dr., Ft. Washington, PA 19034.  
 Attorney: **ROBERT SINK**, 1417 Crosby Dr., Fort Washington, PA 19034.
- McMULLEN, DAVID BENJAMIN a/k/a DAVID B. McMULLEN**, dec'd.  
 Late of Springfield Township, Bucks County, PA.

Administratrix: **SUSAN L. HOLLER**,  
980 Rocky Valley Road, Quakertown, PA  
18951.

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

**NANNI, ALFRED V.**, dec'd.

Late of Lower Southampton Township,  
Bucks County, PA.

Administratrix: **BEVERLY A. NANNI**  
c/o Karen S. Dayno, Esq., 400 Maryland  
Dr., P.O. Box 7544, Ft. Washington, PA  
19034-7544.

Attorney: **KAREN S. DAYNO**, Timoney  
Knox, LLP, 400 Maryland Dr., P.O. Box  
7544, Ft. Washington, PA 19034-7544.

**NELSON, PAUL J.**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **NANCY A. BURKE**, 10  
Coventry Cove, Elverson, PA 19520.

**PAYNTON, DOREEN H.** a/k/a **DOREEN  
PAYNTON**, dec'd.

Late of Buckingham Township, Bucks  
County, PA.

Executors: **RICHARD D. PAYNTON**,  
**JR.**, **CAROL P. CASSIDY** a/k/a **CAROL  
ANNE CASSIDY** and **PATRICIA P.  
MEIER** a/k/a **PATRICIA PAYNTON  
MEIER** c/o D. Rodman Eastburn,  
Esq., 60 E. Court St., P.O. Box 1389,  
Doylestown, PA 18901-0137.

Attorney: **D. RODMAN EASTBURN**,  
Eastburn and Gray, PC, 60 E. Court St.,  
P.O. Box 1389, Doylestown, PA 18901-  
0137.

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

Late of Doylestown Borough, Bucks  
County, PA.

Executors: **ERIN E. FLETCHER**, 3709  
Oxford Ln., Ocean City, NJ 08226 and  
**CHRISTIAN W. FLETCHER**, 5463  
Downs Run, Pipersville, PA 18947.

Attorney: **BRIDGET M.  
WEIDENBURNER**, McVan &  
Weidenburner, 162 S. Easton Rd.,  
Glenside, PA 19038.

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

Late of Tincum Township, Bucks  
County, PA.

Administrator: **WILLIAM J. SMITH**,  
26727 Neff Court, Canyon Country, CA  
91351.

Attorney: **CHRISTOPHER  
MAZULLO**, 2003 Lower State Road,  
Suite 120, Doylestown, PA 18901.

**SUPPLEE, ARLENE M.**, dec'd.

Late of Bedminster Township, Bucks  
County, PA.

Executrix: **LORETTA F. SKLAROW**  
c/o Steven A. Cotlar, Esquire, 23 West  
Court Street, Doylestown, PA 18901.

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

**TUVIDA, VIRGILIO G.**, dec'd.

Late of Lower Makefield Township,  
Bucks County, PA.

Executrix: **LORELEI C. DAVIS**, 11  
Milton Dr., Yardley, PA 19067.

Attorney: **MARK D. FREEMAN**, P.O.  
Box 457, Media, PA 19063.

**Van REYMERSDAL, LEONIE H.** a/k/a  
**LEONIE Van REYMERSDAL**, dec'd.

Late of Falls Township, Bucks County,  
PA.

Executrix: **CATHERINE C. FITCH**, 1  
Red Cedar Drive, Levittown, PA 19055.

**VEGH, NANCY JEANETTE** a/k/a **NANCY  
J. VEGH**, dec'd.

Late of Upper Black Eddy, Bucks County,  
PA.

Executor: **RICK P. VEGH**, 581 North  
Edgemere Dr., West Allenhurst, NJ  
07711.

**WALSH, JOSEPH PATRICK, III**, dec'd.

Late of Hilltown Township, Bucks  
County, PA.

Executrix: **CATHERINE MARY  
LORENZON** c/o Stephanie M. Shortall,  
Esq., P.O. Box 50, Doylestown, PA 18901.

Attorney: **STEPHANIE M.  
SHORTALL**, Antheil Maslow &  
MacMinn, LLP, P.O. Box 50, Doylestown,  
PA 18901.

---

### Miscellaneous

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: 2020-04672

**FIRST COMMONWEALTH FEDERAL  
CREDIT UNION**, Plaintiff

v.

**RICHARD T. BASCONE, JR.**, Defendant



## NOTICE

TAKE NOTICE THAT First Commonwealth Federal Credit Union has filed a Complaint in the aforesaid Court at the above docket number requesting that the judgment be entered against you in an amount more than \$14,000.00.

If you wish to defend, you must take action within twenty (20) days, 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 pleading or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

Bucks County Bar Association  
135 E. State Street  
P.O. Box 300  
Doylestown, PA 18901  
Phone: (215) 348-9413 or  
1-800-479-8585

**Michael R. Nesfeder**, Esquire  
I.D. No. 49563  
Fitzpatrick Lentz & Bubba, P.C.  
Attorneys for Plaintiff  
645 W. Hamilton Street  
Suite 800  
Allentown, PA 18101

July 22

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CIVIL ACTION NO.  
CV-2021-004303  
ACTION TO QUIET TITLE

**ISAAC DENHAM**, Plaintiff

v.

**ESTATE OF MELISSA A. BLAIR a/k/a MELISSA DENHAM; JAMES P. BLAIR; and HAILEY CANTWELL**, Defendants

**NOTICE TO: All heirs of the Estate of Melissa A. Blair a/k/a Melissa Denham ("Melissa"), their assigns, and all persons claiming any right, title, claim or interest to the property located at Tax Parcel Map Number 36-13-143:000, with an address of 267 North Aberdeen Avenue, Wayne Township, Delaware County, Pennsylvania 19087 ("Property")**

TAKE NOTICE THAT Isaac Denham has filed an action to quiet title, averring that, under the terms of the property settlement agreement executed between Plaintiff and Melissa pursuant to their divorce, she was to convey title to Property to Plaintiff as sole owner, but she died before she completing the conveyance. Accordingly, Plaintiff now seeks an order declaring him to be the legal and equitable owner of Property and to order the Recorder of Deeds to record an Order awarding fee simple title to Plaintiff. You are hereby notified to file an Answer within twenty (20) days following the date of the fourth appearance of this Notice in this publication. If you fail to do so, final judgment may be entered against you, as prayed for in the complaint.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing 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. You should take this notice 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 find legal help.

LAWYER REFERRAL SERVICE  
The Delaware County Bar Association  
Lawyer Referral Service  
335 West Front Street  
Media, PA 19063-2340  
Phone: (610) 566-6625

**Nathan D. Fox**, Esquire  
Attorney I.D. No. 307744  
**Brooke E. Newborn**, Esquire  
Attorney I.D. No. 209732

Obermayer Rebmann Maxwell & Hippel LLP  
 Attorneys for Plaintiff, Isaac Denham  
 10 S. Clinton Street  
 Suite 300  
 Doylestown, PA 18901  
 (215) 606-0760  
 Nate.Fox@obermayer.com


July 1, 8, 15, 22

### 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:

### *Third and Final Publication*

THE **PAUL JOSEPH DUMAS** AND **ALMA LEE MILLIKEN DUMAS** REVOCABLE LIVING TRUST DATED NOVEMBER 2, 1994.  
**ALMA LEE MILLIKEN DUMAS**, dec'd.  
 Late of Bensalem Township, Bucks County, PA.  
 Trustee: **SHERYL DUMAS CARR** c/o Jackson, Cook, Caracappa & Scott PC, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.  
 Attorney: **JOSEPH P. CARACAPPA**, Jackson, Cook, Caracappa & Scott PC, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.



**LET'S TALK  
ABOUT MENTAL  
HEALTH**

**Does the Public  
Health Crisis Have  
You Feeling  
Anxious, Stressed or  
Depressed ?**

**Call Now**  
to learn more about our free services.

LAWYERS CONCERNED FOR LAWYERS  
PENNSYLVANIA

**100% Confidential Helpline**  
**1-888-999-1941**  
[www.lclpa.org](http://www.lclpa.org)

Peer & staff support, assessment by a qualified healthcare provider, literature, intervention assistance and resources

# MEETING

FOR YOUR NEXT CLIENT MTG. OR DEPOSITION.

**REDUCED RATE FOR MEMBERS!**

OUR **CLE ROOM** IS AVAILABLE FOR LARGE DEPOSITIONS. CALL 215-348-9413 FOR AVAILABILITY

# ROOMS



**PERIODICAL PUBLICATION**

**\*Dated Material. Do Not Delay. Please Deliver Before Monday, July 26, 2021**



*back row:* William J. Stein | Howard N. Greenberg | Wilbur D. Dahlgren | Phyllis Horn Epstein  
*front row:* Mary Jo Baum | Michael B. Dubin | 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*



**Montgomery County Office**

2617 Huntingdon Pike  
Huntingdon Valley, PA 19006

**Bucks County Office**

140 East Butler Avenue  
Chalfont, PA 18914