

**Sheriff's Sale***Second Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, July 12, 2024 at 11 o'clock A.M., Eastern Prevailing Time, at the Bucks County Administration Building, 55 East Court Street, in the Borough of Doylestown, Bucks County, Pennsylvania the following real estate to wit:

**BEDMINSTER TOWNSHIP**

DOCKET #2019-08493  
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4 v. THOMAS R. KRUG owner(s) of property situate in the **BEDMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being, 1203 SLOTTER RD., PERKASIE, PA 18944.

TAX PARCEL #01-008-002-005.

PROPERTY ADDRESS: 1203 Slotter Rd., Perkasio, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS R. KRUG.**

**BROCK & SCOTT, PLLC**

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

**BENSALEM TOWNSHIP**

DOCKET #2018-01444  
All that certain piece or parcel or Tract of land situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, and being known as 2623 Salem Drive, Bensalem, Pennsylvania 19020.

TAX PARCEL #02-036-056.

PROPERTY ADDRESS: 2623 Salem Drive, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANK HAUCK, KNOWN SURVIVING HEIR OF NORMAN FRANCIS EDDINGER AND JONATHAN SINGH, ADMINISTRATOR OF THE ESTATE OF NORMAN FRANCIS EDDINGER.**

**McCABE, WEISBERG & CONWAY, LLC**  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2019-06480

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

TAX PARCEL #02-049-468.

PROPERTY ADDRESS: 2531 Valleyview Road, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WAI K. LO PHUNG a/k/a WAI-KWAN LO PHUNG.**

**KML LAW GROUP, P.C.**

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

DOCKET #2023-04626

ALL THAT CERTAIN piece of ground situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania and described according to a Plan known as Salem Point, Section 3, made for Bensalem Development Corp., by W. S. Miller, Engineer, dated April 8, 1976, said Plan being recorded in the Office of the Recorder of Deeds for Bucks County in Plan Book 144 page 20, as follows, to wit:

BEING Lot #181 as shown on the above mentioned Plan.

TAX PARCEL #02-052-204.

PROPERTY ADDRESS: 1639 Carolyn Court, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTINA W. WOODFORD.**

**ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC**

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

**BRISTOL BOROUGH**

DOCKET #2018-05027

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

TAX PARCEL #04-025-027.

PROPERTY ADDRESS: 724 Wood Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **DAWN WEIMAR.**

**KML LAW GROUP, P.C.**

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

DOCKET #2022-00189

ALL THAT CERTAIN LOT OF LAND LOCATED IN THE **BOROUGH OF BRISTOL**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #04-019-203.

PROPERTY ADDRESS: 309 PENN STREET, BRISTOL, PA 19007.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN MCCARTHY SOLELY IN HIS CAPACITY AS HEIR OF JO ANNE MCCARTHY.**

**KML LAW GROUP, P.C.**

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

**BRISTOL TOWNSHIP**

DOCKET #2016-04588

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

TAX PARCEL #05-049-046.

PROPERTY ADDRESS: 63 Maple Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **BEN T. BALTAZAR, BETTINA BALTAZAR a/k/a BETTINA ANN BALTAZAR.**

**ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC**

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

DOCKET #2022-05013

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

TAX PARCEL #05-043-546.

PROPERTY ADDRESS: 46 Glenwood Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **ROSALIE A. BOLLARD, DAVID J. BOLLARD, JR. KML LAW GROUP, P.C.**

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

DOCKET #2023-03683

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, being all of Lot #799 and the Southernmost 20 feet of Lot No. 800 on Plan of Leamington Land Association, which plan is recorded at Doylestown in the Office for the Recording of Deeds in Deed Book 252 page 640 and described according to a Survey and Plan made by Joseph Race, Registered Land Surveyor of Bristol, Pennsylvania on January 28, 1952, as follows, to wit:

BEGINNING at a point on the Westerly side of Washington Avenue (50 feet wide) at the distance of 52.81 feet Northwardly from the Northwesterly side of Summit Avenue (30 feet wide);

CONTAINING in front or breadth on said Washington Avenue 50 feet and extending of that width in length or depth Westwardly between parallel lines at right angles to said Washington Avenue, 125 feet;

BOUNDED on the South by Lot No. 798 on said Plan, on the West by Lot No. 784 and partly by Lot No. 785 on said Plan, on the North by remaining part of Lot No. 800 on said Plan and on the East by Washington Avenue, aforesaid.

Being the same property conveyed to Arlene E. Pramov by Deed from Raymond N. Pramov, Jr. and Arlene E. Pramov of record as Deed Book 2061 page 288 in the Recorder's Office for Bucks County, Pennsylvania, dated December 4, 1972 and recorded on December 5, 1972.

Being the same premises which Arlene E. Pramov, by Deed dated 08/27/2021 and recorded 09/13/2021, in the Office of the Recorder of Deeds in and for the County of Bucks, in Deed Instrument No. 2021084048, granted and conveyed unto Tracy Pramov, in fee.

TAX PARCEL #05-053-005.  
 PROPERTY ADDRESS: 842 Harris Ave.,  
 Croydon, PA 19021.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **TRACY  
 PRAMOV.**  
**BROCK & SCOTT, PLLC**  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2023-04483

All that certain piece or parcel or Tract of land  
 situate in **BRISTOL TOWNSHIP**, Bucks  
 County, Pennsylvania, and being known as 5  
 Stream Lane, Levittown, Pennsylvania 19055.  
 TAX PARCEL #05-072-271.  
 PROPERTY ADDRESS: 5 Stream Lane,  
 Levittown, PA 19055.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **LOUIS  
 PIZZULLO.**  
**McCABE, WEISBERG & CONWAY, LLC**  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2023-05445

ALL THAT CERTAIN lot of land located in  
 the **TOWNSHIP OF BRISTOL**, County of  
 Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #05-027-010.  
 PROPERTY ADDRESS: 3525 Rockview  
 Drive, Bristol, PA 19007.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **THE  
 UNKNOWN HEIRS OF EDWARD JOHN  
 FORREST, DECEASED.**  
**KML LAW GROUP, P.C.**  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2023-05551

ALL THAT CERTAIN LOT OR TRACT  
 OF LAND WITH THE IMPROVEMENTS  
 THEREON ERECTED, SITUATE IN THE  
**TOWNSHIP OF BRISTOL**, COUNTY  
 OF BUCKS AND COMMONWEALTH OF  
 PENNSYLVANIA.  
 TAX PARCEL #05-061-296.  
 PROPERTY ADDRESS: 1610 Lakeland Ave.,  
 Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **DANIEL J.  
 LABBE, SR., IN HIS CAPACITY AS HEIR  
 OF MARJORIE WERNER; SANDRA  
 MYERS a/k/a SANDRA CARBONE  
 a/k/a SANDRA CHRISMAN a/k/a  
 SANDRA DOYLE IN HER CAPACITY  
 AS HEIR OF MARJORIE WERNER;  
 UNKNONWN HEIRS, SUCCESSORS,  
 ASSIGNS AND ALL PERSONS, FIRMS  
 OR ASSOCIATIONS CLAIMING RIGHT,  
 TITLE OR INTEREST FROM OR UNDER  
 MARJORIE WERNER.**  
**ROBERTSON, ANSCHUTZ, SCHNEID,  
 CRANE & PARTNERS, PLLC**  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2023-05905

ALL THAT CERTAIN lot or piece of ground,  
 with the buildings and improvements  
 thereon erected, situate in **BRISTOL  
 TOWNSHIP**, Bucks County, Pa.,  
 For information purposes only—property  
 a/k/a 414 Elm Avenue, Croydon, PA 19021.  
 TAX PARCEL #05-013-395.  
 PROPERTY ADDRESS: 414 Elm Avenue,  
 Croydon, PA 19021.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **TODD D.  
 SILCOX.**  
**PARKER McCAY P.A.**  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2024-01002

ALL THAT CERTAIN LOT OR PIECE  
 OF GROUND SITUATE IN **BRISTOL  
 TOWNSHIP**, BUCKS COUNTY,  
 COMMONWEALTH OF PENNSYLVANIA.  
 TAX PARCEL #05-031-137.  
 PROPERTY ADDRESS: 19 Hedgerow Dr.,  
 Fairless Hills, PA 19030.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF:  
**SEAN P. McWILLIAMS a/k/a SEAN  
 McWILLIAMS, JESSICA D. HALEY a/k/a  
 JESSICA HALEY.**

**ROBERTSON, ANSCHUTZ, SCHNEID,  
CRANE & PARTNERS, PLLC**

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

**FALLS TOWNSHIP**

DOCKET #2023-02022

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

TAX PARCEL #13-002-258.

PROPERTY ADDRESS: 225 Tewksbury  
Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **CYNTHIA  
McMULLIN SOLELY IN HER CAPACITY  
AS KNOWN HEIR OF CATHERINE M.  
GRAHAM, DECEASED; GERRIANN  
TEALER SOLELY IN HER CAPACITY  
AS KNOWN HEIR OF CATHERINE M.  
GRAHAM, DECEASED; JENNIFER  
BERCHEM SOLELY IN HER CAPACITY  
AS KNOWN HEIR OF CATHERINE M.  
GRAHAM, DECEASED, UNKNOWN  
HEIRS OF CATHERINE M. GRAHAM,  
DECEASED.**

**STERN & EISENBERG, PC**

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

DOCKET #2023-06907

ALL THAT CERTAIN lot, piece or parcel  
of land with the building and improvements  
thereon, situate, lying and being at Levittown,  
in the **TOWNSHIP OF FALLS**, County of  
Bucks, Commonwealth of Pennsylvania,  
shown and designated as Lot 4978J on  
Subdivision Map of "Vermilion Hill",  
Levittown.

TAX PARCEL #13-019-404.

PROPERTY ADDRESS: 20 Viewpoint Lane,  
Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **KRISTINA  
CRABTREE, RONALD P. CRABTREE.**

**ROBERT P. WENDT**, Esquire

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

**HILLTOWN TOWNSHIP**

DOCKET #2024-00888

ALL THOSE CERTAIN LOTS OR PARCELS  
OF GROUND, HEREDITAMENTS AND  
APPURTENANCES, SITUATE IN THE  
**TOWNSHIP OF HILLTOWN**, COUNTY  
OF BUCKS, COMMONWEALTH OF  
PENNSYLVANIA.

TAX PARCEL #15-016-133.

PROPERTY ADDRESS: 2615 Crabapple  
Circle, Perkasie, PA 18944.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL  
A. SMITH, NICOLE E. CRANAGE.**

**ROBERTSON, ANSCHUTZ, SCHNEID,  
CRANE & PARTNERS, PLLC**

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

**MIDDLETOWN TOWNSHIP**

DOCKET #2023-07719

All that certain piece or parcel or Tract  
of land situate in the **TOWNSHIP  
OF MIDDLETOWN**, Bucks County,  
Pennsylvania, and being known as 42 Falcon  
Road, Levittown, Pennsylvania 19056.

TAX PARCEL #22-050-424.

PROPERTY ADDRESS: 42 Falcon Road,  
Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **DAVID  
S. STEIN, ADMINISTRATOR OF THE  
ESTATE OF ANNE STEIN a/k/a ANNE  
AGNES STEIN.**

**McCABE, WEISBERG & CONWAY, LLC**

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

DOCKET #2024-00467

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

TAX PARCEL #22-060-098.

PROPERTY ADDRESS: 145 Juniper Drive,  
Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF:  
**CHRISTINA JOBES, SHAWN JOBES.**  
**KML LAW GROUP, P.C.**  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

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**MILFORD TOWNSHIP**

DOCKET #2019-01137  
 ALL THAT CERTAIN message and tract of land situate in the South side of Grant Road (T469) located in the **TOWNSHIP OF MILFORD**, County of Bucks, Pennsylvania, being Lot No. 2 as shown on a Subdivision Plan for Fredrick P. Grant, dated April 28, 1982 and prepared by Milford Survey Associates, Quakertown, Pennsylvania. Recorded in the Office of the Recorder of Deeds at Doylestown, Pennsylvania, on April 6, 1982 in Plan Book 213 Page 66, bounded and described as follows, to wit:  
 BEGINNING at an iron pipe on the Southerly future right of way line of Grant Road (50 feet wide) said point being the extreme Northwesterly corner of the herein described lot and being further located North 87 degrees 11 minutes 00 seconds East 134.70 feet from a point in line of land now or formerly of Gary C. Bloss; thence along the Southerly future right of way line of Grant Road, North 87 degrees 11 minutes 00 seconds East 200.00 feet to an iron pipe; thence along Lot No. 1 of the herein mentioned subdivision the following three (3) courses and distances; (1) South 03 degrees 40 minutes 00 seconds East 436.00 feet to an iron pipe; (2) thence South 87 degrees 11 minutes 00 seconds West 200.00 feet to an iron pipe; (3) thence North 03 degrees 40 minutes 00 seconds West 436.00 feet to an iron pipe in the future right of way of the aforementioned Grant Road the place of the beginning.  
 The improvements thereon being known as 2195 Grant Road, Quakertown, PA 18951.  
 TAX PARCEL #23-005-078-002.  
 PROPERTY ADDRESS: 2195 Grant Road, Quakertown, PA 18951.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **DAVID SOMERS a/k/a DAVID C. SOMERS, JENNIFER SOMERS.**

**PINCUS LAW GROUP, PLLC**  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

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**MORRISVILLE BOROUGH**

DOCKET #2023-05028  
 ALL THAT CERTAIN lot or land, together with the dwelling house and improvements now thereon erected, known as 442 Hillcrest Avenue, situate, lying and being in the First Ward of the **BROUGH OF MORRISVILLE**, Bucks County, Pennsylvania, known as a 10 foot portion of Lot No. 4 and all of Lot No. 5 and 6 in Block 23, on Map on Subdivision of Washington Heights developed by Washington Heights Realty Company July, 1920 which Plan is duly filed in the Recorder of Deeds Office of Bucks County in Plan Book 1, page 89, and described as follows to wit:  
 TAX PARCEL #24-004-636.  
 PROPERTY ADDRESS: 442 Hillcrest Ave., Morrisville, PA 19067.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **VITTORIO HENRY.**  
**HILL WALLACK LLP**  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

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**NEW BRITAIN TOWNSHIP**

DOCKET #2020-01672  
 ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE **TOWNSHIP OF NEW BRITAIN**, COUNTY OF BUCKS AND COMMONWEALTH OF PA.  
 TAX PARCEL #26-007-414.  
 PROPERTY ADDRESS: 107 Palace Ct., Chalfont, PA 18914.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **KIMBERLY MOFFATT a/k/a KIMBERLY A. MOFFATT, PETER MOFFATT a/k/a PETER C. MOFFATT, THE UNITED STATES OF AMERICA.**  
**HILL WALLACK LLP**  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2023-06604

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF NEW BRITAIN**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 66 Sellersville Road, Chalfont, PA 18914, Parcel No: 26-001-123.

TAX PARCEL #26-001-123.

PROPERTY ADDRESS: 66 Sellersville Road, Chalfont, PA 18914.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM A. MUZIKA, SR.**

**MANLEY DEAS KOCHALSKI, LLC**

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

**RICHLAND TOWNSHIP**

## DOCKET #2023-05101

ALL THAT CERTAIN PARCEL OR TRACT OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE **TOWNSHIP OF RICHLAND**, COUNTY OF BUCKS, PA.

TAX PARCEL #36-029-034-003.

PROPERTY ADDRESS: 120 Younken Rd., Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ELLIOT HESSELSON IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF CHARLES D. CLYMER; DOROTHY JEAN THAYER a/k/a DEE JEAN THAYER a/k/a DOROTHY JEAN CLYMER-THAYER IN HER CAPACITY AS EXECUTOR OF THE ESTATE OF CHARLES D. CLYMER; CHARLES DANA CLYMER, JR., IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF CHARLES D. CLYMER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES D. CLYMER.**

**ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC**

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

**TULLYTOWN BOROUGH**

## DOCKET #2022-06530

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in **TULLYTOWN BOROUGH**, County of Bucks and Commonwealth of Pennsylvania.

BEING COUNTY PARCEL NUMBER 46-9-2-2. Tax ID: 46-009-002-002.

BEING known as 440 Trenton Avenue, Bristol, PA 19007 a/k/a 440 Trenton Avenue, Tullytown, PA 19007.

TAX PARCEL #46-009-002-002.

PROPERTY ADDRESS: 440 Trenton Avenue, Bristol, PA 19007 a/k/a 440 Trenton Avenue, Tullytown, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARJORIE L. DARCY a/k/a MARJORIE STOVER-DARCY, EXECUTRIX OF THE LAST WILL AND TESTAMENT OF MARY ELLEN STOVER, DECEASED MORTGAGOR; PAUL D. STOVER SPECIFIC DEVISEE IN THE LAST WILL AND TESTAMENT OF MARY ELLEN STOVER, DECEASED MORTGAGOR. PARKER McCAY P.A.**

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

**WARMINSTER TOWNSHIP**

## DOCKET #2022-05068

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN NAMED AND IDENTIFIED IN THE DECLARATION PLAN REFERRED TO BELOW AS YORKTOWN VILLAGE, LOCATED IN **WARMINSTER TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA.

TAX PARCEL #49-009-101.

PROPERTY ADDRESS: 101 Lexington Court, Unit 10, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DANIEL FOSTER.**

**ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC**

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.

June 20, 27; July 4

### Change of Name

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2024-02857

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 **ANGELA MARIE WATSON** to **VIRIDIAN AURORA AZURE-NOIR**.

The Court has fixed the 17th day of July, 2024, 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.

June 27

### 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.

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

**Semanoff, Ormsby, Greenberg & Torchia, LLC**, Solicitors  
2617 Huntingdon Pike  
Huntingdon Valley, PA 19006

June 27

**Next Mile Freight Corp.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

June 27

### Charter Application Nonprofit

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

The name of the corporation is **Grace Church of Doylestown**.

The Articles of Incorporation (filing date) May 21, 2024.

The purpose of purposes for which it was organized are as follows: Grace Church of Doylestown is a new church being planted in the heart of Bucks County, PA. We are a vibrant community of individuals committed to following the teachings of Jesus Christ, being transformed by the gospel and living all of life for the glory of God.

June 27

### Confirmation of Account

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

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and Fiduciaries Code that the following Fiduciaries will present their accounts, theretofore filed with the Clerk of the Orphans' Court Division for Audit and Confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said

Code at 10:00 A.M. on **Monday, July 1, 2024**, 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 **JEREMIAH JOSEPH CRAMER, SR.** – Leesa Johnson Cramer, Administratrix Estate of **DOROTHY MITCHELL** – David Mitchell, Administrator

Estate of **LINDA J. BARRICK** – Kristen I. Carpenter, Executrix

Trust Under Will of **JOSEPH R. GRUNDY** – The Philadelphia Trust Co., Trustee

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

June 20, 27

### Corporate Dissolution

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **A. ALAN DEGEN INSURANCE, INC.** is currently in the process of voluntarily dissolving.

**Robert C. Whitley, III**, Solicitor  
199 North Broad Street  
Doylestown, PA 18901

June 27

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of **Penn Airways, Inc.**, a Pennsylvania corporation with a prior address of 600 Horizon Drive, Chalfont, Bucks County, Pennsylvania 18914, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**Stacey W. McConnell**, Solicitor  
Lamb McErlane, PC  
P.O. Box 565  
West Chester, PA 19381-0565  
(610) 430-8000

June 27

### 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

**BAEHSER, ROBERT F., SR.** a/k/a **ROBERT FRANCIS BAEHSER, SR.** and **ROBERT J. BAEHSER**, dec'd.

Late of Bristol Township, Bucks County, PA.

Administratrix: **CYNTHIA WALSH** a/k/a **CINDY WALSH** c/o Arthur G. Krevitz, Esq., 4230 Bensalem Blvd., Bensalem, PA 19020-2032.

Attorney: **ARTHUR G. KREVITZ**, Krevitz & Associates, P.C., 4230 Bensalem Blvd., Bensalem, PA 19020-2032.

**BARRON, ELIZABETH M.**, dec'd.

Late of Telford Borough, Bucks County, PA.

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

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

**BELTZ, EDNA GLORIA**, dec'd.

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

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

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

**DESILVA, DERRICK M.** a/k/a **DERRICK MICHAEL DESILVA, SR.**, dec'd.

Late of Langhorne, Bucks County, PA.

Executrix: **CECILIA SELBREDE**, 12851 Folly Quarter Road, Ellicott City, MD 21042.



**FAUL, DORIS B.,** dec'd.

Late of Warminster Township, Bucks County, PA.

Executors: **DENISE LYNN NORRIS**, 3236 Wier Drive West, Warrington, PA 18976 and **DONALD F. FAUL, JR.**, 2 Bradford Circle, Fort Washington, PA 19034.

**FILOSI, ANTHONY B.,** dec'd.

Late of Bristol Borough, Bucks County, PA.

Executor: **ROBERT T. BROWN** c/o Andrew D. Swain, Esq., 2410 Bristol Rd., Bensalem, PA 19020.

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

**FITZGERALD, SHELLEY,** dec'd.

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

Administratrix: **CHARLENE M. KESSLER**.

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

**FORTE, PAUL VINCENT** a/k/a **PAUL V. FORTE**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **LISA A. SAMPERI** a/k/a **LISA ANN SAMPERI** a/k/a **LISA SAMPERI**, 6200 Durham Rd., Pipersville, PA 18947.

Attorney: **DONALD PETRILLE, JR.**, High Swartz, LLP, 116 E. Court St., Doylestown, PA 18901.

**GIAMPA, LORRAINE** a/k/a **LORRRAINE ALBA GIAMPA**, dec'd.

Late of Richland Township, Bucks County, PA.

Executrix: **VICTORIA A. SWEENEY** c/o Stephanie M. Shortall, Esq., Bailiwick Office Campus, Ste. 15, P.O. Box 1306, Doylestown, PA 18901.

Attorney: **STEPHANIE M. SHORTALL**, Drake, Hileman & Davis, Bailiwick Office Campus, Ste. 15, P.O. Box 1306, Doylestown, PA 18901.

**GOOD, KENNETH R.** a/k/a **KEN GOOD**, dec'd.

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

Executor: **STEPHEN G. MYERS**, 1449 Robinson Place, Yardley, PA 19067.

**GUNDERSON, DOUGLAS** a/k/a **DOUGLAS ERIC GUNDERSON**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **RYAN GUNDERSON**, 10420 Gulf Shore Drive, Apt. 112, Naples, FL 34108.

**HERSCH, HOWARD**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **JOAN C. HERSCH** a/k/a **JOAN HERSCH** c/o Paul R. Cohen, Esq., 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.

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

**HERWIG, DOLORES M.** a/k/a **DOLORES MARIE HERWIG** and **DOLORES MARIE BAUER**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **BARBARA ANN ASHLEY** c/o Don J. Solomon, Esq., 300 N. York Rd., Hatboro, PA 19040.

Attorney: **DON J. SOLOMON**, Law Offices of Don J. Solomon, 300 N. York Rd., Hatboro, PA 19040.

**HURST, EDWARD PATRICK**, dec'd.

Late of Chalfont, Bucks County, PA.

Executrix: **CAROL ROBERTS**, 635 Skunk Hollow Road, Chalfont, PA 18914.

**KOPP, ROY E.** a/k/a **ROY EDMUND KOPP**, dec'd.

Late of Telford Borough, Bucks County, PA.

Executrix: **LINDA G. BISHOP** c/o Gregory E. Grim, Esquire, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, P.O. Box 215, Perkasio, PA 18944-0215.

**MADDONNI, THERESA** a/k/a **THERESA HELEN MADDONNI**, dec'd.

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

Executrix: **KATHLEEN SARACINO**, 464 Timothy Drive, Feasterville, PA 19053.

**MILLSTONE, ANNA** a/k/a **ANNIE MILLSTONE**, dec'd.

Late of Warrington Township, Bucks County, PA.

Administrators C.T.A.: **ROBERT MILSTONE** and **LAURA BANCHINI**  
c/o Daniella A. Horn, Esq., 1 Roberts Ave., Glenside, PA 19038.  
Attorney: **DANIELLA A. HORN**, Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038.

**NAGY, ROBIN CARRIE**, dec'd.

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

Administrator: **MICHAEL B. NAGY**, 40 Island Rd., Levittown, PA 19057.

**PLASHA, MICHAEL, JR.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **GLENN PLASHA**, 26 Brookside Ct., Spring City, PA 19475.

**SADEL, SHEILA**, dec'd.

Late of Warminster Township, Bucks County, PA.

Administratrix: **LISA J. ROTHMAN** c/o John R. Lolio, Jr., Esq., 308 Harper Dr., Ste. 200, Moorestown, NJ 08057.

Attorney: **JOHN R. LOLIO, JR.**, Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Dr., Ste. 200, Moorestown, NJ 08057.

**SEGAL, HELENE**, dec'd.

Late of Yardley, Bucks County, PA.

Personal Representative: **E. EILEEN ELKAN**, 811 Persimmon Lane, Langhorne, PA 19047.

**SEIBERT, ROBERT JOSEPH**, dec'd.

Late of Middletown Township, Bucks County, PA.

Administratrix: **DOLORES M. SEIBERT**, 23 Cobalt Ridge Drive South, Levittown, PA 19057.

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

*Second Publication***BAHM, CARL W.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **KAREN J. BARRETT**, 716 Everett Avenue, Collingswood, NJ 08107.

**BUTLER, PATRICIA C.** a/k/a **PAT BUTLER**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **JILL KELLEY**, 872 Ann Street, Bensalem, PA 19020.

**BURKS, JAMES O., SR.**, dec'd.

Late of Warminster, Bucks County, PA.

Administrator: **JAMES O. BURKS, JR.**, 8542 Trumbauer Dr., Wyndmoor, PA 19038.

**CARUSO, MOLLIE J.**, dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **KATHLEEN KALINOWSKI**, 225 Stone Way, P.O. Box 122, Cavendish, VT 05142.

**CLIFT, VERNE**, dec'd.

Late of Yardley, Bucks County, PA.

Executrix: **MISHELE WEIDENHAMMER**, 23 Seclusion, Irvine, CA 92618.

**COOK, FLORENCE MARIE** a/k/a **FLORENCE M. COOK**, dec'd.

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

Executrix: **DEBRA BRADLEY**, 442 Deer Dr., Langhorne, PA 19047.

**CROWTHER, GEORGE L.**, dec'd.

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

Executor: **DAVID HUGHES CROWTHER**, 51 Stone Edge Road, Sellersville, PA 18960.

Attorney: **JOHN P. McGUIRE**, 552 Ridge Road, Telford, PA 18969.

**DOMZALSKI, JOSEPH**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **DONNA C. DOMZALSKI** c/o William E. Scott, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

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

**FIEL, DAVID MIGUEL GONCALVES**, dec'd.

Late of Langhorne, Bucks County, PA.

Administrator: **MIGUEL RICO FIEL**, 161 Rugby Dr., Langhorne, PA 19047.

**HIRSHFELD, DIANE F.**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **ARTHUR M. ROSENBAUM** c/o Justin M. Pilchman, Esq., 2 N. State St., P.O. Box 70, Newtown, PA 18940.

- Attorney: **JUSTIN M. PILCHMAN**, Stuckert and Yates, 2 N. State St., P.O. Box 70, Newtown, PA 18940.
- HORWATH, ANTHONY** a/k/a **ANDY HORWATH**, dec'd.  
Late of Bensalem, Bucks County, PA.  
Co-Executors: **ANTHONY HORWATH, JR.**, 174 Saddlebrook Drive, Bensalem, PA 19020 and **SEAN HORWATH**, 1 Brower Court, Marlton, NJ 08053.
- HUNSBERGER, JOHN WILLIS** a/k/a **JOHN W. HUNSBERGER**, dec'd.  
Late of Quakertown Borough, Bucks County, PA.  
Executrix: **BRENDA L. HARTLEY** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.  
Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 S. Sixth St., P.O. Box 215, Perkasio, PA 18944-0215.
- JANCZEWSKI, RICHARD J.**, dec'd.  
Late of Bristol Township, Bucks County, PA.  
Executor: **JAMIE BRENNAN** c/o Andrew Gavrin, Esq., 306 Clairemont Rd., Villanova, PA 19085.  
Attorney: **ANDREW GAVRIN**, The Law Office of Andrew Gavrin, 306 Clairemont Rd., Villanova, PA 19085.
- JOHNSON, CYNTHIA S.**, dec'd.  
Late of Middletown Township, Bucks County, PA.  
Executors: **E. THOMAS JOHNSON, JR.** and **REBECCA J. JOHNSON KERCHNER** c/o Donna J. Wengiel, Esq., Two N. State St., P.O. Box 70, Newtown, PA 18940.  
Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, Two N. State St., P.O. Box 70, Newtown, PA 18940.
- JOHNSON, WILLIAM**, dec'd.  
Late of Morrisville, Bucks County, PA.  
Executrix: **TERRI RIZZO**, 5603 Greenlea Drive, Morrisville, PA 19067.  
Attorney: **RICHARD B. GELADE**, 28 West Lafayette Street, Trenton, NJ 08608-2002.
- KELLER, LENORE C.**, dec'd.  
Late of Warrington, Bucks County, PA.  
Executor: **MARC KELLER**, 300 Village Drive, #759, King of Prussia, PA 19406.
- LEAVELL, BEVERLY** a/k/a **BEVERLY B. LEAVELL** and **BEVERLY FORREST BARBER**, dec'd.  
Late of New Hope, Bucks County, PA.  
Executor: **DAMON FORREST LEAVELL** a/k/a **DAMON F. LEAVELL**, 29 Cutler Street, Morristown, NJ 07960.  
Attorney: **THOMAS J. PROFY, IV**, 123 West Bridge Street, New Hope, PA 18938.
- LEE, SU CHERL**, dec'd.  
Late of Lower Makefield Township, Bucks County, PA.  
Executor: **SEUNGHUN PAUL LEE**, 1425 Innis Ln., Yardley, PA 19067.
- LEIRER, DOUGLAS J.**, dec'd.  
Late of Warrington Township, Bucks County, PA.  
Administrator: **SHAWN X. LEIRER** a/k/a **SHAWN XAVIER LEIRER** c/o Laura M. Mercuri, Esquire, 104 North York Road, Hatboro, PA 19040.  
Attorney: **LAURA M. MERCURI**, Duffy North, 104 North York Road, Hatboro, PA 19040.
- LEYENBERGER, FRANCES ALFORD** a/k/a **FRANCES A. LEYENBERGER**, dec'd.  
Late of Lower Makefield Township, Bucks County, PA.  
Executor: **JOHN F. LEYENBERGER** a/k/a **JOHN FREDRIC LEYENBERGER** c/o Jennifer L. Zegel, Esq. and Franca Tavella, Esq., Three Logan Square, 1717 Arch St., 5<sup>th</sup> Fl., Philadelphia, PA 19103.  
Attorneys: **JENNIFER L. ZEGEL** and **FRANCA TAVELLA**, Kleinbard LLC, Three Logan Square, 1717 Arch St., 5<sup>th</sup> Fl., Philadelphia, PA 19103.
- MATTIA, RITA P.**, dec'd.  
Late of Newtown Borough, Bucks County, PA.  
Executrix: **DONNA M. DUFFEY** 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.
- MAURER, GISELA E.**, dec'd.  
Late of Bucks County, PA.  
Executrix: **GISEL T. BUCHANAN**, 2731 High Avenue, Bensalem, PA 19020.

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

**NACCARATO, EMILY**, dec'd.

Late of Southampton, Bucks County, PA.  
 Executor: **JOHN NACCARATO**, 349 Maple St., Warminster, PA 18974.

**OBBD, PETER** a/k/a **PETER B. OBBD**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **PHILIP B. OBBD** a/k/a **PHILIP BUCKLE OBBD**, 829 Carmel Ave., Albany, CA 94706.

Attorney: **GERALD E. DARLING**, Archer & Greiner, P.C., 1025 Laurel Oak Rd., Voorhees, NJ 08043.

**PINCUS, ALVERA D.** a/k/a **ALVERA DOROTHY PINCUS**, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executrix: **ELIZABETH ANNE LIBUTTI** c/o Sarah A. Eastburn, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

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

**RYAN, GRETCHEN T.**, dec'd.

Late of Telford Borough, Bucks County, PA.

Executrix: **SARAH R. BENNER** a/k/a **SARAH RYAN BENNER**, 409 Rockway Road, Catonsville, MD 21228.

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

**SAMPSEL, YVONNE P.**, dec'd.

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

Administrator: **WILLIAM W. MacDONALD**, 285 Traditional Way, Rock Hill, SC 29732.

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

**SMITH, CHRISTOPHER E.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Administratrix: **JEANNE MARY SMITH**, 443 Homestead Court, Warminster, PA 18974.

**SMITH, JESSIE A.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **JENNIFER A. DOYLE** a/k/a **JENNIFER DOYLE** c/o Scot W. Semisch, Esq., 739 Clarendon Rd., Penn Valley, PA 19072.

Attorney: **SCOT W. SEMISCH**, Semisch and Semisch, 739 Clarendon Rd., Penn Valley, PA 19072.

**STANLEY, CLYDE W.** a/k/a **PETE STANLEY**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **ANNE E. STANLEY** a/k/a **ANNE E. STANLEY-GUNN** a/k/a **ANNE ELIZABETH STANLEY** c/o Bridget LaRosa, Esq., One Liberty Place, 1650 Market St., Ste. 1800, Philadelphia, PA 19103-7395.

Attorney: **BRIDGET LaROSA**, White and Williams LLP, One Liberty Place, 1650 Market St., Ste. 1800, Philadelphia, PA 19103-7395.

**STEIN, HARRIETTE** a/k/a **HARRIET STEIN**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executors: **SETH DINOWITZ** and **STACEY SZLAGA DINOWITZ** a/k/a **STACY ANNE SZLAGA** c/o Andrew B. Peltzman, Esq., 716 N. Bethlehem Pike, Ste. 303, Lower Gwynedd, PA 19002.

Attorney: **ANDREW B. PELTZMAN**, Law Office of Andrew B. Peltzman, 716 N. Bethlehem Pike, Ste. 303, Lower Gwynedd, PA 19002.

**WARFIELD, JUNE A.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Administrator: **SHANNON M. WALKER**, 36 Locust Lane, Levittown, PA 19054.

*Third and Final Publication*

**BILHEIMER, ALBERT J.**, dec'd.

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

Executors: **APRIL L. McCARTHY** and **PAUL J. McCARTHY** c/o William F. Thomson, Jr., Esquire, 952 Trenton Road, Fairless Hills, PA 19030.

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

**BOWEN, DANIEL G.**, dec'd.

Late of Newtown Township, Bucks County, PA.

Administratrix: **MINNIE BLANCH ROSE** c/o William C. Hussey, II, Esq., Three Logan Square, 1717 Arch St., 5<sup>th</sup> Fl., Philadelphia, PA 19103.

Attorney: **WILLIAM C. HUSSEY, II**, Kleinbard LLC, Three Logan Square, 1717 Arch St., 5<sup>th</sup> Fl., Philadelphia, PA 19103.

**BURKE, PAMELA A.**, dec'd.

Late of Chalfont, Chalfont Borough, Bucks County, PA.

Executor: **PHILIP A. MARINO, JR.**, 57 Stills Creek Loop, Fairview, NC 28730-0135.

**CIPRIANO, JOHN** a/k/a **JOHN DONALD CIPRIANO**, dec'd.

Late of Upper Southampton, Bucks County, PA.

Executor: **THOMAS J. CIPRIANO**, 2235 Comegys Ave., Scranton, PA 18509-1310.

Attorney: **RANDAL J. McDOWELL**, 801 Old York Rd., Ste. 221, Jenkintown, PA 19046.

**DALLORZO, BRIAN G.**, dec'd.

Late of Newtown Township, Bucks County, PA.

Administratrix: **HEATHER KOCHENDARFER**, 119 Airport Rd., Centre Hall, PA 16828.

**DRACH, AUGUST J., JR.**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

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

**EDGAR, JOHN WILLIAM** a/k/a **JACK EDGAR**, dec'd.

Late of Warminster, Bucks County, PA.

Co-Executors: **MARK M. EDGAR**, 724 N. York Road, Willow Grove, PA 19090 and **CATHYMARIE GERLACH**, 562 Pinetree Rd., Jenkintown, PA 19046.

**EGRIE, KAREN R.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **SANDRA L. EGRIE** c/o William E. Scott, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

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

**FALCONE, RALPH F.** a/k/a **RAFFAELE F. FALCONE**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **MICHELLE ADAMS** c/o William E. Scott, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

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

**FITZGERALD, EVELYN MARIE**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **MARGARET J. KMIEC**, 127 Wood Duck Lane, Chestertown, MD 21620.

**GIARDINELLI, JOSEPHINE Y.** a/k/a **JOSEPHINE MANNELLA GIARDINELLI**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **MARK DAVID TURETSKY** c/o Jacqueline A. Johnson, Esq., 3770 Ridge Pike, Collegeville, PA 19426.

Attorney: **JACQUELINE A. JOHNSON**, 3770 Ridge Pike, Collegeville, PA 19426.

**GILDEA, WALTER JOHN, III**, dec'd.

Late of Middletown Township, Bucks County, PA.

Administratrix: **KRISTEN BARCIK** c/o Joseph M. Ramagli, Esquire, 6 Penns Trail, Suite 202, Newtown, PA 18940.

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

**GRYN, JOANNE L.** a/k/a **JOANNA L. GRYN**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executor: **LAWRENCE DAVID GRYN**, 452 Jason Dr., Southampton, PA 18966.

Attorney: **RENATA T. PABISZ**, High Swartz, LLP, 116 E. Court St., Doylestown, PA 18901.

**HOMA, EUGENE C.**, dec'd.

Late of Bedminster Township, Bucks County, PA.

Administratrix: **ELIZABETH C. HOMA** c/o William C. Hussey, II, Esq., Three Logan Square, 1717 Arch St., 5<sup>th</sup> Fl., Philadelphia, PA 19103.

Attorney: **WILLIAM C. HUSSEY, II**, Kleinbard LLC, Three Logan Square, 1717 Arch St., 5<sup>th</sup> Fl., Philadelphia, PA 19103.

**LELINSKI, JOHN ALEX**, dec'd.

Late of Tullytown Borough, Bucks County, PA.

Administrator D.B.N.: **MICHAEL F. FRISBIE**, 169 N. Broad St., Doylestown, PA 18901.

Attorney: **MICHAEL F. FRISBIE**, Frisbie Legal Solutions, 169 N. Broad St., Doylestown, PA 18901.

**LONG, JAMES MICHAEL**, dec'd.

Late of Springfield Township, Bucks County, PA.

Administratrix: **MIKARA STANSFIELD**, 417 Parker Lane NW, Willis, VA 24380.

Attorney: **ROBERT B. ROTH**, The Roth Law Firm, 123 North 5th Street, Allentown, PA 18102.

**LYONS, HARRY, JR.** a/k/a **HARRY LYONS**, dec'd.

Late of Fairless Hills, Bucks County, PA.

Administrator: **JOHN LYONS**, 1604 Pennsylvania Ave., Croydon, PA 19021.

**MANNA, STELLA** a/k/a **STELLA R. MANNA**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **KATHLEN CUMMINGS** a/k/a **KATHLEEN H. CUMMINGS** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**McPOYLE, FRANCIS M.** a/k/a **FRANK McPOYLE**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **KEVIN M. McPOYLE**, 27 Brinker Drive, Doylestown, PA 18901.

**POLLOCK, ROBERT W., JR.** a/k/a **ROBERT WILLIAM POLLOCK, JR.**, dec'd.

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

Executrix: **NICKI BRESS**, 121 Penarth Rd., Bala Cynwyd, PA 19004.

**RAKOWSKI, ALFRED J.** a/k/a **ALFRED RAKOWSKI**, dec'd.

Late of Nockamixon Township, Bucks County, PA.

Executor: **DAVID RAKOWSKI** a/k/a **DAVID JOHN RAKOWSKI** c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.

Attorney: **PAMELA ZETTERBERG**, 7736 Main Street, Fogelsville, PA 18051.

**RAKOWSKI, PATRICIA C.** a/k/a **PATRICIA RAKOWSKI**, dec'd.

Late of Nockamixon Township, Bucks County, PA.

Executor: **DAVID RAKOWSKI** a/k/a **DAVID JOHN RAKOWSKI** c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.

Attorney: **PAMELA ZETTERBERG**, 7736 Main Street, Fogelsville, PA 18051.

**RASKE, ADELE** a/k/a **COOKIE RASKE**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **HOWARD RASKE**, 200 N. Wynnewood Ave., B223, Wynnewood, PA 19096.

**REYNOLDS, PATRICIA M.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Administrator: **WILLIAM JOSEPH LAUER** c/o Jan V. Edelman, Esq., 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

Attorney: **JAN V. EDELMAN**, Rothberg & Federman, 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

**RODE, CAROLYN BELLE** a/k/a **CAROLYN B. RODE**, dec'd.

Late of Warwick Township, Bucks County, PA.

Executor: **DANIEL L. MUELLER**  
a/k/a **DANIEL LEE MUELLER** a/k/a  
**DANIEL MUELLER** c/o Richard  
Newman, Esq., 275 S. Main St., Ste. 6,  
Doylestown, PA 18901.

Attorney: **RICHARD NEWMAN**,  
Rothkoff Law Group, 275 S. Main St.,  
Ste. 6, Doylestown, PA 18901.

**SAMUELS, PATERA C.**, dec'd.

Late of Bensalem Township, Bucks  
County, PA.

Executrix: **CEREEN DION BROWN**  
a/k/a **CEREEN D. BROWN**, 3716 Cedar  
Crest Rd., Bensalem, PA 19020.

Attorney: **ANTHONY D.**  
**PAPPAGALLO**, 208 Forrest Dr.,  
Holland, PA 18966.

**SCHUBERT, GEORGE W.**, dec'd.

Late of Upper Southampton Township,  
Bucks County, PA.

Executrix: **MARGARET M. WOOD**,  
1638 McNelis Drive, Southampton, PA  
18966.

Attorney: **RUSSELL P. SACCO**, 57 S.  
Main Street, Yardley, PA 19067.

**SIEGER, JOSEPH F., JR.** a/k/a **JOSEPH  
SIEGER**, dec'd.

Late of Bristol Township, Bucks County,  
PA.

Administratrix: **RUTH MARY SIEGER**  
c/o Henry E. VanBlunk, Esq., 60 E. Court  
St., P.O. Box 1389, Doylestown, PA  
18901.

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

**SMITH, ELIZABETH C.** a/k/a **BETTY  
SMITH**, dec'd.

Late of Jamison, Bucks County, PA.

Executrices: **ELISE A. SMITH**, 29  
Ditmar Boulevard, Whitehouse Station,  
NJ 08889 and **EVETTE M. RIEGEL**,  
392 National Drive, Downingtown, PA  
19335.

**SMITH, WILLIAM R.**, dec'd.

Late of Warminster Township, Bucks  
County, PA.

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

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

**SNYDER, BARBARA BERNEICE**, dec'd.

Late of Fairless Hills, Bucks County, PA.  
Executor: **DOUGLAS J. WILLIAMS**,  
74 Maple St., Dobbs Ferry, NY 10522.

Attorney: **DANIEL KATZ**, Law Offices  
of Daniel W. Katz Esquire, LLC, 121 S.  
Broad St., Ste. 1300, Philadelphia, PA  
19107.

**SUMMERS, SHERWOOD T.** a/k/a  
**SHERWOOD THOMAS SUMMERS**,  
dec'd.

Late of Bristol Township, Bucks County,  
PA.

Executrix: **JEANNINE LYNN MORGES**  
c/o Joseph M. Ramagli, Esquire, 6 Penns  
Trail, Suite 202, Newtown, PA 18940.

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

## Fictitious Name

NOTICE IS HEREBY GIVEN, pursuant  
to the provisions of Act of Assembly, No.  
295, approved December 16, 1982, effective  
March 16, 1983, of intention to file in the  
office of the Secretary of the Commonwealth  
of Pennsylvania, Department of State, Bureau  
of Corporations at Harrisburg, Pennsylvania,  
a Certificate for the conduct of a business  
in Bucks County, Pennsylvania, under  
the assumed or fictitious name, style wor  
designation of:

**Rosica Business Holdings** with its  
principal place of business #1040 1210 North  
Bethlehem Pike, Ste. B-8, North Wales, PA  
19454.

The name and address of the entity  
owning or interested in said business are  
Rosica RE Investments LLC, #1040 1210  
North Bethlehem Pike, Ste. B-8, North Wales,  
PA 19454.

The certificate will be filed on or about  
June 10, 2024.

June 27

## Miscellaneous

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION

NO. 2024-A9044

IN RE: ADOPTION OF  
**BRAELYNN RAYNE RUBINO**  
PRELIMINARY ORDER

AND NOW, to wit, this day 6<sup>th</sup> of June, 2024, upon consideration of the within Petition for Involuntary Termination of Parental Rights and on Motion of Jaelyn Black, Esquire, attorney for Petitioners, the Court allows the filing of the within Involuntary Termination of Parental Rights of Potential Father to Braelynn Rayne Rubino and Hearing thereon is fixed for the 16th day of July, 2024, 9:30 a.m. in Courtroom 260, in the Bucks County Courthouse, Doylestown, Pennsylvania.

Timothy Barton, Esquire is appointed as Counsel to represent the child, the subject of these proceedings. Per established protocols, appointed counsel for the Adoptee shall file a motion addressing whether or not a conflict exists in their representation of the best interest of the child versus the legal interest of the child.

June 27

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