

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

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, August 10, 2018 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1<sup>st</sup> Floor, located at 55 E. Court Street, in the Borough of Doylestown, Bucks County, PA, the following real estate to wit:

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.

**BEDMINSTER TOWNSHIP**

DOCKET #2014-06518

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

TAX PARCEL #01-011-130-002.

PROPERTY ADDRESS: 487 Deep Run Road, Perkasia, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LUCY H. SHEFFER, TERRY W. SHEFFER.****ROGER FAY**, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-05905

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF BEDMINSTER**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described according to Final Plan of Kulp Farms by Gilmore Associates, Inc., Consulting Engineers and Land Surveyors dated 3/8/2006 and recorded 3/31/2006 in Plan Book 338, Page 8.

TAX PARCEL #01-011-230.

PROPERTY ADDRESS: 423 Saddlery Drive, Perkasia, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ERIC DeFEO, BETTINA DeFEO.**

**MARTHA E. VON ROSENSTIEL**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-01590

Ditech Financial LLC v. Kenneth P. Weber, Susan I. Weber owner(s) of property situate in the **BEDMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 471 Buchanan Road, Perkasia, PA 18944.

TAX PARCEL #01-011-014-035.

PROPERTY ADDRESS: 471 Buchanan Road, Perkasia, PA 18944.

JUDGMENT AMOUNT: \$243,745.76

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KENNETH P. WEBER, SUSAN I. WEBER.****PHELAN HALLINAN DIAMOND & JONES**

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

**BENSALEM TOWNSHIP**

DOCKET #2011-00311

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 2291 Finley Avenue, Bensalem, PA 19020.

TAX PARCEL #2-61-82.

PROPERTY ADDRESS: 2291 Finley Avenue, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **LARRY D. SCHULTZ, JOANN M. SCHULTZ.****JUSTIN F. KOBESKI**, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-05776

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

TAX PARCEL #02-16-45.

PROPERTY ADDRESS: 4404 Chestnut Avenue, Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LISA M. JONES, MARK D. JONES.**

**ROGER FAY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2016-00715

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BENSELEM**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 2949 Meredith Place, Bensalem, PA 19020.

TAX PARCEL #02-049-389.

PROPERTY ADDRESS: 2949 Meredith Place, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE; SCOTT DeGIROLAMO a/k/a SCOTT ERIC DeGIROLAMO, AS ADMINISTRATOR TO THE ESTATE OF LINDA FEHN a/k/a LINDA C. FEHN.**

**JUSTIN F. KOBESKI**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2016-06466

ALL THOSE FOUR CERTAIN contiguous lots or pieces of ground Situate in the **TOWNSHIP OF BENSELEM**, County of Bucks, and Commonwealth of Pennsylvania, described according to a Plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, PA in Plan Book #1 page 159 as follows, to wit:

TAX PARCEL #02-05-134.

PROPERTY ADDRESS: 4634 Wunder Avenue, Trevoise, PA 19053.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MIKHAIL SOSNOVSKY, AILEEN PICKMAN.**

**KATHERINE M. WOLF**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2017-07016

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF BENSELEM**, Bucks County, Pennsylvania, and being known as 5241 Bay Road, Bensalem, Pennsylvania 19020.

TAX PARCEL #02-084-170.

PROPERTY ADDRESS: 5241 Bay Road, Bensalem, Pennsylvania 19020.

REAL DEBT: \$209,371.43.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SANDRA K. JAROSZ.**

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

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DOCKET #2017-07307

ALL THAT CERTAIN lot or piece of land situate in the **TOWNSHIP OF BENSELEM**, County of Bucks, PA according to a Final Plan of Meadow Stream by Pickering, Corts & Summerson, Inc., Consulting Engineers and Land Surveyors, Newtown, PA being dated 6/23/1983 and revised through April 28, 1986 as follows, to wit:

TAX PARCEL #02092429.

PROPERTY ADDRESS: 5030 Judson Drive, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SAMIRA J. PELLO-MOLLIKA, CARMEN P. MOLLIKA.**

**KATHERINE M. WOLF**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2017-08009

Wells Fargo Bank, NA v. Ryan H. Lorenz owner(s) of property situate in the **BENSELEM TOWNSHIP**, BUCKS County, Pennsylvania, being 6532 Timothy Court, Bensalem, PA 19020-1924.

TAX PARCEL #02-091-296.

PROPERTY ADDRESS: 6532 Timothy Court, Bensalem, PA 19020-1924.

JUDGMENT AMOUNT: \$255,410.86.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RYAN H. LORENZ.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2018-01500

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. v. Vijay B. Patel, Nilam V. Patel

a/k/a Nilan V. Patel owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 6035 Snapdragon Court, Bensalem, PA 19020-2481.

TAX PARCEL #02-097-132.

PROPERTY ADDRESS: 6035 Snapdragon Court, Bensalem, PA 19020-2481.

JUDGMENT AMOUNT: \$150,453.28.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VIJAY B. PATEL, NILAM V. PATEL a/k/a NILAN V. PATEL.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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### BRISTOL BOROUGH

DOCKET #2016-05282

Wells Fargo Bank, NA v. Timothy J. Caslin a/k/a Timoth Caslin owner(s) of property situate in the **BRISTOL BOROUGH, 6TH**, BUCKS County, Pennsylvania being 250 Cleveland Street, Bristol, PA 19007-4408.

TAX PARCEL #04-028-271.

PROPERTY ADDRESS: 250 Cleveland Street, Bristol, PA 19007-4408.

JUDGMENT AMOUNT: \$176,905.42.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TIMOTHY J. CASLIN a/k/a TIMOTH CASLIN.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2017-03207

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

TAX PARCEL #04-019-015.

PROPERTY ADDRESS: 517 Pond Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS OF LOUIS A. STEFANONI, DECEASED, ESTHER PATTERSON SOLELY IN HER CAPACITY AS HEIR OF LOUIS A.**

**STEFANONI, DECEASED, JOSEPH STEFANONI SOLELY IN HIS CAPACITY AS HEIR OF LOUIS A. STEFANONI, DECEASED.**

**MICHAEL T. McKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2017-07401

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected located in the **BOROUGH OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #04-014-038.

PROPERTY ADDRESS: 830 Jefferson Avenue, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **AUGUST T. MUNKENBECK, JR.**

**MICHAEL T. McKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2017-08179

ALL THAT CERTAIN property situated in the 4<sup>th</sup> Ward of the **BOROUGH OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, described as follows: BEING more fully described in a Deed dated October 6, 2016, among the land records of the County and State set forth above as Instrument Number 2016070586.

TAX PARCEL #04-010-078.

PROPERTY ADDRESS: 625 Route 13, Bristol, Pennsylvania 19007.

IMPROVEMENTS: COMMERCIAL BUILDING.

SOLD AS THE PROPERTY OF: **SHADE TREE RELAXING, LLC.**

**KATHRYN L. MASON**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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### BRISTOL TOWNSHIP

DOCKET #2013-04126

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 1306 Spencer Drive, Croydon, PA 19021.

TAX PARCEL #05-009-212.  
 PROPERTY ADDRESS: 1306 Spencer Drive,  
 Croydon, PA 19021.  
 IMPROVEMENTS: SINGLE FAMILY  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **ROGER  
 RIGGLEMAN.**  
**JUSTIN F. KOBESKI**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2015-01845

ALL THAT CERTAIN lot or piece of ground  
 situate in the **TOWNSHIP OF BRISTOL**,  
 County of Bucks and Commonwealth of  
 Pennsylvania.  
 TAX PARCEL #05-074-003-004.  
 PROPERTY ADDRESS: 6992 Headley Court,  
 Bristol Township, Pennsylvania.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **CHRIS  
 W. TAYLOR, UNITED STATES OF  
 AMERICA.**  
**ROBERT P. DADAY**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2015-02614

All that certain piece of land, situate in the  
**TOWNSHIP OF BRISTOL**, County of  
 Bucks, and State of Pennsylvania.  
 TAX PARCEL #05-012-202.  
 PROPERTY ADDRESS: 715 Wyoming  
 Avenue, Bristol Township, Pennsylvania.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **CHARLES  
 J. WHITNEY, SUSAN S. REYNOLDS.**  
**ROBERT P. DADAY**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2016-00527

Lakeview Loan Servicing, LLC v. Tammie  
 N. Edwards a/k/a Tammie Nicole Edwards  
 owner(s) of property situate in the **BRISTOL  
 TOWNSHIP**, BUCKS County, Pennsylvania,  
 being 2210 Fleetwing Drive, Levittown, PA  
 19057.  
 TAX PARCEL #05-040-102.  
 PROPERTY ADDRESS: 2210 Fleetwing  
 Drive, Levittown, PA 19057.

JUDGMENT AMOUNT: \$72,469.51.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **TAMMIE  
 N. EDWARDS a/k/a TAMMIE NICOLE  
 EDWARDS.**  
**PHELAN HALLINAN DIAMOND & JONES**  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2016-02634

ALL THAT CERTAIN lot or piece of ground  
 SITUATE in the **TOWNSHIP OF BRISTOL**,  
 County of Bucks and State of Pennsylvania.  
 TAX PARCEL #5-22-701.  
 PROPERTY ADDRESS: 1050 Village Drive,  
 Croydon, PA 19021.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **DONALD  
 GILBERT MOSKOVITZ, LISA A.  
 MOSKOVITZ a/k/a LISA ANTOINETTE  
 MOSKOVITZ.**  
**POWERS KIRN & ASSOCIATES**  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2016-05483

All that certain lot or piece of ground, Situate  
 in the **TOWNSHIP OF BRISTOL**, County of  
 Bucks, Pennsylvania.  
 TAX PARCEL #05-013-368-006.  
 PROPERTY ADDRESS: 504 Logan Avenue,  
 Bristol Township, Pennsylvania.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF:  
**LAWRENCE BETTERSON.**  
**ROBERT P. DADAY**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2016-06482

ALL THAT CERTAIN lot, piece or parcel of  
 land, with the buildings and improvements  
 thereon erected.  
 SITUATE, lying and being at Levittown,  
**BRISTOL TOWNSHIP**, Bucks County,  
 Commonwealth of Pennsylvania, known and  
 designated as Lot Number 3901, on a certain  
 map entitles 'Subdivision Map,' 'Crabtree  
 Hollow', Levittown—Section 20 situated in  
 Bristol Township, Bucks County, PA owned

by Levitt and Sons, Incorporated, dated September 1952, survey and map by C.A. Monroe P.E. AND L.S. recorded on 12/1/1952 at Doylestown, in the Office for the Recording of Deeds in and for the County of Bucks, in Plan Book Number 6 page 11.

TAX PARCEL #05-050-050.

PROPERTY ADDRESS: 38 Cherry Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN W. GARMAN a/k/a JOHN GARMAN, MARIE GARMAN a/k/a MARIE GAUNT.**

**MARTHA E. VON ROSENSTIEL**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2016-07191

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Jane B. Wagner owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 24 Ring Lane, Levittown, PA 19055-1425.

TAX PARCEL #05-038-524.

PROPERTY ADDRESS: 24 Ring Lane, Levittown, PA 19055-1425.

JUDGMENT AMOUNT: \$124,615.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JANE B. WAGNER.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2016-07455

Suntrust Mortgage, Inc. v. April M. Watson owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 148 Indian Creek Drive, Levittown, PA 19057-2243.

TAX PARCEL #05-032-365.

PROPERTY ADDRESS: 148 Indian Creek Drive, Levittown, PA 19057-2243.

JUDGMENT AMOUNT: \$159,475.06.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **APRIL M. WATSON.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-01624

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #05-009-647.

PROPERTY ADDRESS: 1942 Colonial Drive, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **CHRISTINA WAITE a/k/a TINA WAITE, MICHAEL WAITE.**

**EDWARD J. McKEE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-06290

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

TAX PARCEL #05-026-185.

PROPERTY ADDRESS: 3309 Glenrose Avenue, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BENJAMIN T. VanHORN.**

**MICHAEL T. McKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-06737

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF BRISTOL**, BUCKS COUNTY, PENNSYLVANIA:

TAX PARCEL #5-37-173.

PROPERTY ADDRESS: 85 Wildflower Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JANICE CAMERON, INDIVIDUALLY AND AS A KNOWN HEIR OF JOHN WRIGHT a/k/a JOHN O. WRIGHT, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN WRIGHT a/k/a JOHN O. WRIGHT.**

**MARK J. UDREN**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2017-06802

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

TAX PARCEL #05-011-144.

PROPERTY ADDRESS: 902 2nd Avenue, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH E. HERRON, III, MARY JO HERRON.**

**MICHAEL T. McKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2017-06924

U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-Efc4 v. Michelle Hopwood a/k/a Michelle A. Hopwood, in Her Capacity as CO-Administrator and Heir of The Estate of Lillian Pitts a/k/a Lillian S. Pitts, Renee Pitts, in Her Capacity as CO-Administrator of The Estate of Lillian Pitts a/k/a Lillian S. Pitts, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lillian Pitts a/k/a Lillian S. Pitts, Deceased owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 29 Schoolhouse Lane, Levittown, PA 19055-2001.

TAX PARCEL #05-072-383.

PROPERTY ADDRESS: 29 Schoolhouse Lane, Levittown, PA 19055-2001.

JUDGMENT AMOUNT: \$147,523.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHELLE HOPWOOD a/k/a MICHELLE A. HOPWOOD, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF LILLIAN PITTS a/k/a LILLIAN S. PITTS, RENEE PITTS, IN HER CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF LILLIAN PITTS a/k/a LILLIAN S. PITTS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LILLIAN PITTS a/k/a LILLIAN S. PITTS, DECEASED.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2017-06970

Wells Fargo Bank, NA v. Vilmarie Alvarez owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 819 Keystone Street, Croydon, PA 19021-6840.

TAX PARCEL #05-012-472-005.

PROPERTY ADDRESS: 819 Keystone Street, Croydon, PA 19021-6840.

JUDGMENT AMOUNT: \$143,827.30.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VILMARIE ALVAREZ.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2017-07941

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

TAX PARCEL #05-026-069.

PROPERTY ADDRESS: 2311 Dixon Avenue, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JACQUELINE DOUCET SOLELY IN HER CAPACITY AS HEIR OF JACQUELINE SAVAGE, DECEASED, THE UNKNOWN HEIRS OF JACQUELINE SAVAGE, DECEASED, DAVID SAVAGE SOLELY IN HIS CAPACITY AS HEIR OF JACQUELINE SAVAGE, DECEASED, JAMES SAVAGE SOLELY IN HIS CAPACITY AS HEIR OF JACQUELINE SAVAGE, DECEASED, JASON SAVAGE SOLELY IN HIS CAPACITY AS HEIR OF JACQUELINE SAVAGE, DECEASED.**

**MICHAEL T. McKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2018-01217

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings an improvements



thereon, erected, situate, lying and being in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #05-072-318.

PROPERTY ADDRESS: 30 Strawberry Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ADAM L. ASHWELL**.

**POWERS, KIRN & ASSOCIATES**

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

DOCKET #2018-01249

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

TAX PARCEL #05-027-154.

PROPERTY ADDRESS: 3807 Weston Avenue, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GERARDO SANCHEZ**.

**MICHAEL T. McKEEVER**, Esquire

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

#### BUCKINGHAM TOWNSHIP

DOCKET #2017-07500

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

TAX PARCEL #06-052-116.

PROPERTY ADDRESS: 4267 Arbor Lane, Doylestown, PA 18902.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **MELISSA A. SESERKO, MICHAEL S. SESERKO, THE UNITED STATES OF AMERICA.**

**JESSICA N. MANIS**, Esquire

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

#### CHALFONT BOROUGH

DOCKET #2017-02858

ALL THAT CERTAIN UNIT in the property known, named and identified as Pine Creek

Condominium, located in **CHALFONT BOROUGH**, Bucks County, PA which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Office of the Recorder of Deeds of Bucks County at Doylestown of a Declaration of Condominium dated 3/26/1985 and recorded on 5/24/1985 in Deed Book 2613 page 1137, Amendments dated 3/27/1986 and recorded 3/27/1986 in Deed Book 2665 page 1089, and Amendment dated 3/26/1985 and recorded 5/14/1986 in Deed Book 2673 page 1011, being and designated as Building E, Unit No. 72, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

TAX PARCEL #07-006-100-E72.

PROPERTY ADDRESS: 26 Park Avenue Unit E-72, Chalfont, PA 18914.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALFONSO DeANTUNANO, DECEASED, LUIS ALFONSO DeANTUNANO, KNOWN HEIR OF ALFONSO DeANTUNANO, DECEASED.**

**KATHERINE M. WOLF**, Esquire

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

#### DOYLESTOWN TOWNSHIP

DOCKET #2018-01593

Branch Banking & Trust Company s/b/m National Penn Bank s/b/m 3rd Fed Bank f/k/a Third Federal Bank v. Mark Alan Glendenning owner(s) of property situate in the **DOYLESTOWN TOWNSHIP**, BUCKS County, Pennsylvania being 1846 South Easton Road, Doylestown, PA 18901-2838.

TAX PARCEL #09-017-058.

PROPERTY ADDRESS: 1846 South Easton Road, Doylestown, PA 18901-2838.

JUDGMENT AMOUNT: \$131,766.26.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARK ALAN GLENDENNING.**

**PHELANHALLINANDIAMOND&JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

**EAST ROCKHILL TOWNSHIP**

DOCKET #2014-00159

Specialized Loan Servicing LLC v. Timothy Gulla owner(s) of property situate in the **EAST ROCKHILL TOWNSHIP**, BUCKS County, Pennsylvania, being 1040 Old Bethlehem Road, Perkasio, PA 18944-3725.

TAX PARCEL #12-011-057.

PROPERTY ADDRESS: 1040 Old Bethlehem Road, Perkasio, PA 18944-3725.

JUDGMENT AMOUNT: \$264,022.67.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TIMOTHY GULLA.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2016-02901

ALL THAT certain piece or parcel of land situated in the **TOWNSHIP OF EAST ROCKHILL**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a recent survey and plan dated August 21, 1944, as prepared by Stanley F. Moyer, Registered Professional Engineer and land surveyor, of Souderton, PA., as follows, to wit:

TAX PARCEL #12-008-098.

PROPERTY ADDRESS: 1631 Park Avenue, Sellersville, PA 18960.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STEVEN A. CAIN, IRENE L. CAIN, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY—INTERNAL REVENUE SERVICE.**

**KATHERINE M. WOLF**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-04105

ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF EAST ROCKHILL**, and partly in the Township of Richland, County of Bucks and Commonwealth of Pennsylvania,

bounded and described in accordance with a Survey dated July 21, 1964, prepared by G. Marvin Hendricks, Professional Engineer-Surveyor, M.R. 1 Perkasio, PA, as follows, to wit:

TAX PARCEL #12-006-001-001.

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

**KATHERINE M. WOLF**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

**FALLS TOWNSHIP**

DOCKET #2013-02511

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon, Situate, lying and being at Levittown, in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot Number 926-R on Subdivision Map of 'North Park,' Levittown, Section No. 34, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on June 24, 1953 in Plan Book 6 Page 42.

TAX PARCEL #13-026-054.

PROPERTY ADDRESS: 126 Elderberry Drive, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RUSSELL D. MAYER.**

**MARTHA E. VON ROSENSTIEL**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2016-00053

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon. **FALLS TOWNSHIP.**

TAX PARCEL #13-026-311.

PROPERTY ADDRESS: 28 Echo Lane, Levittown, PA 19054.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS**



**OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ELIZABETH TAYLOR, DECEASED, BRANDON AVERSANO, KNOWN HEIR OF MARY ELIZABETH TAYLOR, DECEASED, BRADLEY T. WHITE, KNOWN HEIR OF MARY ELIZABETH TAYLOR, DECEASED.**

**KATHERINE M. WOLF**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-00468

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

TAX PARCEL #13-045-031.

PROPERTY ADDRESS: 9020 Second Street, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT J. McGRATH**.

**MICHAEL T. McKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

#### **LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2016-07310

All that certain piece or parcel or Tract of land situate in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, and being known as 1823 Midfield Road, Feasterville Trevose, Pennsylvania 19053 nka 1823 Midfield Road, Feasterville, Pennsylvania 19053.

TAX PARCEL #21-008-181.

PROPERTY ADDRESS: 1823 Midfield Road, Feasterville Trevose, Pennsylvania 19053 nka 1823 Midfield Road, Feasterville, Pennsylvania 19053.

REAL DEBT: \$257,427.15.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANTHONY RICCIARDI, KNOWN SURVIVING HEIR OF NANCY L. RICCIARDI, LEE ANN GRIFFIN, KNOWN SURVIVING HEIR OF NANCY L. RICCIARDI, UNKNOWN SURVIVING HEIRS OF NANCY L. RICCIARDI.**

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

#### **MIDDLETOWN TOWNSHIP**

DOCKET #2015-08492

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

TAX PARCEL #22-028-329.

PROPERTY ADDRESS: 231 Farleigh Court, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JEFFREY J. TONER a/k/a JEFFREY TONER, PATRICIA A. TONER a/k/a PATRICIA TONER.**

**EDWARD J. McKEE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2016-02475

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

TAX PARCEL #22-016-170.

PROPERTY ADDRESS: 1519 Ramble Road, Langhorne, PA 19047.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONNA J. CRUSER.**

**MICHAEL T. McKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-06743

Wilmington Trust, National Association, not in its Individual Capacity, but Solely as Trustee for MFRA Trust 2015- v. Clifford Brown a/k/a Clifford W. Brown, Janet Brown owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 287 Beechwood Avenue, Langhorne, PA 19047-2037.

TAX PARCEL: #22-009-111.

PROPERTY ADDRESS: 287 Beechwood Avenue, Langhorne, PA 19047-2037.

JUDGMENT AMOUNT: \$214,698.81.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CLIFFORD BROWN a/k/a CLIFFORD W. BROWN, JANET BROWN.**

**ALAN L. FRANK**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-01764

Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Christopher M. Robinson a/k/a Christopher Robinson a/k/a Christopher Michael Robinson owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 6 Cobalt Ridge Drive E, a/k/a 6 Cobalt Ridge Dr., Levittown, PA 19057.

TAX PARCEL #22-062-242.

PROPERTY ADDRESS: 6 Cobalt Ridge Drive E, a/k/a 6 Cobalt Ridge Dr., Levittown, PA 19057.

JUDGMENT AMOUNT: \$285,626.07.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER M. ROBINSON a/k/a CHRISTOPHER ROBINSON a/k/a CHRISTOPHER MICHAEL ROBINSON. PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

#### MILFORD TOWNSHIP

DOCKET #2016-05729

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF MILFORD**, Bucks County, Pennsylvania, and being known as 2080 Portzer Road, Quakertown, Pennsylvania 18951.

TAX PARCEL #23-019-005.

PROPERTY ADDRESS: 2080 Portzer Road, Quakertown, Pennsylvania 18951.

REAL DEBT: \$223,209.75.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THE RAYMOND LEE BENNINGER AND ANNA LOUISE BENNINGER REVOCABLE LIVING TRUST.**

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

#### MORRISVILLE BOROUGH

DOCKET #2016-00039

ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED. SITUATE IN THE BOROUGH OF MORRISVILLE, BUCKS COUNTY, PENNSYLVANIA BEING LOT NO. 329 ON A PLAN OF SECTION 3 AND 4, OF GRANDVIEW ESTATES, MADE BY WILLIAM S. ERWIN, REGISTERED PROFESSIONAL ENGINEER, LANGHORNE, PENNSYLVANIA, DATED JULY 19, 1954 AND REVISED OCTOBER 25, 1954, WHICH PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF BUCKS AFORESAID AT DOYLESTOWN, ON OCTOBER 26, 1954 IN PLAN BOOK 8 PAGE 46, SAID PREMISES BEING ALSO KNOWN AS 571 WILK DRIVE, MORRISVILLE, PENNSYLVANIA, BOUNDED AND.

TAX PARCEL #24-001-013.

PROPERTY ADDRESS: 571 Wilk Drive, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HOWARD W. WILSON, JR., STAVAUGN WILSON.**

**MARTHA E. VON ROSENSTIEL**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2016-03711

ALL THAT CERTAIN lot or tract of ground, together with the buildings erected thereon, Situate lying and being in the **BOROUGH OF MORRISVILLE**, Bucks County, PA.

TAX PARCEL #24-004-662.

PROPERTY ADDRESS: 655 Hillcrest Avenue, Morrisville, Pennsylvania 19067.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BENJAMIN SOLAR.**

**ROBERT P. DADAY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-05101

ALL THAT CERTAIN lot, tract and parcel of land, situate, lying and being in the

**BOROUGH OF MORRISVILLE**, in the County of Bucks and State of Pennsylvania.  
 TAX PARCEL #24-009-265.  
 PROPERTY ADDRESS: 45 Park Avenue, Morrisville, Pennsylvania 19067.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **MANATI CONST. CORP.**  
**ROBERT P. DADAY**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2017-05139  
 ALL THAT CERTAIN DESIGNATED AS UNIT NO. 4 BEING A UNIT IN BOWLING GREEN CONDOMINIUM, SITUATE IN **BOROUGH OF MORRISVILLE**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA.  
 TAX PARCEL #24-010-241-004.  
 PROPERTY ADDRESS: 26 Bowling Green, Unit 4, Morrisville, PA 19067.  
 IMPROVEMENTS: RESIDENTIAL.  
 SOLD AS THE PROPERTY OF: **SANDRA COIA.**  
**M. TROY FREEDMAN**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2017-05601  
 ALL THAT CERTAIN two lots, pieces or parcels of land, situate, lying and being in the First Ward of the **BOROUGH OF MORRISVILLE**, in the County of Bucks and Commonwealth of Pennsylvania, being known and designated as Lots Numbers 32 and 33 in Block "B" Plan of Section No. 2, Chedester Manor, which plan is duly filed in the Office of the Recorder of Deeds in and for Bucks County at Doylestown, PA, and being together more particularly bounded and described as follows, to wit:  
 TAX PARCEL #24-003-146.  
 PROPERTY ADDRESS: 41 Barnsley Avenue, Morrisville, P 19067.  
 IMPROVEMENTS: A RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **SHERIF N. AMIN, ABEER ABDELMOHSEN.**  
**KATHERINE M. WOLF**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2017-05486  
 All that certain 2 Lots, pieces or parcels of land, situate, lying and being in the first ward of the **BOROUGH OF MORRISVILLE**, in the County of Bucks and Commonwealth of PA.  
 TAX PARCEL #24-003-146.  
 PROPERTY ADDRESS: 41 Barnsley Avenue, Morrisville, Pennsylvania 19067.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **SHERIF N. AMIN.**  
**ROBERT P. DADAY**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

#### NEW BRITAIN BOROUGH

DOCKET #2015-06662  
 ALL THAT CERTAIN lot or piece of ground situate in **NEW BRITAIN BOROUGH**, County of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #25-006-024-007.  
 PROPERTY ADDRESS: 149 Sandy Ridge Rd., New Britain, PA 18901.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **JAMES D. WALLACE, JR., BARBARA A. WALLACE.**  
**ROGER FAY**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

#### NEWTOWN TOWNSHIP

DOCKET #2018-01585  
 Freedom Mortgage Corporation v. Roseann Bartusis owner(s) of property situate in the **NEWTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 1101 Society Place, Unit A1, a/k/a 1101 Society Place, Newtown, PA 18940-3246.  
 TAX PARCEL #29-040-182-011-0A1.  
 PROPERTY ADDRESS: 1101 Society Place, Unit A1, a/k/a 1101 Society Place, Newtown, PA 18940-3246.  
 JUDGMENT AMOUNT: \$166,763.13.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **ROSEANN BARTUSIS.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

**NOCKAMIXON TOWNSHIP**

DOCKET #2016-08053  
ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP OF NOCKAMIXON**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA.  
TAX PARCEL #30-015-039-002.  
PROPERTY ADDRESS: 18 Byers Road, Ottsville, PA 18942.  
IMPROVEMENTS: RESIDENTIAL REAL ESTATE.  
SOLD AS THE PROPERTY OF: **RONALD LUCIER a/k/a RONALD J. LUCIER a/k/a RON LUCIER a/k/a RONALD LUCIFER. EDWARD J. McKEE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-00512  
ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF NOCKAMIXON**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described according to a Plan prepared by Robert D. Cooper, dated June 26, 1975 and recorded in Bucks County in Plan Book 136 page 40 as follows:  
TAX PARCEL #30-015-040.  
PROPERTY ADDRESS: 26 Byers Road, Ottsville, PA 18942.  
IMPROVEMENTS: A RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **WILLIAM J. UTLEY, III, EXECUTOR OF THE ESTATE OF WILLIAM J. UTLEY a/k/a WILLIAM J. UTLEY, JR., DECEASED, THE WILLIAM J. UTLEY, JR. REVOCABLE LIVING TRUST AGREEMENT. KATHERINE M. WOLF**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

**NORTHAMPTON TOWNSHIP**

DOCKET #2014-02755  
ALL THAT CERTAIN lot or piece of ground situate in **NORTHAMPTON TOWNSHIP**,

County of Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #31-009-140.  
PROPERTY ADDRESS: 16 Rucker Drive, Richboro, PA 18966.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **RENEE J. FOX a/k/a RENEE FOX, JOHN D. FOX a/k/a JOHN FOX, THE UNITED STATES OF AMERICA c/o THE U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA. ROGER FAY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2014-07508  
ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 340 Basswood Circle, Langhorne, PA 19053.  
TAX PARCEL #31-056-127.  
PROPERTY ADDRESS: 340 Basswood Circle, Langhorne, PA 19053.  
IMPROVEMENTS: SINGLE FAMILY DWELLING.  
SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, AND/OR ADMINISTRATORS OF THE ESTATE OF SABARINATH SUKUMARANKUTTY, ARCHANA ARAVINDAN PILLAI, AS GUARDIAN FOR MINOR CHILD/BELIEVED HEIR OF THE ESTATE OF SABARINATH SUKUMARANKUTTY, JULIUS E. CRAWFORD, AS ADMINISTRATOR TO THE ESTATE OF SABARINATH SUKUMARANKUTTY, RAMAN PILLA SUKUMARANKUTTY, AS HEIR TO THE ESTATE OF SABARINATH SUKUMARANKUTTY. JUSTIN F. KOBESKI**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-00791  
ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, SITUATE in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks and State of Pennsylvania, and described according to a Final Plan of

“Willowgreene South”, made by Tri-State Engineers and Land Surveyors, Inc., dated April 23 1973 and last revised August 14, 1973, said Plan being recorded in the Office of the Recorder of Deeds for Bucks County at Doylestown, Pennsylvania, in Plan Book 115 page 22, as follows to wit:

TAX PARCEL #31-059-166.

PROPERTY ADDRESS: 4 South Kitty Knight Drive, Churchville, PA 18966.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DERICK DIERKS, LYNN DIERKS.**

**KATHERINE M. WOLF**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff’s Office, Doylestown, PA

DOCKET #2017-05874

Wells Fargo Bank, NA v. Victor Nardone, Alice Nardone owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 536 Buck Road, Holland, PA 18966-2129.

TAX PARCEL #31-031-020.

PROPERTY ADDRESS: 536 Buck Road, Holland, PA 18966-2129.

JUDGMENT AMOUNT: \$232,452.61.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VICTOR NARDONE, ALICE NARDONE.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff’s Office, Doylestown, PA

DOCKET #2018-01252

ALL THAT CERTAIN unit in the property known, names and identified in the Declaration Plan referred to below as Signal Hill Condominium, located in the **NORTHAMPTON TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #31-082-003-001-006.

PROPERTY ADDRESS: 1011 Heritage Place Unit 6 a/k/a 1011 Heritage Place a/k/a 1011 Heritage Drive, Holland, PA 18966.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARTHA S. GRIMALDI.**

**MICHAEL T. McKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff’s Office, Doylestown, PA

## PERKASIE BOROUGH

DOCKET #2018-00626

Pennymac Loan Services, LLC v. Megan L. Buckman, Christopher M. Buckman owner(s) of property situate in the **PERKASIE BOROUGH**, 2ND, BUCKS County, Pennsylvania, being 135 South 3rd Street a/k/a 135 S. Third ST., Perkasia, PA 18944-1807.

TAX PARCEL #33-005-235.

PROPERTY ADDRESS: 135 South 3rd Street a/k/a 135 S. Third ST., Perkasia, PA 18944-1807.

JUDGMENT AMOUNT: \$172,951.59.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MEGAN L. BUCKMAN, CHRISTOPHER M. BUCKMAN.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff’s Office, Doylestown, PA

## RICHLAND TOWNSHIP

DOCKET #2017-00527

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

TAX PARCEL #36-035-008.

PROPERTY ADDRESS: 202-204 Richlandtown Pike a/k/a 202 Richlandtown Pike #204 a/k/a 202 Richlandtown Pike, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KIMBERLE RUGG.**

**ROGER FAY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff’s Office, Doylestown, PA

DOCKET #2017-07862

ALL THAT CERTAIN tract of land along the South side of Township Road #352 extending from the Allentown Road and Township Road #340, situated in **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #36-013-039.

PROPERTY ADDRESS: 172 Yankee Road, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY HOME ON FARM—10.03 ACRES.

SOLD AS THE PROPERTY OF:  
**FREDERICK G. HAUSER.**  
**JANET L. GOLD**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

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**RIEGELSVILLE BOROUGH**

DOCKET #2018-01220

All that certain piece or parcel or Tract of land situate in the **BOROUGH OF RIEGELSVILLE**, Bucks County, Pennsylvania, and being known as 136 Spruce Road a/k/a 136 Spruce Street, Riegelsville, Pennsylvania 18077.

TAX PARCEL #38-006-167.

PROPERTY ADDRESS: 136 Spruce Road a/k/a 136 Spruce Street, Riegelsville, Pennsylvania 18077.

REAL DEBT: \$144,810.49.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:  
**ELIZABETH BRENNFLECK.**

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

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**SELLERSVILLE BOROUGH**

DOCKET #2018-01181

Branch Banking and Trust Company v. Ralph C. Keeler, Mary Elizabeth Keeler a/k/a Mary E. Keeler owner(s) of property situate in the **SELLERSVILLE BOROUGH**, BUCKS County, Pennsylvania, being 111 Diamond Street, Sellersville, PA 18960-2601.

TAX PARCEL #39-008-145.001.

PROPERTY ADDRESS: 111 Diamond Street, Sellersville, PA 18960-2601.

JUDGMENT AMOUNT: \$119,182.15.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RALPH C. KEELER, MARY ELIZABETH KEELER a/k/a MARY E. KEELER.**

**PHELAN HALLINAN DIAMOND & JONES**  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

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**SILVERDALE BOROUGH**

DOCKET #2009-00176-25-1

Wells Fargo Bank, NA v. Henry T. Kolodziejczak, Beth A. Kolodziejczak

owner(s) of property situate in the **SILVERDALE BOROUGH**, BUCKS County, Pennsylvania, being 105 Burnish Court, Perkasio, PA 18944.

TAX PARCEL #40-003-129.

PROPERTY ADDRESS: 105 Burnish Court, Perkasio, PA 18944.

JUDGMENT AMOUNT: \$133,607.67.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HENRY T. KOLODZIEJCZAK, BETH A. KOLODZIEJCZAK.**

**PHELAN HALLINAN DIAMOND & JONES**  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

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**TINICUM TOWNSHIP**

DOCKET #2015-01203

ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF TINICUM**, County of Bucks, shown as Lot #1 of a final plan of lands of Howard Comly dated October 1, 1971, made by Edward B. Blumerick, Registered Land Surveyor, recorded in the Office for the Recorder of Deeds in Doylestown, Pennsylvania.

TAX PARCEL #44-026-003-003.

PROPERTY ADDRESS: 14 Stagecoach Road, Tinicum Township, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD ROLISON, MEGAN D. ROLISON.**

**ROBERT P. DADAY**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2017-03133

ALL THAT CERTAIN tract of land on the Northerly side of Stagecoach Road (T-423), **TINICUM TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #44-026-003-002.

PROPERTY ADDRESS: Stagecoach Road, Tinicum Township, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**ROBERT P. DADAY**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA



DOCKET #2018-00575

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, SITUATE IN THE **TOWNSHIP OF TINICUM**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #44-15-52-3.

PROPERTY ADDRESS: 60 Permanent School Road, Erwinna, PA 18920.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD J. DELIER, LINDA L. DELIER. POWERS, KIRN & ASSOCIATES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

**TRUMBAUERSVILLE BOROUGH**

DOCKET #2017-06775

All that certain piece or parcel or Tract of land situate in the **BOROUGH OF TRUMBAUERSVILLE**, Bucks County, Pennsylvania, and being known as 107 Chestnut Drive, Quakertown, Pennsylvania 18951.

TAX PARCEL #45-003-062-024.

PROPERTY ADDRESS: 107 Chestnut Drive, Quakertown, Pennsylvania 18951.

REAL DEBT: \$268,710.34.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RODNEY W. KOCHER.**

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

**TULLEYSVILLE BOROUGH**

DOCKET #2012-01936

Hsbc Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates Series 2007-PA2 v. Richard Thomas Altmiller owner(s) of property situate in the **TULLEYSVILLE BOROUGH**, BUCKS County, Pennsylvania, being 33 Stonybrook Drive, Levittown, PA 19055-2216.

TAX PARCEL #46-003-145.

PROPERTY ADDRESS: 33 Stonybrook Drive, Levittown, PA 19055-2216.

JUDGMENT AMOUNT: \$234,038.41.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD THOMAS ALTMILLER.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

**UPPER MAKEFIELD TOWNSHIP**

DOCKET #2017-05967

Wells Fargo Bank, N.A. s/b/m Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB v. Louis S. Levine a/k/a Louis Levine, Kathleen R. Levine owner(s) of property situate in the **UPPER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 89 Woodhill Road a/k/a Eagle Road, Newtown, PA 18940-3013.

TAX PARCEL #47-004-090-001, 47-006-013, 47-004-090-003, 47-030-001-001.

PROPERTY ADDRESS: 89 Woodhill Road a/k/a Eagle Road, Newtown, PA 18940-3013.

JUDGMENT AMOUNT: \$787,139.82.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LOUIS S. LEVINE a/k/a LOUIS LEVINE, KATHLEEN R. LEVINE.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

**WARMINSTER TOWNSHIP**

DOCKET #2013-04847

ALL THAT CERTAIN Messuage and tract of land situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks, State of Pennsylvania.

TAX PARCEL #49-017-267.

PROPERTY ADDRESS: 741 Cheryl Drive, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **MICHAEL T. McKEON, MARIANA McKEON.**

**EDWARD J. McKEE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2014-05421

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF WARMINSTER**, Bucks County,

Pennsylvania, and being known as 542 Fourth Avenue, Warminster, Pennsylvania 18974.  
 TAX PARCEL #49-014-122-001.  
 PROPERTY ADDRESS: 542 Fourth Avenue, Warminster, Pennsylvania 18974.  
 REAL DEBT: \$271,572.76.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **RICHARD E. SMYTH.**  
**TERRENCE J. McCABE**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2017-05833

ALL THAT CERTAIN lot or piece of ground, situate in **WARMINSTER TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania.  
 TAX PARCEL #49-031-150.  
 PROPERTY ADDRESS: 765 Cotlar Lane, Warminster, PA 18974.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **CHARLES LOVETT a/k/a CHARLES A. LOVETT, LOUISA K. LOVETT.**  
**ROGER FAY**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2017-06362

Wells Fargo Bank, NA v. Andrew Ryan, Robin Manrodt owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 1252 Tulip Road, Warminster, PA 18974-2109.  
 TAX PARCEL #49-023-050.  
 JUDGMENT AMOUNT: \$225,564.88.  
 PROPERTY ADDRESS: 1252 Tulip Road, Warminster, PA 18974-2109.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **ANDREW RYAN, ROBIN MANRODT.**  
**PHELAN HALLINAN DIAMOND & JONES**  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2017-06629

Specialized Loan Servicing LLC v. Thomas C. Mower, Elyce R. Mower owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 791 Lingo Drive, Warminster, PA 18974-3032.

TAX PARCEL #49-031-155.  
 PROPERTY ADDRESS: 791 Lingo Drive, Warminster, PA 18974-3032.  
 JUDGMENT AMOUNT: \$277,774.12.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **THOMAS C. MOWER, ELYCE R. MOWER.**  
**PHELAN HALLINAN DIAMOND & JONES**  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2018-00941

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #49-15-37.  
 PROPERTY ADDRESS: 604 Henry Avenue, Warminster, PA 18974.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **SANTANTA BUSHNELL, AMBER BUSHNELL. POWERS, KIRN & ASSOCIATES**  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

## WARRINGTON TOWNSHIP

## DOCKET #2014-06492

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate **TOWNSHIP OF WARRINGTON**, County of Bucks and Commonwealth of Pennsylvania, being known as 2106 Palomino Drive, Warrington, PA 18976.  
 TAX PARCEL #50-033-057.  
 PROPERTY ADDRESS: 2106 Palomino Drive, Warrington, PA 18976.  
 JUDGMENT AMOUNT: \$513,320.77.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **ENRIQUE DeLEON, SILVIA DeLEON.**  
**RICHARD J. NALBANDIAN**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2017-06622

ALL THAT CERTAIN lot or piece of ground situate in **WARRINGTON TOWNSHIP**,

Bucks County, Pa. and described according to a Subdivision Plan thereof known as "Forest Glen" prepared by Alon Engineering Associates, Inc., dated May 4, 1987 and last revised April 25, 1991 and recorded In Bucks County in Plan Book 262 page 10 as follows, to wit:

TAX PARCEL #50-030-170.

PROPERTY ADDRESS: 1813 Jericho Drive, Warrington, PA 18976.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LUCY F. PIROLLI.**

**KATHERINE M. WOLF**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**WARWICK TOWNSHIP**

DOCKET #2018-00385

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

TAX PARCEL #51-005-010.

PROPERTY ADDRESS: 2152 Meadowview Drive, Warwick a/k/a Jamison, PA 18929.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LAURA J. ALLEBACH a/k/a LAURA ALLEBACH.**

**MICHAEL T. McKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2018-01772

Wells Fargo Bank, N.A. v. Jeffrey L. Clark, Jennifer L. Clark owner(s) of property situate in the **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania, being 1726 Crocker Lane, Jamison, PA 18929-1410.

TAX PARCEL #51-023-030.

PROPERTY ADDRESS: 1726 Crocker Lane, Jamison, PA 18929-1410.

JUDGMENT AMOUNT: \$161,245.44.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY L. CLARK, JENNIFER L. CLARK.**

**PHELAN HALLINAN DIAMOND & JONES**  
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 30 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.

The above properties are to be sold by **MILTON R. WARRELL, III**, Sheriff, Doylestown, Pennsylvania.

July 19, 26; Aug. 2

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**Change of Name**

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2018-02556

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 **ITALO RENZO BONETTA** to **BRIAN DAVID BONETTA**.

The Court has fixed the 2nd day of August, 2018 at 1:00 p.m. in Courtroom No. 330, Bucks County Justice Center, 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.

July 19

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IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2018-03547

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name of **MARY BROWN, NEÉ O'DONNELL** to **MARIPAT BROWN, NEÉ O'DONNELL**.

The Court has fixed the 13<sup>th</sup> day of September, 2018 at 1:00 P.M. in Courtroom No. 330, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, **MARY BROWN, NEÉ O'DONNELL** 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.

**Carol A. Benson**, Solicitor  
Penglase & Benson, Inc.  
18 North Main Street  
Ste. 100  
Doylestown, PA 18901

July 19

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2017-05804

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 **ANN MARIE ERDMAN** to **ANN MARIE WALSH**.

The Court has fixed the 10<sup>th</sup> day of August, 2018 at 1:00 p.m. in Courtroom No. 330, 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.

**John Slowinski**, Solicitor

July 19

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2018-02637

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 **SHISGALLY OLENKA UGARTE VALENCIA DE KERSHBAUMER** to **SHISGALLY OLENKA KERSHBAUMER**.

The Court has fixed the 3<sup>rd</sup> day of August, 2018 at 1:00 p.m. in Courtroom No. 330, 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.

July 19

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2018-03501

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 **SHARON ELISE PHILLIPS** to **SHARIN ELISE PHILLIPS**.

The Court has fixed the 13<sup>th</sup> day of September, 2018 at 1:00 p.m. in Courtroom No. 330, Bucks County Justice Center, 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.

July 19

### 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.

**Kids Play Village Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

July 19

**We Are Talent Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

July 19

### 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 **CLOTHES FOR CLASS**.

The Articles of Incorporation (filing date) September 27, 2017.

The purpose or purposes for which it was organized are as follows: To assist with the purchasing of school clothes for underprivileged children.

July 19

The name of the corporation is **Girls Education Movement**.

The Articles of Incorporation (filing date) May 16, 2018.

July 19

The name of the corporation is **Parkview at Warrington Community Association, Inc.**

July 19

## **Classified Ad**

Office Space—Oxford Valley Mall area, private room plus use of conference room, kitchen, lobby, furnished or unfurnished, range is \$500 to \$750 a month each office; private office suite also available with three offices and reception area, rent negotiable. Contact Vicki at (215) 752-6200 for showing or kupendergast@ulmerlaw.com.

June 28; July 5, 12, 19

### **CORPORATE ASSOCIATE ATTORNEY**

Candidate should have 3+ years' experience handling matters involving corporate governance, bond financing and corporate transactions. PA and/or NJ Bar. Excellent research, writing and communication skills required.

We are an Equal Opportunity Employer AA/M/F/D/V.

Employees of Hill Wallack LLP and applicants for employment shall be afforded equal opportunity in all aspects of employment without regard to race, color, religion, political affiliation, national origin, disability, marital status, gender or age.

Please submit resume and salary requirements to:

Michael Kahme, Esq.

Managing Partner

Hill Wallack LLP

P.O. Box 5226

Princeton, NJ 08543-5226

info@hillwallack.com

June 28; July 5, 12, 19

Law firm with offices in Bucks and Montgomery County seeks an associate

attorney for immediate opening, active and in good standing in the PA Bar.

Must have a minimum of three years' litigation experience. Family law and Estate/Trust law experience preferred as our practice focuses on those areas however, we handle many other types of cases.

We are looking for a motivated selfstarter who is positive, team-oriented with a strong work ethic and knows how to speak with clients with confidence. He or she should also be able to self-generate work without constant oversight.

Please provide your resume with specifics to Michael@phillyesq.com.

Jan. 25—July 19

## **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*

#### **BATTLEMAN, LYND A, dec'd.**

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

Executor: **MURRAY BATTLEMAN** c/o John C. Hook, Esq., 2005 Market St., Ste. 2600, Philadelphia, PA 19103-7108.

Attorney: **JOHN C. HOOK**, Stradley Ronon Stevens & Young, LLP, 2005 Market St., Ste. 2600, Philadelphia, PA 19103-7108.

#### **BODNAR, DAVID J., dec'd.**

Late of Falls Township, Bucks County, PA.

Administratrix: **OLGA R. BODNAR**, 75 Taylor Drive, Fallsington, PA 19054.

Attorney: **THOMAS J. PROFY, III**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047-0308.

#### **BURMEISTER, LOIS J., dec'd.**

Late of Tinticum Township, Bucks County, PA.

- Executor: **WILLIAM H. BURMEISTER**  
c/o Richard Hale Pratt, Esquire, Pratt, Brett & Luce, P.C., 78 East Court Street, P.O. Box 659, Doylestown, PA 18901-0659.  
Attorney: **RICHARD HALE PRATT.**
- CARPENTER, JOHN E.** a/k/a **JOHN ELLIOTT CARPENTER**, dec'd.  
Late of the Township of Solebury, Bucks County, PA.  
Executrix: **CAROL W. CARPENTER** a/k/a **CAROL WALZ CARPENTER** c/o Michael W. Mills, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.  
Attorney: **MICHAEL W. MILLS**, Anthelil, Maslow and MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.
- CATTANO, ANTHONY** a/k/a **ANTHONY J. CATTANO**, dec'd.  
Late of Doylestown, Bucks County, PA.  
Executrix: **BARBARA ADDISON**, 6534 Novak Woods Court, Burke, VA 22015.  
Attorney: **BRIAN R. KEYES.**
- DOAN, DOROTHY JEAN** a/k/a **JEAN F. DOAN** and **JEAN DOROTHY DOAN**, dec'd.  
Late of the Township of Upper Southampton, Bucks County, PA.  
Executrix: **SUSAN D. McMILLAN** c/o Thomas M. Guinan, Esq., 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.  
Attorney: **THOMAS M. GUINAN**, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.
- DURR, CARL J.**, dec'd.  
Late of Newtown Borough, Bucks County, PA.  
Executor: **RICHARD HALE PRATT**, Esquire, Pratt, Brett & Luce, P.C., 68 East Court Street, P.O. Box 659, Doylestown, PA 18901-0659.  
Attorney: **RICHARD HALE PRATT.**
- EYSENBACH, DORIS**, dec'd.  
Late of Bristol, Bucks County, PA.  
Executrix: **FRIEDA JESSUP**, 315 Western Avenue, Bristol, PA 19007.
- FRALLICCIARDI, MARIE G.**, dec'd.  
Late of the Township of Bensalem, Bucks County, PA.  
Administratrix: **DIANE LYNN RADICK** c/o William J. Benz, Esq., 307 Lakeside Dr., Southampton, PA 18966.
- Attorney: **WILLIAM J. BENZ**, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 307 Lakeside Dr., Southampton, PA 18966.
- GEIGER, HELEN L.**, dec'd.  
Late of Warwick, Bucks County, PA.  
Executrix: **ADRIAN L. MEYER**, 62 N. Church Street, Doylestown, PA 18901.  
Attorney: **ADRIAN L. MEYER**, 62 N. Church Street, Doylestown, PA 18901.
- GERSHON, JEANNE**, dec'd.  
Late of Newtown, Bucks County, PA.  
Executors: **JANET GERSHON**, 18 Cove Hill Road, Essex, CT 06426, **BARRY GERSHON**, 2045 Waverly St., Philadelphia, PA 19146 and **ADAM GERSHON**, 816 Bloomfield St., Apt. 2, Hoboken, NJ 07030.
- HILGER, HARRY, JR.** a/k/a **H. HILGER, JR.**, dec'd.  
Late of Upper Southampton Township, Bucks County, PA.  
Executor: **HARRY HILGER, III**, 2018 Buckingham Drive, Jamison, PA 18929.  
Attorney: **DAVID P. GRAU**, 911 Easton Road, P.O. Box 209, Willow Grove, PA 19090.
- HOEFS, EVA MARIA**, dec'd.  
Late of Bensalem Township, Bucks County, PA.  
Executor: **KLAUS J. BERNHARDT** c/o Joseph P. Caracappa, Esquire, Jackson, Cook, Caracappa & Scott, P.C., 312 Oxford Valley Road, Fairless Hills, PA 19030.  
Attorney: **JOSEPH P. CARACAPPA**, Jackson, Cook, Caracappa & Scott, P.C., 312 Oxford Valley Road, Fairless Hills, PA 19030.
- HUNTZINGER, DORIS JOAN** a/k/a **DORIS J. HUNTZINGER**, dec'd.  
Late of Springfield Township, Bucks County, PA.  
Executor: **ROBERT DAVID HUNTZINGER** c/o Maza, David & Hoeffel, 507 Salfordville Road, P.O. Box 369, Lederach, PA 19450-0369.  
Attorney: **JAMES W. MAZA**, Maza, David & Hoeffel, 507 Salfordville Road, P.O. Box 369, Lederach, PA 19450-0369.
- KOLB, LILLIAN J.** a/k/a **LILLIAN JEAN KOLB**, dec'd.  
Late of the Borough of Newtown, Bucks County, PA.



Executrix: **ROSEMARY BOYLE** c/o Rosemary D. Durkin, Esq., 993 Lenox Dr., Bldg. 2, Lawrenceville, NJ 08648.  
 Attorney: **ROSEMARY D. DURKIN**, 993 Lenox Dr., Bldg. 2, Lawrenceville, NJ 08648.

**MARRONE, DOLORES** a/k/a **DOLORES M. MARRONE**, dec'd.

Late of the Township of Upper Makefield, Bucks County, PA.

Executor: **MICHAEL J. MARRONE** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.  
 Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.

**McCLOSKEY, MARIE H.**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Co-Executrices: **DIANE M. IVEY** a/k/a **DIANE MARIE IVEY** and **SHARON M. NOBLE** a/k/a **SHARON NOBLE** c/o Douglas G. Thomas, Esquire, 104 N. York Rd., Hatboro, PA 19040.  
 Attorney: **DOUGLAS G. THOMAS**, 104 North York Road., Hatboro, PA 19040.

**McGLYNN, JOCELYN MARGURITE**, dec'd.

Late of Bucks County, PA.

Executors: **BRENDAN McGLYNN** and **ALISA M. KREFT** 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.

**MEYER, LOUIS FREDERICK** a/k/a **FRED MEYER**, dec'd.

Late of Telford Borough, Bucks County, PA.

Executor: **WILLIAM B. MEYER**, 2058 Maple Ave., Apt. S1-7, Hatfield, PA 19440.

**MUIR, FR. GAVIN W.** a/k/a **GAVIN W. MUIR**, dec'd.

Late of Riegelsville Borough, Bucks County, PA.

Executor: **REV. PAUL DIGIROLAMO** 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.

**MULHERN, BERNARDINE A.** a/k/a **BERNADINE A. MULHERN**, dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **COLEEN MULHERN**, 53 Orangewood Dr., Levittown, PA 19057.  
 Attorney: **MAX A. RUTKOWSKI**, 4141 Woerner Ave., 3A, Levittown, PA 19057.

**SHAFRANSKY, JANET FRANCES KELLER** a/k/a **JANET F. SHAFRANSKY**, dec'd.

Late of Lower Makefield Twtnshp., Bucks County, PA.

Executrix: **EVE MARIE MOODY**, 313 Arborlea Ave., Yardley, PA 19067.

**SMITH, DELORES**, dec'd.

Late of Warminster, Bucks County, PA.

Administrator: **RANDY SMITH**, 546 Centennial Rd., Warminster, PA 18974.

**STRONG, KATHY J.** a/k/a **KATHY JANE STRONG**, dec'd.

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

Executrix: **CARYL K. BAHNER** c/o Kathleen A. Maloles, Esq., 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

Attorney: **KATHLEEN A. MALOLES**, Hamburg, Ruben, Mullin, Maxwell & Lupin, PC, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

**TOUB, JANICE F.** a/k/a **JANICE TOUB**, dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **ROCHELLE FRIEDMAN**, 5211 Meridian Blvd., Warrington, PA 18976.

*Second Publication*

**AMODEI, NANCY A.**, dec'd.

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

Executor: **RICADO SACDOR** c/o Anthony L. Marone, Esq., 30 Cassatt Ave., Berwyn, PA 19312.

Attorney: **ANTHONY L. MARONE**, McAndrews Law Offices, P.C., 30 Cassatt Ave., Berwyn, PA 19312.

**BRAY, BARBARA McKARAHER** a/k/a **BARBARA DEMING BRAY** and **BARBARA M. BRAY**, dec'd.

Late of Sellersville Borough, Bucks County, PA.

- Executrix: **BARBARA J. MOORE** c/o Norris McLaughlin & Marcus, P.A., 414 Main Street, P.O. Box 14, East Greenville, PA 18041.  
 Attorney: **MICHELLE M. FORSELL**, Norris McLaughlin & Marcus, P.A., 414 Main Street, P.O. Box 14, East Greenville, PA 18041.
- CAPOZZI, MARY L.** a/k/a **MARY LOUISE CAPOZZI**, dec'd.  
 Late of Warminster Township, Bucks County, PA.  
 Executor: **PETER CAPOZZI** c/o Norman Mittman, Esquire, 593-1 Bethlehem Pike, Montgomeryville, PA 18936.  
 Attorney: **NORMAN MITTMAN**, 593-1 Bethlehem Pike, Montgomeryville, PA 18936.
- CASHMAN, JOHN P.** a/k/a **JACK CASHMAN**, dec'd.  
 Late of Warminster, Bucks County, PA.  
 Executor: **TIMOTHY P. CASHMAN**, 6 Quail Lane, Ottsville, PA 18942.
- CSEPLO, STEPHEN J.**, dec'd.  
 Late of Churchville/Northampton Township, Bucks County, PA.  
 Executors: **KATHERINE KROL**, 9 Acorn Dr., Churchville, PA 18966 and **MICHAEL CSEPLO**, 4 Willis Drive, Ewing, NJ 08638.  
 Attorney: **MICHAEL C. HOVDESTAD**, 1000 Lenola Road, Building 1, Suite 105, Maple Shade, NJ 08052.
- D'ALEANDRO, ELEANORE Y.**, dec'd.  
 Late of the Township of Bensalem, Bucks County, PA.  
 Executor: **MICHAEL D'ALEANDRO** c/o Stuckert and Yates, Two N. State Street, Newtown, PA 18940.  
 Attorney: **D. KEITH BROWN**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.
- DAMRON, NORMAN E.** a/k/a **NORMAN EARL DAMRON**, dec'd.  
 Late of Jamison, Bucks County, PA.  
 Executor: **NORMAN DAMRON**, 206 East Richardson Ave., Summerville, SC 29483.
- DAVIES, BRENDA M.**, dec'd.  
 Late of the Township of Middletown, Bucks County, PA.  
 Executor: **HUGH MARLAIS DAVIES** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.
- Attorney: **DON F. MARSHALL**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.
- ERMILIO, LOUIS A.**, dec'd.  
 Late of the Township of Warminster, Bucks County, PA.  
 Executrix: **DEBORAH E. COSTANZO** c/o Harvey Abramson, Esq., 86 Buck Rd., Holland, PA 18966.  
 Attorney: **HARVEY ABRAMSON**, Law Offices of Harvey Abramson, P.C., 86 Buck Rd., Holland, PA 18966.
- FLYNN, ROBERT J., JR.**, dec'd.  
 Late of Bensalem, Bucks County, PA.  
 Administrator: **ERIC MUHLENBERG**, Esq., 7 1/2 E. 2<sup>nd</sup> St., Pottstown, PA 19464.  
 Attorney: **ERIC MUHLENBERG**, 7 1/2 E. 2<sup>nd</sup> St., Pottstown, PA 19464.
- GRANT, ROSE R.** a/k/a **ROSE RODGERS GRANT**, dec'd.  
 Late of Doylestown, Plumstead Township, Bucks County, PA.  
 Executors: **WILLARD F. GRANT, III** and **DEBORAH A. GRANT**, 4560 Louise Saint Claire Drive, Doylestown, PA 18902.
- GRAZIANO, DOROTHY M.**, dec'd.  
 Late of Chalfont, Bucks County, PA.  
 Executrix: **KIMBERLY GRAZIANO**, 36 Valley View Road, Chalfont, PA 18914.
- GROVE, MILDRED E.**, dec'd.  
 Late of Warminster Township, Bucks County, PA.  
 Executrix: **ELIZABETH BONNIE ALLEN**, 19 Ridings Lane, Doylestown, PA 18901.  
 Attorney: **JOHN J. HARE, JR.**, 2370 York Rd., Ste. A-6, Jamison, PA 18929.
- HENDERSON, CAROLE A.** a/k/a **CAROLE A. BAXTER**, dec'd.  
 Late of Langhorne, Bucks County, PA.  
 Executrix: **PATRICIA REESER**, 1866 Fairgrounds Rd., Hatfield, PA 19440.
- HUBER, PATRICIA F.**, dec'd.  
 Late of New Hope, Bucks County, PA.  
 Executrix: **JOANNE KUDRICK**, 14 Melody Court, Trenton, NJ 08691.
- KNOWLES, SHIRLEY A.**, dec'd.  
 Late of Perkasio, Bucks County, PA.  
 Administratrix: **DEBORAH E. CURLEY**, 232 Yankee Rd., Lot 251, Quakertown, PA 18951.

**MARTOCCIO, JANE M.,** dec'd.

Late of Morrisville Borough, Bucks County, PA.

Executrix: **MARLENE J. SENECA**, 1459 Ravenview Place, Bensalem, PA 19020.

**MORAVEC, RAYMOND F.,** dec'd.

Late of Newtown, Bucks County, PA.

Executor: **CHRISTOPHER N. MORAVEC** a/k/a **CHRISTOPHER NOEL MORAVEC**, 4024 Real Quiet Lane, Lexington, KY 40509.

Attorney: **PAUL R. SHEEHAN**, Avolio & Hanlon, P.C., 3150 Brunswick Pike, Suite 120, Lawrenceville, NJ 08648.

**NERZ, JOSEPH EDWIN** a/k/a **JOSEPH E. NERZ** and **JOSEPH NERZ, SR.,** dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **ROBERT F. NERZ**, 25 Mary Ann Way, North Attleborough, MA 02760.

**PACHUTA, EVELYN L.,** dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **JOHN A. PACHUTA**, 3645 North Prince Village Place, Tucson, AZ 85719-2028.

Attorney: **DAVID G. ENNIS**, 2209 Mount Caramel Avenue, Glenside, PA 19038.

**POLICARE, DOMENICA ROSE** a/k/a **DOMENICA R. POLICARE,** dec'd.

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

Executors: **JOSEPH G. POLICARE** a/k/a **JOSEPH G. POLICARE, JR.** and **MICHAEL POLICARE** a/k/a **MICHAEL J. POLICARE** c/o Mary R. LaSota, Esq., 116 E. Court St., Doylestown, PA 18901.

Attorney: **MARY R. LaSOTA**, High Swartz, LLP, 116 E. Court St., Doylestown, PA 18901.

**RICHARDSON, WILLIAM H.** a/k/a **BILL RICHARDSON,** dec'd.

Late of Pennel Borough, Bucks County, PA.

Executrix: **BARBARA DiGIUSEPPE**, 60 MacFarland Ave., Ivyland, PA 18974.

**STAPENELL, ROLFE A.,** dec'd.

Late of Plumstead Township, Bucks County, PA.

Executor: **ADAM STAPENELL**, 651 Whittier Drive, Warminster, PA 18974.

**VERMILYEA, JOHN C., JR.,** dec'd.

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

Administratrix: **MAUREEN L. ANDERSON**, 1260 Bustleton Pike, Feasterville, PA 19053.

Attorney: **MAUREEN L. ANDERSON**, Gummer Elder Law, 1260 Bustleton Pike, Feasterville, PA 19053.

**WIACEK, JOAN** a/k/a **JOAN D. WIACEK,** dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **JEANNE L. GLOSSON** c/o Joseph P. Caracappa, Esquire, Jackson, Cook, Caracappa & Scott, P.C., 312 Oxford Valley Road, Fairless Hills, PA 19030.

Attorney: **JOSEPH P. CARACAPPA**, Jackson, Cook, Caracappa & Scott, P.C., 312 Oxford Valley Road, Fairless Hills, PA 19030.

**WILLIAMS, GEORGE A., JR.,** dec'd.

Late of Trevoise, Bucks County, PA.

Executrix: **KIMBERLY J. KUHN** as Agent Under POA of Evelyn Maraveen Williams, 2032 West State Road #116, Geneva, IN 46740.

Attorney: **LEE R. ALLMAN**, Allman, Kelly & Willner, LLC, 41 Paoli Plaza, Suite G, Paoli, PA 19301.

*Third and Final Publication***BALENT, JOAN P.** a/k/a **JOAN PORTER BALENT** and **JOAN BALENT,** dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Co-Executors: **JOHN BALENT, JR.** and **MICHAEL BALENT**, 64 Chancery Road, Langhorne, PA 19047.

Attorney: **FRANCIS J. SULLIVAN.**

**BELLUCCI, CARMEN,** dec'd.

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

Executor: **WILLIAM N. BELLUCCI** c/o Wayne P. Kerr, Esq., Two Penn Center, Ste. 1040, Philadelphia, PA 19102.

Attorney: **WAYNE P. KERR**, Kerr Law Associates, P.C., Two Penn Center, Ste. 1040, Philadelphia, PA 19102.

**BURKE, CHRISTINE,** dec'd.

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

Executor: **JOHN F. BURKE**, 1807 Kimball Ave., Willow Grove, PA 19090.

**CAPOZZI, MARY L. a/k/a MARY LOUISE CAPOZZI, dec'd.**

Late of Warminster Township, Bucks County, PA.

Executor: **PETER A. CAPOZZI** c/o Norman Mittman, Esquire, 593-1 Bethlehem Pike, Montgomeryville, PA 18936.

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

**CRESSMAN, FERN A. a/k/a FERN ALVERDA CRESSMAN, dec'd.**

Late of Richlandtown Borough, Bucks County, PA.

Co-Executrices: **CANDACE L. HANGEY** and **JAIME C. CRESSMAN** c/o David W. Midkiff, Esquire, 1202 W. Broad Street, Quakertown, PA 18951.

Attorney: **DAVID W. MIDKIFF**, 1202 W. Broad Street, Quakertown, PA 18951.

**FOX, LEO P., SR. a/k/a LEO P. FOX, dec'd.**

Late of Riegelsville, Bucks County, PA.

Executrix: **DONNA M. WILL**, 65 Coffeetown Road, Easton, PA 18042.

**FUSS, INGE A. a/k/a INGEBOG A. FUSS, dec'd.**

Late of Telford Borough, Bucks County, PA.

Executor: **RUSSELL W. FUSS** c/o Sommar, Tracy & Sommar, 210 S. Broad Street, Lansdale, PA 19446.

Attorney: **KEVIN J. SOMMAR**, Sommar, Tracy & Sommar, 210 S. Broad Street, Lansdale, PA 19446.

**GOUBEAUD, ARLEEN S. a/k/a ARLEEN SUSAN GOUBEAUD, dec'd.**

Late of Newtown Township, Bucks County, PA.

Executrix: **JENNIFER L. GOUBEAUD**, 3623 Malden Ave., Baltimore, MD 21211.

Attorney: **RICHARD P. WILSON**.

**GROSSMAN, SUSAN, dec'd.**

Late of Langhorne, Bucks County, PA.

Administrator: **JEFFREY GROSSMAN** c/o Joseph J. Marinero, Esq., 421 Bustleton Pike, Feasterville, PA 19053.

Attorney: **JOSEPH J. MARINARO**, 421 Bustleton Pike, Feasterville, PA 19053.

**HABEL, ROBERT R., dec'd.**

Late of Tullytown Borough, Bucks County, PA.

Co-Executors: **SCOTT HABEL** a/k/a **SCOTT A. HABEL**, 89 Austin Drive,

Holland, PA 18966, **ROBIN JOY CLARK**, 35 Fireside Lane, Levittown, PA 19055 and **ROBERT W. HABEL**, 66 Mountain View Road, Trenton, NJ 08628.

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

**HAMMERSCHMIDT, VICKI LYNN, dec'd.**

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

Administrator: **DANIEL E. HAMMERSCHMIDT**, 651 Indian Creek Rd., Telford, PA 18969.

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

Late of Northampton Township, Bucks County, PA.

Administratrix: **TINA A. HELLER**, 2581 Furlong Road, Furlong, PA 18925.

Attorney: **THOMAS J. PROFY, IV**, 680 Middletown Blvd., Langhorne, PA 19047.

**HENRICI, JUDITH S. a/k/a JUDITH SCHNEIDER HENRICI, dec'd.**

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

Executor: **MICHAEL HENRICI** a/k/a **MICHAEL J. HENRICI**, 1017 Tilghman Court, Chesterbrook, PA 19087.

**HOLCOMBE, ALBERT THOMAS a/k/a TOM HOLCOMBE, dec'd.**

Late of Doylestown Township, Bucks County, PA.

Executrix: **MARY E. HOLCOMBE**, 15 Valley View Drive, Fountainville, PA 18923.

**HOOD, HELEN M. a/k/a HELEN MAY HOOD, dec'd.**

Late of Warminster, Bucks County, PA.

Executor: **SAMUEL A. HOOD, JR.**, 35 Santorini Way, Wake Forest, NC 27587.

**KEENAN, RITA A., dec'd.**

Late of Middletown Township, Bucks County, PA.

Executor: **PAUL F. KEENAN** 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.

**KERN, FAY B., dec'd.**

Late of Telford, Bucks County, PA.

Executors: **CATHERINE K. BISHOP**, 16216 Shannondell Dr., Audobon, PA 19403 and **SAMUEL YEAGER KERN**,

4536 Good Adams Ln., Virginia Beach, VA 23455.

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

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

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

Executors: **BRIAN A. BAILEY** and **EILEEN C. BAILEY** c/o Michael S. Connor, Esq., 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444.

Attorney: **MICHAEL S. CONNOR**, Law Office of Michael S. Connor, 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444.

**MAESTRE, RUTH F.** a/k/a **RUTH MAESTRE**, dec'd.

Late of Falls Township, Bucks County, PA.

Administratrix: **SUSANLYNN THOMAS** c/o Jason Rubinstein, Esquire, 2750 Trenton Road, Levittown, PA 19056.

Attorney: **JASON RUBINSTEIN**, 2750 Trenton Road, Levittown, PA 19056.

**MAZULLO, ANTHONY, JR.** a/k/a **ANTHONY J. MAZULLO, JR.**, dec'd.

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

Executrix: **LESLIE WESSNER** c/o Grim, Biehn & Thatcher, 104 S. Sixth Street, P.O. Box 215, Perkasio, PA 18944-0215.

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

**McKEON, MARY** a/k/a **MARY A. McKEON** and **MARY ANN McKEON**, dec'd.

Late of Morrisville, Bucks County, PA.

Executor: **BRENDAN McKEON**, 1050 Carnation Dr., Rockville, MD 20850.

**MYERS, WILLIAM E.** a/k/a **WILLIAM MYERS** a/k/a **W. MYERS** a/k/a **W.E. MYERS** and **WILLIAM EDWARD MYERS**, dec'd.

Late of the Upper Southampton, Bucks County, PA.

Executor: **RICHARD J. NELSON** c/o Lisa A. Shearman, Esq., 140 E. Butler Ave., Chalfont, PA 18914.

Attorney: **LISA A. SHEARMAN**, Semanoff Ormsby Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914.

**NEWMAN, CHARLOTTE S.** a/k/a **CHARLOTTE NEWMAN**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executrix: **KATHRYN POLANSKY**, 942 Locust Ave., Bensalem, PA 19020.

Attorney: **CHARLES KOVLER**, 11 Monica Drive, Holland, PA 18966.

**PARRY, ROBERT E., JR.**, dec'd.

Late of Fairless Hills, Bucks County, PA.

Executor: **ROBERT B. PARRY**, 11 Schorn Court, Woolwich Twp., NJ 08085.

Attorney: **THOMAS J. MULDOON**, 1500 Walnut St., Suite 1207, Philadelphia, PA 19102.

**PFEIFFER, EARL R.** a/k/a **EARL PFEIFFER**, dec'd.

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

Executrix: **DAWN HAMMEL** a/k/a **DAWN REBECCA HAMMEL** c/o

Stephanie M. Shortall, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

Attorney: **STEPHANIE M. SHORTALL**, Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

**SHARP, FRANCIS T., SR.**, dec'd.

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

Executor: **FRANCIS T. SHARP, JR.** c/o Leonard L. Shober, Esq., 308 N. Main St., Ste. 400, Chalfont, PA 18914.

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

**STRYJEWSKI, JEAN C.** a/k/a **JEAN STRYJEWSKI** and **JEAN OLSZEWSKI**, dec'd.

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

Executrix: **DENISE STRYJEWSKI**, P.O. Box 131, Buckingham, PA 18912.

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

**TRAUGER, FRANCIS W.** a/k/a **FRANCIS TRAUGER** and **FRANK TRAUGER**, dec'd.

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

Executors: **JOAN M. CONDUIT** and **JAMES TRAUGER** c/o Thomas F. J.

MacAniff, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.  
 Attorney: **THOMAS F. J. MacANIFF**, Eastburn and Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

**TROSSETT, ELIZABETH**, dec'd.

Late of Doylestown, Bucks County, PA.  
 Executor: **BRANDON R. WIND**, Esq., 7 Water Lily Way, Newtown, PA 18940.  
 Attorney: **BRANDON R. WIND**, 7 Water Lily Way, Newtown, PA 18940.

**TUSTIN, JOSEPH H.**, dec'd.

Late of Northampton Township, Bucks County, PA.  
 Executrix: **MARGARET A. TUSTIN** a/k/a **MARGARET ANN TUSTIN** c/o Joseph P. Caracappa, Esquire, Jackson, Cook, Caracappa & Scott, P.C., 312 Oxford Valley Road, Fairless Hills, PA 19030.  
 Attorney: **JOSEPH P. CARACAPPA**, Jackson, Cook, Caracappa & Scott, P.C., 312 Oxford Valley Road, Fairless Hills, PA 19030.

**VENTRESCA, JOHN I.**, dec'd.

Late of the Township of Warrington, Bucks County, PA.  
 Executrix: **JANICE K. VENTRESCA**, 3136 Bristol Rd., P.O. Box 28, Warrington, PA 18976.  
 Attorney: **ROSEMARY R. FERRINO**, Montco Elder Law, 608 W. Main St., Lansdale, PA 19446.

**WILSON, ALAN K.**, dec'd.

Late of Falls Township, Bucks County, PA.  
 Executor: **MARCUS WILSON**, 823 Dunbury Road, Fairless Hills, PA 19030.  
 Attorney: **GREGORY JOHNSON**, 282 Glenn Avenue, Lawrenceville, NJ 08648.

**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 or designation of:

**MFG Labeling** with its principal place of business 300 N. Main St., P.O. Box 122, Chalfont, PA 18914.

The names and address of the person owning or interested in said business are Diane Gasbarra, 300 N. Main St., P.O. Box 122, Chalfont, PA 18914.

The certificate will be filed on or after October 2, 2017.

July 19

**Recruiter Written** with its principal place of business 5803 Sarahs Lane, Doylestown, PA 18902.

The names and address of the entity owning or interested in said business are ClinStaffing, LLC, 5803 Sarahs Lane, Doylestown, PA 18902.

The certificate will be filed on or after June 14, 2018.

July 19

**Miscellaneous**

IN THE COURT OF COMMON PLEAS  
 OF BUCKS COUNTY, PENNSYLVANIA  
 CIVIL ACTION – LAW  
 NO: 2017-04239

**Bayview Loan Servicing, LLC**, Plaintiff  
 vs.

**Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Steven J. Kishel, deceased and Patricia Kishel, Known Heir of Steven J. Kishel, deceased**, Defendant(s)

NOTICE OF SHERIFF'S SALE  
 OF REAL PROPERTY

TO: **Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Steven J. Kishel, deceased, Defendant(s), whose last known address is 354 Kent Lane, Perkasio, PA 18944**

Your house (real estate) at: 354 Kent Lane, Perkasio, PA 18944, 33-010-219, is scheduled to be sold at Sheriff's Sale on October 12, 2018, at 10:00AM, at Bucks County Admin. Bldg., Community Rm., 1<sup>st</sup> Fl., 55 E. Court St., Doylestown, PA 18901, to enforce the court judgment of \$71,077.56,



obtained by Bayview Loan Servicing, LLC (the mortgagee) against you.—NOTICE OF OWNER'S RIGHTS—YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE—To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Bayview Loan Servicing, LLC, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys' fees due. To find out how much you must pay, you may call 610.278.6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610.278.6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 215.318.6138. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You

may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

**Christopher A. DeNardo**  
**Kristen D. Little**  
**Kevin S. Frankel**  
**Samantha Gable**  
**Daniel T. Lutz**  
**Leslie J. Rase**  
**Alison H. Tulio**  
**Stephanie A. Walczak**  
**Katherine M. Wolf**  
Shapiro & DeNardo, LLC  
Attys. for Plaintiff  
3600 Horizon Dr.  
Ste. 150  
King of Prussia, PA 19406  
610.278.6800

July 19

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NOTICE OF SALE OF  
ARMSTRONG MIDDLE SCHOOL  
AND 2.65 ACRE PORTION OF  
CECELIA SNYDER MIDDLE SCHOOL  
BY BENSLEM TOWNSHIP  
SCHOOL DISTRICT

NOTICE IS HEREBY GIVEN THAT the Bensalem Township School District has filed a Petition in the Court of Common Pleas of Bucks County, Pennsylvania Number: 2018-03567 for the approval of the sale of Armstrong Middle School and a 2.65 acre portion of Cecelia Snyder Middle School to 2201 Street Rd LLC, a Pennsylvania Limited Liability Company and the Court has set

a hearing on the Petition for the 2nd day of August, 2018 at 10:00 a.m. in Courtroom No. 360 in the Bucks County Courthouse at Doylestown, Pennsylvania.

The parcel of land for which the Petition to Sell is made is commonly known as Armstrong Middle School situate in Bensalem Township, Bucks County, Pennsylvania and containing thirty (30) acres, more or less, along Street Road, further known as Bucks County Uniform Parcel Identifier Tax Parcel Number 2-033-026 on which there is located the vacant school building containing approximately 115,000 square feet, a 3,500 square foot maintenance building and an 800 square foot storage building and related improvements and appurtenance thereon erected. The Bensalem Township School District proposes to sell said land, buildings and improvements to 2201 Street Rd LLC, a Pennsylvania Limited Liability Company for the sum of Six Million Two Hundred Fifty Thousand (\$6,250,000) Dollars pursuant to an Agreement of Sale dated October 10, 2016.

The Bensalem Township School District also proposes to sell a 2.65 acre portion of the Cecelia Snyder Middle School situate in Bensalem Township, Bucks County, Pennsylvania located along Hulmeville Road and being part of Bucks County Uniform Parcel Identifier Tax Parcel No. 2-033-033-1 for a separate consideration of Five Hundred Fifty-Two Thousand One Hundred (\$552,100) Dollars pursuant to an Option Agreement dated May 23, 2018.

Attached to said Petition are the Affidavits of two (2) qualified appraisers who are familiar with the values of real estate in Bensalem Township School District, adjacent municipalities within Bucks County and throughout the region of Southeastern Pennsylvania attesting to the fact that they

have inspected the two (2) properties proposed to be sold; that the prices offered therefore are fair and reasonable prices; that in their opinion higher prices could not be had for said properties at private sale, and that they are not interested, either directly or indirectly, in the purchase or sale of the two properties or in or relating to the Agreement of Sale dated October 10, 2016, and Option Agreement dated May 23, 2018 attached to said Petition. Board of School Directors of Bensalem Township School District

July 12, 19, 26

### 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:

#### *First Publication*

**TRUST OF MARK A. ROBB a/k/a MARK ALAN ROBB and SHARON ROBB JOINT REVOCABLE TRUST DATED NOVEMBER 9, 2015.**

Late of Warminster Twp., Bucks County, PA.

Trustee: **JEFFREY A. ROBB** c/o Robert A. Bacine, Esq., Friedman, Schuman, PC, 101 Greenwood Ave., Fifth Floor, Jenkintown, PA 19046.

Attorneys: **Friedman, Schuman, PC**, 101 Greenwood Ave., Fifth Floor, Jenkintown, PA 19046.