

Sheriff's Sale*First Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, August 12, 2016 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, 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.

BENSALEM TOWNSHIP

DOCKET #2013-03268

Wells Fargo Bank, N.A. v. Deborah W. Getter, owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 4723 Boston Avenue, Trevoe, PA 19053-4802.

TAX PARCEL #02-005-236.

PROPERTY ADDRESS: 4723 Boston Avenue, Trevoe, PA 19053-4802.

JUDGMENT AMOUNT: \$51,936.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEBORAH W. GETTER.****PHELAN HALLINAN DIAMOND & JONES**EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-07733

Wells Fargo Bank, N.A. v. Tiffany Morgan Baptiste, Ervan Baptiste, owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 1524 Shrewsbury Drive, Bensalem, PA 19020-4200.

TAX PARCEL #02-071-154.

PROPERTY ADDRESS: 1524 Shrewsbury Drive, Bensalem, PA 19020-4200.

JUDGMENT AMOUNT: \$463,457.15.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TIFFANY MORGAN BAPTISTE, ERVAN BAPTISTE.****PHELAN HALLINAN DIAMOND & JONES**EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-01939

THE BANK OF NEW YORK MELLON TRUST CO., N.A., AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST 2005-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2 v. Talene Smith a/k/a Talene Sabari, Eva Coria Mizrahi, owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4616 Grandview Avenue, Bensalem, PA 19020-1044.

TAX PARCEL #02-018-161.

PROPERTY ADDRESS: 4616 Grandview Avenue, Bensalem, PA 19020-1044.

JUDGMENT AMOUNT: \$221,554.78.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TALENE SMITH a/k/a TALENE SABARI, EVA CORIA MIZRAHI.****PHELAN HALLINAN DIAMOND & JONES**EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-02815

Wells Fargo Bank, NA v. Anthony Parsons, Kimberly A. Parsons a/k/a Kimberly Parsons, owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 3614 Morrow Drive, Bensalem, PA 19020-1300.

TAX PARCEL #02-013-106.

PROPERTY ADDRESS: 3614 Morrow Drive, Bensalem, PA 19020-1300.

JUDGMENT AMOUNT: \$239,141.77.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANTHONY PARSONS, KIMBERLY A. PARSONS a/k/a KIMBERLY PARSONS.****PHELAN HALLINAN DIAMOND & JONES**EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01890

CitiMortgage, Inc. f/k/a Source One Mortgage Corporation v. Keai T. Hyden, owner(s) of property situate in **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4423 Somerton Road, Trevoe, PA 19053.

TAX PARCEL #02-007-203.
 PROPERTY ADDRESS: 4423 Somerton
 Road, Trevoese, PA 19053.
 JUDGMENT AMOUNT: \$120,056.54.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.

SOLD AS THE PROPERTY OF: **KEAI T.
 HYDEN.**

**PHELAN HALLINAN DIAMOND &
 JONES**

EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-01942

ALL THAT CERTAIN lot or parcel of land,
 Situate in the **TOWNSHIP OF BENSALEM**,
 County of Bucks and Commonwealth of
 Pennsylvania, being known as Lot No. 126
 on Plan of Stanwood made by William S.
 Erwin, Registered Professional Engineer,
 Langhorne, Pennsylvania dated May 12, 1954
 and recorded in the Office for the Recorder
 of Deeds in and for the County of Bucks on
 September 15, 1954 in Plan Book 8 page 36.
 BEING Known as 2772 Garden Lane.

BEING UNIFORM PARCEL NUMBER
 2-36-98.

UNDER AND SUBJECT to conditions and
 restrictions as may appear of record.

TAX PARCEL # 02-036-098.

PROPERTY ADDRESS: 2772 Garden Lane,
 Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL
 DWELLING.

SOLD AS THE PROPERTY OF: **ANDY
 GALARZA, JESSICA GALARZA f/k/a
 JESSICA REYES.**

MARTHA E. VON ROSENSTIEL, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

BRISTOL BOROUGH

DOCKET #2013-04414

All that certain piece or parcel or Tract of land
 situate **BOROUGH OF BRISTOL**, Bucks
 County, Pennsylvania, and being known
 as 1427 Pond Street, Bristol, Pennsylvania
 19007.

TAX PARCEL #04-026-143.

PROPERTY ADDRESS: 1427 Pond Street,
 Bristol, PA 19007.

REAL DEBT: \$244,467.29.

IMPROVEMENTS: RESIDENTIAL
 DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN S.
 STOVALL, TANYA M. FERGUSION.**

TERRENCE J. McCABE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-03802

ALL THAT CERTAIN message and lot
 of land together with the buildings erected
 thereon said Lot being a portion of Bristol
 Borough Parcel 4-8-133, situate in the
 West Ward located in the **BOROUGH
 OF BRISTOL**, County of Bucks and
 Commonwealth of Pennsylvania.

TAX PARCEL #04-008-133-001.

PROPERTY ADDRESS: 542 Bath Street,
 Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY
 RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANCES
 CARNEY, DOROTHY DUPELL, JUDY
 POPE, CAROL JEAN POPE, LINDA
 POPE BEARD, JOYCE POPE
 PRENDERGAST.**

MICHAEL McKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

BRISTOL TOWNSHIP

DOCKET #2007-10394-18-1

Federal National Mortgage Association v.
 James Shupe, owner(s) of property situate in
 the **BRISTOL TOWNSHIP**, BUCKS County,
 Pennsylvania, being 20 Sweetbriar Lane,
 Levittown, PA 19055-2226.

TAX PARCEL #05-072-348.

PROPERTY ADDRESS: 20 Sweetbriar Lane,
 Levittown, PA 19055-2226.

JUDGMENT AMOUNT: \$178,014.01.

IMPROVEMENTS: RESIDENTIAL
 PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES
 SHUPE.**

**PHELAN HALLINAN DIAMOND &
 JONES**

EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2009-04738

CitiMortgage, Inc. v. Kerim Gungor, owner(s)
 of property situate in the **TOWNSHIP OF
 BRISTOL**, BUCKS County, Commonwealth
 of Pennsylvania, being 489 Linda Lane,
 Fairless Hills, PA 19030-3807.

TAX PARCEL #05-044-043.
 PROPERTY ADDRESS: 489 Linda Lane,
 Fairless Hills, PA 19030-3807.
 JUDGMENT AMOUNT: \$466,120.05.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **KERIM
 GUNGOR.**
**PHELAN HALLINAN DIAMOND &
 JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2009-13664

Wells Fargo Bank NA f/k/a Wachovia
 Mortgage FSB, f/k/a World Savings Bank,
 FSB v. Wheylin L. Miller, owner(s) of property
 situate in the **BRISTOL TOWNSHIP**,
 BUCKS County, Commonwealth of
 Pennsylvania, being 1203 Pacific Avenue,
 Bristol, PA 19007-2917.
 TAX PARCEL #05-073-047.
 PROPERTY ADDRESS: 1203 Pacific Avenue,
 Bristol, PA 19007-2917.
 JUDGMENT AMOUNT: \$132,131.92.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **WHEYLIN
 L. MILLER.**
**PHELAN HALLINAN DIAMOND &
 JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2012-06641

ALL THAT CERTAIN lot or piece of ground,
 situate in **BRISTOL TOWNSHIP**, Bucks
 County, Pa., and described according to a
 Certain Plan thereof known as Final Plan
 of Drexelwood, Unit K, Section 1 made by
 Benjamin Queen, Registered Surveyor, dated
 Oct. 17, 1967 said plan being recorded in the
 Office of the Recorder of Deeds for Bucks
 County at Doylestown, Pa. in Plan Book 51
 page 6 as follows, to wit:
 TAX PARCEL #05-047-109.
 PROPERTY ADDRESS: 508 Ehret Road,
 Fairless Hills, PA 19030-3612.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **MARK
 GOLIN, MICHELE D. GOLIN.**
POWERS, KIRN & ASSOCIATES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2012-07673

ALL THAT CERTAIN LOT OF LAND
 SITUATE IN **BRISTOL TOWNSHIP**,
 BUCKS COUNTY, PENNSYLVANIA:
 BEING KNOWN AS 2606 Woodlawn Drive,
 Bristol, PA 19007.
 TAX PARCEL #5-25-46.
 PROPERTY ADDRESS: 2606 Woodlawn
 Drive, Bristol, PA 19007.
 IMPROVEMENTS: RESIDENTIAL HOUSE
 DWELLING.
 SOLD AS THE PROPERTY OF: **GAIL A.
 CARUSO.**
MARK J. UDREN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2012-10427

ALL THAT CERTAIN LOT OR PIECE OF
 GROUND, SITUATE IN THE **TOWNSHIP
 OF BRISTOL**, COUNTY OF BUCKS, AND
 COMMONWEALTH OF PENNSYLVANIA.
 TAX PARCEL #05-049-211.
 PROPERTY ADDRESS: 116 Magnolia Drive,
 Levittown, PA 19054-2004.
 IMPROVEMENTS: RESIDENTIAL REAL
 ESTATE.
 SOLD AS THE PROPERTY OF: **TINA
 RUSSELL.**
M. TROY FREEDMAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-02336

ALL THAT CERTAIN LOT OF LAND
 SITUATE IN **TOWNSHIP OF BRISTOL**,
 BUCKS COUNTY, PENNSYLVANIA:
 BEING KNOWN AS 264 Appletree Drive,
 Levittown, PA 19055.
 TAX PARCEL #5-48-48.
 PROPERTY ADDRESS: 264 Appletree
 Drive, Levittown, PA 19055.
 IMPROVEMENTS: RESIDENTIAL HOUSE
 DWELLING.
 SOLD AS THE PROPERTY OF:
**CHRISTINA M. BUCHANAN, DOUGLAS
 A. BUCHANAN.**
MARK J. UDREN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-04523

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

TAX PARCEL #05-032-321.
 PROPERTY ADDRESS: 119 Indian Creek Drive, Levittown, PA 19057.
 IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **TEENA LYNN BUCKALEW, DALE W. CUMMINGS, JR.**
MICHAEL T. McKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-06447

THE HOME GUARDIAN TRUST, A DELWARE STATUTORY TRUST v. THOMAS J. SODANO, JR.; THOMAS J. SODANO, SR.; MARGARET SODANO, owners of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 1206 State Road, Croydon, PA 19021.
 TAX PARCEL #05-012-330.
 PROPERTY ADDRESS: 1206 State Road, Croydon, PA 19021.
 JUDGMENT AMOUNT: \$137,948.37.
 IMPROVEMENTS: RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **THOMAS J. SODANO, JR., THOMAS J. SODANO, SR., MARGARET SODANO.**
AGNES MOMBRUN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-00509

Wells Fargo Bank, N.A. v. Dawn Ruff, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 718 Neshaminy Road, Croydon, PA 19021-5438.
 TAX PARCEL #05-008-041.
 PROPERTY ADDRESS: 718 Neshaminy Road, Croydon, PA 19021-5438.
 JUDGMENT AMOUNT: \$201,637.35.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **DAWN RUFF.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-02205

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF BRISTOL**,

County of Bucks, Pa., described according to a plan of Headley Manor II made by David B. Christian, Professional Engineer, Registered Surveyor dated September 18, 1978 and last revised Jan. 24, 1979 and recorded in the Office of the Recorder of Deeds in and for the County of Bucks, at Doylestown, Pa. in Plan Book 180 page 49, as follows, to wit:

TAX PARCEL #05-074-003-010.
 PROPERTY ADDRESS: 6980 Headley Court, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BETTY A. LAPINA, IN HER CAPACITY AS HEIR OF EUGENE J. NEUMANN, DECEASED AND SHERRI L. CHAMPEY, IN HER CAPACITY AS HEIR OF EUGENE J. NEUMANN, DECEASED AND HANNAH WEISS, IN HER CAPACITY AS HEIR OF EUGENE J. NEUMANN, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EUGENE J. NEUMANN, DECEASED AND HEATHER NEUMANN, IN HER CAPACITY AS HEIR OF ERIC NEUMANN, DECEASED.**

SARAH K. McCAFFERY, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-03211

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Abs Capital I Inc. Trust 2006-He3 v. Steven Needle, Elizabeth Needle, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 510 Harris Avenue, Croydon, PA 19021-6887.

TAX PARCEL #05-013-359.
 PROPERTY ADDRESS: 510 Harris Avenue, Croydon, PA 19021-6887.

JUDGMENT AMOUNT: \$293,287.06.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEVEN NEEDLE, ELIZABETH NEEDLE.**
PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-06943

Wells Fargo Bank, NA v. Gary D. Potts a/k/a Gary Potts, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 58 Bittersweet Road, Levittown, PA 19057-3014.

TAX PARCEL #05-036-297.

PROPERTY ADDRESS: 58 Bittersweet Road, Levittown, PA 19057-3014.

JUDGMENT AMOUNT: \$144,397.18.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GARY D. POTTS a/k/a GARY POTTS.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-01680

ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED. SITUATE IN THE **TOWNSHIP OF BRISTOL**, IN THE COUNTY OF BUCKS AND STATE OF PENNSYLVANIA, BEING LOT NO. 6 OF SECTION "M" AS SHOWN ON A SURVEY AND PLAN OF "CROYDON MANOR" PLOT NO.5 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ECT. AT DOYLESTOWN, IN AND FOR THE COUNTY OF BUCKS, IN PLAN BOOK NO. 1 PAGE 182, AND MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

TAX PARCEL #05-005-033.

PROPERTY ADDRESS: 621 Neshaminy Road, Croydon, PA 19021.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FREDERICK DANIEL LUKENS, MARLENE LUKENS.**

SARAH K. McCAFFERY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-04139

Residential Credit Solutions, Inc. v. Josephus F. Sawyer, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 210 Elm Avenue a/k/a 210 Elm Street, Croydon, PA 19021-6906.

TAX PARCEL #05-013-332-001.

PROPERTY ADDRESS: 210 Elm Avenue a/k/a 210 Elm Street, Croydon, PA 19021-6906.

JUDGMENT AMOUNT: \$237,819.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPHUS F. SAWYER.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-04548

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

TAX PARCEL #05-059-034.

PROPERTY ADDRESS: 615 Winder Drive, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY T. NICHOLS.**

MICHAEL T. McKEEVER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-04691

Wells Fargo Bank, N.A. v. Michael D. Olchewsky, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 38 Redbrook Lane, Levittown, PA 19055-1102.

TAX PARCEL #05-039-031.

PROPERTY ADDRESS: 38 Redbrook Lane, Levittown, PA 19055-1102.

JUDGMENT AMOUNT: \$133,128.18.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL D. OLCHEWSKY.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-06900

ALL THAT CERTAIN lot, or piece of ground with the buildings and improvements thereon erected, Situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, described according to a Survey and Plan made of Laurel Bend, Section 3 made by Benjamin C. Queen,

Registered Land Surveyor, Fairless Hills, Pennsylvania, on the 26th day of February A.D., 1957 which plan is recorded at Bucks County, in Plan Book No. 13 page 7.

TAX PARCEL #5-25-11.2.

PROPERTY ADDRESS: 2601 Woodlawn Drive, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DEBRA A. PATTON.**

KRISTINE M. ANTHOU, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-07264-38

NBA CREDIT UNION vs. WESLEY GRANGE.

LEGAL DESCRIPTION FOR TAX MAP PARCEL NO. 05-061-424.

BEING KNOWN AS 5617 Beaver Dam Road, Bristol, PA 19007.

ALL THAT CERTAIN lot or piece of land, situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, described according to Survey Plan of a tract of land known as "Greenlawn Park Annex: as recorded at Doylestown, Bucks County in Plan Book 1 page 62.

TAX PARCEL #05-061-424.

PROPERTY ADDRESS: 5617 Beaver Dam Road, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WESLEY GRANGE, MORTGAGOR AND REAL OWNER.**

THOMAS J. PROFY, IV, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-07322

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

TAX PARCEL #05-026-590.

PROPERTY ADDRESS: 3505 Carnarvon Avenue, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CECELIA H. STEVENS, BONIFACE K. STEVENS.**

MICHAEL McKEEVER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-08615

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

BEING KNOWN AS 29 Favored Lane, Levittown, PA 19055.

TAX PARCEL #05-072-034.

PROPERTY ADDRESS: 29 Favored Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **CAROLYN S. BUDDENDORFF, DAVID R. BUDDENDORFF.**

MARK J. UDREN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-00705

ALL THAT CERTAIN property situated in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, described as follows: Unit No. 4H, Building 4 in the property known, named and identified as Hearthstone at Bristol, a Condominium. BEING more fully described in a Deed dated March 19, 2007, among the land records of the County and State set forth above, in Deed Book Volume 5476, Page 1182.

TAX PARCEL #05-022-449-04H.

PROPERTY ADDRESS: 1502 Moore Street, Unit 204, Bristol, Pennsylvania 19007.

IMPROVEMENTS: Condominium.

SOLD AS THE PROPERTY OF: **STACEY WILSON AND ERIC WILSON, ADMINISTRATORS OF THE ESTATE OF EDWARD WILSON.**

KATHRYN L. MASON, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-00743

ALL the following described property with the buildings and improvements thereon situate in Levittown, **BRISTOL TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-036-266.

PROPERTY ADDRESS: 6 Black Walnut Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM F. LEMKE, DANA L. FLAHERTY.**

GREGORY JAVARDIAN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01020

OCWEN Loan Servicing, LLC v. Marion S. Wilson, Jessica Pagliaro, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 981 Prospect Avenue, Croydon, PA 19021-5003. TAX PARCEL #05-009-424. PROPERTY ADDRESS: 981 Prospect Avenue, Croydon, PA 19021-5003. JUDGMENT AMOUNT: \$170,616.63. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **MARION S. WILSON, JESSICA PAGLIARO. PHELAN HALLINAN DIAMOND & JONES** EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2016-01227

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #05-038-261. PROPERTY ADDRESS: 16 Goodturn Road, Levittown, PA 19057. IMPROVEMENTS: RESIDENTIAL REAL ESTATE. SOLD AS THE PROPERTY OF: **KEVIN HARKINS, STEPHANIE HARKINS. ANDREW J. MARLEY**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2016-01590

Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-Opt3, Asset-Backed Certificates, Series 2007-Opt3 v. Roy A. Araya, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 800 Arthur Avenue, Bristol, PA 19007-2404. TAX PARCEL #05-026-316. PROPERTY ADDRESS: 800 Arthur Avenue, Bristol, PA 19007-2404. JUDGMENT AMOUNT: \$170,238.31. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **ROY A. ARAYA. PHELAN HALLINAN DIAMOND & JONES** EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

BUCKINGHAM TOWNSHIP

DOCKET #2010-07237

Hsbc Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-3 v. Mark Hess a/k/a Mark A. Hess, owner(s) of property situate in the **TOWNSHIP OF BUCKINGHAM**, BUCKS County, Commonwealth of Pennsylvania, being 5342 Ash Road, Doylestown, PA 18902-1448. TAX PARCEL #06-014-032-001. PROPERTY ADDRESS: 5342 Ash Road, Doylestown, PA 18901-1448. JUDGMENT AMOUNT: \$511,448.15. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **MARK HESS a/k/a MARK A. HESS. PHELAN HALLINAN DIAMOND & JONES** EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2014-03925

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS ARBOR POINT—PHASE 2, A CONDOMINIUM LOCATED IN THE **TOWNSHIP OF BUCKINGHAM**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #6-70-250-028. PROPERTY ADDRESS: 3106 East Brighton Street, Unit 28, Furlong, PA 18925. IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **IRINA AKHUNDOVA, TOFIK SHIRINOV. MICHAEL T. McKEEVER**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2016-01891

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and State of Pennsylvania, bounded and described according to a survey and plan thereof dated February 25, 1969, made by Weisel & Gilmore, Registered Surveyors of Doylestown, PA. TAX PARCEL #6-23-52-1.

PROPERTY ADDRESS: 4891 New Road, Pineville, PA 18946.

IMPROVEMENTS: 3-Bedroom Modular Rancer located on 1.05 acres of land.

SOLD AS THE PROPERTY OF: **BRIAN E. BRANGAN AND OLIVIA L. BRANGAN, TERRE-TENANT.**

DON F. MARSHALL, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOYLESTOWN TOWNSHIP

DOCKET #2014-01613

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

All that certain lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Doylestown Township, Bucks County, Pa. described according to a Plan of Olde Colonial Greene, Phase I dated 8/8/1972 and recorded 10/13/1972 in the Office of the Recorder of Deeds in and for the County of Bucks, in Plan Book 102 page 6, as follows, to wit:

Beginning at a point on the Westerly side of Constitution Avenue (64 feet wide) measured the three following courses and distances from the intersection of the centerline of Constitution Avenue and Colonial Drive (1) North 50 degrees 49 minutes West 45 feet to a point; (2) thence extending South 39 degrees 11 minutes West 32 feet; (3) thence North 50 degrees 49 minutes West 115 feet to the first mentioned point and place of beginning; thence extending along Constitution Avenue North 50 degrees 49 minutes West 20 feet and extending of that width in length or depth measured South 39 degrees 11 minutes West 73.33 feet.

Being Lot No. 16 on said Plan.

BEING more fully described in a Deed dated June 27, 2013, among the land records of the County and State set forth above, in Instrument Number 2013054224.

TAX PARCEL #09-047-014.

PROPERTY ADDRESS: 12 Constitution Avenue, Doylestown, PA 18901.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CURTIS J. GENNER, UNITED STATES OF**

AMERICA, TAMMY M. ORTIZ, JONATHAN ORTIZ.

JUSTIN F. KOBESKI, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

EAST ROCKHILL TOWNSHIP

DOCKET #2013-06183

U.S. Bank National Association, as Trustee, Successor-in-Interest to Wachovia Bank, N.A. as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates, Series 2004-Wwfl v. Todd W. Longstreet, Donna M. Longstreet, owner(s) of property situate in the **EAST ROCKHILL TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 420 East Rockhill Road a/k/a 420 Rockhill Road, Sellersville, PA 18960-1715.

TAX PARCEL #12-00-010-001.

PROPERTY ADDRESS: 420 East Rockhill Road a/k/a 420 Rockhill Road, Sellersville, PA 18960-1715.

JUDGMENT AMOUNT: \$310,767.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TODD W. LONGSTREET, DONNA M. LONGSTREET.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

FALLS TOWNSHIP

DOCKET #2014-04648

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

TAX PARCEL #13-16-392.

PROPERTY ADDRESS: 720 Beaumont Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LONG HOANG NGUYEN, HUE NGOC TRINH.**

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-03077

Mtqlq Investors, LP v. Mary Jo Letourneau a/k/a Maryjo Letourneau, David Letourneau, owner(s) of property situate in the **FALLS**

TOWNSHIP, BUCKS County, Pennsylvania, being 44 Nickelhill Lane, Levittown, PA 19054-3407.

TAX PARCEL #13-027-273.

PROPERTY ADDRESS: 44 Nickelhill Lane, Levittown, PA 19054-3407.

JUDGMENT AMOUNT: \$178,907.04.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARY JO LETOURNEAU a/k/a MARYJO LETOURNEAU, DAVID LETOURNEAU, PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-07117

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania, according to a Final Subdivision Plan of the Village of Nottingham made by Ezra Golub Assoc., Engineers-Surveyors, Levittown, PA., dated March 18, 1974 and last revised October 2, 1974 and Recorded in the Office for the Recording of Deeds in and for the County of Bucks on November 21, 1974 in Plan Book No. 128 Page 38-A1, A2, B1 and B2, bounded and described as follows, to wit:

TAX PARCEL #13-036-141.

PROPERTY ADDRESS: 3 Nottingham Drive, Falls Township, PA 19054.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RAKESH DAVID, NICOLE DAVID, UNITED STATES OF AMERICA.**

SARAH K. McCAFFERY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-07956

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

All that certain lot, piece or parcel of land with the buildings and improvements thereon erected, Situate, lying and being at Levittown, Falls Township, Bucks County, Pennsylvania, known and designated as Lot Number 5215-

R on a certain Map titled Subdivision Map, Vermilion Hills, Levittown, Section 56, dated December, 1953, Survey and Map by C.A. Monroe, P.E. and L.S., recorded on March 16, 1954 in Plan Book 8 page 2 and which Lot is more fully bounded and described as follows to wit:

Beginning at a point on the Northwesterly side of Village Lane (50 feet wide) at the dividing line between Lot Number 5214-R and 5215-R on said Plan, which point is also measured 405.38 feet Southwestwardly, Westwardly and Southwestwardly from the point of intersection with the Westerly side of Village Lane with the Southerly side of Vermilion Drive (as shown on said Plan); from said point of beginning running thence along the Northwesterly side of Village Lane on the arc of a circle curving to the left having a radius of 200 feet the arc distance of 55 feet to a point a corner of Lot Number 5216-R on said Plan; thence along Lot Number 5216-R on said Plan North 72 degrees 23 minutes 31 seconds West 168.30 feet to a point a corner of Lot Number 5203-R on said Plan; thence along Lot Number 5203-R and partly along Lot Number 5204-R on said Plan North 54 degrees 37 minutes 45 seconds East 114.43 feet to a point, a corner of Lot Number 5214-R on said Plan; thence along Lot Number 5214-R on said Plan South 53 degrees 30 minutes 39 seconds East 115.92 feet to a point on the Northwesterly side of Village Lane, the point and place of beginning.

BEING more fully described in a Deed dated March 16, 2007, among the land records of the County and State set forth above, in Deed Volume 5453, Page 1214.

TAX PARCEL #13-19-387.

PROPERTY ADDRESS: 22 Village Lane, Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTINA M. GALLEN a/k/a CHRISTINE M. GALLEN, SHAWN F. GALLEN a/k/a SHAWN P. GALLEN.**

JUSTIN F. KOBESKI, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-08124

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF FALLS**, Bucks

County, Pennsylvania, and being known as 23 Valor Lane, Levittown, Pennsylvania 19054.

TAX PARCEL #13-020-089.

PROPERTY ADDRESS: 23 Valor Lane, Levittown, Pennsylvania 19054.

REAL DEBT: \$105,879.51.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LESLIE F. LESLIE, EXECUTRIX OF THE ESTATE OF CATHERINE J. BAUS.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-00555

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon located in the City of Levittown, **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #13-025-194.

PROPERTY ADDRESS: 123 Pinewood Drive, Falls, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DWEH G. SNORWEAH, CHARLES J. SNORWEAH. MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-02085

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

BEING THE SAME PROPERTY CONVEYED TO PIAZZA FAMILY LIMITED PARTNERSHIP, BY DEED FROM JOHN J. PIAZZA, MARRIED, DATED 9/9/1997 AND RECORDED 9/10/1997 IN LAND RECORD BOOK 1452, PAGE 0386, IN THE OFFICE OF THE RECORDER OF DEEDS OF BUCKS COUNTY, PENNSYLVANIA.

TAX PARCEL #13-042-320.

PROPERTY ADDRESS: 8025 Mill Creek Parkway, Levittown, PA.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PIAZZA FAMILY LIMITED PARTNERSHIP.**

SARAH A. ELIA, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

HAYCOCK TOWNSHIP

DOCKET #2014-05087

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Heather A. Capotosto, owner(s) of property situate in the **HAYCOCK TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 959 Camp Trail Road, Quakertown, PA 18951-5917.

TAX PARCEL #14-011-016.

PROPERTY ADDRESS: 959 Camp Trail Road, Quakertown, PA 18951-5917.

JUDGMENT AMOUNT: \$225,477.56.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HEATHER A. CAPOTOSTO.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

HILLTOWN TOWNSHIP

DOCKET #2016-00526

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

BEING KNOWN AS 407 East Summit Avenue, Telford, PA 18969 a/k/a 407 Summit Street, Telford, PA 18969.

TAX PARCEL #15-003-013.

PROPERTY ADDRESS: 407 East Summit Avenue, Telford, PA 18969 a/k/a 407 Summit Street, Telford, PA 18969.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **OLIVIA F. WAY.**

MARK J. UDREN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

HULMEVILLE BOROUGH

DOCKET #2015-02661

NBA CREDIT UNION, Plaintiff vs. JUNE J. JOHNSON (in her capacity as Administratrix of the Estate of Robin Johnson, Deceased) and MICHAEL BULLER, Individually Mortgagors and Real Owners, Defendants.

LEGAL DESCRIPTION FOR TAX MAP PARCEL NO. 16-001-076.

BEING KNOWN AS 131 Trenton Avenue, Hulmeville Borough, PA 19047.

ALL THAT CERTAIN message and tract or lot of land SITUATE in the **BOROUGH OF HULMEVILLE**, County of Bucks and State of Pennsylvania bounded.

TAX PARCEL #16-001-076.

PROPERTY ADDRESS: 131 Trenton Avenue, Hulmeville Borough, PA 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JUNE J. JOHNSON (IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ROBIN JOHNSON, DECEASED) AND MICHAEL BULLER, INDIVIDUALLY, MORTGAGORS AND REAL OWNERS.**

THOMAS J. PROFY, IV, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

LOWER MAKEFIELD TOWNSHIP

DOCKET #2013-04253

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A. v. Colleen M. Vanbaak, owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 560 Mill Road, Yardley, PA 19067-4417.

TAX PARCEL #20-034-050-001.

PROPERTY ADDRESS: 560 Mill Road, Yardley, PA 19067-4417.

JUDGMENT AMOUNT: \$302,181.82.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **COLLEEN M. VANBAAK.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-04062

ALL THAT CERTAIN unit in the property known, named and identified as Spruce Mill, a Condominium, located in **LOWER MAKEFIELD TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #20-76-4-582.

PROPERTY ADDRESS: 7403 Spruce Mill Drive 582 a/k/a 7403 Spruce Mill Drive, Yardley, PA 19067-7239.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHEN R. LUTZ.**

POWERS, KIRN & ASSOCIATES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-04376

Wells Fargo Bank, N.A. v. Jane A. Cregan, Michael Cregan, owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 123 Knights Bridge Drive a/k/a 123 Knightsbridge Drive, Yardley, PA 19067-6022.

TAX PARCEL #20-062-005.

PROPERTY ADDRESS: 123 Knights Bridge Drive a/k/a 123 Knightsbridge Drive, Yardley, PA 19067-6022.

JUDGMENT AMOUNT: \$61,814.50.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JANE A. CREGAN, MICHAEL CREGAN.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-07390

Mtglq Investors, LP v. Steven H. Weiss, owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 504 Kings Road, Yardley, PA 19067-4648.

TAX PARCEL #20-39-250.

PROPERTY ADDRESS: 504 Kings Road, Yardley, PA 19067-4648.

JUDGMENT AMOUNT: \$249,703.53.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEVEN H. WEISS.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-07780

Deutsche Bank National Trust Company as Trustee for Residential Asset Securitization Trust Series 2005-A10 Mortgage Pass-Through Certificates Series 2005-J v. Terri Jacob, Paul Jacob, owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 2075 Leedoms Drive, Newtown, PA 18940-9420.

TAX PARCEL #20-077-024.
 PROPERTY ADDRESS: 2075 Leedom
 Drive, Newtown, PA 18940-9420.
 JUDGMENT AMOUNT: \$536,701.90.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **TERRI
 JACOB, PAUL JACOB.**
**PHELAN HALLINAN DIAMOND &
 JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2014-04665

Wells Fargo Bank, N.A. v. Sara Comstock a/k/a
 Sara Mackelvey a/k/a Sara M. Mackelvey a/k/a
 Sara Mackelvey-Comstock, in Her Capacity as
 Administratrix and Heir of The Estate of Alan
 Comstock a/k/a Alan L. Comstock, Richard
 D. Comstock, in His Capacity as Heir of Alan
 Comstock a/k/a Alan L. Comstock, Deceased,
 Unknown Heirs, Successors, Assigns, and
 All Persons, Firms, or Associations Claiming
 Right, Title or Interest From or Under Alan
 Comstock a/k/a Alan L. Comstock, Deceased,
 owner(s) of property situate in the **LOWER
 SOUTHAMPTON TOWNSHIP, BUCKS**
 County, Commonwealth of Pennsylvania,
 being 19 Hilltop Road, Feasterville Trevoise,
 PA 19053-6323.

TAX PARCEL #21-009-083.
 PROPERTY ADDRESS: 19 Hilltop Road,
 Feasterville Trevoise, PA 19053-6323.
 JUDGMENT AMOUNT: \$206,318.33.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **SARA
 COMSTOCK a/k/a SARA MACKELVEY
 a/k/a SARA M. MACKELVEY a/k/a
 SARA MACKELVEY-COMSTOCK, IN
 HER CAPACITY AS ADMINISTRATRIX
 AND HEIR OF THE ESTATE OF
 ALAN COMSTOCK a/k/a ALAN
 L. COMSTOCK, RICHARD D.
 COMSTOCK, IN HIS CAPACITY AS
 HEIR OF ALAN COMSTOCK a/k/a
 ALAN L. COMSTOCK, DECEASED,
 UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS, AND ALL PERSONS, FIRMS,
 OR ASSOCIATIONS CLAIMING RIGHT,
 TITLE OR INTEREST FROM OR**

**UNDER ALAN COMSTOCK a/k/a ALAN
 L. COMSTOCK, DECEASED.**
**PHELAN HALLINAN DIAMOND &
 JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-08367

Premises "A"
 ALL THAT CERTAIN lot or tract of land
 with the buildings and improvements thereon
 erected, situate in the **TOWNSHIP OF
 LOWER SOUTHAMPTON, County of
 Bucks and Commonwealth of Pennsylvania.**
 Premises "B"

ALL THAT CERTAIN lot or tract of land,
 situate in the **TOWNSHIP OF LOWER
 SOUTHAMPTON, County of Bucks and
 Commonwealth of Pennsylvania.**
 TAX PARCEL #21-008-2/21-007-168-1.

PROPERTY ADDRESS: 111-115 Sharp Lane,
 Feasterville, PA 19053.
 IMPROVEMENTS: A SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **GERALD
 COSCHI, INDIVIDUALLY, GERALD
 COSCHI, LIVING TRUST, RECORD
 OWNER.**

MICHAEL McKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-08296

Wells Fargo Bank, N.A. s/b/m to Wachovia
 Bank, National Association v. Jacqueline
 Keller a/k/a Jacqueline A. Keller, owner(s)
 of property situate in the **LOWER
 SOUTHAMPTON TOWNSHIP, BUCKS**
 County, Pennsylvania, being 22 Trevoise
 Road, Trevoise, PA 19053-6520.

TAX PARCEL #21-013-015-001.
 PROPERTY ADDRESS: 22 Trevoise Road,
 Trevoise, PA 19053-6520.
 JUDGMENT AMOUNT: \$58,794.63.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.

SOLD AS THE PROPERTY OF:
**JACQUELINE KELLER a/k/a
 JACQUELINE A. KELLER.**
**PHELAN HALLINAN DIAMOND &
 JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

MIDDLETOWN TOWNSHIP

DOCKET #2015-08744

Wells Fargo Bank, NA v. Jeffrey Kampf, Brigitte Kampf, owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 325 Rosewood Avenue, Langhorne, PA 19047-2545.

TAX PARCEL #22-013-164-019.

PROPERTY ADDRESS: 325 Rosewood Avenue, Langhorne, PA 19047-2545.

JUDGMENT AMOUNT: \$240,291.54.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY KAMPF, BRIGITTE KAMPF.****PHELAN HALLINAN DIAMOND & JONES**EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-00440

Wells Fargo Bank, NA v. Thomas Casalenuovo, owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 17 Pleasant Avenue, Langhorne, PA 19047-5031.

TAX PARCEL #22-019-056-015.

PROPERTY ADDRESS: 17 Pleasant Avenue, Langhorne, PA 19047-5031.

JUDGMENT AMOUNT: \$182,620.40.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS CASALENUOVO.****PHELAN HALLINAN DIAMOND & JONES**EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-00953

Wells Fargo Bank, N.A. v. Annette M. Fraatz, Paul T. Fraatz, III, owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 97 Forsythia Drive North a/k/a 97 Forsythia Drive, Levittown, PA 19056-1811.

TAX PARCEL #22-050-370.

PROPERTY ADDRESS: 97 Forsythia Drive North a/k/a 97 Forsythia Drive, Levittown, PA 19056-1811.

JUDGMENT AMOUNT: \$261,212.93.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANNETTE M. FRAATZ, PAUL T. FRAATZ, III. PHELAN HALLINAN DIAMOND & JONES**EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01481

ALL THAT CERTAIN unit in the property known, named and identified as Commons at Middletown, located in **MIDDLETOWN TOWNSHIP** located in the, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #22-020-193-001-0C2.

PROPERTY ADDRESS: 705 East Parker Street, Unit C2, Langhorne, PA 19047.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTOPHER SALVUCCI, MARISA A. SCAPPATICCI.****MICHAEL T. McKEEVER**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01754

Freedom Mortgage Corporation v. Douglas Sand, owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 7 Sycamore Road, Levittown, PA 19056-2222.

TAX PARCEL #22-053-042.

PROPERTY ADDRESS: 7 Sycamore Road, Levittown, PA 19056-2222.

JUDGMENT AMOUNT: \$331,745.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DOUGLAS SAND.****PHELAN HALLINAN DIAMOND & JONES**EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01910

A parcel of land in **MIDDLETOWN TOWNSHIP**, Bucks County, PA. BEING described in Deed dated August 17, 2012, and recorded to Instrument No. 2012072. The Tax Map Number is 22-049-242. PREMISES improved with a single family frame dwelling known as 32 Hollybrooke Drive, Langhorne. SUBJECT to all matters appearing in chain of title.

TAX PARCEL #22-049-242.

PROPERTY ADDRESS: 32 Hollybrooke Drive, Langhorne.

IMPROVEMENTS: PREMISES IMPROVED WITH A SINGLE FAMILY FRAME DWELLING.

SOLD AS THE PROPERTY OF: **MARTIN C. KRAUS**.

DAVID E. SCHWAGER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01950

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, SITUATE IN THE **TOWNSHIP OF MIDDLETOWN**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, ACCORDING TO A FINAL PLAN OF LAUREL OAKS OF MIDDLETOWN BY PICKERING, CORTS AND SUMMERSON, INC., CONSULTING ENGINEERS AND LAND SURVEYOR, NEWTOWN, PENNSYLVANIA, BEING DATED APRIL 15, 1986 AND LAST REVISED JULY 28, 1987 AND RECORDED AT DOYLESTOWN IN PLAN BOOK 241, PAGE 71 AS FOLLOWS, TO WIT:—

TAX PARCEL #22-085-064.

PROPERTY ADDRESS: 237 Norsam Drive, Langhorne, PA 19047.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANDREW GORMAN, PATRICIA GORMAN**.

SARAH K. McCAFFERY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP

DOCKET #2016-01489

All that certain lot or piece of land situate in the **TOWNSHIP OF MILFORD**, County of Bucks, Pennsylvania described according to a final plan of subdivision of Emerald Hollows Estates made by Hibbelin Engineering Company LLC.

TAX PARCEL #23-27-104.

PROPERTY ADDRESS: 2458 Greenview Commons, Quakertown, PA 18951.

JUDGMENT AMOUNT: \$285,267.08.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DIANA JO KALAI**.

RICHARD J. NALBANDIAN, III, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2013-05236

All that certain piece or parcel or Tract of land situate **BOROUGH OF MORRISVILLE**, Bucks County, Pennsylvania, and being known as 739 South Pennsylvania Avenue, Morrisville, Pennsylvania 19067.

TAX PARCEL #24-010-131.

PROPERTY ADDRESS: 739 South Pennsylvania Avenue, Morrisville, Pennsylvania 19067.

REAL DEBT: \$123,242.85.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANK M. NEMETH, SR., PATRICIA C. NEMETH**.

TERRENCE J. McCABE, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-08474

All that certain parcel of land situate in the **BOROUGH OF MORRISVILLE**, County of Bucks, Commonwealth of Pennsylvania.

Being Lots No. 33, 34, and 35, Block 9, on plan of Washington Heights Realty Corporation, recorded in PBV 1, Page 89.

TAX PARCEL #24-009-108.

PROPERTY ADDRESS: 100 Harper Avenue, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RALPH E. MOTT**.

MARTHA E. VON ROSENSTIEL, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-00803

Nationstar Mortgage LLC v. Suzette Gann a/k/a Suzzette Gann, owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 305 Moreau Street, Morrisville, PA 19067-1238.

TAX PARCEL #24-009-388.

PROPERTY ADDRESS: 305 Moreau Street, Morrisville, PA 19067-1238.

JUDGMENT AMOUNT: \$165,484.89.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SUZETTE GANN a/k/a SUZZETTE GANN**.

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01804

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

TAX PARCEL #24-004-064.

PROPERTY ADDRESS: 584 Doloro Drive, Morrisville, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JANET KENDIG SOLELY IN HER CAPACITY AS HEIR OF LOUISE MARSHALL DECEASED, TARA KLOSE SOLELY IN HER CAPACITY AS HEIR OF LOUISE MARSHALL DECEASED, JAMES D. MARSHALL SOLELY IN HIS CAPACITY AS HEIR OF LOUISE MARSHALL DECEASED, ROBERT W. MARSHALL, JR., SOLELY IN HIS CAPACITY AS HEIR OF LOUISE MARSHALL DECEASED.**

MICHAEL T. McKEEVER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

NEW BRITAIN BOROUGH

DOCKET #2015-08268

All that certain piece or parcel or Tract of land situate **NEW BRITAIN BOROUGH**, Bucks County, Pennsylvania, and being known as 28 Aarons Avenue, Doylestown, Pennsylvania 18901.

TAX PARCEL #25-005-042.

PROPERTY ADDRESS: 28 Aarons Avenue, Doylestown, Pennsylvania 18901.

REAL DEBT: \$190,297.44.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEFF CLARKE, EXECUTOR OF THE ESTATE OF MARGARET W. CLARKE.**

TERRENCE J. McCABE, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

NEWTOWN TOWNSHIP

DOCKET #2010-10360

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF NEWTOWN**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING known and numbered as 50 Opal Ct., Newtown, PA 18940.

BEING more fully described in a Deed dated September 27, 2002, among the land records of the County and State set forth above, in Deed Volume 2948, Page 1127.

TAX PARCEL #29-31-37.

PROPERTY ADDRESS: 50 Opal Ct., Newtown, PA 18940.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTINE LOUGHRAN.**

JUSTIN F. KOBESKI, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-07228

All that certain piece or parcel or Tract of land situate **NEWTOWN TOWNSHIP**, Bucks County, Pennsylvania, and being known as 13 Ardsley Court, Newtown, Pennsylvania 18940.

TAX PARCEL #29-025-369.

PROPERTY ADDRESS: 13 Ardsley Court, Newtown, Pennsylvania 18940.

REAL DEBT: \$190,074.57.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **VIENNA SOPHIA DERITO, EXECUTRIX OF THE ESTATE OF FRANK DERITO, DECEASED MORTGAGOR AND REAL OWNER.**

TERRENCE J. McCABE, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

NOCKAMIXON TOWNSHIP

DOCKET #2012-04975

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

TAX PARCEL #11-013-028 and 30-008-049.

PROPERTY ADDRESS: 9755 Easton Road, Kintnersville, PA 18930.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN MacDONALD.**

ROBERT W. WILLIAMS, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

NORTHAMPTON TOWNSHIP

DOCKET #2011-05073

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #31-024-171.

PROPERTY ADDRESS: 2 E. Pickering Bend, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LUCIA LAURITO, OTIS JOHNSON a/k/a OTIS MATTHEWS JOHNSON-DAVENPORT.**

POWERS, KIRN & ASSOCIATES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-06561

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, in the **TOWNSHIP OF NORTHAMPTON**.

TAX PARCEL #31-063-023.

PROPERTY ADDRESS: 14 Delft Drive, Holland, PA 18966.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THAI VU NGUYEN, TUYET KIM THI NGUYEN.**

SARAH K. McCAFFERY, Esquire

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-09858

Federal National Mortgage Association v. Robert J. Zimmerman, Diane M. Zimmerman, owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 105 Post Road, Churchville, PA 18966-1163.

TAX PARCEL #31-060-150.

PROPERTY ADDRESS: 105 Post Road, Churchville, PA 18966-1163.

JUDGMENT AMOUNT: \$404,138.15.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT J. ZIMMERMAN, DIANE M. ZIMMERMAN.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

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.**

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-02728

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

TAX PARCEL #31-073-003.

PROPERTY ADDRESS: 164 Kitty Knight Drive, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JEFFREY S. GEER, RANDI J. GEER.**

M. TROY FREEDMAN, Esquire

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-00709

Wells Fargo Bank NA s/b/m Wachovia Mortgage FSB f/k/a World Savings Bank FSB v. Diane Fisher, owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 85 South Timber Road, Southampton, PA 18966-2827.

TAX PARCEL #31-079-113.

PROPERTY ADDRESS: 85 South Timber Road, Southampton, PA 18966-2827.

JUDGMENT AMOUNT: \$340,915.14.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DIANE FISHER.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

PENNDDEL BOROUGH

DOCKET #2013-01687

ALL THAT CERTAIN plot and lot of land, situate in the **BOROUGH OF PENNDDEL**, County of Bucks and State of Pennsylvania. TAX PARCEL #32-003-404.

PROPERTY ADDRESS: 422 Bellevue Avenue, Penndel Borough, PA 19047.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRUCE WHALEN**.

POWERS, KIRN & ASSOCIATES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

PERKASIE BOROUGH

DOCKET #2014-07839

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE FIRST WARD OF THE **BOROUGH OF PERKASIE**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #33-004-125.

PROPERTY ADDRESS: 332 South 5th Street, Perkasio, PA 18944.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **BRENDA G. CLARK, NEIL E. CLARK**.

JESSICA N. MANIS, Esquire

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-05802

ALL THAT CERTAIN lot or piece of land, situate in the **BOROUGH OF PERKASIE**, County of Bucks and Commonwealth of Pennsylvania, bounded and described in accordance with the Final Plan of Penndel Crossing, PRD, made by John H. Leapson, Registered Professional Engineer, et al, dated 8/31/1978 and last revised 3/8/1979 and recorded in Plan Book 186 page 47, as follows, to wit:

TAX PARCEL #33-1-177.

PROPERTY ADDRESS: 608 Rustic Drive, Perkasio, PA 18944.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERTA I. MUIR, RODERICK M. MUIR**.

SARAH K. McCAFFERY, Esquire

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

PLUMSTEAD TOWNSHIP

DOCKET #2011-00227

Wilmington Trust, National Association, Not in Its Individual Capacity But as Trustee of Arlp Securitization Trust, Series 2014-2 v. Joseph Marinelli, Donna Marinelli, owner(s) of property situate in the **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania, being 5231 Windtree Drive, Doylestown, PA 18902-9750.

TAX PARCEL #34-054-002.

PROPERTY ADDRESS: 5231 Windtree Drive, Doylestown, PA 18902-9750.

JUDGMENT AMOUNT: \$745,492.52.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH MARINELLI, DONNA MARINELLI, PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2012-10258

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

TAX PARCEL #34-015-067.

PROPERTY ADDRESS: 5010 Point Pleasant Pike, Doylestown, PA 18901.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARY E. SUDHOP, CHARLES J. SUDHOP**.

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-08571

ALL THAT CERTAIN LOT OF LAND SITUATE IN PLUMSTEAD, BUCKS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 6189 Covered Bridge Road (**PLUMSTEAD TOWNSHIP**), Pipersville, PA 18947.

TAX PARCEL #34-006-032-005.

PROPERTY ADDRESS: 6189 Covered Bridge Road (Plumstead Township), Pipersville, PA 18947.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **ESTATE OF IRENE MAIER c/o WALTER WYDRO**,

PERSONAL REPRESENTATIVE, UNKNOWN HEIR, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IRENE MAIER, LAST RECORD OWNER, WALTER WHYDRO, PERSONAL REPRESENTATIVE OF THE ESTATE OF IRENE MAIER.

MARK J. UDREN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-02198

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

TAX PARCEL #34-032-047.

PROPERTY ADDRESS: 6086 High Meadow Drive, Pipersville, PA 18947.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RONALD G. HUND, JOANNE L. HUND.**

MICHAEL T. McKEEVER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

QUAKERTOWN BOROUGH

DOCKET #2013-05148

ALL THAT CERTAIN LOT OF LAND SITUATE IN THIRD WARD OF THE **BOROUGH OF QUAKERTOWN, BUCKS COUNTY, PENNSYLVANIA:**

BEING KNOWN AS 228 Franklin St., Quakertown, PA 18951.

TAX PARCEL #35-011-099.

PROPERTY ADDRESS: 228 Franklin St., Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JACOB SAMMONS, KNOWN HEIR OF WILLIAM E. SAMMONS a/k/a WILLIAM E. SAMMONS, JR., JOHN SAMMONS, KNOWN HEIR OF WILLIAM E. SAMMONS a/k/a WILLIAM E. SAMMONS, JR., NOAH SAMMONS, KNOWN HEIR OF WILLIAM E. SAMMONS a/k/a**

WILLIAM E. SAMMONS, JR., WILLIAM SAMMONS, KNOWN HEIR OF WILLIAM E. SAMMONS a/k/a WILLIAM E. SAMMONS, JR., KATHERINE MARY SAMMONS a/k/a KATHERINE M. SAMMONS INDIVIDUALLY AND KNOWN HEIR OF WILLIAM E. SAMMONS a/k/a WILLIAM E. SAMMONS, JR., WILLIAM E. SAMMONS a/k/a WILLIAM E. SAMMONS, JR., LAST RECORD OWNER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM E. SAMMONS a/k/a WILLIAM E. SAMMONS, JR.

MARK J. UDREN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2014-03067

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

TAX PARCEL #36-029-071.

PROPERTY ADDRESS: 225 Apple Road, Quakertown, PA 18951.

IMPROVEMENTS RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN T. BURKEY, III, RENEE I. BURKEY.**

GREGORY JAVARDIAN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-08287

U.S. Bank National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns Arm Trust, Mortgage Pass-Through Certificates, Series 2005-4 v. Jonathan C. King, Barbara A. King, owner(s) property situate in the **RICHLAND TOWNSHIP**, BUCKS County, Pennsylvania, being 418 Terrace Drive, Quakertown, PA 18951.

TAX PARCEL #36-027-176.

PROPERTY ADDRESS: 418 Terrace Drive, Quakertown, PA 18951.

JUDGMENT AMOUNT: \$175,310.35.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JONATHAN C. KING, BARBARA A. KING, PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01116

Pennymac Loan Services, LLC v. Kevin E. Mahler, Kristina Lynn Mahler, owner(s) of property situate in the **RICHLAND TOWNSHIP**, BUCKS County, Pennsylvania, being 1320 Quakers Way, Quakertown, PA 18951.

TAX PARCEL #36-017-049-019.

PROPERTY ADDRESS: 1320 Quakers Way, Quakertown, PA 18951.

JUDGMENT AMOUNT: \$325,350.04.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KEVIN E. MAHLER, KRISTINA LYNN MAHLER, PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

RIEGELSVILLE BOROUGH

DOCKET #2014-05052

ALL THAT CERTAIN message and tract of land, Situate in **RIEGELSVILLE BOROUGH**, in the County of Bucks, and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by J.G. Park and Associates, dated July 21, 1951, being Lots #1, #2 and #3, on "Plan of Lots known as Bidwell Development", recorded in the Office of the Recorder of Deeds in Plan Book 5, page 4, & etc., as follows, to wit:

TAX PARCEL #38-002-045.

PROPERTY ADDRESS: 573 Easton Road, Riegelsville, PA 18077.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THIERRY J. SOURSAC.**

SARAH K. McCAFFERY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

SOLEBURY TOWNSHIP

DOCKET #2009-13755

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected

located in the **TOWNSHIP OF SOLEBURY**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #41-013-087.

PROPERTY ADDRESS: 2730 Creamery Road, New Hope, PA 18938.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONALD B. DeROSE.**

MICHAEL T. McKEEVER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2010-13173

NATIONSTAR MORTGAGE LLC v. Laurence Giacobbe, Linda Giacobbe, owner(s) of property situate in the **TOWNSHIP OF SOLEBURY**, BUCKS County, Pennsylvania, being 138 Heather Drive, New Hope, PA 18938-5750.

TAX PARCEL #41 022 104 038.

PROPERTY ADDRESS: 138 Heather Drive, New Hope, PA 18938-5750.

JUDGMENT AMOUNT: \$374,189.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LAURENCE GIACOBBE, LINDA GIACOBBE.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-01023

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

BEING KNOWN AS 704 HarrowGate Lane #61, New Hope, PA 18938.

TAX PARCEL #41-024-026-061.

PROPERTY ADDRESS: 704 HarrowGate Lane #61, New Hope, PA 18938.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **NADYNE FRANCES BELL, EXECUTRIX OF THE ESTATE OF CAROL V. ALBRITTON, THE ESTATE OF CAROL V. ALBRITTON c/o NADYNE FRANCES BELL, EXECUTRIX, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,**

TITLE OR INTEREST FROM OR UNDER**CAROL V. ALBRITTON.****MARK J. UDREN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

UPPER MAKEFIELD TOWNSHIP

DOCKET #2012-02710

Bayview Loan Servicing, LLC v. Scott Matlack, Kay Matlack, owner(s) of property situate in the **TOWNSHIP OF UPPER MAKEFIELD**, BUCKS County, Commonwealth of Pennsylvania, being 51 Dispatch Drive, Washington Crossing, PA 18977-1164.

TAX PARCEL #47-031-001-225.

PROPERTY ADDRESS: 51 Dispatch Drive, Washington Crossing, PA 18977-1164.

JUDGMENT AMOUNT: \$416,280.82.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SCOTT MATLACK, KAY MATLACK.****PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2013-08566

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF UPPER SOUTHAMPTON**, Bucks County, Pennsylvania, and being known as 79 Elfreth Road, Huntingdon Valley, Pennsylvania 19006.

TAX PARCEL #48-19-71.

PROPERTY ADDRESS: 79 Elfreth Road, Huntingdon Valley, Pennsylvania 19006.

REAL DEBT: \$114,730.60.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CATHERINE MARIE HAUS, JAMES LOREN HAUS, JR., UNITED STATES OF AMERICA c/o UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-00678

Wells Fargo Bank, NA v. James J. Zinn, owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 520 Cushmore Road, Southampton, PA 18966-4110.

TAX PARCEL #48-016-102.

PROPERTY ADDRESS: 520 Cushmore Road, Southampton, PA 18966-4110.

JUDGMENT AMOUNT: \$300,686.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES J. ZINN.****PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-00213

ALL THAT CERTAIN lot or piece of ground, described according to a Survey and Plan thereof made by Edward Pickering, 3rd, Registered Surveyor, Woodbourne, PA, on 8/20/1947, for Earl P. Casey, **UPPER SOUTHAMPTON TOWNSHIP**, Bucks County, PA.

TAX PARCEL #48-019-125.

PROPERTY ADDRESS: 56 Cameron Road, Huntingdon Valley, PA 19006.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MATTHEW DAVIS, JENNIFER DAVIS.****GREGORY JAVARDIAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2015-03725

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

BEING KNOWN AS 885 York Road 16A, Warminster, PA 18974.

TAX PARCEL #49-009-057-16A.

PROPERTY ADDRESS: 885 York Road 16A, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **DAVID J. LAIGAIE, JR.****MARK J. UDREN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-05591

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Ed Abouras, Nabila Abouras, Ammar Abouras, Marty Abouras, owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 428 Olive Street, Warminster, PA 18974-4637.

TAX PARCEL #49-019-092.

PROPERTY ADDRESS: 428 Olive Street, Warminster, PA 18974-4637.

JUDGMENT AMOUNT: \$88,820.79.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ED ABOURAS, NABILA ABOURAS, AMMAR ABOURAS, MARTY ABOURAS.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-08266

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE **TOWNSHIP OF WARMINSTER**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A CERTAIN SURVEY THEREOF MADE BY ALFRED C. YOUNG, REG. PROF. ENGR., 315 EAST MORELAND AVENUE, HATBORO, PENNSYLVANIA, ON NOVEMBER 5, 1947, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TAX PARCEL #49-29-18.

PROPERTY ADDRESS: 100 Davisville Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT M. CALLAHAN.**

POWERS, KIRN & ASSOCIATES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

WARRINGTON TOWNSHIP

DOCKET #2010-08705

Nationstar Mortgage LLC v. Steven H. Kitty, owner(s) of property situate in the **TOWNSHIP OF WARRINGTON**, BUCKS County, Pennsylvania, being 2401 Greensward North, Unit C2, Warrington, PA 18976-2055.

TAX PARCEL #50-021-098-0C2.

PROPERTY ADDRESS: 2401 Greensward North, Unit C2, Warrington, PA 18976-2055.

JUDGMENT AMOUNT: \$157,687.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEVEN H. KITTY.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-08176

Wells Fargo Bank, N.A. s/b/m/t Wells Fargo Bank Southwest, N.A. f/k/a Wachovia Mortgage, FSB s/b/m/t World Savings Bank, FSB v. Christine Cooney, owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 2151 Georges Lane, Warrington, PA 18976-2173.

TAX PARCEL #50-033-020.

PROPERTY ADDRESS: 2151 Georges Lane, Warrington, PA 18976-2173.

JUDGMENT AMOUNT: \$226,802.79.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTINE COONEY.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

WARWICK TOWNSHIP

DOCKET #2014-05346

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF WARWICK**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a plan entitled "Record Plan" Stonebridge—Phase II a.k.a Deer Run, made by Boucher and James, Inc. Engineers and Surveyors, Doylestown, Pennsylvania for F.P.A. Corporation dated 1/18/94, last revised 10/4/94 and recorded 1/13/95 in Plan Book 277, page 84 A & B, as follows, to wit:

BEING Lot #14.

PREMISES known as 2684 Fallow Hill Lane, Jamison, PA 18929.

TAX PARCEL #51-28-14.

PROPERTY ADDRESS: 2684 Fallow Hill Lane, Jamison, PA 18929.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEANNETTE C. DeJESUS.**

STEFAN RICHTER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-08626

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

TAX PARCEL #51-029-143.

PROPERTY ADDRESS: 401 White Pine Court, Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTINE A. CALLAGHAN, JOHN J. CALLAGHAN.**

MICHAEL T. McKEEVER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-04140

PREMISES "A"

ALL THAT CERTAIN unit in the Property known, named and identified as Heritage Creek Condominium, located in the **TOWNSHIP OF WARWICK**, County of Bucks and State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S.A. 3101 et seq., by the recording of a Declaration of Heritage Creek Condominium in the office of the Recorder of Deeds of Bucks County in Record Book 2687 page 2311.

BEING Parcel Number 51-32-173-3205.

TAX PARCEL #51-32-173-3205.

PROPERTY ADDRESS: 3205 Knox Court, Warminster, PA 18974.

PREMISES "B"

ALL THAT CERTAIN Unit in the Property known, named and identified as Heritage Creek Condominium, located in the Township of Warwick, County of Bucks and State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S.A. 3101 et seq., by the recording of a Declaration of Heritage Creek Condominium in the Office of the

Recorder of Deeds of Bucks County in Record Book 2687 page 2311.

BEING Parcel Number 51-32-173-3603.

PROPERTY ADDRESS: 3603 Knox Court, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING AND GARAGE.

SOLD AS THE PROPERTY OF: **ROSALIE EVANS.**

STEFAN RICHTER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

WRIGHTSTOWN TOWNSHIP

DOCKET #2016-00886

Wells Fargo Bank, N.A. v. Stacey Metsikas, Manuel Metsikas, owner(s) of property situate in the **WRIGHTSTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 66 PENN OAK TRAIL, NEWTOWN, PA 18940-9603.

TAX PARCEL #53-012-072-004.

PROPERTY ADDRESS: 66 Penn Oak Trail, Newtown, PA 18940-9603.

JUDGMENT AMOUNT: \$493,949.61.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, 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 EDWARD J. DONNELLY, Sheriff, Doylestown, Pennsylvania.

July 21, 28; Aug. 4

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.

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

July 21

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

D. Keith Brown, Solicitor
Stuckert and Yates
Two North State Street
P.O. Box 70
Newtown, PA 18940

July 21

PROPERTY LOSS ADVISORS, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Marvin H. Gold, Solicitor
237 South York Road
Hatboro, PA 19040

July 21

Charter Application Limited Liability Company

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

BIAMONTE CONSTRUCTION LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

July 21

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 **Reserve at Yardley Community Association, Inc.**

The Articles of Incorporation (filing date) July 6, 2016.

The purpose or purposes for which it was organized are as follows: Ownership, management, operation and maintenance of common facilities located in a community known as Reserve at Yardley.

July 21

The name of the corporation is **Sumac & Kalos Unit Owners Association, Inc.**
Frank P. Ermilio, Jr., Solicitor
1608 Spruce Street
Fourth Floor
Philadelphia, PA 19103

July 21

Classified Ad

Per Diem Attorney (min. 5+ years) position with law firm located in Bensalem, Bucks County. Must have a minimum of 5 years of personal injury litigation experience (plaintiffs or defense). Work will include, preparing demand packages, preparing pleadings, discovery, legal research, writing, and motions practice. Deposition experience a plus. Our ideal candidate must be driven, detail oriented, have good communication skills, great attitude and be ready to take on challenges when necessary. Admission: PA required, NJ a plus. Pay will be commensurate with experience. Please submit: Resume, Cover letter, 3-4 references. Fax to: (215) 405-2737.

July 14, 21, 28; Aug. 4

Confirmation of Account

DONALD PETRILLE, JR., ESQUIRE, CLERK of the Orphans' Court Division of the Court of Common Pleas of Bucks County:

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and Fiduciaries Code that the following Fiduciaries will present their accounts, theretofore filed with the Clerk of the Orphans' Court Division

for Audit and Confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code, at 10:00 A.M. on **August 1, 2016**, in Courtroom #260 on the second floor of the BUCKS COUNTY JUSTICE CENTER, 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.

CHEYENNE MARIE GITTINGS, a Minor – Beth Ann Brzoza, Guardian

CHARLES H. HOLZERMANN – Deneen H. Ordog, Executrix

STEWART GLODOWSKI – J. Michael Farrell, Administrator

MIRDZA PASTORS – Victor P. Pastors, Executor

WARREN S. PYE, SR. – Rosemarie Pye, Administratrix

MARK S. SKOLNIK – Carole Skolnik, Administratrix

CAROL SIMONSON a/k/a **CAROLE H. SIMONSON** – Jane Deborah Ramsey, Executrix

DONALD PETRILLE, JR., ESQUIRE,
REGISTER OF WILLS
AND CLERK OF THE
ORPHANS' COURT DIVISION
COURT OF COMMON PLEAS
OF BUCKS COUNTY

July 21, 28

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

ANTUNES, PHYLLIS B., dec'd.

Late of Hilltown Twp., Bucks County, PA.

Executor: **MARK S. ANTUNES**, 932 Callowhill Rd., Perkasia, PA 18944.

Attorney: **DAWN E. MILLER MEDVESKY**, Wells, Hoffman,

Holloway & Medvesky, LLP, 15 Harbor Place, Souderton, PA 18964.

BELKE, KEITH WAYNE, dec'd.

Late of Bedminster Township, Bucks County, PA.

Administrator: **PAUL D. BELKE**, 525 Rocky Valley Rd., Quakertown, PA 18951.

Attorney: **WENDY J. ASHBY**, 246 West Broad Street, Suite 3, Quakertown, PA 18951.

BIESTER, ELIZABETH L., dec'd.

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

Executors: **EDWARD J. BIESTER, JR.** and **EDWARD J. BIESTER, III** c/o Eric R. Hague, Esq., 30 S. 17th St., Philadelphia, PA 19103-4196.

Attorney: **ERIC R. HAGUE**, Duane Morris LLP, 30 S. 17th St., Philadelphia, PA 19103-4196.

BOUSUM, PETER C., dec'd.

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

Executrix: **NANCY W. BOUSUM**, 168 East Dark Hollow Road, Pipersville, PA 18947.

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

BRANIGAN, RAYMOND G., SR., dec'd.

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

Executor: **RAYMOND G. BRANIGAN, JR.** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

COHEN, MORTON A., dec'd.

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

Executor: **JOEL D. COHEN** c/o William J. Benz, Esq., 307 Lakeside Dr., Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, 307 Lakeside Dr., Southampton, PA 18966.

CZYZ, JOAN THERESA, dec'd.

Late of Hilltown Township, Bucks County, PA.

Co-Administrators: **JAMES CZYZ**, 312 Lower Valley Rd., North Wales, PA 19454 and **JOHN CZYZ**, 202 Monroe Ct., Holland, PA 18966.

FARBER, ALICE A., dec'd.

Late of Feasterville, Bucks County, PA.
 Executor: **AARON S. FRIEDMANN**,
 1617 JFK Blvd., Suite 355, Philadelphia,
 PA 19103.

Attorney: **KAREN CONN MAVROS**,
 Howland, Hess, Guinan, Torpey, Cassidy
 & O'Connell, LLP, 2444 Huntingdon
 Pike, Huntingdon Valley, PA 19006.

FARBER, SHELDON S., dec'd.

Late of Feasterville, Bucks County, PA.
 Executor: **AARON S. FRIEDMANN**,
 1617 JFK Blvd., Suite 355, Philadelphia,
 PA 19103.

Attorney: **KAREN CONN MAVROS**,
 Howland, Hess, Guinan, Torpey, Cassidy
 & O'Connell, LLP, 2444 Huntingdon
 Pike, Huntingdon Valley, PA 19006.

**FEHLING, WILLIAM B. a/k/a WILLIAM
B. FEHLING, JR.,** dec'd.

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

Administratrix C.T.A.: **PAMELA S.
 FEHLING** c/o Michael A. Klimpl,
 Esq., 131 W. State St., P.O. Box 50,
 Doylestown, PA 18901.

Attorney: **MICHAEL A. KLIMPL**,
 Antheil Maslow & MacMinn, LLP, 131
 W. State St., P.O. Box 50, Doylestown,
 PA 18901.

FEINBERG, LEONARD J., dec'd.

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

Administrator: **BRIAN FEINBERG**, 94
 Franklin St., #3, Danbury, CT 06810.

FISHER, MARY K., dec'd.

Late of Falls Township, Bucks County,
 PA.

Executor: **SCOTT FISHER** c/o John
 J. Collins, Esquire, 312 Oxford Valley
 Road, Fairless Hills, PA 19030.

Attorney: **JOHN J. COLLINS**, 312
 Oxford Valley Road, Fairless Hills, PA
 19030.

**FRAPPIER, ROBERT M. a/k/a ROBERT
MAGNER FRAPPIER,** dec'd.

Late of Newtown Borough, Bucks
 County, PA.

Executors: **SONJA WISE-FRAPPIER**,
 4 Barclay Court, Newtown, PA 18940 and
ROBERT F. FRAPPIER, 1735 North
 Boulevard, Houston, TX 77098.

Attorney: **PAUL BAKER BARTLE**,
 Flamm Walton Heimbach & Lamm, 794

Penllyn Pike, Suite 100, Blue Bell, PA
 19422-1669.

GASTON, ELAINE K., dec'd.

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

Executrix: **SHARON MIRAKIAN**, 135
 Meadowbrook Dr., Huntingdon Valley,
 PA 19006.

Attorney: **BRYAN J. ADLER**, Rothkoff
 Law Group, 425 Route 70 West, Cherry
 Hill, NJ 08002.

**GRASELA, THADDEUS a/k/a TED
GRASELA,** dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **JOSEPH GRASELA**, 3234
 Independence Ct., Bensalem, PA 19020.

**HACKMAN, CHARLES B. a/k/a CHARLIE
HACKMAN,** dec'd.

Late of Hatfield Township, Bucks County,
 PA.

Executrix: **MARTHA A. CLEMENS**,
 181 Lions Gate Circle, Souderton, PA
 18964.

**HAGER, ETHEL M. a/k/a ETHEL G.
HAGER and ETHEL HAGER,** dec'd.

Late of Doylestown City, Bucks County,
 PA.

Executors: **STANLEY V. HAGER, JR.**,
 72 Bennett Dr., Doylestown, PA 18901
 and **JEANETTE L. CAMPBELL**, 816
 Prospect Ave., Bethlehem, PA 18018.

**HASHAGEN, ROSE a/k/a ROSE M.
HASHAGEN,** dec'd.

Late of Bristol Township, Bucks County,
 PA.

Executrix: **PATRICIA A. JOHNSTON**,
 1813 Summit Avenue, Croydon, PA
 19021.

Attorney: **ROBERT M. DeBIAS**, 2246
 Bristol Pike, Bensalem, PA 19020.

**HEFFENTRAGER, RUTH M. a/k/a RUTH
HEFFENTRAGER,** dec'd.

Late of Milford Township, Bucks County,
 PA.

Co-Executors: **LINDA A.
 HEFFENTRAGER**, **WILLIAM
 R. HEFFENTRAGER** and **SUSAN
 ULMER** c/o Tomlinson & Gerhart, 414
 Main Street, P.O. Box 14, East Greenville,
 PA 18041.

Attorney: **BARRY J. TOMLINSON**,
 Tomlinson & Gerhart, 414 Main Street,
 P.O. Box 14, East Greenville, PA 18041.

HERC, MARCELINA, dec'd.

Late of Levittown, Bristol, Bucks County, PA.

Executrix: **HEDWIG ROCCO**, 46 Inland Rd., Levittown, PA 19057.

HORTMAN, HERBERT M. a/k/a **HERBERT HORTMAN**, dec'd.

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

Executor: **PAUL J. COHEN** c/o James M. Martin, Esq., One Neshaminy Interplex, Ste. 202, Trevoise, PA 19053.

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

LUSTICA, ROSE LAUREL a/k/a **ROSE L. LUSTICA**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **ELENA M. GABEL** c/o Don F. Marshall, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

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

MARKS, MATTHEW J., dec'd.

Late of New Hope, Bucks County, PA.

Administratrix: **MELINDA M. MARKS**, 5809 Sullivan Trail, Nazareth, PA 18064.

Attorney: **RAYMOND J. DeRAYMOND**, Gross McGinley, LLP, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

McHUGH, ROBERT J., SR. a/k/a **ROBERT J. McHUGH**, dec'd.

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

Executor: **ROBERT J. McHUGH, JR.** c/o E. Garrett Gummer, III, Esq., 1260 Bustleton Pike, Feasterville, PA 19053.

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

MORGAN, CHRISTINE W., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **DEBORAH W. KRICK**, 169 Mechanics Street, Doylestown, PA 18901.

Attorney: **RICHARD L. NEWMAN**.

MURRAY, MARY, dec'd.

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

Executrix: **GERALDINE M. WALLACE** c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

Attorney: **HARRY METKA**, 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

NEVILLE, JOAN P., dec'd.

Late of Falls Township, Bucks County, PA.

Executor: **BRIAN S. NEVILLE** c/o Joseph P. Caracappa, Esquire, 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.

O'DONNELL, JAMES T., dec'd.

Late of Levittown, Bucks County, PA.

Administratrix: **LORRAINE E. O'DONNELL**, 9 Butternut Road, Levittown, PA 19057.

PALMER, RUTH J., dec'd.

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

Co-Executors: **THOMAS A. PALMER** and **LINDA P. DANESE** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

PILEGGI, GEORGE J., SR., dec'd.

Late of Warminster Township, Bucks County, PA.

Administratrix: **PATRICIA A. PILEGGI**, 675 E. Street Road, Apt. 504, Warminster, PA 18974.

Attorney: **CAROL B. McCULLOUGH**, 65 W. Street Road, Suite A-204, Warminster, PA 18974.

REINBRECHT, BARBARA H., dec'd.

Late of Warminster Township, Bucks County, PA.

Administratrix: **ROSEMARIE HESS** c/o Peter L. Reiss, Esquire, 107 E. Oakland Avenue, Doylestown, PA 18901.

Attorney: **PETER L. REISS**, Clemons Richter & Reiss, P.C., 107 E. Oakland Avenue, Doylestown, PA 18901.

SANDT, JOHN WILLIAM a/k/a **JOHN W. SANDT**, dec'd.

Late of Langhorne City, Bucks County, PA.

Executors: **WILLIAM SANDT**, 2572 Liberty Street, Easton, PA 18045 and **MARY BETH O'DONNELL**, 1111 Arundel Dr., Wilmington, DE 19808.
Attorney: **GERALD E. BLOOM**.

SMITH, LINDA J. a/k/a **LINDA M. SMITH**, dec'd.

Late of Buckingham Township, 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**.

SPEARING, LEONARD W. a/k/a **LEN SPEARING**, dec'd.

Late of Croydon/Bristol Twp., Bucks County, PA.

Administrator: **LEONARD M. SPEARING**, 507 Leshner Lane, Hatboro, PA 19040.

TROXELL, LYNN EDWIN, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **MELANY BRABSON**, 2835 Century Lane, A34, Bensalem, PA 19020.

TYAHLA, PAUL, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executor: **LOUIS SPINELLI**, 1822 Green Street, Lehighton, PA 18235.

Attorney: **EDWARD M. WILD**, 174 West State Street, Doylestown, PA 18901.

WAMPOLE, BETTY E. a/k/a **EMMA ELIZABETH WAMPOLE** a/k/a **ELIZABETH EMMA WAMPOLE** a/k/a **EMMA BETTY WAMPOLE** and **BETTE WAMPOLE**, dec'd.

Late of Milford Township, Bucks County, PA.

Executrix: **LISA A. WENTZ** c/o Carter P. Henry, Esquire, P.O. Box 499, Quakertown, PA 18951.

Attorney: **CARTER P. HENRY**, P.O. Box 499, Quakertown, PA 18951.

YOUNG, MARGARET M. a/k/a **MARGE YOUNG**, dec'd.

Late of Feasterville, Bucks County, PA.

Executrix: **DARLYNE SALDAN**, 2301 Dark Hollow Rd., Jamison, PA 18929.

Second Publication

CAIMI, RICHARD J., SR., dec'd.

Late of Perkasio, Bucks County, PA.

Co-Administrators: **RICHARD J. CAIMI, JR.**, 1811 Norristown Rd., Maple Glen, PA 19002 and **LAURALYNN HELEN CAIMI**, 61 Hamilton Drive, Warminster, PA 18974.

DISHMON, GERTRUDE E., dec'd.

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

Executor: **WILLIAM C. DISHMON, JR.** c/o Terry Lee Farber, Esquire, 1200 Bustleton Pike, Suite 16B, Feasterville, PA 19053.

Attorney: **TERRY LEE FARBER**, 1200 Bustleton Pike, Suite 16B, Feasterville, PA 19053.

ERB, MARY J., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **DOROTHY F. GRIFFITH**, 106 Churchill Circle, North Wales, PA 19454.

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

GRIFFIN, KATHRYN a/k/a **KATHRYN EDITH GRIFFIN**, dec'd.

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

Executrix: **HELEN C. MARTIN** c/o Michael A. Hanamirian, Esquire, 1608 Walnut Street, Suite 803, Philadelphia, PA 19103.

Attorney: **MICHAEL A. HANAMIRIAN**, The Hanamirian Firm, P.C., 1608 Walnut Street, Suite 803, Philadelphia, PA 19103.

INGELIDO, GEORGENE C., dec'd.

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

Administrator D.B.N.: **MARK J. DAVIS**, 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444.

Attorney: **MARK J. DAVIS**, The Law Office of Michael S. Connor, 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444.

KEMPER, DAVID H. a/k/a **DAVID HUGH KEMPER**, dec'd.

Late of 3429 County Line Rd., Chalfont, Bucks County, PA.

Executor: **DAVID R. KEMPER**, 964 Almshouse Rd., Jamison, PA 18929.

KISHI, GLORIA E., dec'd.

Late of Langhorne, Bucks County, PA.

- Executrix: **CARRI SCHUMANN** c/o Edward T. Rostick and Associates, 104 Lakeside Drive, Southampton, PA 18966. Attorney: **EDWARD T. ROSTICK**, Edward T. Rostick and Associates, 104 Lakeside Drive, Southampton, PA 18966.
- LUBIN, ANN**, dec'd.
Late of Yardley, Bucks County, PA.
Executor: **TODD LUBIN**, 414 Ramsey Rd., Yardley, PA 19067.
- MARKERT, HELEN E.** a/k/a **HELEN MARKERT**, dec'd.
Late of the Township of Bristol, Bucks County, PA.
Administratrix: **HELEN C. MARTIN** c/o Michael A. Hanamirian, Esquire, 1608 Walnut Street, Suite 803, Philadelphia, PA 19103.
Attorney: **MICHAEL A. HANAMIRIAN**, The Hanamirian Firm, P.C., 1608 Walnut Street, Suite 803, Philadelphia, PA 19103.
- MATKOV, BERNARD**, dec'd.
Late of Warminster, Bucks County, PA.
Executor: **MARC W. MATKOV**, 10 Brookwood Ct., Princeton, NJ 08540.
- McGEE, DONALD HUGH** a/k/a **DONALD H. McGEE**, dec'd.
Late of the Township of Newtown, Bucks County, PA.
Executor: **THOMAS F. GOLDMAN** c/o Alice Hart Hughes, Esq., 27 S. State Rd., Newtown, PA 18940.
Attorney: **ALICE HART HUGHES**, 27 S. State Rd., Newtown, PA 18940.
- REESE, DONALD**, dec'd.
Late of Warminster Township, Bucks County, PA.
Executor: **DAVID A. BROWNLEE**, 2134 Maplewood Avenue, Abington, PA 19001.
Attorney: **DAVID P. GRAU**, 911 Easton Road, P.O. Box 209, Willow Grove, PA 19090.
- RICHARDSON, THOMAS B.**, dec'd.
Late of the Township of Middletown, Bucks County, PA.
Executrix: **BARBARA E. RICHARDSON** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.
Attorney: **RICHARD DANESE, JR.**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.
- ROMERO, MILDRED EDITH** a/k/a **MILDRED EDITH SHAW**, dec'd.
Late of Warminster, Bucks County, PA.
Executor: **PAUL ROMERO**, 20 Arapahoe Rd., Albrightsville, PA 18210.
Attorney: **RON R. MILLER**.
- TAGUE, BERNICE** a/k/a **NIKKI TAGUE**, dec'd.
Late of Doylestown Township, Bucks County, PA.
Executrix: **DAWN TAGUE**, 612 N. Shady Retreat Rd., #77, Doylestown, PA 18901.
- URBAN, ANTHONY R.**, dec'd.
Late of 21 Wyandotte Rd., Fairless Hills, Bucks County, PA.
Executor: **MICHAEL URBAN**, 20 Mercury Avenue, Sewell, NJ 08080.
Attorney: **CHARLES J. CONTURSO**, 63 West Trenton Avenue, Morrisville, PA 19067.
- WOLFGANG, HELEN ANNA**, dec'd.
Late of Bristol Township, Bucks County, PA.
Executrix: **MARIE C. WOLFGANG, MD**, 24401 Beaver Dam Dr., Seaford, DE 19973.
- YARDUMIAN, JOHN**, dec'd.
Late of Solebury Township, Bucks County, PA.
Executor: **HAIG YARDUMIAN** c/o Richard D. Magee, Jr., Esquire, P.O. Box 885, Doylestown, PA 18901.
Attorney: **RICHARD D. MAGEE, JR.**
- ZDEPSKI, ANNA M.**, dec'd.
Late of the Township of Lower Makefield, Bucks County, PA.
Executrix: **DIANE J. DeMOTT** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.
Attorney: **RICHARD DANESE, JR.**, Stuckert and Yates, Two North State St., Newtown, PA 18940.

Third and Final Publication

- ASH, NANCY J.** a/k/a **NANCY JACOBY ASH**, dec'd.
Late of the Township of Lower Southampton, Bucks County, PA.
Executor: **ALAN R. ASH**, 535 Philmont Ave., Trevese, PA 19053.

BASIC, KARL, dec'd.

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

Executrix: **JENNIFER MANSOLINO**, 2496 Loch Gate Ln., Powhatan, VA 23139.

BEATY, GERALD H., dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **DANIEL S. BEATY**, 318 Ruscombe Ave., Glenside, PA 19038.

BROWN, LORENA E., dec'd.

Late of Milford Township, Bucks County, PA.

Executors: **ROBERT S. BROWN**, 7467 Chestnut Hill Church Rd., Coopersburg, PA 18036 and **VICKI L. NAUGLER**, 1225 Nursery Rd., Green Lane, PA 18054.

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

CORNELL, ELIZABETH R., dec'd.

Late of Warminster, Bucks County, PA.

Executor: **RICHARD T. BURGE**, 111 Cameron Rd., Willow Grove, PA 19090.

CULP-DRESCHER, LOIS a/k/a **LOIS U. CULP**, dec'd.

Late of Southampton, Bucks County, PA.

Executor: **THOMAS CULP**, 1356 Rosebud Rd., Southampton, PA 18966.

Attorneys: **SEMISCH AND SEMISCH**.

DALESSANDRO, SAMUEL, dec'd.

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

Executrix: **MELODY D. BONNEMA**, 146 Main Street, Bethel, ME 04217.

Attorney: **STACEY L. SMITH**, Law Offices of Lang & Smith, 375 Indian Creek Drive, Levittown, PA 19057.

DeBOLT, DAVID a/k/a **DAVID E. DeBOLT**, dec'd.

Late of Upper Southampton, Bucks County, PA.

Executor: **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.

DI FEDE, JOSEPHINE L. a/k/a **JOSEPHINE DI FEDE**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **RAYMOND DI FEDE** c/o James F. Carney, Esq., 610 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462.

Attorney: **JAMES F. CARNEY**.

DINOZO, NELIA L., dec'd.

Late of Bensalem Township, Bucks County, PA.

Co-Executors: **LAWRENCEL DINOZO** and **MICHELLE L. CASIELLO** c/o Melissa J. Cantwell, Esquire, 16 Carriage Knoll Ct., Langhorne, PA 19047.

Attorney: **MELISSA J. CANTWELL**, Cantwell Law Offices, 16 Carriage Knoll Court, Langhorne, PA 19047.

FRACE, ROBERT D., dec'd.

Late of Falls Township, Bucks County, PA.

Executors: **ROBERT FRACE, JR.** a/k/a **ROBERT DEWAYNE FRACE, JR.**, **MARK FRACE, SR.** a/k/a **MARK A. FRACE** and **ALICE SMALL** a/k/a **ALICE ARLENE SMALL** c/o Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**.

FRICKER, MATTHEW P., SR., dec'd.

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

Executor: **MATTHEW P. FRICKER, JR.** c/o Maureen L. Anderson, Esq., 1260 Bustleton Pike, Feasterville, PA 19053.

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

GARR, ALICE R. a/k/a **ALICE RING GARR** and **ALICE GARR**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **JAMES E. GARR** c/o Donna J. Wengiel, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

GRIMSHAW, ROBERTA J., dec'd.

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

Executor: **MICHAEL R. MCGILLAN** c/o Rosemary D. Durkin, Esq., 993 Lenox Dr., Lawrenceville, NJ 08648.

Attorney: **ROSEMARY D. DURKIN**, Stark & Stark, P.C., 993 Lenox Dr., Lawrenceville, NJ 08648.

HEAVENER, MARIE W., dec'd.

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

Executor: **GERALD HEAVENER** c/o Michael J. Maransky, Esq., Ten Sentry Parkway, Ste. 200, P.O. Box 3001, Blue Bell, PA 19422-3001.

Attorney: **MICHAEL J. MARANSKY**, Fox Rothschild, LLP, Ten Sentry Parkway, Ste. 200, P.O. Box 3001, Blue Bell, PA 19422-3001.

JANEZIC, JAMES J., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **CECELIA G. JANEZIC** c/o Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**.

KROUT, ALFORD W. a/k/a **ALFORD KROUT**, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executor: **BENNETT E. KROUT** c/o Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasie, PA 18944-0215.

Attorney: **JOEL STEINMAN**, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasie, PA 18944-0215.

KUKLIS, TEENA ARDELLE a/k/a **TEENA A. KUKLIS**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **MICHELLE M. WINWARD** a/k/a **MICHELLE MARIE WINWARD**, 536 Keating Road, Yardley, PA 19067.

Attorney: **JOY DICKSTEIN**.

LEVIE, EUNICE M. a/k/a **EUNICE LEVIE**, dec'd.

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

Executor: **RICHARD A. LEVIE** c/o Patricia U. Herst, Esq., 601 Ewing St., Ste. B-9, Princeton, NJ 08540.

Attorney: **PATRICIA U. HERST**, Goldstein & Herst, 601 Ewing St., Ste. B-9, Princeton, NJ 08540.

LEWIS, ELEANOR, dec'd.

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

Executrices: **LORI ANN BENCSEK**, 338 Barndt Road, Telford, PA 18969 and **STEPHANIE WEISS**, 305 Park Ave., Harleysville, PA 19438.

Attorney: **CHARLOTTE A. HUNSBERGER**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

LYNCH, JOHN J. a/k/a **JOHN LYNCH, JR.**, dec'd.

Late of Falls, Bucks County, PA.

Executrix: **DONNA MARIE LYNCH** a/k/a **DONNA LYNCH** c/o Jason Rubinstein, Esquire, 2750 Trenton Road, Levittown, PA 19056.

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

MASTELLER, WILLIAM M. a/k/a **WILLIAM MONROE MASTELLER**, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executor: **DAVID P. MASTELLER** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasie, PA 18944-0215.

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

MULLEN, BERNARD F., dec'd.

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

Executor: **BERNARD K. MULLEN** c/o Maureen L. Anderson, Esq., 1260 Bustleton Pike, Feasterville, PA 19053.

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

PANNULLO, MICHAEL J., JR., dec'd.

Late of Penndel Borough, Bucks County, PA.

Administrator C.T.A.: **JOSEPH P. CARACAPPA**, 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.

QUIRK, BETTY J., dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **STEVEN QUIRK**, 4215 Landis Road, Collegeville, PA 19426.

Attorney: **JAMES P. BENSTEAD**.

RUSSELL, ROBERT L., dec'd.

Late of Buckingham Township, Bucks County, PA.

Executor: **ALEXANDER A. GRASSO** c/o Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasie, PA 18944-0215.

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

SENF, AARON, dec'd.

Late of New Britain Borough, Bucks County, PA.

Executrix: **MELANIE M. SENFT** c/o Joseph H. Wagner, Esquire, 332 North Main St., Doylestown, PA 18901.

Attorney: **JOSEPH H. WAGNER**.

SEYS, RENEE FRANCOISE a/k/a RENEE SEYS, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executor: **JOHN NEU**, 415 S. 6th St., Perkasie, PA 18944.

Attorney: **DOUGLAS M. JOHNSON**, Buschman & Johnson, 228 North Main Street, Souderton, PA 18964.

TROUTMAN, KATHARINE P. a/k/a KATHARINE PAULINE TROUTMAN and KATHARINE TROUTMAN, dec'd.

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

Executors: **RUDY TROUTMAN** and **ROBIN TROUTMAN** c/o Joseph J. Witiw, Esq., 1140-B York Rd., Warminster, PA 18974-2072.

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

WHITEMAN, ATHA, dec'd.

Late of Bensalem, Bucks County, PA.

Administrator: **GLENN F. WHITEMAN** c/o Edward J. Campanella, Esq., 477 West Valley Rd., Wayne, PA 19087.

Attorney: **EDWARD J. CAMPANELLA**, 477 West Valley Rd., Wayne, PA 19087.

WILMORE, IRMGARD G., dec'd.

Late of New Hope, Solebury Twp., Bucks County, PA.

Executor: **MARK D. WILMORE**, 4 S. Perkasie Road, Perkasie, PA 18944.

ZIMMERMAN, EVELYN M., dec'd.

Late of Warminster Township, Bucks County, PA.

Administrator: **JOHN ZIMMERMAN**, 962 Windsor Road, Warminster, PA 18974.

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

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:

Kindred Counseling Center with its principal place of business 350 S. Main St., Suite 310L, Doylestown, PA 18901.

The names and addresses of the entities owning or interested in said business are Magdalena Kornacka MFT LLC, 719 N. 4th Street, Philadelphia, PA 19123 and Meghan B. Jerry MFT LLC, 4000 Presidential Blvd., Apt. 1012, Philadelphia, PA 19131.

The certificate will be filed on or after July 6, 2016.

July 21

Foreign Corporation

The name of the corporation is **BCAM Tower Services Inc.**, duly incorporated under the laws of the State of New Jersey.

The address of the principal office of the corporation under the laws of the State of New Jersey in which it is incorporated is 641 Marino Ave., Blenheim, NJ 08012.

The proposed registered office of the corporation in the Commonwealth of Pennsylvania is 3331 Street Rd., Ste. 445, Bensalem, PA 19020.

July 21

The name of the corporation is **Southeastern Holding Health of Pennsylvania, Inc.**, duly incorporated under the laws of the State of Delaware.

The address of the principal office of the corporation under the laws of the State of Delaware in which it is incorporated is 203

N.E. Front Street, Suite 101, Milford, DE 19963.

The proposed registered office of the corporation in the Commonwealth of Pennsylvania is 1501 Grundy's Lane, Bristol, Bucks County, Pennsylvania.

The corporation will file its application for the Foreign Corporation Certificate of Authority on or after (filing date) June 29, 2016.

Unruh, Turner, Burke & Frees, Solicitors
P.O. Box 515
West Chester, PA 19381-0515

July 21

The name of the corporation is **Southeastern Holding Health Services of Pennsylvania, Inc.**, duly incorporated under the laws of the State of Delaware.

The address of the principal office of the corporation under the laws of the State of Delaware in which it is incorporated is 203 N.E. Front Street, Suite 101, Milford, DE 19963.

The proposed registered office of the corporation in the Commonwealth of Pennsylvania is 1501 Grundy's Lane, Bristol, Bucks County, Pennsylvania.

The corporation will file its application for the Foreign Corporation Certificate of Authority on or after (filing date) June 29, 2016.

Unruh, Turner, Burke & Frees, Solicitors
P.O. Box 515
West Chester, PA 19381-0515

July 21

Miscellaneous

In Re: L.S., M.S., A.S. and L.S. Nos. 9050, 9051, 9052 and 9053 of 2016

TO: **XAVIER SIERRA AND BRITTANY NICOLE SHANK-SIERRA**

A Petition has been filed by the Bucks County Children and Youth Social Services Agency to Involuntarily Terminate your Parental Rights with respect to the children L.S., M.S., A.S. and L.S. A Hearing on the Petition has been fixed for 10:00 a.m., August 8, 2016 in Courtroom 260 of the Bucks County Justice Center, 100 N. Main Street,

Doylestown, Pennsylvania. Should you wish to defend this Petition, you should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford one, call the Bucks County Bar Association at (215) 348-9413.

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

Brad M. Jackman, Esquire
Jackman Law
Attorneys for Petitioner
107 N. Broad Street
Doylestown, PA 18901
(215) 348-1511

July 21

In Re: I.C.P. No. 2016-9060

TO: **DANIELLE ALISE PATRONE a/k/a DANIELLE PATRONE**

A Petition has been filed by the Bucks County Children and Youth Social Services Agency to Involuntarily Terminate your Parental Rights with respect to the child I.C.P. A Hearing on the Petition has been fixed for 10:00 a.m., August 8, 2016 in Courtroom 260 of the Bucks County Justice Center, 100 N. Main Street, Doylestown, Pennsylvania. Should you wish to defend this Petition, you should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford one, call the Bucks County Bar Association at (215) 348-9413.

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

contact Ashley Lorenz, your caseworker from the Bucks County Children and Youth Social Services Agency at (215) 348-6900.

Brad M. Jackman, Esquire
Jackman Law
Attorneys for Petitioner
107 N. Broad Street
Doylestown, PA 18901
(215) 348-1511

July 21

Trust Notice

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

Third and Final Publication

LILLIAN LUKIN TRUST AGREEMENT
DATED 12/18/2009

LILLIAN LUKIN, dec'd.

Late of Middletown Township, Bucks County, PA.

Successor Trustee: **LAWRENCE LUKIN**
c/o Michael J. Saile, Esq., Saile & Saile
LLP, 403 Executive Dr., Langhorne, PA
19047.

Attorney: **MICHAEL J. SAILE**, Saile & Saile LLP, 403 Executive Dr., Langhorne, PA 19047.

TRUST OF PATRICIA M. TRIOLO DTD.
1/28/2011

Late of Upper Southampton Township, Bucks County, PA.

Trustee: **PATRICIA E. TRIOLO** c/o
Peter J. Gilbert, Esquire, 200 Highpoint
Drive, #211, Chalfont, PA 18914.

Attorney: **PETER J. GILBERT**, 200
Highpoint Drive, #211, Chalfont, PA
18914.