

Sheriff's Sale*Third and Final Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, September 14, 2018 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1st Floor, located at 55 E. Court Street, in the Borough of Doylestown, Bucks County, PA, the following real estate to wit:

Judgment was recovered in the Court of Common Pleas of Bucks County Civil Action – as numbered above. No further notice of the filing of the Schedule of Distribution will be given.

BEDMINSTER TOWNSHIP

DOCKET #2017-07129

ALL THAT CERTAIN LOT OR TRACT OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED located in the County of Bucks and Commonwealth of Pennsylvania. **TOWNSHIP OF BEDMINSTER.**

TAX PARCEL #01-015-028.

PROPERTY ADDRESS: 7422 Old Easton Road, Pipersville, PA 18947.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LOUISE CARR SOLELY IN HER CAPACITY AS HEIR OF JOAN E. SCOTT, DECEASED, THE UNKNOWN HEIRS OF JOAN E. SCOTT, DECEASED, THOMAS NEMETH SOLELY IN HIS CAPACITY AS HEIR OF JOAN E. SCOTT, DECEASED.**

MICHAEL T. McKEEVER, Esquire

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

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.**

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

DOCKET #2017-07925

New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing v. Mark A. Petti, Jr., in His Capacity as Administrator and Heir of Mark Petti a/k/a Mark A. Petti, Deceased, Diane Didomizio, in Her Capacity as Heir of The Estate of Mark Petti a/k/a Mark A. Petti, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Mark Petti a/k/a Mark A. Petti, Deceased owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 3245 N Carroll Court, Bensalem, PA 19020.

TAX PARCEL #02-089-316.

PROPERTY ADDRESS: 3245 N Carroll Court, Bensalem, PA 19020.

JUDGMENT AMOUNT: \$144,959.81.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARK A. PETTI, JR., IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF MARK PETTI a/k/a MARK A. PETTI, DECEASED, DIANE DIDOMIZIO, IN HER CAPACITY AS HEIR OF THE ESTATE OF MARK PETTI a/k/a MARK A. PETTI, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK PETTI a/k/a MARK A. PETTI, DECEASED.**

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

DOCKET #2018-00449

ALL THAT CERTAIN TRACT or parcel of ground, situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #02-005-098.

PROPERTY ADDRESS: 3860 Hollywood Avenue, Treose, PA 19053.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRIAN A. TURNER a/k/a BRIAN TURNER, ANGELIA S. TURNER, UNITED STATES OF AMERICA.**

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

DOCKET #2018-01347

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BENSELEM**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 549 Locust Avenue, Bensalem, PA 19020, Parcel No: 02-023-210.

TAX PARCEL #02-023-210.

PROPERTY ADDRESS: 549 Locust Avenue, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MELANIE HERRIDGE, STEPHEN T. HERRIDGE.**

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

BRIDGETON TOWNSHIP

DOCKET #2015-07389

All that certain message and tract of land situate in **BRIDGETON TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #03-008-032.

PROPERTY ADDRESS: 1708 Bridge Lane, Bridgeton Township, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES JAMES MARTIN, PERSONAL REPRESENTATIVE OF THE ESTATE OF CATHERINE M. MARTIN.**

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

DOCKET #2017-02432

Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. Robert G. Gavin a/k/a Robert G. Gavin, Sr owner(s) of property situate in the **BRIDGETON TOWNSHIP**,

BUCKS County, Pennsylvania, being 1620 River Road, Upper Black Eddy, PA 18972-9401.

TAX PARCEL #03-008-014, 03-008-045.

PROPERTY ADDRESS: 1620 River Road, Upper Black Eddy, PA 18972-9401.

JUDGMENT AMOUNT: \$628,258.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT G. GAVIN a/k/a ROBERT G. GAVIN, SR. PHELANHALLINANDIAMOND&JONES**
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

BRISTOL TOWNSHIP

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.**

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

DOCKET #2016-04588

Fifth Third Mortgage Company v. Ben T. Baltazar, Bettina Baltazar a/k/a Bettina Ann Baltazar owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 63 Maple Lane, Levittown, PA 19054-2035.

TAX PARCEL #05-049-046.

PROPERTY ADDRESS: 63 Maple Lane, Levittown, PA 19054-2035.

JUDGMENT AMOUNT: \$338,138.64.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2016-05759

Fifth Third Mortgage Company v. Lisa Kirkland a/k/a Lisa C. Kirkland, William Kirkland, in His Capacity as Heir of Joseph M. Kirkland a/k/a Joseph Michael Kirkland, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Joseph M. Kirkland a/k/a Joseph Michael Kirkland, Deceased owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 19 Gentle Road, Levittown, PA 19057-3413.

TAX PARCEL #05-038-093.

PROPERTY ADDRESS: 19 Gentle Road, Levittown, PA 19057-3413.

JUDGMENT AMOUNT: \$234,917.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LISA KIRKLAND a/k/a LISA C. KIRKLAND, WILLIAM KIRKLAND, IN HIS CAPACITY AS HEIR OF JOSEPH M. KIRKLAND a/k/a JOSEPH MICHAEL KIRKLAND, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH M. KIRKLAND a/k/a JOSEPH MICHAEL KIRKLAND, DECEASED.**

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

DOCKET #2016-05910

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 19 Plumbridge Drive, Levittown, PA 19056, Parcel No: 05-021-039.

TAX PARCEL #05-021-039.

PROPERTY ADDRESS: 19 Plumbridge Drive, Levittown, PA 19056.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH M. LINDE, CHRISTY DITTMAN a/k/a CHRISTY LINDE.**

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

DOCKET #2016-06598

Wells Fargo Bank, NA v. Jennifer A. Daino owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 17 Mallow Lane, Levittown, PA 19054-2011.

TAX PARCEL #05-048-535.

PROPERTY ADDRESS: 17 Mallow Lane, Levittown, PA 19054-2011.

JUDGMENT AMOUNT: \$150,016.99.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JENNIFER A. DAINO.**

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

DOCKET #2017-07043

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS CRESTWOOD CONDOMINIUM located in the **BRISTOL TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-025-082-312.

PROPERTY ADDRESS: 54 Natalie Court, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

DOCKET #2018-01391

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 1206 Pacific Avenue,

Bristol, PA 19007, Parcel No: 05-073-042.

TAX PARCEL #05-073-042.

PROPERTY ADDRESS: 1206 Pacific Avenue, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTINA WEAVER, LYNN C. KALIX a/k/a LYNN KALIX.**

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

DOCKET #2018-01748

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING AT LEVITTOWN, THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA. MORE FULLY DESCRIBED IN DEED BOOK 1285, PAGE 7002, AS INSTRUMENT NO. 071299.

TAX PARCEL #05-076-054.

PROPERTY ADDRESS: 52 Kingapple Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **DALE ALLEN HINKLEY**.

JESSICA N. MANIS, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2018-02263

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Frank Warner owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 706 Winder Drive, Bristol, PA 19007-2619.

TAX PARCEL #05-059-020.

PROPERTY ADDRESS: 706 Winder Drive, Bristol, PA 19007-2619.

JUDGMENT AMOUNT: \$132,211.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRANK WARNER**.

PHELANHALLINANDIAMOND&JONES

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

BUCKINGHAM TOWNSHIP

DOCKET #2017-05809

ALL THAT CERTAIN lot or parcel of land, Situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania, being known as Lot No. 5 as shown on a plan entitled, "Record Plan—Phase 3 (Sheets 1 through 4 of 4), Arbor Point", prepared by Eastern States Engineering, Inc., Huntingdon Valley, Pennsylvania, 19006, dated July 06, 2004, last revised September 14, 2004 and

recorded in the Office of the Recorder of Deeds of Bucks County on April 06, 2005 in Plan Book 327 Page 28.

TAX PARCEL #06-070-145.

PROPERTY ADDRESS: 2306 S. Whittmore Street, Furlong, PA 18925.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ELLIOT RUBIN**.

LOREN L. SPEZIALE, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2018-00501

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF BUCKINGHAM**, Bucks County, Pennsylvania, and being known as 1700 Brooke Drive, New Hope, Pennsylvania 18938.

TAX PARCEL #06-021-022-012.

PROPERTY ADDRESS: 1700 Brooke Drive, New Hope, Pennsylvania 18938.

REAL DEBT: \$443,010.92.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANDREW KINSLOW, KNOWN SURVIVING HEIR OF ANDREW L. KINSLOW, UNKNOWN SURVIVING HEIRS OF ANDREW L. KINSLOW**.

TERRENCE J. McCABE, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2018-01676

ALL THAT CERTAIN message and tenement and lot of ground, situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania bounded and described as follows, to wit:

TAX PARCEL #06-017-094.

PROPERTY ADDRESS: 1795 Swamp Road, Furlong, PA 18925.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOAN S. FISCHER a/k/a JOAN E. FISCHER**.

KATHERINE M. WOLF, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOYLESTOWN BOROUGH

DOCKET #2017-00306

All that certain piece or parcel or Tract of land situate in the **BOROUGH OF DOYLESTOWN**, Bucks County, Pennsylvania, and being known as 143 Myers Drive, Doylestown, Pennsylvania 18901.

TAX PARCEL #08-015-011.

PROPERTY ADDRESS: 143 Myers Drive, Doylestown, Pennsylvania 18901.

REAL DEBT: \$213,275.58.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THE THOMAS JAMES HUNT REVOCABLE LIVING TRUST c/o GLENN H. MINNICK AND THE THOMAS JAMES HUNT REVOCABLE LIVING TRUST c/o MISTY DOWN MINNICK a/k/a MISTYDAWN B. MINNICK.**

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

DOYLESTOWN TOWNSHIP

DOCKET #2017-07497

ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED located in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #09-062-203.

PROPERTY ADDRESS: 322 Horseshoe Way, Doylestown, PA 18901.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FLORENCE BERENATO SOLELY IN HER CAPACITY AS HEIR OF JOSEPH G. MAY, DECEASED, THE UNKNOWN HEIRS OF JOSEPH G. MAY, DECEASED.**

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

FALLS TOWNSHIP

DOCKET #2012-08546

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate at Levittown,

in the **TOWNSHIP OF FALLS**, and Commonwealth of Pennsylvania bounded and described according to a "Subdivision Map of Levittown, Section No. 6, made by C.A. Monroe, Professional Engineer and Land Surveyor, dated January 1952, and recorded in the Office for the Recording of Deeds, in and for Bucks County, at Doylestown, Pennsylvania, in Plan Book No. 4 page 43, as follows, to wit:

TAX PARCEL #13-041-209.

PROPERTY ADDRESS: 57 Lakeside Drive a/k/a 57 Lakeside Drive West, Levittown, PA 19054.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GREGORY M. KILMER, DANIELLE M. KILMER.**

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

DOCKET #2015-01495

US BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF U.S. BANK NATIONAL ASSOCIATION ND v. Christopher J. Colella, Betty Borges-Colella owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 152 North Turn Lane, Levittown, PA 19054-3823.

TAX PARCEL #13-026-574.

PROPERTY ADDRESS: 152 North Turn Lane, Levittown, PA 19054-3823.

JUDGMENT AMOUNT: \$335,113.90.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER J. COLELLA, BETTY BORGES-COLELLA.**

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

DOCKET #2016-03561

ALL THAT CERTAIN lot, piece or parcel of land located in the County of Bucks and Commonwealth of Pennsylvania. Situate in **FALLS TOWNSHIP.**

TAX PARCEL #13-023-437.

PROPERTY ADDRESS: 42 Twisting Lane, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:
MARGARET M. LAURENCE
(MORTGAGOR AND RECORD OWNER),
THE UNITED STATES OF AMERICA.
MICHAEL T. McKEEVER, Esquire
 MILTON R. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2017-01638

All that certain piece or parcel or Tract of land situate in **FALLS TOWNSHIP**, Bucks County, Pennsylvania, and being known as 100 Fallsington Tullytown Road, Levittown, Pennsylvania 19054.

TAX PARCEL #13-024-119.

PROPERTY ADDRESS: 100 Fallsington Tullytown Road, Levittown, Pennsylvania 19054.

REAL DEBT: \$207,327.31.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ALBERTA A. WINDFELDER.**

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

DOCKET #2017-05983

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 208 Brentwood Road, Fairless Hills, PA 19030, Parcel No: 13-016-450.

TAX PARCEL #13-016-450.

PROPERTY ADDRESS: 208 Brentwood Road, Fairless Hills, PA 19030.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **STELLA RITCHEY, WALTER LEE WISEN (DECEASED).**

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

DOCKET #2018-01245

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 820 Chatham Road, Fairless Hills, PA 19030, Parcel No: 13-016-507.

TAX PARCEL #13-016-507.

PROPERTY ADDRESS: 820 Chatham Road, Fairless Hills, PA 19030.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JAMES D. WATSON.**

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

DOCKET #2018-01963

Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates, Series 2007-AMC4, U.S. Bank National Association, as Trustee v. Michael Ray owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 402 Berkshire Road, Fairless Hills, PA 19030-2304.

TAX PARCEL #13-007-205.

PROPERTY ADDRESS: 402 Berkshire Road, Fairless Hills, PA 19030-2304.

JUDGMENT AMOUNT: \$246,964.79.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL RAY.**

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

DOCKET #2018-02266

All that certain lot or piece of land situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania:

TAX PARCEL #13-016-519.

PROPERTY ADDRESS: 825 Dunbury Road, Fairless Hills, PA 19030.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **C. BARBARA LEMUNYON, PLENARY GUARDIAN OF THE ESTATE AND PERSON FOR LOIS TAYLOR.**

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

HILLTOWN TOWNSHIP

DOCKET #2016-06599

JPMorgan Chase Bank, National Association v. Robert W. Maher, Beth A. Maher owner(s) of property situate in the **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania,

being 111 Brinkley Drive, Sellersville, PA 18960-2964.

TAX PARCEL #15-011-122.

PROPERTY ADDRESS: 111 Brinkley Drive, Sellersville, PA 18960-2964.

JUDGMENT AMOUNT: \$393,219.75

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT W. MAHER, BETH A. MAHER.**

PHELANHALLINANDIAMOND&JONES

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

LOWER MAKEFIELD TOWNSHIP

DOCKET #2016-07869

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

TAX PARCEL #20-059-066.

PROPERTY ADDRESS: 1555 Silo Road, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **JAMES TRAGONE a/k/a JAMES P. TRAGONE, LOIS M. TRAGONE a/k/a LOIS TRAGONE.**

JESSICA N. MANIS, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2018-01512

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Richard John Cardinali a/k/a Richard J. Cardinali owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 13107 Cornerstone Drive, Yardley, PA 19067-7941.

TAX PARCEL #20-076-003-047.

PROPERTY ADDRESS: 13107 Cornerstone Drive, Yardley, PA 19067-7941.

JUDGMENT AMOUNT: \$142,640.98.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD JOHN CARDINALI a/k/a RICHARD J. CARDINALI.**

PHELANHALLINANDIAMOND&JONES

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2018-02190

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, consisting of a two-story single dwelling, Hereditaments and Appurtenances, Situate in the Southeast corner of Big Oak Road (formerly Swamp Road or Stoney Hill Road) and Kirkbride Ferry Road, **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks, Commonwealth of Pennsylvania, more particularly described according to a survey prepared by H.H. Lee, Jr., Registered Surveyor on 4/15/1949 as follows, to wit:

TAX PARCEL #20-052-088.

PROPERTY ADDRESS: 86 Big Oak Road, Yardley, PA 19067.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GARY HARRIS.**

KATHERINE M. WOLF, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2018-01403

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

TAX PARCEL #21-032-156.

PROPERTY ADDRESS: 1968 Park Ave., Oakford, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN ANNACONE a/k/a JOHN ALEXANDER ANNACONE, MILDRED ANNACONE.**

ROGER FAY, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2018-02329

ALL THAT CERTAIN lot or piece of land, situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Sweetwater Farms Plan of Lots, made by D.S. Winokur Associates, Inc., dated 1/14/1980, last revised 8/25/1985 and recorded in Plan Book 229 page 99.

BEING Lot No. 9 as shown on said Plan.

TAX PARCEL #21-020-151.
 PROPERTY ADDRESS: 31 Addington Drive,
 Feasterville, PA 19053.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **MAX
 LEVITSKIY, NATA MAMULASHVILI,
 MARTHA E. VON ROSENSTIEL**, Esquire
 MILTON R. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

MIDDLETOWN TOWNSHIP

DOCKET #2009-08804
 ALL THAT CERTAIN message and lot
 of land located in the **TOWNSHIP OF
 MIDDLETOWN**, County of Bucks and
 Commonwealth of Pennsylvania.
 TAX PARCEL #22-031-040.
 PROPERTY ADDRESS: 2770 Langhorne-
 Yardley Road, Langhorne, PA 19047.
 IMPROVEMENTS: A SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **CHARLES
 J. EDER,
 MICHAEL T. McKEEVER**, Esquire
 MILTON R. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-07329
 ALL THAT CERTAIN LOT OR PIECE OF
 GROUND, SITUATE IN THE **TOWNSHIP
 OF MIDDLETOWN**, COUNTY OF
 BUCKS, AND COMMONWEALTH OF
 PENNSYLVANIA.
 TAX PARCEL #22-049-339.
 PROPERTY ADDRESS: 124 Hollybrooke
 Drive, Langhorne, PA 19047.
 IMPROVEMENTS: A TWO STORY
 TOWNHOUSE APPROXIMATELY 37X95'
 WITH APPROX. 3 BEDROOMS AND 2
 AND ONE-HALF BATHS.
 SOLD AS THE PROPERTY OF: **TONYA
 HENNESSY,
 ANDREW J. MARLEY**, Esquire
 MILTON R. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-05622
 ALL THOSE CERTAIN lots or pieces
 of land situate in the **TOWNSHIP OF
 MIDDLETOWN**, County of Bucks, Pa.,
 known and designated as Lots 1, 2, and 3

Section P on a Plan of Lots of Langhorne
 Gables, which Plan is duly recorded in the
 office for the Recording of Deeds in Bucks
 County at Doylestown, Pa. in Plan Book No.
 2 page 8.

ALSO ALL THOSE CERTAIN lots or pieces
 of land situate in the Township of Middletown,
 County of Bucks, Pa., known and designated
 as Lots Nos. 13, 14, 15 and 16 Section 'P'
 on a Plan of Lots of Langhorne Gables,
 which plan is duly recorded in the Office for
 the Recording of Deeds in Bucks County at
 Doylestown, Pa., in Plan Book No. 2 page 8.

ALSO ALL THOSE CERTAIN lots or pieces
 of land situate in the Township of Middletown,
 County of Bucks, Pa., known and designated
 as Lots Nos. 4 and 5 Section 'P' on a Plan
 of Lots of Langhorne Gables, which plan is
 duly recorded in the Office for the Recording
 of Deeds in Bucks County at Doylestown, Pa.
 in Plan Book No. 2 page 8.

AND the said Fairview Avenue is now known
 as Longview Avenue.

BEING KNOWN as 509 Longview Avenue,
 Langhorne, PA.

TAX PARCELS #22-036-308 and 22-036-
 309.

PROPERTY ADDRESS: 509 Longview
 Avenue, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL
 DWELLING.

SOLD AS THE PROPERTY OF: **FRANK
 P. MASTERSON, JR. a/k/a FRANK
 MASTERSON, JR., KRISTY J.
 MASTERSON.**

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

DOCKET #2017-07774

ALL THAT CERTAIN lot, piece of parcel of
 land with the buildings and improvements
 thereon erected, situate, lying and being at
 Levittown, **MIDDLETOWN TOWNSHIP**,
 Bucks County, Commonwealth of
 Pennsylvania, known and designated as
 Lot No. 5625-R on a certain Map entitled
 "Subdivision Map, 'Juniper Hill', Levittown,
 Section "59" situated in Middletown
 Township, Bucks County, Pennsylvania,
 owned by Levitt and Sons, Inc., dated February
 1954 survey and map by C.A. Monroe, P.E. &
 L.S." recorded on May 3, 1954 at Doylestown

in the Office for the recording of Deeds in and for the County of Bucks in Plan Book 8 page 10 and which Lot is more fully bounded and described according to a Survey thereof made by C.A. Monroe, P.E. & L.S. dated June 24, 1955 as follows, to wit:

TAX PARCEL #22-60-238.

PROPERTY ADDRESS: 8 Jollybrook Road, Levittown, PA 19056.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHERYL McNERNEY, KNOWN HEIR OF GENE LEONARD PAXSON, DECEASED, CHARLES EDWARD HOWER, SR., KNOWN HEIR OF GENE LEONARD PAXSON, DECEASED, JAMES HOWER, KNOWN HEIR OF GENE LEONARD PAXSON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GENE LEONARD PAXSON, DECEASED.**

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

DOCKET #2018-00922

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Elizabeth L. Brockelman, Deceased owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 9 Cardinal Road, Levittown, PA 19057-1619.

TAX PARCEL #22-061-072.

PROPERTY ADDRESS: 9 Cardinal Road, Levittown, PA 19057-1619.

JUDGMENT AMOUNT: \$103,735.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELIZABETH L. BROCKELMAN, DECEASED.**

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

DOCKET #2018-01714

Wells Fargo Bank, N.A. v. Joyce Montminy owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 92 Oakridge Drive a/k/a 92 Oak Ridge Drive, Langhorne, PA 19047-1035.

TAX PARCEL #22-066-012-092.

PROPERTY ADDRESS: 92 Oakridge Drive a/k/a 92 Oak Ridge Drive, Langhorne, PA 19047-1035.

JUDGMENT AMOUNT: \$154,645.66.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOYCE MONTMINY.**

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

MILFORD TOWNSHIP

DOCKET #2018-01693

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

TAX PARCEL #23-010-198.

PROPERTY ADDRESS: 1895 Streamview Way, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JODI R. PITTA.**

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

NEW BRITAIN TOWNSHIP

DOCKET #2018-01756

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

TAX PARCEL #26-008-035.

PROPERTY ADDRESS: 122 Devon Road, Chalfont, PA 18914.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:
ELIZABETH MENDOZA, LUIS A. MENDOZA.

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

NEW HOPE BOROUGH

DOCKET #2009-10942

Hsbc Bank USA, National Association, as Trustee for The Holders of Nomura Home Equity Loan, Inc., Home Equity Loan Trust, Series 2007-1 v. J. Michael Seymour, Karen A. Seymour owner(s) of property situate in the **NEW HOPE BOROUGH**, BUCKS County, Pennsylvania, being 6220 Stoney Hill Road, New Hope, PA 18938-9607.

TAX PARCEL #41-022-172-001.

PROPERTY ADDRESS: 6220 Stoney Hill Road, New Hope, PA 18938-9607.

JUDGMENT AMOUNT: \$1,004,361.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **J. MICHAEL SEYMOUR, KAREN A. SEYMOUR.**

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

NORTHAMPTON TOWNSHIP

DOCKET #2016-03970

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

TAX PARCEL #31-024-086.

PROPERTY ADDRESS: 63 Chestnut Drive, Richboro, PA 18954.

SOLD AS THE PROPERTY OF: **JOHN A. CANN, JR., PATRICIA A. VALENTINE, UNITED STATES OF AMERICA.**

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

DOCKET #2018-02101

Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. Mary Adams a/k/a Mary T. Adams owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**,

BUCKS County, Pennsylvania, being 48 Chestnut Drive, Richboro, PA 18954-1508.

TAX PARCEL #31-024-067.

PROPERTY ADDRESS: 48 Chestnut Drive, Richboro, PA 18954-1508.

JUDGMENT AMOUNT: \$244,696.25.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARY ADAMS a/k/a MARY T. ADAMS.**

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

PENNDDEL BOROUGH

DOCKET #2013-04611

Pennymac Holdings, LLC f/k/a Pennymac Mortgage Investment Trust Holdings I, LLC v. Nicholas Storz, Lauren France owner(s) of property situate in the **PENNDDEL BOROUGH**, BUCKS County, Pennsylvania, being 604 Manor Avenue, Penndel, PA 19047-5323.

TAX PARCEL #32-004-028.

PROPERTY ADDRESS: 604 Manor Avenue, Penndel, PA 19047-5323.

JUDGMENT AMOUNT: \$305,806.75.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NICHOLAS STORZ, LAUREN FRANCE.**

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

PERKASIE BOROUGH

DOCKET #2017-07516

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

TAX PARCEL #33-006-084.

PROPERTY ADDRESS: 309 North 6th Street, Perkasio, PA 18944.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **VIRGINIA A. CHIDO, RICHARD F. CHIDO.**

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

PLUMSTEAD TOWNSHIP

DOCKET #2018-02130

Santander Bank, N.A. v. Cynthia Varcoe owner(s) of property situate in the **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania, being 4465 Honeysuckle Lane, Doylestown, PA 18902-8815.

TAX PARCEL #34-039-106.

PROPERTY ADDRESS: 4465 Honeysuckle Lane, Doylestown, PA 18902-8815.

JUDGMENT AMOUNT: \$177,090.12.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CYNTHIA VARCOE**.

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

QUAKERTOWN BOROUGH

DOCKET #2015-06820

ALL THAT CERTAIN LOT OR PIECE OF GROUND located in the **QUAKERTOWN BOROUGH**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #35-006-050-008.

PROPERTY ADDRESS: 6 Congress Court, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHELLE F. DURBOROW, MICHAEL T. DURBOROW**.

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

DOCKET #2018-01362

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

TAX PARCEL #35-008-450.

PROPERTY ADDRESS: 38 North Hellertown Avenue, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS, EXECUTORS AND**

DEVISEE OF STEVEN F. HARRISON a/k/a STEPHEN FOSTER HARRISON, DECEASED.

JESSICA N. MANIS, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2017-00944

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF RICHLAND**, Bucks County, Pennsylvania, and being known as 1413 Sunflower Court, Quakertown, Pennsylvania 18951.

TAX PARCEL #36-056-100.

PROPERTY ADDRESS: 1413 Sunflower Court, Quakertown, Pennsylvania 18951.

REAL DEBT: \$138,952.23.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TERESA POOLE**.

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

SOLEBURY TOWNSHIP

DOCKET #2018-02856

ALL THAT house and lot known as 5 Brendon Knoll, Doylestown, PA 18901 situate in the **TOWNSHIP OF SOLEBURY**, County of Bucks, PA aka TMP #41-1-20-9.

TAX PARCEL #41-1-20-9.

PROPERTY ADDRESS: 5 Brendon Knoll, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD RESTIFO, DECEASED a/k/a RICHARD JOSEPH RESTIFO, DECEASED, BY AND THROUGH THE PERSONAL REPRESENTATIVE AND ADMINISTRATRIX OF THE ESTATE OF RICHARD RESTIFO a/k/a RICHARD JOSEPH RESTIFO, EMILY MARIE CIPRIANO a/k/a EMILY M. CIPRIANO, AND THE UNITED STATES OF AMERICA.**

HEYWOOD BECKER, Plaintiff Pro Se
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2016-02375

U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee for The Rmac Trust, Series 2016-Ctt v. Dean A. Long owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being B9 Belmont Avenue a/k/a 9 Belmont Station, Southampton, PA 18966.

TAX PARCEL #48-012-015-00B-009.

PROPERTY ADDRESS: B9 Belmont Avenue a/k/a 9 Belmont Station, Southampton, PA 18966.

JUDGMENT AMOUNT: \$134,392.83.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEAN A. LONG.**

PHELANHALLINANDIAMOND&JONES

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

DOCKET #2017-02154

Deutsche Bank National Trust Company as Trustee for Indymac Indx Mortgage Loan Trust 2006-Ar12, Mortgage Pass-Through Certificates Series 2006-Ar12 v. Vicki M. Cranston owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 546 Zinn Drive, Southampton, PA 18966-3644.

TAX PARCEL #48-12-123.

PROPERTY ADDRESS: 546 Zinn Drive, Southampton, PA 18966-3644.

JUDGMENT AMOUNT: \$405,847.12.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VICKI M. CRANSTON.**

PHELANHALLINANDIAMOND&JONES

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

DOCKET #2018-01759

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

TAX PARCEL #48-019-125.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

WARMINSTER TOWNSHIP

DOCKET #2017-05703

ALL that certain lot of ground with the buildings and improvements, situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks, Pennsylvania, being Lot No. 98, Final Plan of Hartsville Park No. 2, County of Bucks Plan Book 17, page 15.

TAX PARCEL #49-037-272.

PROPERTY ADDRESS: 980 Gorsondrive, Warminster, PA 18974.

IMPROVEMENTS: SINGLE FAMILY, SPLIT LEVEL RESIDENCE, 3 BEDROOMS 1 1/2 BATH. LOT SIZE APPROX. 87 X 135.
SOLD AS THE PROPERTY OF: **LINDA A. HOFFMAN AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.**

LEON P. HALLER, Esquire

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

DOCKET #2018-02100

ALL THAT CERTAIN lots or tracts of land, situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks, and Commonwealth of Pennsylvania, being Lots Nos. 46, 47, 48, and 49 in Block No. 13 upon a certain Plan of Lots of William L. Ferguson recorded in the Office for the Recording of Deeds in and for Bucks County in Plan Book No. 1 Page 191, and more particularly bounded and described, as follows, to wit:

TAX PARCEL #49-018-018.

PROPERTY ADDRESS: 473 3rd Avenue, Warminster, PA 18974.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRIA A. BANKS, JOSEPH E. BANKS.**

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

WARRINGTON TOWNSHIP

DOCKET #2014-04211

ALL THAT CERTAIN PARCEL OF GROUND located in the **TOWNSHIP OF**

WARRINGTON, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #50-041-041.

PROPERTY ADDRESS: 607 Bellflower Boulevard, Warrington, PA 18976.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL HOJLO, MARYALICE HOJLO a/k/a MARY ALICE HOJLO.**

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

DOCKET #2018-01545

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

TAX PARCEL #50-017-009.

PROPERTY ADDRESS: 2491 Orchard Place, Warrington Township, PA 18976.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KATHLEEN M. STANLEY, WOODROW W. STANLEY.**

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

WARWICK TOWNSHIP

DOCKET #2013-06832

ALL THAT CERTAIN UNIT, **TOWNSHIP OF WARWICK**, County of Bucks, Commonwealth of Pennsylvania, being 977 Browning Place in Stover Mill, a Planned Community, as designated on the Declaration Plat of Stover Mill, a Planned Community dated September 21, 1978 and recorded in the Recorder of Deeds Office in and for the County of Bucks in Plan Book 2304, Page 825.

TAX PARCEL #51-014-478.

PROPERTY ADDRESS: 977 Browning Place, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **STEPHANIE ANN ROSSMAN.**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of distribution will be filed by the Sheriff within thirty days

of date of sale and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days thereafter.

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

Aug. 23, 30; Sept. 6

Change of Name

IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2018-04005

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **WILLIAM THOMAS DOLAN, IV** to **WILLIAM THOMAS DOLAN-HARRIS.**

The Court has fixed the 9th day of October, 2018 at 1:00 p.m. in Courtroom No. 330, Bucks County Justice Center, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Sept. 6

IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2016-05088

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

The Court has fixed the 26 day of September, 2018 at 1:00 p.m. in Courtroom No. 330, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Sept. 6

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.

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

Sept. 6

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

Joseph London, Solicitor
510 Lakeside Office Park
Southampton, PA 18966

Sept. 6

WATER SERVICE PROFESSIONALS OF PA, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Gerald L. Bowen, Jr., Solicitor
530 Street Road
P.O. Box 572
Southampton, PA 18966

Sept. 6

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:

3211, LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

Carol B. McCullough, Solicitor
65 W. Street Road
A-204
Warminster, PA 18974

Sept. 6

Corporate Dissolution

Pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended, notice is hereby given that **Peace Valley Winery, Inc.**, is currently in the process of voluntarily dissolving.

Sept. 6

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

ANDERSON, BEVERLY ANN, dec'd.

Late of Washington Crossing, Bucks County, PA.

Executor: **JEFFREY D. ANDERSON**,
31 Timber Knoll Drive, Washington
Crossing, PA 18977.

ARRINGTON, MARIE, dec'd.

Late of Holland, Bucks County, PA.

Executor: **MARK ARRINGTON**, 1655
Fite Terrace, Langhorne, PA 19047.

BILL, CHARLES R. a/k/a **CHARLES R. BILL, JR.**, dec'd.

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

Executrix: **DENISE MARTINDELL**,
4505 Pheasant Run Court, Bethlehem, PA
18020.

BRADLEY, WARREN ROBERT a/k/a
WARREN BRADLEY, SR., dec'd.

Late of Middletown Township, Bucks
County, PA.

- Executrix: **SUSAN GUTHRIE** c/o David R. Bane, Esq., Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.
- Attorney: **DAVID R. BANE**, Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.
- BRYANT, ANNA** a/k/a **ANNA C. BRYANT**, dec'd.
Late of Falls Township, Bucks County, PA.
Executrix: **RITA CHESLEY**, 417 Four Seasons Blvd., Summerville, SC 29486.
- CRANE, JOHN ARTHUR**, dec'd.
Late of Lower Makefield Township, Bucks County, PA.
Executrix: **SUSAN BRIDGET CRANE**, 4 Fayette Drive, Yardley, PA 19067.
- FEENEY, BARBARA A.** a/k/a **BARBARA FEENEY**, dec'd.
Late of the Township of Northampton, Bucks County, PA.
Executor: **MARK FEENEY**, 368 Almshouse Road, Richboro, PA 18954.
Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.
- GOODMAN, SALLY** a/k/a **SALLY B. GOODMAN**, dec'd.
Late of Warrington, Bucks County, PA.
Executors: **JASON GOODMAN** and **ETHAN E. GOODMAN** c/o Richard L. Newman, Esquire, 50 East Court Street, Doylestown, PA 18901.
Attorney: **RICHARD L. NEWMAN**, 50 East Court Street, Doylestown, PA 18901.
- GRAHAM, BARBARA K.**, dec'd.
Late of Nockamixon Township, Bucks County, PA.
Executrix: **SHEILA GRAHAM** c/o Andrew D. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.
Attorney: **ANDREW D. COTLAR**, 23 West Court Street, Doylestown, PA 18901.
- GREENLEAF, HELEN JANE**, dec'd.
Late of the Township of Lower Southampton, Bucks County, PA.
Administratrix: **DEBORA KAUFMANN** 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.
- HERBERT, DEBORAH L.** a/k/a **DEBBI HERBERT**, dec'd.
Late of Lansdale, Bucks County, PA.
Executor: **CHRIS SPINIO**, 1076 Bethlehem Pike, Montgomeryville, PA 18936.
- HERSKOVITZ, ALLEN**, dec'd.
Late of Lower Makefield Township, Bucks County, PA.
Executor: **JON HERSKOVITZ**, 3528 East 140th Place, Thornton, CO 80602.
Attorney: **MICHAEL A. LASHNER**, 12 Terry Drive, Suite 1015, Newtown, PA 18940.
- JURIN, MARGARET W.**, dec'd.
Late of Hilltown Township, Bucks County, PA.
Executrix: **MAUREEN DLUGOSZ**, 1795 Keystone Dr., Hatfield, PA 19440.
- KLINGER, RICHARD D.**, dec'd.
Late of West Rockhill Township, Bucks County, PA.
Administratrix: **LOUISE KLINGER** c/o Mullaney Law Offices, 598 Main Street, P.O. Box 24, Red Hill, PA 18076.
Attorney: **CHRISTOPHER P. MULLANEY**, Mullaney Law Offices, 598 Main Street, P.O. Box 24, Red Hill, PA 18076.
- LOEWY, GABRIEL**, dec'd.
Late of the Township of Wrightstown, Bucks County, PA.
Administratrix: **JILL LOEWY** c/o Alice Hart Hughes, Esq., 27 South State St., Newtown, PA 18940.
Attorney: **ALICE HART HUGHES**, 27 South State St., Newtown, PA 18940.
- McDADE, EDWARD J.**, dec'd.
Late of Lower Makefield Township, Bucks County, PA.
Executrix: **GRACE M. McDADE**, 1251 Yale Dr., Yardley, PA 19067.
- MILLEN, TERRY L.** a/k/a **TERRYMILLEN** and **TERRY LEA MILLEN**, dec'd.
Late of the Township of Springfield, Bucks County, PA.
Executor: **JOSEPH A. MILLEN** c/o Diane K. Foxman, Esq., 890 Ashbourne Way, Schwenksville, PA 19473.

- Attorney: **DIANE K. FOXMAN**, 890 Ashbourne Way, Schwenksville, PA 19473.
- MORGAN, JON B.**, dec'd.
Late of Levittown/Middletown Twp., Bucks County, PA.
Executrix: **MARY ANN MORGAN**, 15 Cable Road, Levittown, PA 19057.
Attorney: **HENRY A. CARPENTER, II**, Makefield Executive Quarters, 301 Oxford Valley Rd., Suite 101B, Yardley, PA 19067.
- OBERNIER, JUDITH A.** a/k/a **JUDITH ANN OBERNIER**, dec'd.
Late of Quakertown Borough, Bucks County, PA.
Executrix: **CONSTANCE L. HUNSCHER**, 407 Hickon Rd., Quakertown, PA 18951.
Attorney: **WENDY J. ASHBY**, Ashby Law Offices, LLC, 314 W. Broad Street, Suite 118, Quakertown, PA 18951.
- PUTNAM, JOSEPH G.**, dec'd.
Late of Yardley Borough, Bucks County, PA.
Executrix: **LINDA L. PUTNAM** c/o Stuckert and Yates, Two N. State Street, Newtown, PA 18940.
Attorney: **JESSICA L. VanderKAM**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.
- RAMINS, RUTH V.**, dec'd.
Late of Warrington Township, Bucks County, PA.
Executor: **TODD G. RAMINS** c/o Sommar, Tracy & Sommar, 210 S. Broad Street, Lansdale, PA 19446.
Attorney: **KEVIN J. SOMMAR**, Sommar, Tracy & Sommar, 210 S. Broad Street, Lansdale, PA 19446.
- ROBERTS, JOHN W.** a/k/a **JOHN ROBERTS**, dec'd.
Late of Levittown, Bucks County, PA.
Executrix: **KAREN M. ARMSTRONG**, 217 Barnsbury Road, Langhorne, PA 19047.
Attorney: **HENRY A. CARPENTER, II**.
- ROMAN, HERIBERTO**, dec'd.
Late of Warminster, Bucks County, PA.
Administratrix: **AIDA MORALES**, 493 Constitutional Dr., Warminster, PA 18974.
- RUTKOWSKI, RUTH E.**, dec'd.
Late of Levittown, Bucks County, PA.
Executrix: **SUSAN RUTKOWSKI**, 24 Silver Birch Lane, Levittown, PA 19055.
Attorney: **MAX RUTKOWSKI**, 4141 Woerner Ave., #3A, Levittown, PA 19057.
- SOUCHAK, HARRY, JR.**, dec'd.
Late of Levittown, Bucks County, PA.
Executrix: **AGNES SHARKEY**, 524 Vikings Lane, Atlantic Beach, FL 32233.
- SWEED, MAE**, dec'd.
Late of Warminster, Bucks County, PA.
Executor: **WILLIAM E. SWEED**, 21 Dorsett Cir., Warminster, PA 18974.
- WEINER, NEIL W.** a/k/a **NEIL WEINER**, dec'd.
Late of Holland, Bucks County, PA.
Co-Administrators: **ALEX BLAISE** and **AUDREY SHAPIRO** c/o Gary A. Zlotnick, Esq., Zarwin Baum DeVito Kaplan Schaer & Toddy, PC, 1818 Market St., 13th Fl., Philadelphia, PA 19103.
Attorney: **GARY A. ZLOTNICK**, Zarwin Baum DeVito Kaplan Schaer & Toddy, PC, 1818 Market St., 13th Fl., Philadelphia, PA 19103.
- WEISSER, SCOTT D.** a/k/a **SCOTT DAVID WEISSER** and **SCOTT WEISSER**, dec'd.
Late of the Township of Northampton, Bucks County, PA.
Executrix: **LAURA ANN WEISSER** c/o Matthew A. Levitsky, Esq., 10 Sentry Parkway, Ste. 200, P.O. Box 3001, Blue Bell, PA 19422.
Attorney: **MATTHEW A. LEVITSKY**, Fox Rothschild, LLP, 10 Sentry Parkway, Ste. 200, P.O. Box 3001, Blue Bell, PA 19422.

Second Publication

- BALAS, GEORGE**, dec'd.
Late of Buckingham Township, Bucks County, PA.
Executrix: **LINDA BALAS**, 3812 Dogwood Lane, P.O. Box 184, Buckingham, PA 18912.
- BARTON, JANET L.**, dec'd.
Late of Levittown, Falls Township, Bucks County, PA.

Administratrix: **JODI M. BARTON** c/o John J. Cook, Jr., Esquire, 312 N. Oxford Valley Road, Fairless Hills, PA 19030.

Attorney: **JOHN J. COOK, JR.**, Jackson, Cook, Caracappa & Scott, P.C., 312 N. Oxford Valley Road, Fairless Hills, PA 19030.

BRETZ, J. ROBERT a/k/a **JOSEPH ROBERT BRETZ**, dec'd.

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

Executrix: **JACQUELINE BRETZ** c/o Paul A. Coghlan, Esq., 437 Rhawn St., Philadelphia, PA 19111.

Attorney: **PAUL A. COGHLAN**, 437 Rhawn St., Philadelphia, PA 19111.

BRIDGE, ROBERT RICHARD, dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **LISA BRIDGE**, 202 E. Court St., Doylestown, PA 18901.

CIMINERA, GREGORY A., D.O., dec'd.

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

Administrator: **NICHOLAS G. CIMINERA** c/o Albert DerMovsesian, Esq., P.O. Box 601, Willow Grove, PA 19090.

Attorney: **ALBERT DerMOVSESIAN**, P.O. Box 601, Willow Grove, PA 19090.

DEITHORN, JOHN A., SR. a/k/a **JOHN DEITHORN**, dec'd.

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

Administratrix: **KATHLEEN DEITHORN**, 168 Simons Dr., Morrisville, PA 19067.

DOLLINGS, PAUL E., dec'd.

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

Executrix: **CYNTHIA D. ROSENBERG** c/o Stuckert and Yates, Two N. State Street, Newtown, PA 18940.

Attorney: **DON F. MARSHALL**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.

FELDSTEIN, JOSHUA, dec'd.

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

Executor: **THEODORE L. FELDSTEIN** a/k/a **THEODORE LEE FELDSTEIN**

c/o Thomas F. J. MacAniff, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

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

FREI, ARLENE M., dec'd.

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

Executor: **STEVEN P. FREI**, 2651 E. Beersville Rd., Bath, PA 18014.

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

GLANZMANN, RAYMOND F., dec'd.

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

Executrix: **ADA D. GLANZMANN** c/o Brian R. Price, Esq., 140 E. Butler Ave., Chalfont, PA 18914.

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

HESS, MARY ANN BOWEN a/k/a **MARY ANN HESS** a/k/a **MARY ANN BOWEN-HESS** a/k/a **MARY ANN BOWEN** a/k/a **MARY ANN VAN BOWEN HESS** and **MARY ANN B. HESS**, dec'd.

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

Executor: **BRIAN R. PRICE**, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

Attorney: **BRIAN R. PRICE**, Semanoff Ormsby & Greenberg, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

JONES, WILLIAM T., dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **DIANNE S. HENWOOD** c/o Laura M. Mercuri, Esq., 104 N. York Road, Hatboro, PA 19040.

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

KAY, DONALD J. a/k/a **DON KAY**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **DONNA L. PRESTON**, 1510 Elizabeth Rd., State College, PA 16801.

KIMMERLE, CLARE M. a/k/a CLARE KIMMERLE, dec'd.

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

Executrix: **JANE A. KELLY** c/o Jane K. Anastasia, Esq., P.O. Box 600, Jamison, PA 18929.

Attorney: **JANE K. ANASTASIA**, P.O. Box 600, Jamison, PA 18929.

KOSTICK, MICHAEL F., dec'd.

Late of Bedminster Township, Bucks County, PA.

Executrix: **ELIZABETH J. KOSTICK** c/o Bruce A. Nicholson, Esquire, 104 N. York Rd., Hatboro, PA 19040.

Attorney: **BRUCE A. NICHOLSON**, 104 North York Road, Hatboro, PA 19040.

MCDONALD, GRACE, dec'd.

Late of Bucks County, PA.

Executor: **GREGORY McDONALD** c/o Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.

Attorney: **GERALD L. BOWEN, JR.**, Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.

McKEON, JOAN a/k/a JOAN K. McKEON, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **JOAN OKULA**, 207 Drake Lane, North Wales, PA 19454.

O'BRIEN, MARTHA D., dec'd.

Late of Bensalem Twp., Bucks County, PA.

Executrix: **VIRGINIA STEINKE**, 576 Madison Ave., Pennel, PA 19047.

Attorney: **PAUL H. YOUNG**, 3554 Hulmeville Rd., Suite 102, Bensalem, PA 19020.

OFFERMANN, FANNIE E., dec'd.

Late of Holland, Bucks County, PA.

Executor: **ALAN OFFERMANN**, 273 Winchester Drive, Horsham, PA 19044.

SENKOW, JOHN a/k/a JOHN S. SENKOW, dec'd.

Late of Sellersville, Bucks County, PA.

Executor: **CHRISTOPHER STEWART** c/o Gardner Law Office, 740 Main Street, Bethlehem, PA 18018.

Attorneys: **GARDNER LAW OFFICE**, 740 Main Street, Bethlehem, PA 18018.

SNYDER, JUDITH S., dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **SUSAN MARKER** c/o Janet E. Amacher, Esquire, 311 N. Summeytown Pike, Ste. 1A, North Wales, PA 19454.

Attorney: **JANET E. AMACHER**.

STATES, LEONARD E., dec'd.

Late of Buckingham Township, Bucks County, PA.

Co-Executors: **LINDA Y. TRIMBER**, 1416 Marielle Dr., Warrington, PA 18976 and **LEONARD JEFFREY STATES**, P.O. Box 13, Pineville, PA 18946.

TRUITT, ROBERT J., dec'd.

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

Executrix: **GERALDINE TRUITT**, 87 Kara Ln., Feasterville, PA 19053.

Attorney: **TARA H. ZANE**, Archer & Greiner, One Centennial Square, Haddonfield, NJ 08033.

WALKO, SHARON MARIE, dec'd.

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

Administratrix: **DEBORAH DUBS**, 43 Tanglewood Road, Levittown, PA 19054.

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

WELSCH, ANITA J., dec'd.

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

Executrix: **LYDIA FRANCESCHINO**, 1070 N. Kimbles Rd., Yardley, PA 19067.

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

ZAKEOSIAN, RONALD L. a/k/a RONALD ZAKEOSIAN and R. L. ZAKEOSIAN, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrix: **TANYA A. Z. SNYDER** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

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

ZALUT, RUTH, dec'd.

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

Executor: **WARREN ZALUT** c/o Adam Cohen, Esq., 86 Buck Rd., Holland, PA 18966.

Attorney: **ADAM COHEN**, Law Offices of Harvey Abramson, P.C., 86 Buck Rd., Holland, PA 18966.

Third and Final Publication

AMES, GERALDINE A., dec'd.

Late of Southampton, Bucks County, PA.
Executrix: **LORRAINE R. SCHINTZ**, 527 South 10th Street, Emmaus, PA 18049.

Attorney: **EDWARD P. SHEETZ**, 5930 Hamilton Boulevard, Suite 106, Allentown, PA 18106.

ANDERSON, ELEANOR OLGA MARIE, dec'd.

Late of East Rockhill Township, Bucks County, PA.

Executrix: **KAREN L. PIERSON**, 201 Mapleflower Road, Glenmoore, PA 19343.

Attorney: **WENDY J. ASHBY**, 314 West Broad Street, Suite 118, Quakertown, PA 18951.

BICKEL, BARRY G., SR., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **KATHERINE L. BICKEL**, 3758 Swetland Drive, Doylestown, PA 18901.

Attorney: **JAMES P. BENSTEAD**, Benstead, Mabon & Mitsch, P.C., 124 East Court Street, Doylestown, PA 18901.

BONSALL, BARBARA H. a/k/a **BARBARA P. BONSALL**, dec'd.

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

Executor: **WILLIAM C. BONSALL** c/o Joel A. Ready, Esq., 8500 Allentown Pike, Ste. 3, Blandon, PA 19510.

Attorney: **JOELA. READY**, Cornerstone Law Firm, LLC, 8500 Allentown Pike, Ste. 3, Blandon, PA 19510.

CAVALLO, JACQUELINE A., dec'd.

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

Executor: **MICHAEL CAVALLO** 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.

COOK, ELIZABETH S. a/k/a **ELIZABETH SHOEMAKER COOK**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Co-Executrices: **RUTH C. BARBER**, 24109 Anns Choice Way, Warminster, PA 18974 and **CAROL C. CURRY**, 721 Harding Dr., Elizabethtown, PA 17022.

De LIMANTOUR, CLARICE B. a/k/a **CLARICE B. LIMANTOUR** a/k/a **CLARICE BARR** **De LIMANTOUR** and **CLARICE De LIMANTOUR**, dec'd.

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

Executor: **JULIO E. LIMANTOUR** c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.

Attorney: **BRADFORD D. WAGNER**, 662 Main Street, Hellertown, PA 18055-1726.

DOYLE, ARTHUR W., JR., dec'd.

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

Co-Executors: **DONNA D. GUSTY** and **RICHARD K. DOYLE** c/o Stuckert and Yates, Two N. State Street, Newtown, PA 18940.

Attorney: **DON F. MARSHALL**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.

FALCIONE, RICHARD J., dec'd.

Late of Holland/Northampton, Bucks County, PA.

Executrix: **BARBARA E. HAAS**, 553 Long Pond Rd., Plymouth, MA 02360.

GLICK, LILLIAN L. a/k/a **LILLIAN LUCILLE GLICK**, dec'd.

Late of Upper Makefield Twp., Bucks County, PA.

Executrix: **SUSAN EVERTS**, 4 Paul Douglas Dr., Newtown, PA 18940.

GLUGSBERGER, ANNE C., dec'd.

Late of Warminster, Bucks County, PA.

Executor: **FRIEDRICH GLUGSBERGER**, 48 Skoures Lane, Newtown, PA 18940.

GOODWIN, ARLINGTON N., dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **RICHARD A. GOODWIN** c/o Donald Williford, Esquire, 114 Radcliffe Street, Bristol, PA 19007.

Attorney: **DONALD WILLIFORD**, 114 Radcliffe Street, P.O. Box 2, Bristol, PA 19007.

GRING, PATRICIA A., dec'd.

Late of Langhorne, Bucks County, PA.

Executrix: **DEBORAH SCHEELER**, 608 Exton Road, Hatboro, PA 19040.

HARDWICK, ETHELYN MAY, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **DAVID R. HARDWICK** c/o Law Office of Cotlar & Cotlar, 23 West Court St., Doylestown, PA 18901.

Attorney: **ANDREW D. COTLAR**, 23 West Court Street, Doylestown, PA 18901.

HICKMAN, THOMAS ELLWOOD, III, dec'd.

Late of Dublin, Bucks County, PA.

Executrix: **DEBORAH J. FARRELL**, 3142 Street Rd., Warrington, PA 18976.

LEVINSON, LEWIS, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **BRUCE LEVINSON**, 2 Fox Ct., Hainesport, NJ 08036.

MORGNANESI, ORLANDO J., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **CECILIA MORGNANESI**, 123 Steeplechase Drive, Doylestown, PA 18901.

Attorney: **JAMES P. BENSTEAD**, Benstead, Mabon & Mitsch, P.C., 124 East Court Street, Doylestown, PA 18901.

MURPHY, LINDA M., dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **SHANNONMARIEFREZZA** c/o Marte and Toadvine, 344 South Bellevue Avenue, Langhorne, PA 19047.

Attorney: **TRACY L. CASSELBROPHY**, 344 South Bellevue Avenue, Langhorne, PA 19047.

O'KEEFE, JAMES E., dec'd.

Late of Middletown Township, Bucks County, PA.

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

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

SHWARTZMAN, STANLEY, dec'd.

Late of Bucks County, PA.

Executor: **STEVEN SHWARTZMAN** c/o Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.

Attorney: **GERALD L. BOWEN, JR.**, Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.

SPARKS, MILDRED B. a/k/a MILDRED BRADY SPARKS, dec'd.

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

Executor: **DONALD SPARKS a/k/a DONALD LEWIS SPARKS** c/o Stuckert and Yates, Two N. State Street, Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.

STACKHOUSE, MARGARET MARY a/k/a MARGARET M. STACKHOUSE, dec'd.

Late of New Britain Township, Bucks County, PA.

Executor: **PATRICK P. NICHOLAS**, 40 Post Run Road, Glenmoore, PA 19343.

THOMAS, JANICE a/k/a JANICE KIM THOMAS, dec'd.

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

Administrator: **JEFFREY C. THOMAS** c/o Kim D. Fetrow, Esq., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2983.

Attorney: **KIM D. FETROW**, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2983.

VILE, LILLIAN D. a/k/a LILLIAN DOROTHY VILE, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **EDWIN S. VILE**, P.O. Box L-365, Langhorne, PA 19047.

WEINTRAUB, WINIFRED JOACHIM a/k/a WINIFRED J. WEINTRAUB, dec'd.

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

Co-Executors: **BRUCE A. WEINTRAUB**, 1723 Hamilton Dr., P.O.

Box 352, Valley Forge, PA 19481 and
GAIL S. PAGE, 410 Irish Meeting House
Rd., Perkasio, PA 18944.

Attorney: **COURTNEY A. WIGGINS**,
Mauger & Meter, 240 King Street, P.O.
Box 698, Pottstown, PA 19464.

The name and address of the entity
owning or interested in said business are
IOI Payroll Services, Inc., 1710 Leer Drive,
Elkhart, IN 46514.

The certificate will be filed on or after
August 13, 2018.

Sept. 6

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:

ANTHONY GRASSO SERVICES with
its principal place of business 958 Rt. 113,
Sellersville, PA 18960.

The name and address of the person
owning or interested in said business are
Edward Anthony Grasso, 958 Rt. 113,
Sellersville, PA 18960.

The certificate will be filed on or after
June 25, 2018.

Sept. 6

Artists Touch Painting with its principal
place of business 1000 Virginia Ave.,
Langhorne, PA 19047.

The name and address of the person
owning or interested in said business are Jesse
Kelly, 1000 Virginia Ave., Langhorne, PA
19047.

The certificate will be filed on or after
June 25, 2018.

Sept. 6

DogHouse Antiques with its principal
place of business 6126 Old York Road, New
Hope, PA 18938.

The name and address of the person
owning or interested in said business are
Linda Kane, 6126 Old York Road, New Hope,
PA 18938.

The certificate will be filed on or after
June 13, 2018.

Sept. 6

IOIPAY with its principal place of
business 3331 Street Road, Suite 145,
Bensalem, PA 19021.

Klazmer-Eiseman Interiors with its
principal place of business 3000 Wistar Court,
Bensalem, PA 19020.

The name and address of the person
owning or interested in said business are
Barbara Klazmer-Eiseman, 3000 Wistar
Court, Bensalem, PA 19020.

The certificate will be filed on or after
August 20, 2018.

Sept. 6

The Landing of Southampton with its
principal place of business 1160 Street Road,
Southampton, PA 18966.

The name and address of the entity owning
or interested in said business are Columbia/
Wegman Southampton, LLC, 1910 Fairview
Ave. E., Ste. 200, Seattle, WA 98102.

Sept. 6

Leading Conflict with its principal
place of business 2795 Township Road,
Riegelsville, PA 18077.

The name and address of the entity
owning or interested in said business are
Kookedu Media, LLC, 2795 Township Road,
Riegelsville, PA 18077.

Fitzpatrick Lentz & Bubba, P.C., Solicitors
4001 Schoolhouse Lane
P.O. Box 219
Center Valley, PA 18034-0219

Sept. 6

Michael Edward's Landscaping with
its principal place of business 3609 Kingston
Way, Bensalem, PA 19020.

The name and address of the person
owning or interested in said business are
Michael Rudd, 3609 Kingston Way, Bensalem,
PA 19020.

The certificate will be filed on or after
June 5, 2018.

Sept. 6

TKVO with its principal place of business
1608 Mayfield Circle, Jamison, PA 18929.

The name and address of the person owning or interested in said business are Timothy M. Kraft, 1608 Mayfield Circle, Jamison, PA 18929.

The certificate will be filed on or after June 28, 2018.

Sept. 6

Union Street with its principal place of business 323 Union Street, Doylestown, PA 18901.

The name and address of the person owning or interested in said business are Charles H. Cathers, Jr., 323 Union Street, Doylestown, PA 18901.

The certificate will be filed on or after June 20, 2018.

Sept. 6

Miscellaneous

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

NO: 2017-06860

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

CIT Bank, N.A., Plaintiff

vs.

Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Phyllis R. Rice, deceased, Defendant(s)

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Phyllis R. Rice, deceased, Defendant(s), whose last known address is 1575 West Street Road, Unit 521, Warminster, PA 18974

Your house (real estate) at: 1575 West Street Road, Unit 521, Warminster, PA 18974, 49-003-007-521, is scheduled to be sold at Sheriff's Sale on November 9, 2018, at 11:00AM, at Bucks County Admin. Bldg., Community Rm., 1st Fl., 55 E. Court St., Doylestown, PA 18901, to enforce the court judgment of \$144,573.25, obtained by CIT Bank, N.A., (the mortgagee) against you.—NOTICE OF OWNER'S RIGHTS—YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE—To prevent this Sheriff's Sale you must take immediate action: 1. The

sale will be cancelled if you pay back to CIT Bank, N.A., the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys' fees due. To find out how much you must pay, you may call 610.278.6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610.278.6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (215)348-6138. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Bucks County Lawyer Referral Service
 135 E. State St.
 P.O. Box 300
 Doylestown, PA 18901
 888.991.9922

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

Christopher A. DeNardo

Kristen D. Little

Kevin S. Frankel

Samantha Gable

Daniel T. Lutz

Leslie J. Rase

Alison Tulio

Stephanie A. Walczak

Katherine M. Wolf

Shapiro & DeNardo, LLC

Attys. for Plaintiff

3600 Horizon Dr.

Ste. 150

King of Prussia, PA 19406

610.278.6800

Sept. 6

COURT OF COMMON PLEAS
 BUCKS COUNTY
 CIVIL ACTION – LAW
 NO. 2018-02401
 NOTICE OF ACTION IN
 MORTGAGE FORECLOSURE

Amerihome Mortgage Company, LLC,
 Plaintiff

vs.

Unknown Surviving Heirs of Michael Martin, Jared Martin, Known Surviving Heir of Michael Martin & Makyla Martin, Known Surviving Heir of Michael Martin, Mortgage and Real Owner, Defendant(s)

TO: **Unknown Surviving Heirs of Michael Martin, Mortgage and Real Owner, Defendant(s), whose last known address is 25 Young Birch Road, Levittown, PA 19057**

This firm is a debt collector and we are attempting to collect a debt owed to our

client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Amerihome Mortgage Company, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Bucks County, PA, docketed to No. 2018-02401, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 25 Young Birch Road, Levittown, PA 19057, whereupon your property will be sold by the Sheriff of Bucks County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Bucks County Bar Assn.

135 E. State St.

P.O. Box 300

Doylestown, PA 18901

215-348-9413/800-273-2929

Michael T. McKeever

KML Law Group, P.C.

Atty. for Plaintiff

Mellon Independence Center

701 Market St.

Ste. 5000

Philadelphia, PA 19106-1532

215.627.1322

Sept. 6