

## Sheriff's Sale

### *First Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, January 8, 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 #2012-04562

All That Certain situate in the **TOWNSHIP OF BENSALEM** in Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #02-048-157.

PROPERTY ADDRESS: 2603 Woodsvie Drive, Bensalem, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HALINA GULL.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-03453

Jpmc Specialty Mortgage LLC f/k/a Wm Specialty Mortgage LLC v. James Walter Scott, III owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 6343 Craig Avenue, Bensalem, PA 19020-2525.

TAX PARCEL #02-053-028.

PROPERTY ADDRESS: 6343 Craig Avenue, Bensalem, PA 19020-2525.

JUDGMENT AMOUNT: \$191,263.52.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES WALTER SCOTT, III.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-03408

Newlands Asset Holding Trust Care of U.S. Bank Trust National Association v.

Stuart Lipschutz, Marta Lipschutz owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 2455 Greenland Court, Bensalem, PA 19020-2206.

TAX PARCEL #02-049-203.

PROPERTY ADDRESS: 2455 Greenland Court, Bensalem, PA 19020-2206.

JUDGMENT AMOUNT: \$158,093.05.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STUART LIPSCHUTZ, MARTA LIPSCHUTZ.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-04130

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

TAX PARCEL #02-097-006.

PROPERTY ADDRESS: 1724 Eagen Court, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MONICA M. RICHARDS, HARRY N. RICHARDS, THE UNITED STATES OF AMERICA.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-04522

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, SITUATE in **BENSALEM TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #02-050-174.

PROPERTY ADDRESS: 6695 Mayflower Drive, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN KOZEL, REBECCA KOZEL.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-01241

All That Certain situate in the **TOWNSHIP OF BENSALEM** in Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #02-011-115.

PROPERTY ADDRESS: 3724 Delancy Drive,  
Bensalem, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD THOMAS LAWLOR, KNOWN SURVIVING HEIR OF REGINA LAWLOR a/k/a JEAN LAWLOR, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF REGINA LAWLOR a/k/a JEAN LAWLOR, DECEASED MORTGAGOR AND REAL OWNER, TIMOTHY J. LAWLOR, SR., KNOWN SURVIVING HEIR OF REGINA LAWLOR a/k/a JEAN LAWLOR, DECEASED MORTGAGOR AND REAL OWNER, DEBRA M. LAPERGOLA, KNOWN SURVIVING HEIR OF REGINA LAWLOR a/k/a JEAN LAWLOR, DECEASED MORTGAGOR AND REAL OWNER.**

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

DOCKET #2015-03559

All That Certain situate in **BENSALEM TOWNSHIP** in Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #02-090-086.

PROPERTY ADDRESS: 3027 Hallowell Court, Bensalem, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN SURVIVING HEIRS OF EVELYN LAZAR.**

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

DOCKET #2015-05394

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

TAX PARCEL #02-050-133.

PROPERTY ADDRESS: 6682 Pickwick Court, Bensalem, PA 19020, **BENSALEM TOWNSHIP.**

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **COURTNEY KIRK, JAMES E. HOLMES.**

**LESLIE J. RASE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## BRISTOL BOROUGH

DOCKET #2009-12066

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

TAX PARCEL #04-006-062.

PROPERTY ADDRESS: 816 Pine Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID SNYDER, JOANN SNYDER.**

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

DOCKET #2014-05757

Wells Fargo Financial Pennsylvania, Inc. v. William Hernandez owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 817 Pine Street, Bristol, PA 19007-3731.

TAX PARCEL #04-007-016.

PROPERTY ADDRESS: 817 Pine Street, Bristol, PA 19007-3731.

JUDGMENT AMOUNT: \$87,140.43.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM HERNANDEZ.**

**PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2015-01216

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

TAX PARCEL #4-9-161.

PROPERTY ADDRESS: 209 Buckley Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **EMELINE BROWN.**

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

DOCKET #2015-02147

All that certain piece or parcel or Tract of land situate **BOROUGH OF BRISTOL**, Bucks

County, Pennsylvania, and being known as 326 Wood Street, Bristol, Pennsylvania 19007.

TAX PARCEL #04-019-055.

PROPERTY ADDRESS: 326 Wood Street, Bristol, Pennsylvania 19007.

JUDGMENT AMOUNT: \$115,066.56.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL JOSEPH NEY, ADMINISTRATOR OF THE ESTATE OF EDWARD V. MATTA, DECEASED MORTGAGOR AND REAL OWNER.**

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

DOCKET #2015-04802

Asset Management Holdings, LLC vs. William G. Kennedy and Michelle Lynn Kennedy, 242 Harrison Street, Bristol, PA 19007-4208, **BRISTOL BOROUGH.**

TAX PARCEL #04-028-142.

PROPERTY ADDRESS: 242 Harrison Street, Bristol, PA 19007-4208.

JUDGMENT AMOUNT: \$17,997.92 plus judgment interest at the legal rate from the date of entry of judgment.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM G. KENNEDY and MICHELLE LYNN KENNEDY.**

**RONALD J. DRESCHER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2015-05893

Tract A: **BRISTOL BOROUGH.**

TAX PARCEL #04-007-27.

PROPERTY ADDRESS: 847 Pine Street, Bristol, PA 19007.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM C. BROWN.**

**LESLIE J. RASE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**BRISTOL TOWNSHIP**

DOCKET #2009-04861

Deutsche Bank National Trust Company, as Trustee for The Certificate Holders of The

First Franklin Mortgage Loan Trust 2006-Ff8, Asset-Backed Certificates, Series 2006-Ff8 v. Chris Page owner(s) of property situate in the BUCKS County, Pennsylvania being 71 Huckleberry Lane, Levittown, PA 19055,

**BRISTOL TOWNSHIP.**

TAX PARCEL #05-048-245.

PROPERTY ADDRESS: 71 Huckleberry Lane, Levittown, PA 19055.

JUDGMENT AMOUNT: \$326,191.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRIS PAGE.**

**PHELAN HALLINAN**

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

DOCKET #2010-02922

Wells Fargo Bank, N.A. v. Kenneth Cottrel, in His Capacity as Heir of Ida Mae Cottrel, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ida Cottrel, Deceased owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 131 Stonybrook Drive a/k/a 131 Stonybrook Drive, Levittown, PA 19055-2207.

TAX PARCEL #05-072-196.

PROPERTY ADDRESS: 131 Stonybrook Drive a/k/a 131 Stonybrook Drive, Levittown, PA 19055-2207.

JUDGMENT AMOUNT: \$175,685.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KENNETH COTTREL, IN HIS CAPACITY AS HEIR OF IDA MAE COTTREL, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IDA COTTREL, DECEASED.**

**PHELAN HALLINAN**

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

DOCKET #2012-00257

All That Certain situate in the **TOWNSHIP OF BRISTOL** in Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #05-038-373.

PROPERTY ADDRESS: 11 Rolling Lane, Levittown, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **OTTO BROWN, MAUREEN BROWN.**

**TERRENCE J. McCABE**, Esquire

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

DOCKET #2012-03866

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements, situate, laying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #05-032-022.

PROPERTY ADDRESS: 19 Peppermint Road, Levittown, PA 19056.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES BERTRAN a/k/a JAMES M. BERTRAN, LETICIA TAYLOR.**

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

DOCKET #2012-05095

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected situate, laying and being at Levittown, located in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-032-048.

PROPERTY ADDRESS: 51 Margin Road, Levittown, PA 19056.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **APRIL HORWATT.**

**MICHAEL T. McKEEVER**, Esquire  
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 #2012-08633

JPMorgan Chase Bank, National Association v. Vincent Romeo owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1108 Tacoma Street, Bristol, PA 19007-3429.

TAX PARCEL #05-065-164.

PROPERTY ADDRESS: 1108 Tacoma Street, Bristol, PA 19007-3429.

JUDGMENT AMOUNT: \$136,347.78.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VINCENT ROMEO.**

**PHELAN HALLINAN**

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

DOCKET #2013-03588

U.S. Bank National Association, as Trustee for Mastr Asset Backed Securities Trust 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1 v. Debra J. Fusco owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, BUCKS County, Pennsylvania, being 37 Orchard Lane, Levittown, PA 19055-1528.

TAX PARCEL #05-043-178.

PROPERTY ADDRESS: 37 Orchard Lane, Levittown, PA 19055-1528.

JUDGMENT AMOUNT: \$151,064.74.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEBRA J. FUSCO.**

**PHELAN HALLINAN**

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

DOCKET #2013-05153

Newlands Asset Holding Trust v. Scott L. Davis a/k/a Scott Lee Davis owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 718 Fourth Ave., Croydon, PA 19021-6612.

TAX PARCEL #05-007-203-001.

PROPERTY ADDRESS: 718 Fourth Ave., Croydon, PA 19021-6612.

JUDGMENT AMOUNT: \$211,778.55.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **SCOTT L.  
DAVIS a/k/a SCOTT LEE DAVIS.**

**PHELAN HALLINAN**

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

DOCKET #2014-01393

ALL THAT CERTAIN LOT OR PIECE OF  
GROUND WITH THE BUILDING AND  
IMPROVEMENTS THEREON ERECTED,  
SITUATE IN THE **TOWNSHIP OF  
BRISTOL**, COUNTY OF BUCKS, PA.

TAX PARCEL #05-026-275.

PROPERTY ADDRESS: 1003 Laings Avenue,  
Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOME.

SOLD AS THE PROPERTY OF: **JEREMY  
D. CHACON, AMY M. LUCAS.**

**MICHAEL J. SHAVEL**, Esquire

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

DOCKET #2014-03054

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

TAX PARCEL #05-013-249.

PROPERTY ADDRESS: 201 Elm Avenue,  
Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT  
F. SCOTT, JR. AS EXECUTOR OF THE  
ESTATE OF ISABELLE M. SCOTT.**

**MICHAEL T. McKEEVER**, Esquire

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

DOCKET #2014-03631

ALL THAT CERTAIN lots or pieces of land  
situate in the **TOWNSHIP OF BRISTOL**,  
County of Bucks and Commonwealth of  
Pennsylvania.

TAX PARCEL #05-026-377.

PROPERTY ADDRESS: 714 Newport Road,  
Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KIMBERLY  
EIS, SHMUEL EIS.**

**MICHAEL T. McKEEVER**, Esquire

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

DOCKET #2014-04041

ALL THAT CERTAIN lot, piece or parcel of  
land, with the buildings and improvements  
thereon erected, Situate, lying and being at  
Levittown, **BRISTOL TOWNSHIP**, Bucks  
County, Commonwealth of Pennsylvania,  
known and designated as Lot No. 7893  
on a certain map entitled 'Subdivision  
Map, Blue Ridge, Levittown, Section 45,  
situated in Bristol Township, Bucks County,  
Pennsylvania, owned by Levitt and Sons,  
Incorporated, dated July 1953, survey and  
map by C.A. Monroe, P.E. and L.S.', recorded  
on August 14, 1953, at Doylestown in the  
Office of the Recording of Deeds in and for  
the County of Bucks, in Plan Book 7, Page  
6, and which lot is more particularly bounded  
and described according to a survey thereof by  
C.A. Monroe, P.E. and L.S., dated February  
18, 1954.

Being known as 6 Butternut Road, Levittown,  
PA 19057.

Being the same property acquired by the  
Grantor pursuant to the provisions of the  
National Housing Act, as amended (12 USC  
1701 et seq.) and the Department of Housing  
and Urban Development Act (42 U.S.C.  
3531).

TAX PARCEL #05-036-157.

PROPERTY ADDRESS: 6 Butternut Road,  
Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **KIM A.  
MOYER, KARL J. BALDACCI.**

**MARTHA E. VON ROSENTIEL**, Esquire

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

DOCKET #2014-05337

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

TAX PARCEL #5-71-271.

PROPERTY ADDRESS: 71 Jonquil Lane,  
Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **KAREN  
SCHOENER.**

**ROBERT W. WILLIAMS**, Esquire

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

## DOCKET #2014-05700

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

TAX PARCEL #05-032-051.

PROPERTY ADDRESS: 41 Margin Road, Levittown, PA 19056.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES A. LABOR, TARA M. LABOR.**

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

and recorded in the Office of the Recorder of Deeds in and for the County of Bucks at Doylestown, Pennsylvania in Plan Book 300 page 7 as follows, to wit:

TAX PARCEL #05-054-025.

PROPERTY ADDRESS: 804 Logan Avenue, Croydon, PA 19021.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROGER B. DEGUZMAN a/k/a ROGER B. DeGUZMAN, DALIA DEGUZMAN a/k/a DALIA DeGUZMAN.**

**LESLIE J. RASE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2014-08185

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

TAX PARCEL #05-011-089.

PROPERTY ADDRESS: 710 Cedar Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD D. LEFTWICH, PATRICIA LEFTWICH.**

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

## DOCKET #2015-00810

ALL THAT CERTAIN LOT PIECE OR PARCEL OF LAND SITUATED IN LEVITTOWN, **BRISTOL TOWNSHIP**, COMMONWEALTH OF PENNSYLVANIA, DESIGNATED AS LOT NO. 3465-R ON A CERTAIN MAP ENTITLED "SUBDIVISION MAP, MILL CREEK FALLS," SECTION 51, OWNED BY LEVIT AND SONS INCORPORATED, DATED JANUARY 7, 1954, AT DOYLESTOWN IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF BUCKS, IN PLAN BOOK 7, PAGE 37.

TAX PARCEL #05-021-531.

PROPERTY ADDRESS: 31 Mintleaf Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **JOSEPH A. OBERLANDER, BARBARA E. OBERLANDER.**

**LAUREN B. KARL**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2014-08275

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

TAX PARCEL #5-25-82-1218.

PROPERTY ADDRESS: 221 Devon Way, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DOUGLAS G. POTTS.**

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

## DOCKET #2015-01401

ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATED IN THE **TOWNSHIP OF BRISTOL** located in the Township of Bristol, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL # 05-008-166.

PROPERTY ADDRESS: 517 Sycamore Avenue, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

## DOCKET #2014-08630

ALL THAT CERTAIN lot or piece of land, SITUATE in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, described according to a Subdivision Plan made for A.V. Construction Inc., by Joseph H. Mixner, Civil Engineer dated 10/1/1999, last revised 2/22/2000



SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS OF DOROTHY HOFFNER DECEASED, DOREEN HOFFNER SOLELY IN HER CAPACITY AS HEIR OF DOROTHY HOFFNER DECEASED.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-02055

ALL THAT CERTAIN OR PIECE OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE **TOWNSHIP OF BRISTOL**, IN THE COUNTY OF BUCKS, AND THE COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A "FINAL PLAN OF COMET CORPORATION," DATED OCTOBER 20, 1971, BY ARTHUR G. ANTHONY, P.E. AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AN FOR BUCKS COUNTY, AT DOYLESTOWN, PENNSYLVANIA, IN PLAN BOOK #97, PAGE 8, AS FOLLOWS, TO WIT:

TAX PARCEL #5-12-357-1.

PROPERTY ADDRESS: 1522 State Road, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PAUL FARISS, JUNE FARISS.**

**POWERS, KIRN & ASSOCIATES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-02507

Wells Fargo Bank, NA s/b/m to Wells Fargo Home Mortgage, Inc. v. Patricia E. Weis a/k/a Patricia Ellen Weis Wilkins, Tyrell D. Wilkins a/k/a Tyrell Duane Wilkins owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 50 Indian Creek Entry, Levittown, PA 19057-2746.

TAX PARCEL #05-033-528.

PROPERTY ADDRESS: 50 Indian Creek Entry, Levittown, PA 19057-2746.

JUDGMENT AMOUNT: \$128,612.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICIA E. WEIS a/k/a PATRICIA ELLEN WEIS**

**WILKINS, TYRELL D. WILKINS a/k/a TYRELL DUANE WILKINS.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-03659

All that certain lot, piece or parcel of land, with the building and Improvements thereon erected, situate, lying and being at Levittown, In the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, known and designated as Lot 1493-R on Subdivision Map of "Appletree Hill" Levittown, Section 26 filed In the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on 07/17/1953, In Plan Book 6 page 45, as follows to wit;

TAX PARCEL #05-039-484.

PROPERTY ADDRESS: 27 Ailanthus Lane, Levittown, PA 19055.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STANLEY C. GETZ, SANDRA A. GETZ.**

**LESLIE J. RASE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-04110

Wells Fargo Bank, N.A. v. James J. Pavlak, Tina M. Pavlak owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 16 Plumbridge Drive, Levittown, PA 19056-3512.

TAX PARCEL #05-021-300.

PROPERTY ADDRESS: 16 Plumbridge Drive, Levittown, PA 19056-3512.

JUDGMENT AMOUNT: \$212,443.69.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES J. PAVLAK, TINA M. PAVLAK.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-04177

Wells Fargo Bank, N.A. v. Patrick S. Moffit, Jr., Dawn M. Moffit owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 33 Copper Beech Lane, Levittown, PA 19055-1629.

TAX PARCEL #05-050-119.

PROPERTY ADDRESS: 33 Copper Beech Lane, Levittown, PA 19055-1629.

JUDGMENT AMOUNT: \$91,257.61.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICK S. MOFFIT, JR., DAWN M. MOFFIT.**

**PHELAN HALLINAN**

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

DOCKET #2015-04519

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

TAX PARCEL #5-26-3.

PROPERTY ADDRESS: 1211 Newport Road, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT W. MARION, JACKIE L. MARION.**

**ROBERT W. WILLIAMS**, Esquire

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

DOCKET #2015-04554

All That Certain situate in **BRISTOL TOWNSHIP** in Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #05-026-306.

PROPERTY ADDRESS: 907 Arthur Avenue, Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CATHERINE STINSON.**

**TERRENCE J. McCABE**, Esquire

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

DOCKET #2015-05127

ALL THAT CERTAIN piece, parcel or tract of land, known as Lot 71 as laid out on a Plan of "College Park Addition", Situate In the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, bounded and described according to a Survey and Plan by Tri-State Engineers and Land Surveyors, Inc., 530 Street Road, Southampton, PA.

TAX PARCEL #05-011-450-001.

PROPERTY ADDRESS: 705 Shadyside Avenue, Croydon, PA 19021.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID REVERE.**

**LESLIE J. RASE**, Esquire

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

DOCKET #2015-05664

Wells Fargo Bank, NA v. Antonio Ruiz Zamudio, Antonio Ruiz, Estela Ruiz owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 12 Maroon Road, Levittown, PA 19056-3605.

TAX PARCEL #05-021-358.

PROPERTY ADDRESS: 12 Maroon Road, Levittown, PA 19056-3605.

JUDGMENT AMOUNT: \$198,062.35.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANTONIO RUIZ ZAMUDIO, ANTONIO RUIZ, ESTELA RUIZ.**

**PHELAN HALLINAN**

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

#### BUCKINGHAM TOWNSHIP

DOCKET #2010-08765

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. 178, as shown on a plan entitled "Record Plan—Phase 1, Arbor Point," sheets 1 through 16 of 16, prepared by Eastern States Engineering, Inc., Huntingdon Valley Pennsylvania, 19006, dated January 14, 1999, last revised October 24, 2002 and recorded on January 23, 2003 in Plan Book No. 312, Page 24.

TAX PARCEL #06-70-122.

PROPERTY ADDRESS: 2404 Dorchester Street West, Furlong, PA 18925.

IMPROVEMENTS: A TWO STORY DWELLING APPROXIMATELY 24X106' WITH APPROX. 3 ROOM 2.5 BATH AND FULL BASEMENT.

SOLD AS THE PROPERTY OF: **ADRIANA MERINO a/k/a ADRIANA MERINO MASSACCESI a/k/a ADRIANA A. MERINO a/k/a ADRIANA A. MERINO MASSACCESI, GERARDO MASSACCESI.**

**RICHARD M. SQUIRE**, Esquire

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



## DOCKET #2014-03265

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

TAX PARCEL #06-063-117.

PROPERTY ADDRESS: 4173 Sir Andrew Court, Doylestown, PA 18902.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **STEPHANIE SHAAT, AHMED SHAAT.**

**ANDREW J. MARLEY**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**DOYLESTOWN TOWNSHIP**

## DOCKET #2015-03270

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

TAX PARCEL #09-030-084.

PROPERTY ADDRESS: 73 Constitution Avenue, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **KAREN S. DOLLAR.**

**MARK J. UDREN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2015-04109

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

TAX PARCEL #12-024-006.

PROPERTY ADDRESS: 1341 Willow Drive, Perkasi, PA 18944.

IMPROVEMENTS: A DETACHED, TWO STORY SINGLE FAMILY RESIDENTIAL DWELLING APPROXIMATELY 81X158' WITH APPROX. 4 BEDROOMS AND 2.5 BATHS.

SOLD AS THE PROPERTY OF: **ANGEL R. BRECHBILL a/k/a ANGEL BRECHBILL, JASON T. BRECHBILL a/k/a JASON BRECHBILL.**

**M. TROY FREEDMAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2015-04608

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

TAX PARCEL #9-20-119.

PROPERTY ADDRESS: 801 Eagle Lane, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD A. ROSEN, LINDA D. ROSEN.**

**ROBERT W. WILLIAMS**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**FALLS TOWNSHIP**

## DOCKET #2009-09030

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

TAX PARCEL #13-002-164.

PROPERTY ADDRESS: 229 Wyandotte Road, Fairless Hills, PA 19030.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRIAN PIUMA, NIKKI PIUMA.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2014-06529

Wilmington Trust National Association, as Successor Trustee to Citibank, N.A., as Trustee for The Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-He2 v. Hazen Schulz, Maureen Schulz owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 408 South Queen Anne Drive, Fairless Hills, PA 19030-3007.

TAX PARCEL #13-015-252.

PROPERTY ADDRESS: 408 South Queen Anne Drive, Fairless Hills, PA 19030-3007.

JUDGMENT AMOUNT: \$257,084.67.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HAZEN SCHULZ, MAUREEN SCHULZ.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2015-04903

ALL THAT CERTAIN LOT OR 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 #3591 ON A CERTAIN MAP ENTITLED SUBDIVISION MAP OF THORNBRIDGE, LEVITTOWN, SECTION 17, SITUATED IN FALLS TOWNSHIP DATED AUGUST 1952 SURVEY AND MAP BY C.A. MONROE, P.E. & L.S. RECORDED ON OCTOBER 20, 1952 AT DOYLESTOWN IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF BUCKS IN PLAN BOOK 5 PAGE 50 AND WHICH LOTS IS MORE PARTICULARLY BOUNDED AND DESCRIBED ACCORDING TO A SURVEY THEREOF BY C.A. MONROE, P.E. & L.S. DATED JANUARY 9, 1953.

TAX PARCEL #13-023-221.

PROPERTY ADDRESS: 56 Tapered Oak Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **EDWARD D. THOMPSON**.

**LAUREN B. KARL**, Esquire

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

## DOCKET #2015-05071

Wells Fargo Bank, NA v. Dawn Robinson, Raymond Robinson owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 57 Bald Cypress Lane, Levittown, PA 19054-2801.

TAX PARCEL #13-022-366.

PROPERTY ADDRESS: 57 Bald Cypress Lane, Levittown, PA 19054-2801.

JUDGMENT AMOUNT: \$259,746.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAWN ROBINSON, RAYMOND ROBINSON**.

**PHELAN HALLINAN**

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

## DOCKET #2015-05075

Wells Fargo Bank, N.A. v. Ryan Tarity, Lisa Tarity owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 17 Tulip Lane, Levittown, PA 19054-2219.

TAX PARCEL #13-023-093.

PROPERTY ADDRESS: 17 Tulip Lane, Levittown, PA 19054-2219.

JUDGMENT AMOUNT: \$189,243.75.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RYAN TARTITY, LISA TARTITY**.

**PHELAN HALLINAN**

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

## DOCKET #2015-05400

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R8 v. Richard T. Urban, Lisa A. Urban owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 310 Austin Drive, Fairless Hills, PA 19030-2217.

TAX PARCEL #13-004-280.

PROPERTY ADDRESS: 310 Austin Drive, Fairless Hills, PA 19030-2217.

JUDGMENT AMOUNT: \$163,449.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD T. URBAN, LISA A. URBAN**.

**PHELAN HALLINAN**

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

## DOCKET #2015-05457

Lsf9 Master Participation Trust v. Lorraine Krebs a/k/a Lorraine Stevenson, Douglas G. Stevenson a/k/a Douglas Stevenson owner(s) of property situate in the BUCKS County, Pennsylvania, being 15 Tapered Oak Lane, Levittown, PA 19054-2223, **FALLS TOWNSHIP**.

TAX PARCEL #13-023-184.

PROPERTY ADDRESS: 15 Tapered Oak Lane, Levittown, PA 19054-2223.

JUDGMENT AMOUNT: \$266,509.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LORRAINE KREBS a/k/a LORRAINE STEVENSON, DOUGLAS G. STEVENSON a/k/a DOUGLAS STEVENSON**.

**PHELAN HALLINAN**

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

**HAYCOCK TOWNSHIP**

DOCKET #2014-01146  
 ALL THAT CERTAIN LOT OF LAND  
 SITUATE IN **TOWNSHIP OF HAYCOCK**,  
 BUCKS COUNTY, PENNSYLVANIA:  
 TAX PARCEL #14-5-2-6.  
 PROPERTY ADDRESS: 1307 Woodcock  
 Lane, Kintnersville, PA 18930.  
 IMPROVEMENTS: RESIDENTIAL HOUSE  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **DELFINA**  
**CABALLERO, ISAURO GUZMAN.**  
**MARK J. UDREN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

**HILLTOWN TOWNSHIP**

DOCKET #2014-05976  
 ALL THAT CERTAIN lot or piece of  
 ground situate, located in the **TOWNSHIP**  
**OF HILLTOWN**, County of Bucks and  
 Commonwealth of Pennsylvania.  
 TAX PARCEL #15-034-021.  
 PROPERTY ADDRESS: 1820 Hilltown Pike,  
 Hilltown, PA 18927.  
 IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **CAROLINE**  
**H. BARANOWSKI, GREGORY A.**  
**ORTMAN**  
**MICHAEL T. McKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

**DOCKET #2014-07876**

ALL THAT CERTAIN tract of land situate in  
 the **TOWNSHIP OF HILLTOWN**, County of  
 Bucks and Commonwealth of Pennsylvania,  
 bounded and described as follows, to wit.  
 PROPERTY OF: Roger K. Carman a/k/a  
 Roger Carman.  
 ALL of the right, title, interest and claim of:  
 Roger K. Carman a/k/a Roger Carman of in  
 and to: 607 Schwenkmill Road, Perkasio.  
 TAX PARCEL #15-017-040.  
 PROPERTY ADDRESS: 607 Schwenkmill  
 Road, Perkasio.  
 JUDGMENT AMOUNT: \$337,972.18.  
 IMPROVEMENTS: RESIDENTIAL  
 RANCH AND RESIDENTIAL VACANT  
 RESIDENTIAL 1/2 ACRE- 1 ACRE.

SOLD AS THE PROPERTY OF: **ROGER K.**  
**CARMAN a/k/a ROGER CARMAN.**  
**RICHARD J. NALBANDIAN, III**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

**LOWER MAKEFIELD TOWNSHIP**

DOCKET #2014-07704  
 ALL THAT CERTAIN lot or piece of ground,  
 with the buildings and improvements thereon  
 erected, situate in the **TOWNSHIP OF**  
**LOWER MAKEFIELD**, County of Bucks  
 and Commonwealth of Pennsylvania.  
 TAX PARCEL #20-045-034.  
 PROPERTY ADDRESS: 557 Scattergood  
 Court, Morrisville, PA 19067.  
 IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **JUDI**  
**GIDNER.**  
**MICHAEL T. McKEEVER**, Esquire  
 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**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

**LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2015-05120  
 Wells Fargo Bank, N.A. v. Edward F. Kelly, Jr.  
 owner(s) of property situate in the **LOWER**  
**SOUTHAMPTON TOWNSHIP**, BUCKS  
 County, Pennsylvania, being 115 Waycross  
 Ave. a/k/a 115 Waycross Avenue a/k/a 115  
 Waycross St., Feasterville Trevose, PA 19053-  
 5966.

TAX PARCEL #21-002-090.

PROPERTY ADDRESS: 115 Waycross Ave. a/k/a 115 Waycross Avenue a/k/a 115 Waycross St., Feasterville Trevose, PA 19053-5966.

JUDGMENT AMOUNT: \$259,997.22.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EDWARD F. KELLY, JR.**

**PHELAH HALLINAN**

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

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**MIDDLETOWN TOWNSHIP**

DOCKET #2012-05900

Deutsche Bank Trust Company Americas as Trustee, Series 2006-QS17 v. Frank J. Engelmann, Elaine P. Engelmann owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania being 81 Curry Hill Road, Levittown, PA 19057-1722.

TAX PARCEL #22-62-80.

PROPERTY ADDRESS: 81 Curry Hill Road, Levittown, PA 19057-1722.

JUDGMENT AMOUNT: \$225,483.03.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRANK J. ENGELMANN, ELAINE P. ENGELMANN.**

**PHELAN HALLINAN**

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

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DOCKET #2012-07842

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

ALL THAT CERTAIN Lot or piece of land, with the buildings and improvements thereon erected, Situate in the Township of Middletown, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a "Subdivision Map of Forsythia Gate," Section 74, made by C.A. Monroe, P.E. & L.S., in and for the County of Bucks, at Doylestown, Pa. in Plan Book 14 page 34, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Falcon Road (50 feet wide) at the

Northeasterly corner of Lot NO. 856-C on said Plan; thence extending from said beginning point along the arc of a circle, curving to the left, having a radius of 300 feet and the arc distance of 91 feet to a point; thence extending along the Southeasterly line of Lot NO. 854-C on said plan, North 83 degrees 56 minutes 58 seconds East 138.22 feet to a point; thence extending along the Northeasterly line of Lot NO. 863-C on said plan, South 11 degrees 47 minutes 16 seconds East 58.04 feet to a point; thence extending along the Southeasterly line of Lot No. 862-C on said plan, South 21 degrees 38 minutes 33 seconds West 78.79 feet to a point; thence extending along the Northeasterly line of Lot NO. 856-C on said plan, North 78 degrees 40 minutes 15 seconds West 126.90 feet to the first mentioned point and place of beginning.

BEING Lot No. 855-C on the above mentioned Plan.

BEING more fully described in a Deed dated January 20, 2010, among the land records of the County and State set forth above, as Instrument Number 2010035984.

TAX PARCEL #22-050-420.

PROPERTY ADDRESS: 24 Falcon Road, Levittown, PA 19056.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **TYRONDA MAJORS, DWAYNE MAJORS.**

**KIMBERLY A. BONNER**, Esquire

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

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DOCKET #2013-01449

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania and being known as 112 Heartwood Road, Levittown, Pennsylvania 19056-1106.

TAX PARCEL #22-47-59.

PROPERTY ADDRESS: 112 Heartwood Road, Levittown, Pennsylvania 19056-1106.

JUDGMENT AMOUNT: \$51,540.58.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANNY J. GREEN.**

**TERRENCE J. McCABE**, Esquire

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

## DOCKET #2014-05279

Bank of America, N.A. v. Joseph M. Cummings owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania being 35 Crystal Place, Levittown, PA 19057-1413.  
TAX PARCEL #22-055-102.  
PROPERTY ADDRESS: 35 Crystal Place, Levittown, PA 19057-1413.  
JUDGMENT AMOUNT: \$255,075.16.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **JOSEPH M. CUMMINGS.**  
**PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2015-01644

OCWEN Loan Servicing, LLC v. Sharon M. Marseglia owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania being 48 Tanglewood Drive, Langhorne, PA 19047-5729.  
TAX PARCEL #22-058-055.  
PROPERTY ADDRESS: 48 Tanglewood Drive, Langhorne, PA 19047-5729.  
JUDGMENT AMOUNT: \$167,906.53.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **SHARON M. MARSEGLIA.**  
**PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2015-05119

Wells Fargo Bank, N.A. v. John M. Lackey, Nicole E. Lackey owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 473 Forrest Avenue, Langhorne, PA 19047-2040.  
TAX PARCEL #22-009-030-001.  
PROPERTY ADDRESS: 473 Forrest Avenue, Langhorne, PA 19047-2040.  
JUDGMENT AMOUNT: \$276,468.10.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **JOHN M. LACKEY, NICOLE E. LACKEY.**  
**PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**MORRISVILLE BOROUGH**

## DOCKET #2011-01606

ALL that certain parcel of land lying and being situate in the **BOROUGH OF MORRISVILLE**, County of Bucks and Commonwealth of Pennsylvania, bounded and described as follows:  
BEING more fully described in a Deed dated February 9, 2009, among the land records of the County and State set forth above, in Deed Volume 6050, Page 922.  
TAX PARCEL #24-004-677.  
PROPERTY ADDRESS: 622 Barclay Ave., Morrisville, PA 19067.  
IMPROVEMENTS: SINGLE FAMILY DWELLING.  
SOLD AS THE PROPERTY OF: **JAMES WILLIAMS.**  
**KIMBERLY A. BONNER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2013-06894

Wells Fargo Bank, N.A. v. Nadiia Kuzmenko, Mykhaylo Kuzmenko owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania being 111 West Maple Avenue, Morrisville, PA 19067-6644.  
TAX PARCEL #24-008-177.  
PROPERTY ADDRESS: 111 West Maple Avenue, Morrisville, PA 19067-6644.  
JUDGMENT AMOUNT: \$179,928.38.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **NADIIA KUZMENKO, MYKHAYLO KUZMENKO.**  
**PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**NEW BRITAIN BOROUGH**

## DOCKET #2013-06989

JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation s/b/m to Chase Mortgage Company v. Dennis H. Grasmeder, Amy K. Courchain owner(s) of property situate in the **NEW BRITAIN BOROUGH**, BUCKS County, Pennsylvania being 66 Vine Street, New Britain, PA 18901-5252.  
TAX PARCEL #25-006-028.

PROPERTY ADDRESS: 66 Vine Street, New Britain, PA 18901-5252.  
 JUDGMENT AMOUNT: \$121,281.42.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **DENNIS H. GRASMEDER, AMY K. COURCHAIN. PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2014-02232  
 ALL THAT CERTAIN LOT OF LAND SITUATE IN **NEW BRITAIN BOROUGH**, BUCKS COUNTY, PENNSYLVANIA.  
 TAX PARCEL #25-7-50.  
 PROPERTY ADDRESS: 76 Cedar Drive, Doylestown, PA 18901.  
 IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
 SOLD AS THE PROPERTY OF: **AMY D. SCHUMACHER, GLENN J. SCHUMACHER.**  
**MARK J. UDREN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

#### NEWTOWN TOWNSHIP

DOCKET #2012-05761  
 ALL THOSE CERTAIN lots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the **TOWNSHIP OF NEWTOWN**, County of Bucks, Commonwealth of Pennsylvania.  
 TAX PARCEL #29-023-102.  
 PROPERTY ADDRESS: 175 Crittenden Drive, Newtown, PA 18940.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **GERALD W. GIBBS, CARRIE A. GIBBS.**  
**GREGORY JAVARDIAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2013-05589  
 Deutsche Bank Trust Company Americas as Trustee for Rali 2007-QS4 v. Charles J. Thompson owner(s) of property situate in **NEWTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 62 King Charles Lane, Newtown, PA 18940-2312.  
 TAX PARCEL #29-035-034.  
 PROPERTY ADDRESS: 62 King Charles Lane, Newtown, PA 18940-2312.

JUDGMENT AMOUNT: \$261,175.35.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **CHARLES J. THOMPSON.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2014-08491  
 ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF NEWTOWN**, County of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #29-040-004.  
 PROPERTY ADDRESS: 4 Spruce Court, Newtown, PA 18940.  
 IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **NATALY KONDRATUK.**  
**MICHAEL T. McKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

#### NORTHAMPTON TOWNSHIP

DOCKET #2014-05935  
 Wells Fargo Financial Pennsylvania, Inc. v. Dorothy G. Beverley a/k/a Dorothy G. Beverly owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania being 7 Charlotte Drive, Churchville, PA 18966-1301.  
 TAX PARCEL #31-016-195.  
 PROPERTY ADDRESS: 7 Charlotte Drive, Churchville, PA 18966-1301.  
 JUDGMENT AMOUNT: \$572,566.00.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **DOROTHY G. BEVERLEY a/k/a DOROTHY G. BEVERLY.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2015-01580  
 ALL THAT CERTAIN lot or piece of ground situate in **NORTHAMPTON TOWNSHIP**, County of Bucks, Pennsylvania, described according to a Survey and Plan made of Churchville Manor by Edward Pickering, 3rd, of Pickering, Corts and Summerson,



Civil Engineers and Surveyors, Langhorne, Pennsylvania, on July 22, 1955, as follows, to wit:

TAX PARCEL #31-016-041.

PROPERTY ADDRESS: 835 Bristol Road f/k/a 12 Bristol Road, Churchville, PA 18966. IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRED W. BRUESTLE, RUTH A. BRUESTLE.**

**LESLIE J. RASE**, Esquire

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

DOCKET #2015-05746

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, Commonwealth of Pennsylvania, bounded and described according to a Final Major Subdivision Plan of "Hidden Cove Estates" made by Andersen Engineering Associates, dated 4/1/86 last revised 9/19/86 and recorded 9/30/86 in Plan Book 235 page 47 as follows, to wit:

TAX PARCEL #31-022-061.

PROPERTY ADDRESS: 95 Hidden Cove Drive, Southampton, PA 18966.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MAKSIM LIBERMAN, VICTORIA ROSSIHINA.**

**LESLIE J. RASE**, Esquire

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

#### **PERKASIE BOROUGH**

DOCKET #2013-03742

BAYVIEW LOAN SERVICING, LLC v. Vickie Diane Smith, Beverly Smith a/k/a Beverly R. Smith, James H. Smith a/k/a James Smith owner(s) of property situate in the **PERKASIE BOROUGH**, BUCKS County, Pennsylvania being 411 Race Street, Perkasio, PA 18944-1442.

TAX PARCEL #33-005-627.

PROPERTY ADDRESS: 411 Race Street, Perkasio, PA 18944-1442.

JUDGMENT AMOUNT: \$178,044.19.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VICKIE DIANE SMITH, BEVERLY SMITH a/k/a**

**BEVERLY R. SMITH, JAMES H. SMITH a/k/a JAMES SMITH.**

**PHELAN HALLINAN**

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

DOCKET #2015-05185

Wells Fargo Bank, NA v. Thomas J. Grant, Stacey G. Grant owner(s) of property situate in the **PERKASIE BOROUGH**, BUCKS County, Pennsylvania being 416 South 5th Street a/k/a 416 South Fifth Street, Perkasio, PA 18944-1002.

TAX PARCEL #33-004-059.

PROPERTY ADDRESS: 416 South 5th Street a/k/a 416 South Fifth Street, Perkasio, PA 18944-1002.

JUDGMENT AMOUNT: \$287,217.45.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS J. GRANT, STACEY G. GRANT.**

**PHELAN HALLINAN**

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

#### **PLUMSTEAD TOWNSHIP**

DOCKET #2015-05403

Wells Fargo Bank, NA v. Michelle L. Urban, Francis R. Urban owner(s) of property situate in the **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania being 3784 William Daves Road Unit #7, Doylestown, PA 18902-9734.

TAX PARCEL #34-008-451.

PROPERTY ADDRESS: 3784 William Daves Road Unit #7, Doylestown, PA 18902-9734.

JUDGMENT AMOUNT: \$274,204.76.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHELLE L. URBAN, FRANCIS R. URBAN.**

**PHELAN HALLINAN**

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

#### **QUAKERTOWN BOROUGH**

DOCKET #2015-00583

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

TAX PARCEL #35-6-50-6.

PROPERTY ADDRESS: 4 Congress Court,  
Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **LINDA M.  
McKEEVER.**

**ROBERT W. WILLIAMS**, Esquire

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

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DOCKET #2015-00622

Wells Fargo Bank, NA v. Leonard W.  
Spearing, Leonard M. Spearing owner(s) of  
property situate in the **QUAKERTOWN  
BOROUGH**, BUCKS County, Pennsylvania  
being 61 Braithwaite Lane, Quakertown, PA  
18951-1004.

TAX PARCEL #35-002-252.

PROPERTY ADDRESS: 61 Braithwaite  
Lane, Quakertown, PA 18951-1004.

JUDGMENT AMOUNT: \$123,327.97.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **LEONARD  
W. SPEARING, LEONARD M.  
SPEARING.**

**PHELAN HALLINAN**

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

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**RICHLAND TOWNSHIP**

DOCKET #2014-06053

Matrix Financial Services Corporation v. Troy  
A. Fratrik owner(s) of property situate in the  
**RICHLAND TOWNSHIP**, BUCKS County,  
Pennsylvania being 1475 California Road,  
Quakertown, PA 18951-4525.

TAX PARCEL #36-009-154.

PROPERTY ADDRESS: 1475 California  
Road, Quakertown, PA 18951-4525.

JUDGMENT AMOUNT: \$183,379.76.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **TROY A.  
FRATRIK.**

**PHELAN HALLINAN**

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

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DOCKET #2015-03504

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

TAX PARCEL #36-005-042.

PROPERTY ADDRESS: 223 Reservoir Road,  
Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARINA  
PEREZ.**

**MICHAEL T. McKEEVER**, Esquire

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

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**RICHLANDTOWN BOROUGH**

DOCKET #2013-09580

U.S. Bank N.A., as Legal Title Trustee, etc.  
vs. Dedre J. Stein.

TAX PARCEL #37-001-126.

PROPERTY ADDRESS: 101 South Linda  
Court, Richlandtown, PA 18955.

JUDGMENT AMOUNT: \$134,107.45.

IMPROVEMENTS: TWO (2) STORY  
TOWNHOUSE WITH THREE (3)  
BEDROOMS, 1-1/2 BATHS; APPROX. 1690  
SQ. FEET TOTAL LIVING SPACE.

SOLD AS THE PROPERTY OF: **DEGRE J.  
STEIN.**

**EMMANUEL J. ARGENTIERI**, Esquire

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

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**SPRINGFIELD TOWNSHIP**

DOCKET #2015-02523

ALL THAT CERTAIN lot or piece of ground  
situate and lying in the **TOWNSHIP OF  
SPRINGFIELD**, County of Bucks and  
Commonwealth of Pennsylvania, being  
known as Lot No. 97 as shown on Final Plan  
of Springfield Trace II as prepared by F.  
Richard Urwiler Registered Surveyors by plan  
dated 10/11/1973 and being recorded in the  
Office for the Recorder of Deeds for Bucks  
County in Plan Book 119 page 21 A.

TAX PARCEL #42-009-090-005.

PROPERTY ADDRESS: 2265 Chestnut  
Road, Coopersburg, PA 18036.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **JOHN  
ROTZ, HEIDI ROTZ.**

**MARTHA E. VON ROSENSTIEL**, Esquire

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

**TELFORD BOROUGH**

DOCKET #2012-03479

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **BOROUGH OF TELFORD**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #43-002-181.

PROPERTY ADDRESS: 201 Village Green Lane, Telford, PA 18969.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **TYRONE POMPEI, EILEEN POMPEI.**

**ANDREW J. MARLEY**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**UPPER MAKEFIELD TOWNSHIP**

DOCKET #2012-04555

ALL THAT CERTAIN lot or piece of land, SITUATE in the **TOWNSHIP OF UPPER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania, described according to Major Subdivision Plan, Quail Ridge, made by Czop/Spector, Inc., Consulting Engineers & Surveyors, dated 04/15/1991, last revised 06/15/1995 and recorded at Doylestown, Bucks County, PA in Plan Book 282 page 58 as follows, to wit: TAX PARCEL #47-004-083-001.

PROPERTY ADDRESS: 1 Bryce Lane, Newtown, PA 18940.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN T. VANNI, BERNICE M. VANNI.**

**LESLIE J. RASE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**WARMINSTER TOWNSHIP**

DOCKET #2009-09680

All That Certain situate in **WARMINSTER TOWNSHIP** in Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #49-042-011.

PROPERTY ADDRESS: 1018 Mearns Road, Warminster, Pennsylvania 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH BURKE, HELEN BURKE a/k/a HELEN MARIE BURKE.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-08561

Green Tree Servicing LLC v. MICHELE J. BERKELBACH a/k/a MICHELE BERKELBACH a/k/a MICHELLE BERKELBACH a/k/a MICHELLE BERKELBACH, Individually and in her capacity as Heir of the Estate of MARK BERKELBACH a/k/a MARK BERKELBACH, MICHAEL BERKELBACH, in his capacity as Heir of the Estate of MARK BERKELBACH a/k/a MAKR BERKELBACH, GEORGE W. BERKELBACH, III, in his capacity as Administrator of the Estate of MARK BERKELBACH a/k/a MARK BERKELBACH, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK BERKELBACH a/k/a MARK BERKELBACH, DECEASED owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, BUCKS County, Pennsylvania being 134 South Norristown Road, Warminster, PA 18974-4004.

TAX PARCEL #49-006-174.

PROPERTY ADDRESS: 134 South Norristown Road, Warminster, PA 18974-4004.

JUDGMENT AMOUNT: \$142,147.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHELE J. BERKELBACH a/k/a MICHELE BERKELBACH a/k/a MICHELLE BERKELBACH a/k/a MICHELLE BERKELBACH, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF THE ESTATE OF MARK BERKELBACH a/k/a MARK BERKELBACH, MICHAEL BERKELBACH, IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARK BERKELBACH a/k/a MARK BERKELBACH, GEORGE W. BERKELBACH, III, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE**

**OF MARK BERKELBACH a/k/a MARK BERKELBACH, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK BERKELBACH a/k/a MARK BERKELBACH, DECEASED. PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**DOCKET #2014-06198**

OCWEN Loan Servicing, LLC v. Constantino Buonopane, Maria Ferraguti, Filomena Valdettaro, Marisa Rosati owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania being 597 9th Avenue, Warminster, PA 18974-4476.  
TAX PARCEL #49-015-019.  
PROPERTY ADDRESS: 597 9th Avenue, Warminster, PA 18974-4476.  
JUDGMENT AMOUNT: \$74,311.82.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **CONSTANTINO BUONOPANE, MARIA FERRAGUTI, FILOMENA VALDETTARO, MARISA ROSATI. PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**DOCKET #2015-04854**

ALL THAT CERTAIN LOT OF LAND SITUATE IN **WARMINSTER TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA:  
TAX PARCEL #49-003-072.  
PROPERTY ADDRESS: 368 Acorn Drive, Warminster, PA 18974.  
IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
SOLD AS THE PROPERTY OF: **BRIAN DOUGHERTY a/k/a BRIAN M. DOUGHERTY, KELLY DOUGHERTY. MARK J. UDREN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**WARRINGTON TOWNSHIP**

**DOCKET #2014-01607**

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

All that certain unit in the property known, named and identified as Penns Wood Condominium Situate in Warrington Township, Bucks County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act by the Recording in the Recorder of Deeds Office of Bucks County of a Declaration of Condominium, dated 9/19/1997 and recorded in Land Record Book 1467 page 979, Amendment thereto recorded in Land Record Book 1627 page 1494 and the plats and plans attached thereto as exhibits.

Being designated thereon as Unit 91.

BEING more fully described in a Deed dated October 21, 2008 among the land records of the County and State set forth above, in Deed Volume 5946, Page 1990.

TAX PARCEL #50-32-52-91.

PROPERTY ADDRESS: 5015 Brookwood Court, Warrington, PA 18976.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DIANE C. TROYAN a/k/a DIANE TROYAN, CHRISTOPHER F. CURRAN a/k/a CHRISTOPHER CURRAN.**

**KIMBERLY A. BONNER**, Esquire

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

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**DOCKET #2015-05434**

Wells Fargo Bank, NA v. Heather M. Minnich a/k/a H. M. Minnich owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania being 1203 Suzann Drive, Warrington, PA 18976-1836.

TAX PARCEL #50-025-127.

PROPERTY ADDRESS: 1203 Suzann Drive, Warrington, PA 18976-1836.

JUDGMENT AMOUNT: \$162,609.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HEATHER M. MINNICH a/k/a H. M. MINNICH.**

**PHELAN HALLINAN**

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

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**WARWICK TOWNSHIP**

**DOCKET #2014-07734**

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

TAX PARCEL #51-014-353.  
 PROPERTY ADDRESS: 1542 Tarleton Place,  
 Warminster, PA 18974.  
 IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **DEBBIE J.  
 ERWIN.**

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

DOCKET #2015-05039  
 Wells Fargo Bank, N.A. v. Maryann L.  
 Finkel owner(s) of property situate in the  
**WARWICK TOWNSHIP**, BUCKS County,  
 Pennsylvania being 1487 Sweetbriar Drive,  
 Jamison, PA 18929-1651.  
 TAX PARCEL #51-027-244.  
 PROPERTY ADDRESS: 1487 Sweetbriar  
 Drive, Jamison, PA 18929-1651.  
 JUDGMENT AMOUNT: \$254,755.04.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **MARYANN  
 L. FINKEL.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

#### WEST ROCKHILL TOWNSHIP

DOCKET #2015-05024  
 ALL THAT CERTAIN message and tract of  
 land, together with the dwelling now therein  
 erected, situate in **TOWNSHIP OF WEST  
 ROCKHILL**, Bucks County and State of  
 Pennsylvania, known as 18 Almont Road,  
 bounded and described as follows, to wit:  
 TAX PARCEL #52-12-16-1.  
 PROPERTY ADDRESS: 18 ALMONT  
 ROAD, SELLERSVILLE, PENNSYLVANIA  
 18960-1502.  
 IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING WITH  
 RELATED IMPROVEMENTS.  
 SOLD AS THE PROPERTY OF: **BRUCE D.  
 RICHMAN.**

**JEFFREY G. TRAUGER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

#### YARDLEY BOROUGH

DOCKET #2015-05462  
 The Bank of New York Mellon f/k/a The  
 Bank of New York as Successor to JPMorgan  
 Chase Bank, Not Individually But Solely as  
 Trustee for The Holders of The Bear Stearns  
 Alt-A Trust 2005-1, Mortgage Pass-Through  
 Certificates, Series 2005-1 v. Ronald W.  
 Givens owner(s) of property situate in the  
**YARDLEY BOROUGH**, BUCKS County,  
 Pennsylvania being 138 South Bell Avenue,  
 Yardley, PA 19067-1725.  
 TAX PARCEL #54-009-038.  
 PROPERTY ADDRESS: 138 South Bell  
 Avenue, Yardley, PA 19067-1725.  
 JUDGMENT AMOUNT: \$490,300.05.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **RONALD  
 W. GIVENS.**  
**PHELAN HALLINAN**  
 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.

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

The above properties are to be sold  
 by EDWARD J. DONNELLY, Sheriff,  
 Doylestown, Pennsylvania.

Dec. 17, 24, 31

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## Charter Amendment

NOTICE IS HEREBY GIVEN THAT Articles of Amendment to the Articles of Incorporation of Fairless Credit Union, with its registered office located at 1900 S. Pennsylvania Ave., Morrisville, PA 19067 in the County of Bucks, have been filed pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

The nature and character of the amendment is to change the credit union's name, principal place of business and the par value of its shares from \$50.00 to \$5.00. The Articles of Amendment were filed on December 2<sup>nd</sup>, 2015 with the Department of State.

Dec. 17

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## 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.

**Adaptation and Modification Services, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Dec. 17

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**H & T Plastics Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Dec. 17

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**NRDH ENTERPRISE, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Sidkoff, Pincus & Green, Solicitors**  
2700 Aramark Tower  
1101 Market Street  
Philadelphia, PA 19107

Dec. 17

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

**Jeffrey G. DiAmico, Solicitor**  
Hill Wallack LLP  
777 Township Line Road  
Suite 250  
Yardley, PA 19067

Dec. 17

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## 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:

**Michael W. Lohman LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

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

Dec. 17

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## 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 **Speak Life Ministries, Inc.**

The Articles of Incorporation (filing date) November 19, 2015.

The purpose or purposes for which it was organized are as follows: Providing biblical counseling, discipleship, life-coaching and spiritual encouragement, so that life transformation can take place in individuals, families and communities.



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

Dec. 17

## Classified Ad

\$600 Professional office space one block from Courthouse, Norristown, PA (Norristown). Ideal as a satellite location in Montgomery County for seeing clients and obtaining local business. Also a good fit for a solo practitioner who wants to avoid lots of overhead. Get the look and feel of a professional practice with minimum monthly cost. Contact Mike, (267) 243-5353.

Nov. 26; Dec. 3, 10, 17

LOOKING TO MEET CLIENTS AND RECEIVE MAIL IN NJ? NJ BONA FIDE LAW OFFICE SPACE AVAILABLE IN CHERRY HILL NEAR BEN FRANKLIN BRIDGE FOR SUBLET. CALL JOEL @ (856) 488-1200 FOR DETAILS.

Nov. 26; Dec. 3, 10, 17

## 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

**ABBOTT, LINDA SUE**, dec'd.

Late of Lower Southampton, Bucks County, PA.

Executrix: **MELISSA A. THIEVON**, 27 Vanderveer Road, Holland, PA 18966.

Attorney: **HENRY A. CARPENTER, II**.

**AEROW, GERALD**, dec'd.

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

Executor: **BENJAMIN AEROW** c/o E. Garrett Gummer, III, Esquire, 1260 Bustleton Pike, Feasterville, PA 19053.

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

**ANDERSON, EDWIN L.** a/k/a **EDWIN LEE ANDERSON**, dec'd.

Late of Newtown Borough, Bucks County, PA.

Executrix: **SARA A. GABLE**, 34 East Ave., P.O. Box 324, Woodstown, NJ 08098.

**CRAWFORD, MARCELLA L.**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administrators: **THOMAS CRAWFORD**, 925 Williams Avenue, Bensalem, PA 19020 and **JAMES CRAWFORD**, 3810 Windsor Drive, Bensalem, PA 19020.

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

**DEHMELT, BERNARD K.** a/k/a **BERNARD DEHMELT**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **BERNARD K. DEHMELT, JR.**, 1333 Gruversville Road, Coopersburg, PA 18036.

**EADY, CAROLYN CHANDLER** a/k/a **CAROLYN C. EADY**, dec'd.

Late of Newtown, Bucks County, PA.

Executor: **THOMAS GIBBS EADY**, 466 S. Union Street, Alexandria, VA 22314.

**ENAMA, MARY G.**, dec'd.

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

Executor: **EUGENE F. ENAMA**, 72 Hampton Drive, Langhorne, PA 19047.

**ESCHENBURG, JUSTIN C.**, dec'd.

Late of Trumbauersville, Bucks County, PA.

Administratrix: **MARGARET ESCHENBURG**, 1227 N. Ridge Rd., Perkasio, PA 18944.

**FUNK, MINNIE C.**, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executrix: **BETSY FREED** c/o Tomlinson & Gerhart, 414 Main Street, P.O. Box 14, East Greenville, PA 18041.

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

**GRICIUS, JOHN J.**, dec'd.

Late of Warminster Twp., Bucks County, PA.

Executrix: **KATHLEEN PECURA**, 1901 Fulmer Street, Philadelphia, PA 19115.

**GUSTAVESON, INGRID a/k/a INGRID BRIGETTE GUSTAVESON**, dec'd.

Late of Yardley Borough, Bucks County, PA.

Executor: **JASON POLHEMUS** c/o David R. Bane, Esquire, 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.

**HENRY, GERTRUDE M.**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **THOMAS HENRY**, 49 Black Rock Rd., Yardley, PA 19067.

**KOCHERSPERGER, MARGARET ANNA a/k/a MARGARET A. KOCHERSPERGER**, dec'd.

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

Executrix: **DIANE McNEILL**, 2699 Cranberry Rd., Doylestown, PA 18902.

**KRELL, WILLIAM ROBERT a/k/a BOB KRELL**, dec'd.

Late of Jamison, Bucks County, PA.

Executor: **ROBERT D. KRELL**, 1845 Cold Brook Lane, Jamison, PA 18929.

**KRZYZANOWSKI, WANDA**, dec'd.

Late of Yardley, Bucks County, PA.

Executor: **MARION J. LEE**, 22 Delaware Court, Newtown, PA 18940.

Attorney: **PHILIP J. FAHERTY, III**, 40 Delaware Avenue, P.O. Box 217, Lambertville, NJ 08530.

**KULP, SARAJANE a/k/a SARA JANE KULP**, dec'd.

Late of Sellersville, Bucks County, PA.

Co-Executors: **GREGORY R. KULP** and **MELISSA D. HEISLER** c/o Eric N. Mahler, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1<sup>st</sup> Floor, Forty Fort, PA 18704.

Attorney: **ERIC N. MAHLER**, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1<sup>st</sup> Floor, Forty Fort, PA 18704.

**LAMINA, JULIA F.**, dec'd.

Late of Bristol Twp., Bucks County, PA.

Executrix: **JULIE K. PENHOLLOW**, 166 Buttercup Blvd., Warrington, PA 18976.

**MARTINO, MARY D.**, dec'd.

Late of Wrightstown Township, Bucks County, PA.

Executrix: **LINDA MARTINO YERKES** c/o Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**.

**McMAHON, DOLORES E.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **JOHN McMAHON**, 201 Pacific Avenue, West Cape May, NJ 08204.

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

**ONUFREY, STEPHEN**, dec'd.

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

Executrix: **MARY ONUFREY**, 534 Spencer Lane, Warminster, PA 18974.

Attorney: **CHRISTINE EMBERY WALTZ**, Embery Outterson & Fuges, 300 Huntingdon Pike, Rockledge, PA 19046.

**OSTERNIK, DORA**, dec'd.

Late of Doylestown, Bucks County, PA.

Administratrix: **LUBA FELDMAN**, 105 Steele Way, Huntingdon Valley, PA 19006.

**PAPPAS, GEORGE**, dec'd.

Late of Tincum Township, Bucks County, PA.

Executrix: **DOLORES MOUL** c/o Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

Attorney: **PAUL R. COHEN**, Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

**PORTER, ELIZABETH B.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **LINDA GALLAGHER** c/o Toner and Toner Law Offices, 91 E. Court Street, Doylestown, PA 18901.

Attorney: **JEFFREY E. TONER**, Toner and Toner Law Offices, 91 E. Court Street, Doylestown, PA 18901.

**RODGERS, ROBERT J., JR., dec'd.**

Late of Warrington Township, Bucks County, PA.

Executrices: **LORRAINE P. JANN** and **KATHLEEN ANN NOCERO** c/o Susan E. Piette, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

Attorney: **SUSAN E. PIETTE**, Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C., 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

**SANCHEZ, RAFAELA, dec'd.**

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

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

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

**SIMPSON, SUSAN a/k/a SUSAN M. SIMPSON and SUSAN H. SIMPSON, dec'd.**

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

Executrix: **STACEY ELIZABETH SCULL**, 41 Foxglove Road, Levittown, PA 19056.

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

**STEVENSON, SUSAN H. a/k/a SUSAN HUNSBERGER STEVENSON, dec'd.**

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

Executrix: **JENNIFER M. KELLER** c/o John N. Schaeffer, III, Esquire, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

Attorney: **JOHN N. SCHAEFFER, III**, Eastburn & Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

**TOLL, SUE A., dec'd.**

Late of Upper Makefield Township, Bucks County, PA.

Executor: **DANIEL R. TOLL** 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.

**WEIGAND, KARL R., dec'd.**

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

Executrices: **LINDA M. SCHWARZMANN** and **KAROL R. WEIGAND** c/o Stewart J. Berger, Esquire, 7207 Rising Sun Ave., Philadelphia, PA 19111-3983.

Attorney: **STEWART J. BERGER**, Stewart J. Berger, P.C., 7207 Rising Sun Ave., Philadelphia, PA 19111-3983.

*Second Publication***BEYER, ELEANOR M. a/k/a ELEANOR MADELINE BEYER, dec'd.**

Late of Warminster Township, Bucks County, PA.

Co-Executrices: **EILEEN E. WATERS**, 429 Ivy Street, Warminster, PA 18974 and **KATHLEEN P. WALTERS**, 3718 Sterner Mill Road, Quakertown, PA 18951.

**BOHREN, MICHAEL H., dec'd.**

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

Administratrix: **NANCY E. BOHREN** c/o John J. Collins, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

Attorney: **JOHN J. COLLINS**, Jackson, Cook, Caracappa & Scott, 312 Oxford Valley Road, Fairless Hills, PA 19030.

**COYNE, SUSAN, dec'd.**

Late of Warminster Township, Bucks County, PA.

Executor: **THOMAS J. COYNE**.

Attorney: **JOHN S. BENSON**, 110 North Main St., Doylestown, PA 18901.

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

Late of Hilltown Township, Bucks County, PA.

Executrix: **KATHLEEN BRUN** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

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

**FINNEGAN, JOHN J. a/k/a JOHN JOSEPH FINNEGAN and JOHN FINNEGAN, dec'd.**

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

Executrix: **COLLEEN FINNEGAN GROSS** a/k/a **COLLEEN MARY FINNEGAN** c/o Joseph J. Witiw, Esquire, 1140-B York Rd., Warminster, PA 18974-2072.

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

**FRANKENFIELD, LOYCE ELAINE**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Co-Administrators: **JAY B. FRANKENFIELD** and **LISA J. SCHROY** c/o Ronald R. Bolig, Esquire, 5 Temple Avenue, Sellersville, PA 18960.

Attorney: **RONALD R. BOLIG**, Robert A. Lechowicz Law Offices, 5 Temple Avenue, Sellersville, PA 18960.

**FRENCH, ALFRED S.** a/k/a **ALFRED FRENCH**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executor: **CHRISTOPHER B. FRENCH** c/o Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944-0215.

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

**GAREFINO, CHARLES E.** a/k/a **CHARLES E. GAREFINO, SR.**, dec'd.

Late of Solebury Township, Bucks County, PA.

Executor: **CHARLES E. GAREFINO, JR.**, 570 Sergeantsville Road, Flemington, NJ 08822.

Attorney: **BRIAN R. KEYES**.

**KAPSALIS, D. SHIRLEY**, dec'd.

Late of Solebury Township, Bucks County, PA.

Executor: **MARK S. BARDI**, 6026 Hidden Valley Drive, Doylestown, PA 18902.

Attorney: **STEVEN H. BRUSH**, Connors and Brush, 606 Lakeside Park, Southampton, PA 18966.

**LaLENA, LISA** a/k/a **LISA F. LaLENA**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **LINDA STEINER**, 440 Lincoln Avenue, Hatboro, PA 19040.

**LALLI, LOUISE**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **DIANE LALLI HORAN**, 23 Legare Street, Charleston, SC 29401.

**LEVY, LOIS S.**, dec'd.

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

Executrix: **SHERI SHAVITZ** c/o E. Garrett Gummer, III, Esquire, 1260 Bustleton Pike, Feasterville, PA 19053.

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

**McMICHAEL, STEPHEN F.**, dec'd.

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

Executrix: **MELANIE GILMOUR** c/o James M. Pierce, Esquire, 125 Strafford Ave., Ste. 110, P.O. Box 312, Wayne, PA 19087.

Attorney: **JAMES M. PIERCE**, Pierce, Caniglia & Taylor, 125 Strafford Ave., Ste. 110, P.O. Box 312, Wayne, PA 19087.

**RILEY, MARY E.**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **MARILYN GIBNEY**, 57 Buttonwood Dr., East Brunswick, NJ 08816.

**ROBINSON, VERA DOLORES** a/k/a **VERA D. ROBINSON**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **LINDA V. MORROW** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

Attorney: **WAYNE N. CORDES**, Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

**ROSEN, ROBERT HOWARD**, dec'd.

Late of Yardley, Lower Makefield Twp., Bucks County, PA.

Executor: **ERIC ROSEN**, 1102 Lily Pond Lane, Yardley, PA 19067.

**SEELY, PATRICIA IRENE** a/k/a **PAT SEELY**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executor: **ROBERT A. SEELY**, 14 Cameo Rd., Levittown, PA 19057.

**STOUT, RITA L.** a/k/a **RITA STOUT**, dec'd.

Late of Falls Township, Bucks County, PA.

Executor: **DAVID E. STOUT** c/o Richard C. Osterhout, Esquire, 1744 Bridgetown Pike, Feasterville, PA 19053.

Attorney: **RICHARD C. OSTERHOUT**, 1744 Bridgetown Pike, Feasterville, PA 19053.

### *Third and Final Publication*

**AHLVIN, LAWRENCE ALBERT** a/k/a **LAWRENCE A. AHLVIN**, dec'd.

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

Executor: **ALLEN C. AHLVIN**, 48 Hawkswell Circle, Oreland, PA 19075.  
 Attorney: **JAMES E. EGBERT**, Egbert & Barnes, P.C., 1494 Old York Rd., Ste. 200, Abington, PA 19001.

**BENVENUTO, JAMES R.**, dec'd.

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

Executrix: **ANDREA BENVENUTO**, 45 Nathan Ct., Newtown, PA 18940.

**BOYCE, KATHLEEN M.**, dec'd.

Late of Southampton, Bucks County, PA.  
 Co-Executrices: **ALEXA MCCONNEY**, 247 Clearview Avenue, Huntingdon Valley, PA 19006 and **MARGARET GARTNER**, 780 Edden Court, Southampton, PA 18966.

**BOYD, JOAN K.**, dec'd.

Late of Quakertown, Milford Township, Bucks County, PA.

Executrix: **SABRINA WENHOLD**, 2130 Starr Rd., Quakertown, PA 18951.

**COLLIER, ROBERT T.**, dec'd.

Late of Bensalem, Bucks County, PA.  
 Administrator: **ANDREW B. COLLIER**, 4734 St. Denis Dr., Philadelphia, PA 19114.

**CONWAY, ELSIE M. a/k/a ELSIE P. CONWAY** and **ELSIE CONWAY**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrix: **PAMELA J. CONWAY** c/o Ronald R. Bolig, Esquire, 301 N. Main Street, Telford, PA 18969.

Attorney: **RONALD R. BOLIG**, 301 North Main Street, Telford, PA 18969.

**DOLL, ETHEL M. a/k/a ETHEL DOLL**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **ROBERT F. DOLL, JR.**, 533 Coachwood Court, Newtown, PA 18940.

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

**DUNCAN, CARL R.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **JAMES A. DUNCAN**, 150 Canterbury Commons, Indiana, PA 15701.

Attorney: **JOHN H. BARBOR**.

**EDGAR, DOROTHY M.**, dec'd.

Late of Warminster Township, Bucks County, PA.

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

Attorney: **DAVID G. ENNIS**, 2209 Mt. Carmel Avenue, Glenside, PA 19038.

**FAY, WILLIAM S. a/k/a BILL FAY**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **ROBERT E. FAY**, 377 W. Lovell Gulch, Woodland Park, CO 80863.

**FRANCIS, FLORENCE a/k/a FLORENCE MAY SELM**, dec'd.

Late of Sellersville Township, Bucks County, PA.

Executors: **G. JAY FRANCIS**, 2234 Diamond Street, Sellersville, PA 18960 and **ROBERT FRANCIS**, 220 E. Summit Ave., B-16, Telford, PA 18969.

**FRETZ, EDITH L. a/k/a EDITH FRETZ**, dec'd.

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

Executrices: **KAREN L. KOFMEHL** and **NANCY R. SMITH** c/o Leonard L. Shober, Esquire, 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.

**FRICK, BETTY ANN a/k/a BETTY A. FRICK**, dec'd.

Late of Pennndel Borough, Bucks County, PA.

Executrix: **SUSAN HAIMOWITZ**, 1 Gardenia Rd., Levittown, PA 19057.

**GRAUPNER, ELSIE S.**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executrix: **LINDA K. MEIER** c/o Toner and Toner Law Offices, 91 E. Court Street, Doylestown, PA 18901.

Attorney: **JEFFREY E. TONER**.

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

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

Executors: **H. BRUCE HELLERICK** and **PAUL A. HELLERICK** c/o Tatyana V. Gleyzer, Esquire, 1701 Walnut St., 6<sup>th</sup> Fl., Philadelphia, PA 19103.

Attorney: **TATYANA V. GLEYZER**, The Law Offices of Peter L. Klenk & Associates, 1701 Walnut St., 6<sup>th</sup> Fl., Philadelphia, PA 19103.

**JOHNSON, SARAH ANN a/k/a SARAH A. JOHNSON, dec'd.**

Late of Newtown Township, Bucks County, PA.

Executrix: **TERRI L. ROBINSON** c/o D. Keith Brown, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.  
Attorney: **D. KEITH BROWN**, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

**KERVER, RUTH H. a/k/a RUTH F. KERVER, dec'd.**

Late of Quakertown Borough, Bucks County, PA.

Executrix: **CORINNA A. TRAUGER**, 139 E. Township Line Rd., Souderton, PA 18964.

**LEADER, ROSS E., JR. a/k/a DUTCH LEADER, dec'd.**

Late of Upper Southampton, Bucks County, PA.

Administratrix: **ELAINE M. LEADER**, 700 Fox Hunt La., Warminster, PA 18974.

**MAGILL, MICHAEL, dec'd.**

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

Executrix: **SHAWN HASS** c/o E. Garrett Gummer, III, Esquire, 1260 Bustleton Pike, Feasterville, PA 19053.

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

**MARKEY, HEDWIG E. a/k/a HEDWIG EKART MARKEY, dec'd.**

Late of Lower Southampton Township, Bucks County, PA.

Executor: **BRENDEN E. BRETT**, Esquire, 68 E. Court Street, Doylestown, PA 18901.

Attorney: **BRENDEN E. BRETT**, 68 East Court Street, P.O. Box 659, Doylestown, PA 18901-0659.

**MATTIS, HENRY ROBERT a/k/a H. ROBERT MATTIS, dec'd.**

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

Executor: **RANDY R. HALLMAN** c/o Marc L. Davidson, Esquire, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087.  
Attorney: **MARC L. DAVIDSON**, Law Offices of Marc L. Davidson, LLC, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087.

**MILGRAM, SHIRLEY a/k/a SHIRLEY MILGRAM PERKEL, dec'd.**

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

Executor: **NEIL MILGRAM**, 7 Solebury Mountain Rd., New Hope, PA 18938.

Attorney: **JEREMY Z. MITTMAN**, 593 Bethlehem Pike, Ste. 10, Montgomeryville, PA 18936.

**MONTGOMERY, ROBERT A. G., JR. a/k/a ROBERT A. MONTGOMERY, JR., dec'd.**

Late of Upper Southampton Township, Bucks County, PA.

Executors: **ROBERT MONTGOMERY, III**, 1516 Sycamore Avenue, Willow Grove, PA 19090 and **KENNETH S. MONTGOMERY**, 5804 Revelstoke Drive, Colorado Springs, CO 80924.

Attorney: **DAVID P. GRAU**.

**NEDAL, CARL F., dec'd.**

Late of Middletown Township, Bucks County, PA.

Executors: **C. SCOTT NEDAL** and **JANICE L. PIECHOWIAK**, 680 Middletown Boulevard, Langhorne, PA 19047-0308.

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

**OBRINGER, JACQUELINE C. a/k/a JACQUELINE OBRINGER, dec'd.**

Late of Springfield Township, Bucks County, PA.

Executrix: **ANDREA K. REITZ**, 1986 Tumblebrook Rd., Coopersburg, PA 18036.

**PASSAVANTI, GERARD JAMES, dec'd.**

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

Administratrix: **CHERYL PASSAVANTI**, 235 Garth Road, Apartment E-2-G, Scarsdale, NY 10583.

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

**PRESTI, NANCY H. a/k/a NANCY HALL PRESTI, dec'd.**

Late of Doylestown, Bucks County, PA.

Executor: **MARK CANAVAN** c/o Maza, David & Hoeffel, 507 Salfordville Road, P.O. Box 369, Lederach, PA 19450-0369.



Attorney: **PATRICIA M. DAVID**, Maza, David & Hoeffel, 507 Salfordville Road, P.O. Box 369, Lederach, PA 19450-0369.

**SHERK, RONAL L.**, dec'd.

Late of Ivyland, Bucks County, PA.

Administratrix: **EILEEN K. SHERK**, 21 Neshaminy Drive, Ivyland, PA 18974.

Attorney: **DAVID L. STYER**, 10 Pepperell Drive, Langhorne, PA 19053.

**TENNYSON, GREGORY E.**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **MARIA ROJESKI** c/o David R. Bane, Esquire, 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.

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

Late of Durham Township, Bucks County, PA.

Executrix: **NANCY S. BRANGACCIO**, 36 Lyons Place, Basking Ridge, NJ 07920.

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

## 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:

**CPG Business Solutions** with its principal place of business 3738 Jacob Stout Rd., Doylestown, PA 18902.

The name and address of the person owning or interested in said business is Timothy Nigel Burton, 3738 Jacob Stout Rd., Doylestown, PA 18902.

The certificate will be filed on or after October 19, 2015.

Dec. 17

**Fulton for Life** with its principal place of business 5560 Potters Lane, Pipersville, PA 18947.

The name and address of the person owning or interested in said business is Erin Counihan, 5560 Potters Lane, Pipersville, PA 18947.

The certificate will be filed on or after October 21, 2015.

Dec. 17

**Givers Leather Goods** with its principal place of business 207 Saratoga Court, Warminster, PA 18974.

The name and address of the person owning or interested in said business is Orlando David Diaz, 207 Saratoga Court, Warminster, PA 18974.

The certificate will be filed on or after October 15, 2015.

Dec. 17

**Harvest Hill Farm** with its principal place of business 187 E. Dark Hollow Rd., Pipersville, PA 18947.

The name and address of the entity owning or interested in said business is CJJD, LLC, 187 E. Dark Hollow Rd., Pipersville, PA 18947.

The certificate will be filed on or after November 9, 2015.

**Paul R. Cohen**, Solicitor  
Curtin & Heefner LLP  
2005 S. Easton Road  
Suite 100  
Doylestown, PA 18901

Dec. 17

**Mica Revolution** with its principal place of business 1151 Newport Mews Rd., Bensalem, PA 19020.

The name and address of the person owning or interested in said business is Diane Corso, 1151 Newport Mews Rd., Bensalem, PA 19020.

The certificate will be filed on or after October 5, 2015.

Dec. 17

**Top Locker** with its principal place of business 1704 Brook Lane, Jamison, PA 18929.

The name and address of the person owning or interested in said business is Evan

Trowbridge, 1704 Brook Lane, Jamison, PA 18929.

The certificate will be filed on or after September 24, 2015.

Dec. 17

## Foreign Corporation

NOTICE IS HEREBY GIVEN THAT **Prosper Animal Health, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 3805 Old Easton Rd., Doylestown, PA 18902, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 30, 2015, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania will be located at 3805 Old Easton Rd., Doylestown, PA 18902.

Dec. 17

## Miscellaneous

NOTICE OF ACTION IN NEGLIGENCE  
IN THE COURT OF COMMON PLEAS,  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION  
NO. 2015-06793

**Amanda James, Deanna James and Christopher James**, Plaintiffs  
v.

**Veniamin Mygovich and Sergiy Zhuldasov**, Defendants

TO: **Defendants Veniamin Mygovich and Sergiy Zhuldasov**, whose last known address is 4412 Old Lincoln Highway, Trevoise, PA 19053

A lawsuit has been filed against you relative to a motor vehicle accident which occurred on October 6, 2013.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiffs. You may lose money or property or other rights important to you.

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

BUCKS COUNTY BAR ASSOCIATION

135 East State Street

Doylestown, PA 18901

Telephone: (215) 348-9413

(800) 273-2929

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.

**Kimberly M. Frascella**, Esquire  
Stief, Gross & Sagoskin, P.C.

3 Friends Lane

2<sup>nd</sup> Floor

Newtown, PA 18940

(215) 968-3900

Dec. 17

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2015-06547

**U.S. Bank National Association**, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-4 c/o Ocwen Loan Servicing, LLC, Plaintiff

vs.

**Mary Jane Long, Fred Cope, Known Heir of Christina Cope a/k/a Christina M. Cope and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Christina Cope a/k/a Christina M. Cope**, Defendants

COMPLAINT IN  
MORTGAGE FORECLOSURE

TO: **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or**

**Interest From or Under Christina Cope a/k/a Christina M. Cope, Defendant(s), whose last known address is 12 Hollyhock Lane, Levittown, PA 19055**

You are hereby notified that Plaintiff U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-4 c/o Ocwen Loan Servicing, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of Bucks County, Pennsylvania, docketed to No. 2015-06547, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 12 Hollyhock Lane, Levittown, PA 19055, whereupon your property would 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 notice above, you must take action within twenty (20) days after this 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 or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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.**

**LAWYERS REFERRAL SERVICE**

Lawyers Referral Service  
Bucks County Bar Assn.  
135 E. State St.  
Doylestown, PA 18901  
(215) 348-9413 x108

**Mark J. Udren**  
**Stuart Winneg**  
**Lorraine Gazzara Doyle**  
**Sherri J. Braunstein**  
**Elizabeth L. Wassall**  
**John Eric Kishbaugh**  
**Nicole LaBletta**  
**David Neeren**  
Udren Law Offices, P.C.  
Attys. for Plaintiff  
111 Woodcrest Rd.  
Ste. 200  
Cherry Hill, NJ 08003  
(856) 669-5400

Dec. 17

**Trust Notice**

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

*First Publication*

**THE ISAAK REVOCABLE LIVING TRUST AGREEMENT, DATED 11/10/1995.**

**MARJORIE L. ISAAK**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Co-Successor Trustees: **KRISTIN I. NEUFELD**, 63489 Country Road 13, Goshen, IN 46526, **GARTH ISAAK**, 1541 County Line Rd., Bryn Mawr, PA 19010 and **GRETCHEN A. ISAAK**, 905 Washington Ave., Sellersville, PA 18960.

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

*Second Publication*

**FINNEGAN FAMILY REVOCABLE TRUST**

**JOHN J. FINNEGAN** a/k/a **JOHN JOSEPH FINNEGAN** and **JOHN FINNEGAN**, dec'd.

Late of Warminster Township, Bucks County, PA.

Trustee: **COLLEEN FINNEGAN GROSS**, 1051 Kemper Drive, Warminster, PA 18974.

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

*Third and Final Publication*

**THE LORRAINE BEITCHMAN TRUST**

**LORRAINE BEITCHMAN**, dec'd.

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

Trustees: **BARBARA DAVIDSON**, 203 Fairway Dr., Warminster, PA 18974 and **TOBY MARKULIN**, 1055 River Rd., Apt. 406 South, Edgewater, NJ 07020.

Attorney: **STEVEN K. EISENBERG**, Stern & Eisenberg, P.C., 1581 Main St., Ste. 200, Warrington, PA 18976.