

Sheriff's Sale*First Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Thursday, November 10, 2016 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1st Floor, 55 E. Court Street, Doylestown, Bucks County, PA, the following real estate to wit.

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

BENSALEM TOWNSHIP**DOCKET #2013-03453**

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 DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-05582

Branch Banking and Trust Company v. Carol L. Brock owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 2656 Eddington Avenue, Bensalem, PA 19020-4111.

TAX PARCEL #02-032-177.

PROPERTY ADDRESS: 2656 Eddington Avenue, Bensalem, PA 19020-4111.

JUDGMENT AMOUNT: \$121,982.07.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CAROL L. BROCK.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-08141

Ocwen Loan Servicing, LLC v. Jason Voisard, Reese Lieb owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4345 Linden Avenue, Trevoise, PA 19053-4720.

TAX PARCEL #02-017-088.

PROPERTY ADDRESS: 4345 Linden Avenue, Trevoise, PA 19053-4720.

JUDGMENT AMOUNT: \$267,911.07.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JASON VOISARD, REESE LIEB.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-02756

JPMorgan Chase Bank, National Association v. W. Donald Ziesel a/k/a W. D. Ziesel a/k/a W. Donald Ziesel, Gale Campbell owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 2533 Buffalo Avenue, Trevoise, PA 19053-6901.

TAX PARCEL #02-007-046-001.

PROPERTY ADDRESS: 2533 Buffalo Avenue, Trevoise, PA 19053-6901.

JUDGMENT AMOUNT: \$416,894.18.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **W. DONALD ZIESEL a/k/a W. D. ZIESEL**

a/k/a W. DONALD ZIESEL, GALE CAMPBELL.

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-08705

LSF9 MASTER PARTICIPATION TRUST v. Natalie S. Hopkins a/k/a Natalie F. Hopkins, Kenneth W. Hopkins, Jr. a/k/a Kenneth W. Hopkins owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 1492 Rosalie Avenue, Bensalem, PA 19020-4162.

TAX PARCEL #02-032-002-002.

PROPERTY ADDRESS: 1492 Rosalie Avenue, Bensalem, PA 19020-4162.

JUDGMENT AMOUNT: \$451,740.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NATALIE S. HOPKINS a/k/a NATALIE F. HOPKINS, KENNETH W. HOPKINS, JR. a/k/a KENNETH W. HOPKINS.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-00493

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

TAX PARCEL #2-11-252.

PROPERTY ADDRESS: 2881 Crafton Drive, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN F. TANSEY.**

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

DOCKET #2015-01493

All that certain piece or parcel or Tract of land situate **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, and being known as 6258 Fernwood Avenue, Bensalem, Pennsylvania 19020.

TAX PARCEL #02-056-037.

PROPERTY ADDRESS: 6258 Fernwood Avenue, Bensalem, Pennsylvania 19020.

REAL DEBT: \$173,156.08.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JANET L. CULLEN, KRISTIAN W. CULLEN.**

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

DOCKET #2015-04077

The Commodore Vista Co., Inc. vs. 3554 Hulmeville Road Trust, The Land Group, LTD., Trustee, owner of a commercial office unit in the property situate in **BENSALEM TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania. Property Being Known As: 3554 Hulmeville Road, Building 1, Unit 105, Bensalem Township, Bucks County, Pennsylvania.

TAX PARCEL #02-040-008-001-00F.

PROPERTY ADDRESS: 3554 Hulmeville Road, Building 1, Unit 105, Bensalem Township, Bucks County Pennsylvania.

IMPROVEMENTS: COMMERCIAL/OFFICE UNIT.

SOLD AS THE PROPERTY OF: **3554 HULMEVILLE ROAD TRUST, THE LAND GROUP, LTD., TRUSTEE.**

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

DOCKET #2015-05743

Wells Fargo Bank, N.A. v. Bryan Hamberger a/k/a Bryan P. Hamberger, Liza Hamberger a/k/a Liza M. Hamberger a/k/a Liza M. Kupp owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4751 Oak Avenue, Feasterville, PA 19053-4826.

TAX PARCEL #2-16-58.

PROPERTY ADDRESS: 4751 Oak Avenue, Feasterville, PA 19053-4826.

JUDGMENT AMOUNT: \$220,738.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRYAN HAMBERGER a/k/a BRYAN P. HAMBERGER, LIZA HAMBERGER a/k/a LIZA M. HAMBERGER a/k/a LIZA M. KUPP.**

PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-05776

ALL THOSE FIVE CERTAIN continuous tract or parcel of land with the buildings and improvements thereon erected (described together as one tract), situate in the **TOWNSHIP OF BENSALEM**, County of Bucks and State of Pennsylvania.

TAX PARCEL #02-016-045.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2016-01083

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, and being known as 1056 Bristol Pike, Bensalem, Pennsylvania 19020.

TAX PARCEL #02-029-156.

PROPERTY ADDRESS: 1056 Bristol Pike,
Bensalem, PA 19020.

REAL DEBT: \$223,004.96.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **DORIS
JOAN FREAS a/k/a DORIS FREAS-
LUTES a/k/a DORIS JOAN FREAS-
LUTES.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-01246

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

TAX PARCEL #2-29-70-1.

PROPERTY ADDRESS: 1037 Tennis Avenue,
Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **EILEEN T.
CORNINE, JOSEPH C. CORNINE.**

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-03262

ALL THAT PARCEL OF LAND
LOCATED IN THE **TOWNSHIP OF
BENSALEM**, COUNTY OF BUCKS AND
COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #02-075-056.

PROPERTY ADDRESS: 3242 MOORE
AVENUE, BENSALEM, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CESAR
BERROA, BARBARA SHANNON.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

BRISTOL BOROUGH

DOCKET #2013-00263

Newlands Asset Holding Trust Care of U.S.
Bank Trust National Association v. Joann H.
Bruehl, owner(s) of property situate in the
BRISTOL BOROUGH, BUCKS County,
Pennsylvania being 414 Cedar Street, Bristol,
PA 19007-5102.

TAX PARCEL #04-021-043.

PROPERTY ADDRESS: 414 Cedar Street,
Bristol, PA 19007-5102.

JUDGMENT AMOUNT: \$337,356.55.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JOANN H.
BRUEHL.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-04433

655 New Buckley Street, **BRISTOL
BOROUGH**, Pennsylvania 19007.

TAX PARCEL #04-013-152.

PROPERTY ADDRESS: 655 New Buckley
Street, Bristol Borough, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **ALBERT
COSTANTINI.**

MONICA E. O'NEILL, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-03072

PREMISES "A" ALL THAT CERTAIN
message of land, situate in the South Ward
of the **BOROUGH OF BRISTOL**, County of
Bucks and Commonwealth of Pennsylvania.
PREMISES "B" ALL THAT CERTAIN
message and lot of land situate in the South
Ward of the Borough of Bristol, County of
Bucks and State of Pennsylvania.

TAX PARCEL #04-025-050.

PROPERTY ADDRESS: 826 Wood Street,
Bristol, PA 19007.

IMPROVEMENTS: TWO-STORY
RESIDENTIAL DWELLING WITH

DETACHED GARAGE ON CORNER LOT.

SOLD AS THE PROPERTY OF: **NYDIA
DAVILA.**

DON F. MARSHALL, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-08456

CitiMortgage, Inc. s/b/m to Citifinancial
Mortgage Company, Inc. f/k/a Associates
Home Equity Services, Inc. v. Robert Miller
owner(s) of property situate in the **BRISTOL
BOROUGH**, BUCKS County, Pennsylvania,
being 521 Linden Street, Bristol, PA 19007.

TAX PARCEL #04-008-038.

PROPERTY ADDRESS: 521 Linden Street,
Bristol, PA 19007.

JUDGMENT AMOUNT: \$72,948.92.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT
MILLER.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-03973

ALL THAT CERTAIN LOT OF LAND
SITUATE IN 5TH WARD OF THE
BOROUGH OF BRISTOL, BUCKS
COUNTY, PENNSYLVANIA: BEING
KNOWN AS 348 Lincoln Ave., Bristol, PA
19007.

TAX PARCEL #04-023-405.

PROPERTY ADDRESS: 348 Lincoln Ave.,
Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.

SOLD AS THE PROPERTY OF: **KIMBERLY
A. SICA.**

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

BRISTOL TOWNSHIP

DOCKET #2012-00267

Lsf9 Master Participation Trust v. Keith
Crowder, Individually and in His Capacity
as Administrator of The Estate and Heir
of the The Estate of Carolyn V. Crowder
a/k/a Carolyn Crowder, Unknown Heirs,
Successors, Assigns and All Persons, Firms or
Associations Claiming Right, Title or Interest
From or Under Carolyn V. Crowder, Deceased
owner(s) of property situate in the **BRISTOL
TOWNSHIP**, BUCKS County, Pennsylvania,
being 1017 Green Lane, Levittown, PA
19057-3103.

TAX PARCEL #05-036-450.

PROPERTY ADDRESS: 1017 Green Lane,
Levittown, PA 19057-3103.

JUDGMENT AMOUNT: \$124,345.12.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **KEITH
CROWDER, INDIVIDUALLY AND IN
HIS CAPACITY AS ADMINISTRATOR
OF THE ESTATE OF CAROLYN V.
CROWDER a/k/a CAROLYN CROWDER,**

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
CAROLYN V. CROWDER, DECEASED.
PHELAN HALLINAN DIAMOND & JONES**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2012-06230

ALL THAT CERTAIN LOT, PIECE OR
PARCEL OF LAND WITH THE BUILDINGS
AND IMPROVEMENTS THEREON,
ERECTED SITUATE LOCATED IN THE
TOWNSHIP OF BRISTOL, COUNTY
OF BUCKS AND COMMONWEALTH OF
PENNSYLVANIA.

TAX PARCEL #05-036-116.

PROPERTY ADDRESS: 70 BLUE RIDGE
DRIVE, LEVITTOWN, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SCOTT W.
WOTHERSPOON.**

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

DOCKET #2013-06368

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

All that certain lot, piece or parcel of land
with the buildings and improvements thereon
erected, situate, lying and being at Levittown
in the Township of Bristol, County of Bucks,
Commonwealth of Pennsylvania, shown
and designated as Lot 7484 on Subdivision
Map of "Orangewood", Section 37, made
by C.A. Monroe, Professional Engineer and
land Surveyor, New York State and dated
June 1953 filed in the Office of the Recorder
of Deeds for Bucks County at Doylestown,
Pennsylvania on August 14, 1953 in Plan
Book 7, Page 7, as follows, to wit:

Beginning at a point on the Southeasterly
side of Oldbrook Road (50 feet wide) a
corner of Lot Number 7485 on said Plan, said
point being the three following courses and
distances measured along the Southeasterly
side of Oldbrook Road from its point of
intersection with the Northeasterly side of
Orangewood Drive (50 feet wide) (1) leaving

Orangewood Drive North 71 degrees 02 minutes 26 seconds East 21.38 feet to a point of curve (2) Northeastwardly on the arc of a circle curving to the left having a radius of 450 feet the arc distance of 109.93 feet to a point of tangent and (3) North 57 degrees 02 minutes 36 seconds East 109.79 feet to the point of beginning; thence extending from said point of beginning North 57 degrees 02 minutes 36 seconds East along the Southeasterly side of Oldbrook Road 70 feet to a point a corner of Lot Number 7483 on said Plan; thence extending South 32 degrees 57 minutes 24 seconds East along Lot Number 7483 crossing the bed of a certain 57.00 feet wide sanitary sewer easement 147.00 feet to a point on the Southeasterly side of said easement also on the Northwesterly side of Mill Creek Road; thence extending South 57 degrees 02 minutes 36 seconds West along the Northwesterly side of Mill Creek Road, also along the Southeasterly side of said easement 70 feet to a point a corner of Lot Number 7485 aforesaid; thence extending North 32 degrees 57 minutes 24 seconds West along Lot Number 7486 recrossing the bed of the 57 feet wide sanitary sewer easement 147 feet to the first mentioned point and place of beginning. BEING more fully described in a Deed dated December 30, 1993, among the land records of the County and State set forth above, in Deed Volume 859, Page 1888.

TAX PARCEL #05-041-037.

PROPERTY ADDRESS: 14 Old Brook Road, Levittown, PA 19057.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DENISE RODRIGUEZ a/k/a DENISE BASMAJIAN, ELLIOTT RODRIGUEZ, JR.**

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

DOCKET #2013-08072

All that certain lot or piece of ground, hereditaments and appurtenances situate in **BRISTOL TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-077-040.

PROPERTY ADDRESS: 6423 Radcliffe Street, Bristol, PA 19007.

JUDGMENT AMOUNT: \$189,049.50.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **MARY McDERMOTT.**

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

DOCKET #2014-05704

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected SITUATE, lying and being in the **TOWNSHIP OF BRISTOL**, COUNTY of BUCKS Commonwealth of Pennsylvania.

TAX PARCEL #05-036-252.

PROPERTY ADDRESS: 60 BLACK WALNUT ROAD, LEVITTOWN, PA 19057.
IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **BRIAN DOUGHERTY, DONNA M. DOUGHERTY, JESSICA N. MANIS**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-06527

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

TAX PARCEL #05-039-512.

PROPERTY ADDRESS: 26 AILANTHUS LANE, LEVITTOWN, PA 19055.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **KEVIN M. SMITH, CHRISTIN ROBERTA CHAPMAN.**

ANDREW J. MARLEY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-07158

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

TAX PARCEL #05-026-240-003.

PROPERTY ADDRESS: 2908 Maple Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD JOHN POLTONOWICZ, SR. a/k/a EDWARD J. POLTONOWICZ, SR., KNOWN HEIROF JOHN POLTONOWICZ a/k/a JOHN J. POLTONOWICZ, REGINA A. POLTONOWICZ, KNOWN HEIR**

OF JOHN POLTONOWICZ a/k/a JOHN J. POLTONOWICZ, UNITED STATES OF AMERICA, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER JOHN POLTONOWICZ a/k/a JOHN J. POLTONOWICZ.

MARK J. UDREN, 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 #05-025-0821218.

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 #2015-00638

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

All that certain lot or piece of ground (No. 547), on the Plan of the Loamington Land Association, situate at the intersection of the Northwest side of State Road and the West side of Grant Avenue, in the Township of Bristol, County of Bucks and State of Pennsylvania Containing in front or breadth on said State Road thirty-three feet seven and five-eighths inches and extending in length or depth Northwardly between lines running parallel with said Grant Avenue on the East line thereof along the West side of Grant Avenue one hundred and eighteen feet nine and one-half inches and on the West line thereof one hundred and twenty-five feet three and five-eighths inches and containing in breadth on the rear end thereof thirty-three feet.

Also all that certain (No. 546 on said Plan) situate on the Northwest side of State Road at the distance of thirty-three feet seven and five-eighths inches Southwestward from the West

side of Grant Avenue, Containing in front or breadth on said state Road thirty-two feet seven and three-eighths inches and extending in length or depth Northward between lines, running parallel with Grant Avenue on the East line thereof, one hundred and twenty-five feet three and five-eighths inches and on the West line thereof one hundred and thirty-one feet seven and three-eighths inches and containing in breadth on the rear end thereof thirty-two feet.

Also all that certain lot or piece of ground (No. 545 on said plan) situate on the Northwest side of State Road at the distance of sixty-six feet three inches Southwestward from the West side of Grant Avenue, containing in front or breadth on said State Road thirty feet six seven-eighths inches and extending in length or depth Northward between lines running parallel with Grant Avenue on the East line thereof one hundred and thirty-one feet seven and three eights inches and on the West line thereof one hundred and thirty-seven feet six and one-half inches and containing in breadth on the rear end thereof thirty feet.

BEING more fully described in a Deed dated March 27, 1986, among the land records of the County and State set forth above, in Deed Volume 2666, Page 897.

TAX PARCEL #05-012-283.

PROPERTY ADDRESS: 1913 State Road, Croydon, PA 19021.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JOHN J. BECK.**

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

DOCKET #2015-01920

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Vaughn Magazzu, Jaclyn M. Magazzu owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 11 Woodbine Rd., Levittown, PA 19057-3215.

TAX PARCEL #05-037-117.

PROPERTY ADDRESS: 11 Woodbine Rd., Levittown, PA 19057-3215.

JUDGMENT AMOUNT: \$253,368.47.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VAUGHN MAGAZZU, JACLYN M. MAGAZZU, PHELAN HALLINAN DIAMOND & JONES**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-02046

ALL THAT CERTAIN lot or piece of ground situate in **BRISTOL TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania.
TAX PARCEL #05-009-123.

PROPERTY ADDRESS: 1353 Dixon Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONNA WRIGHT.**

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

DOCKET #2015-02471

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Joanne Rohan owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1 Peony Road, Levittown, PA 19056-3503.

TAX PARCEL #05-021-135.

PROPERTY ADDRESS: 1 Peony Road, Levittown, PA 19056-3503.

JUDGMENT AMOUNT: \$125,624.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOANNE ROHAN.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-02484

CitiMortgage Inc. s/b/m to Citifinancial Mortgage Company, Inc. s/b/m to Citifinancial Mortgage Consumer Discount Company f/k/a Associate Home Equity Consumer Discount CO., Inc. v. Timothy Kelly, in His Capacity as Heir of John J. Kelly, Deceased, Sean Kelly, in His Capacity as Heir of John J. Kelly, Deceased, Corinne Kelly, in Her Capacity as Heir of John J. Kelly, Deceased, Christine Kelly, in Her Capacity as Heir of John J. Kelly, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under John J. Kelly, Deceased

owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1201 Spencer Drive, Croydon, PA 19021-5506.

TAX PARCEL #05-009-026.

PROPERTY ADDRESS: 1201 Spencer Drive, Croydon, PA 19021-5506.

JUDGMENT AMOUNT: \$105,954.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TIMOTHY KELLY, IN HIS CAPACITY AS HEIR OF JOHN J. KELLY, DECEASED; SEAN KELLY, IN HIS CAPACITY AS HEIR OF JOHN J. KELLY, DECEASED; CORINNE KELLY, IN HER CAPACITY AS HEIR OF JOHN J. KELLY, DECEASED; CHRISTINE KELLY, IN HER CAPACITY AS HEIR OF JOHN J. KELLY, DECEASED; UNKNOWN KEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN J. KELLY, DECEASED.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-03201

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

TAX PARCEL #05-032-371.

PROPERTY ADDRESS: 137 Idlewild Road, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MALCOLM ROACH, JR.**

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

DOCKET #2015-04340

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

TAX PARCEL #05-073-056.

PROPERTY ADDRESS: 1227 Pacific Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD V. KRIER.**

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

DOCKET #2015-05809

The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A v. Russell N. Conyers, Charlene D. Conyers owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 3704 Spruce Street, Bristol, PA 19007-2602.

TAX PARCEL #05-059-014.

PROPERTY ADDRESS: 3704 Spruce Street, Bristol, PA 19007-2602.

JUDGMENT AMOUNT: \$161,529.32.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RUSSELL N. CONYERS, CHARLENE D. CONYERS.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-07092

Wells Fargo Bank, N.A. v. Billy Hibbert, in His Capacity as Heir of Chester W. Sobolewski, Deceased; Sandra Bogarde, in Her Capacity as Heir of Chester W. Sobolewski, Deceased; Deborah Beck, in Her Capacity as Heir of Chester W. Sobolewski, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Chester W. Sobolewski, Deceased owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 617 Princess Avenue, Croydon, PA 19021-6025.

TAX PARCEL #05-008-202.

PROPERTY ADDRESS: 617 Princess Avenue, Croydon, PA 19021-6025.

JUDGMENT AMOUNT: \$73,978.25.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BILLY HIBBERT, IN HIS CAPACITY AS HEIR OF CHESTER W. SOBOLEWSKI, DECEASED; SANDRA BOGARDE, IN HER CAPACITY AS HEIR OF CHESTER W. SOBOLEWSKI, DECEASED; DEBORAH BECK, IN HER CAPACITY AS HEIR OF CHESTER W. SOBOLEWSKI, DECEASED; UNKNOWN HEIRS,**

SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHESTER W. SOBOLEWSKI, DECEASED.

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-00076

ALL THAT CERTAIN LOT OR PIECE OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED LOCATED IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #05-035-151.

PROPERTY ADDRESS: 37 AMBLING LANE, LEVITTOWN, PA 19055.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT HYATT.**

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

DOCKET #2016-00327

Wells Fargo Bank, NA v. Johanna Llewellyn owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 7815 Monroe Avenue, Bristol, PA 19007-5909.

TAX PARCEL #05-075-302.

PROPERTY ADDRESS: 7815 Monroe Avenue, Bristol, PA 19007-5909.

JUDGMENT AMOUNT: \$102,197.53.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHANNA LLEWELLYN.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-00618

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

TAX PARCEL #5-72-9.

PROPERTY ADDRESS: 141 FARMBROOK DRIVE, LEVITTOWN, PA 19055.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TAMARA M. SEITZ, JENO A. SEITZ. POWERS, KIRN & ASSOCIATES**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01305

All that certain piece or parcel of Tract of land situate **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, and being known as 49 Margin Road, Levittown, Pennsylvania 19056.

TAX PARCEL #05-032-049.

PROPERTY ADDRESS: 49 Margin Road, Levittown, Pennsylvania 19056.

REAL DEBT: \$342,864.59.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EILEEN S. BROWN, MICHAEL G. BROWN.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-01900

Pennymac Loan Services, LLC v. Ryan Sullivan owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 27 Cherry Lane, Levittown, PA 19055.

TAX PARCEL #05-050-045.

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

JUDGMENT AMOUNT: \$177,257.15.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RYAN SULLIVAN.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-02728

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, and being known as 2424 Wood Avenue, Bristol, Pennsylvania 19007.

TAX PARCEL #05-077-102.

PROPERTY ADDRESS: 2424 Wood Avenue, Bristol, PA 19007.

REAL DEBT: \$124,209.94.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ALICE HOFFMAN.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-03252

Citifinancial Servicing LLC v. Liga Garwig owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 54 Overbrook Lane, Levittown, PA 19055.

TAX PARCEL #05-039-340.

PROPERTY ADDRESS: 54 Overbrook Lane, Levittown, PA 19055.

JUDGMENT AMOUNT: \$134,120.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LIGA GARWIG.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-03570

Lsf9 Master Participation Trust v. Joseph Deforrest, Amanda M. Deforrest owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 1310 Pennsylvania Avenue, Croydon, PA 19021-6106.

TAX PARCEL #05-012-190.

PROPERTY ADDRESS: 1310 Pennsylvania Avenue, Croydon, PA 19021-6106.

JUDGMENT AMOUNT: \$136,938.26.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH DEFORREST, AMANDA M. DEFORREST.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

CHALFONT BOROUGH

DOCKET #2016-02689

All that certain piece or parcel or Tract of land situate **CHALFONT BOROUGH**, Bucks County, Pennsylvania, and being known as 26 Park Avenue Apt. B27, Chalfont, Pennsylvania 18914.

TAX PARCEL #07-006-100-B27.

PROPERTY ADDRESS: 26 Park Avenue, Apt. B27, Chalfont, Pennsylvania 18914.

REAL DEBT: \$137,821.63.
 IMPROVEMENTS: CONDOMINIUM.
 SOLD AS THE PROPERTY OF: **FLORENCE M. ALLDRED.**
TERRENCE J. McCABE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOYLESTOWN BOROUGH

DOCKET #2012-05546
 U.S. Bank National Association v. Todd M. Krauthem owner(s) of property situate in the **DOYLESTOWN BOROUGH**, BUCKS County, Pennsylvania, being 45 Mary Street, Doylestown, PA 18901-4206.
 TAX PARCEL #08-008-220.
 PROPERTY ADDRESS: 45 Mary Street, Doylestown, PA 18901-4206.
 JUDGMENT AMOUNT: \$259,738.44.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **TODD M. KRAUTHEIM.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOYLESTOWN TOWNSHIP

DOCKET #2016-02705
 ALL THAT CERTAIN LOT OR PIECE OF LAND WITH THE BUILDINGS & IMPROVEMENTS THEREON ERECTED LOCATED IN THE **DOYLESTOWN TOWNSHIP**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.
 TAX PARCEL #09-057-008.
 PROPERTY ADDRESS: 2073 COUNTRY CLUB DRIVE, DOYLESTOWN, PA 18901.
 IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **HELEN L. LIM.**
MICHAEL T. McKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

EAST ROCKHILL TOWNSHIP

DOCKET #2014-07203
 All that certain tract of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF EAST ROCKHILL** of Bucks and Commonwealth of Pennsylvania being designated as Lot No. 60.

TAX PARCEL #12-020-017.
 PROPERTY ADDRESS: 25 Stone Edge Road, Sellersville, PA 18960.
 JUDGMENT AMOUNT: \$451,107.38.
 IMPROVEMENTS: RESIDENTIAL.
 SOLD AS THE PROPERTY OF: **DENISE L. DUKE, PATRICK L. DUKE.**
RICHARD J. NALBANDIAN, III, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

FALLS TOWNSHIP

DOCKET #2014-02102
 ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF FALLS**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 120 Winding Way, Morrisville, PA 19067.
 TAX PARCEL #13-030-065.
 PROPERTY ADDRESS: 120 Winding Way, Morrisville, PA 19067.
 IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.
 SOLD AS THE PROPERTY OF: **BETHANN GOLDBERG, KNOWN HEIR OF MATTHEW A. SESAR ALSO KNOWN AS MATTHEW SESAR, CHRISTOPHER SESAR ALSO KNOWN AS CHRISTOPHER J. SESAR (SON) KNOWN HEIR OF MATTHEW A. SESAR ALSO KNOWN AS MATTHEW SESAR, DOROTHY L. DAVIS, KNOWN HEIR OF MATTHEW A. SESAR ALSO KNOWN AS MATTHEW SESAR, DYAN CORDI, KNOWN HEIR OF MATTHEW A. SESAR ALSO KNOWN AS MATTHEW SESAR, JONATHAN SESAR, KNOWN HEIR OF MATTHEW A. SESAR ALSO KNOWN AS MATTHEW SESAR, MARYANN LAUGHNER, KNOWN HEIR OF MATTHEW A. SESAR ALSO KNOWN AS MATTHEW SESAR, MICHELE A. SZUMILA ALSO KNOWN AS MICHELE SZUMILA, KNOWN HEIR OF MATTHEW A. SESAR ALSO KNOWN AS MATTHEW SESAR, TERESA RHOAD a/k/a TERESA ROAD, KNOWN HEIR OF MATTHEW A. SESAR ALSO KNOWN AS MATTHEW SESAR, UNKNOWN HEIR, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER**

MATTHEW A. SESAR ALSO KNOWN AS MATTHEW SESAR.

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

DOCKET #2014-04435

ALL THAT CERTAIN LOT OR PIECE OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED LOCATED IN THE **FALLS TOWNSHIP**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #13-034-031.

PROPERTY ADDRESS: 535 STEVENS ROAD, MORRISVILLE, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JUDY L. STEWART, GARY S. STEWART.**

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

DOCKET #2014-06069

ALL THAT CERTAIN PROPERTY LOCATED IN THE **TOWNSHIP OF FALLS**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #13-042-080.

PROPERTY ADDRESS: 23 POND LANE, LEVITTOWN, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS OF CARMEN A. TROTТА, DECEASED, GABRIEL TROTТА, AS HEIR OF CARMEN A. TROTТА, DECEASED, JONATHAN TROTТА AS HEIR OF CARMEN A. TROTТА, DECEASED, SIMONA TROTТА, AS HEIR OF CARMEN A. TROTТА, DECEASED.**

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

DOCKET #2015-00564

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

TAX PARCEL #13-027-023.

PROPERTY ADDRESS: 228 North Park Drive, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL O'DONNELL, NICOLL O'DONNELL.**

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

DOCKET #2015-02780

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

TAX PARCEL #13-22-306.

PROPERTY ADDRESS: 104 Eventide Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHANE FERGUSON a/k/a S. FERGUSON.**

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

DOCKET #2015-05398

Wells Fargo Bank, N.A. v. Carol A. Clark a/k/a Carol Clark, David J. Clark a/k/a David Clark owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 248 Willow Drive, Levittown, PA 19054-3119.

TAX PARCEL #13-25-108.

PROPERTY ADDRESS: 248 Willow Drive, Levittown, PA 19054-3119.

JUDGMENT AMOUNT: \$260,000.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CAROL A. CLARK a/k/a CAROL CLARK, DAVID J. CLARK a/k/a DAVID CLARK.**

PHELAN HALLINAN DIAMOND & JONES
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 DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-06902

Wilmington Savings Fund Society, FSB dba
Christiana Trust as Trustee for Hlss Mortgage
Master Trust for The Benefit of The Holders
of The Series 2014-1 Certificates Issued
by Hlss Mortgage Master Trust v. Daniel J.
Baxter, Kelly P. Baxter, owner(s) of property
situate in the **FALLS TOWNSHIP**, BUCKS
County, Pennsylvania, being 22 Bald Cypress
Lane, Levittown, PA 19054.

TAX PARCEL #13-026-102.

PROPERTY ADDRESS: 22 Bald Cypress
Lane, Levittown, PA 19054.

JUDGMENT AMOUNT: \$263,663.54.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **DANIEL J.
BAXTER, KELLY P. BAXTER.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-07940

Wells Fargo Bank, NA v. Joseph W. Porreca,
Sr., in His Capacity as CO-Administrator and
Heir of The Estate of Joan Porreca a/k/a Joan
B. Porreca, Michael J. Porreca, Sr., in His
Capacity as CO-Administrator and Heir of The
Estate of Joan Porreca a/k/a Joan B. Porreca,
Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations Claiming
Right, Title or Interest From or Under Joan
Porreca, Deceased owner(s) of property
situate in the **FALLS TOWNSHIP**, BUCKS
County, Pennsylvania, being 613 Beaumont
Road, Fairless Hills, PA 19030-2419.

TAX PARCEL #13-015-097.

PROPERTY ADDRESS: 613 Beaumont
Road, Fairless Hills, PA 19030-2419.

JUDGMENT AMOUNT: \$53,685.41.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH
W. PORRECA, SR., IN HIS CAPACITY**

**AS CO-ADMINISTRATOR AND HEIR
OF THE ESTATE OF JOAN PORRECA
A/K/A JOAN B. PORRECA, MICHAEL
J. PORRECA, SR., IN HIS CAPACITY AS
CO-ADMINISTRATOR AND HEIR OF
THE ESTATE OF JOAN PORRECA A/K/A
JOAN B. PORRECA, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER JOAN
PORRECA, DECEASED.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-02736

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

All that certain lot, piece or parcel of land
with the buildings and improvements thereon,
situate, lying and being at Levittown, in
the Township of Falls, County of Bucks,
Commonwealth of Pennsylvania, shown and
designated as Lot 2122 on Subdivision Map
of Willowood Levittown, Section 10 filed in
the office of the Recorder of Deeds of Bucks
County, Pennsylvania, on June 27, 1952 in
Plan Book 5, Page 33.

Beginning at a point on the Southeasterly
side of Willow Drive (58 feet wide) at
the distance of 155 feet measured in a
Southwesterly direction from the intersection
of the Southwesterly side of Willowood Pass
(58 feet wide); thence extending from said
beginning point and along line of Lot 2121,
South 17 degrees 19 minutes 31 seconds
East the distance of 120 feet to a point on the
Northwesterly road widening line of Mill
Creek Road; thence extending along side of
said road widening line, South 72 degrees, 40
minutes 29 seconds West the distance of 86
feet to a point; thence extending along line
of Lot 2123, North 8 degrees 30 minutes 10
seconds West the distance of 124.79 feet to a
point on the Southerly side of Willow Drive;
thence extending along the side of said Drive
the two following courses and distances: (1)
along the arc of a circle curving to the left
having a radius of 408 feet the arc distance of
52 feet to a point of tangent; thence (2) North
72 degrees 40 minutes 29 seconds East the

distance of 15 feet to the first mentioned point and place of beginning.

BEING more fully described in a Deed dated February 18, 2005, among the land records of the County and State set forth above at Instrument Number 2009002009.

TAX PARCEL #13-025-107.

PROPERTY ADDRESS: 246 Willow Drive, Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DANIELLE REPOLEY, DAVID R. CLARK.**

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

DOCKET #2016-03615

ALL THAT CERTAIN lot, piece of parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Levittown, in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot Number 642-R on Subdivision Map of North Park, Levittown, Section 33 filed in the Office of the Recorder of Deeds, Bucks County, Pennsylvania as June 24, 1953 in Plan Book 6 page 41.

TAX PARCEL #13-027-086.

PROPERTY ADDRESS: 50 Neptune Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

MARTHA E. Von ROSENSTIEL, Esquire
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: BEING KNOWN AS 1307 Woodcock Lane, Kintnersville, PA 18930.

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 #2014-05676

The Bank of New York Mellon fka The Bank of New York, as Trustee for The Benefit of The Certificateholders of the Cwabs Inc., Asset-Backed Certificates, Series 2007-Bc2 v. Barbara R. Walsh, owner(s) of property situate in the **HILLTOWN TOWNSHIP**, Bucks County, Pennsylvania, being 205 Broad Street, Perkasio, PA 18944-2843.

TAX PARCEL #15-034-085-005.

PROPERTY ADDRESS: 205 Broad Street, Perkasio, PA 18944-2843.

JUDGMENT AMOUNT: \$291,828.47.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BARBARA R. WALSH.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-01938

Wells Fargo Bank, N.A. v. Yazmin Y. Piszal, Michael A. Piszal, owner(s) of property situate in the **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 911 Hilltown Pike, Line Lexington, PA 18932-9619.

TAX PARCEL #15-032-025-002.

PROPERTY ADDRESS: 911 Hilltown Pike, Line Lexington, PA 18932-9619.

JUDGMENT AMOUNT: \$776,268.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **YAZMIN Y. PISZEL, MICHAEL A. PISZEL.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-00624

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

All that certain unit in the property known, named and identified in the Declaration Plan refereed to below as the Townhouse

at Centennial Ridge, located at Township Line Road and Reliance Road, Hilltown Township, Bucks County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recording of Deeds of Bucks County, a Declaration dated June 5, 1974 and recorded on June 12, 1974 in Deed Book 2129 Page 112; Code of Regulations dated June 7, 1974 and recorded in Deed Book 2129, Page 123; Declaration Plan dated April 30, 1974 and recorded in Plan Book 123, Page 8, being designated on declaration plan as Unit 17—Building C, as more fully described in such declaration plan and declaration together with a proportionate undivided interest in the Common Elements (As defined in such declaration).

BEING more fully described in a Deed dated November 15, 2010, among the land records of the County and State set forth above, in Deed Volume 6573, Page 111.

TAX PARCEL #15-003-008-017.

PROPERTY ADDRESS: 17 Centennial Ridge, Telford, PA 18969.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DONNA M. REEDINGER, MARGARET E. GARLAND.**

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

DOCKET #2016-01513-0

All that certain piece or parcel or Tract of land situate **HILLTOWN TOWNSHIP**, Bucks County, Pennsylvania, and being known as 413 Broad Street, Perkasio, Pennsylvania 18944.

TAX PARCEL #15-034-086.

PROPERTY ADDRESS: 413 Broad Street, Perkasio, Pennsylvania 18944.

REAL DEBT: \$239,979.06.

IMPROVEMENTS: LOT.

SOLD AS THE PROPERTY OF: **LORETTA A. PAYNE-NELSON.**

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

DOCKET #2016-02697

CitiMortgage, Inc., Successor by Merger to Abn Amro Mortgage Group, Inc. v. Bruce

C. Trout, owner(s) of property situate in the **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 1300 Hilltown Pike, Hilltown, PA 18927.

TAX PARCEL #15-032-077.

PROPERTY ADDRESS: 1300 Hilltown Pike, Hilltown, PA 18927.

JUDGMENT AMOUNT: \$210,436.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRUCE C. TROUT.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-03219

Wells Fargo Bank NA f/k/a Wachovia Mortgage FSB f/k/a World Savings Bank, FSB v. Cheryl A. Brown, Leslie H. Brown, owner(s) of property situate in the **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 624 Fairhill Road, Hatfield, PA 19440-1105.

TAX PARCEL #15-027-001.

PROPERTY ADDRESS: 624 Fairhill Road, Hatfield, PA 19440-1105.

JUDGMENT AMOUNT: \$221,160.39.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHERYL A. BROWN, LESLIE H. BROWN.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

LOWER MAKEFIELD TOWNSHIP

DOCKET #2012-04772

ALL THAT CERTAIN lot or piece of ground, Situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks, Commonwealth of Pennsylvania described according to a final Plan of The Mill at Yardley, made by Tri-State Engineers and Land Surveyors, Inc., dated June 21, 1982, last revised January 31, 1983 and recorded in the office of the Recorder of Deeds of Bucks County in Plan Book 216 page 96, and later revised June 3, 1985 and later revised by a Final 'As Built' Plan (the 'Plan') prepared by Eastern States Engineering, Inc., dated June 4, 1987.

BEING Lot No. 2 as shown on the above mentioned Plan.

TAX PARCEL #20-33-12.

PROPERTY ADDRESS: 220 Wildflower Circle, Yardley, PA 19067.
IMPROVEMENTS: RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **NORMAN F. STAINTHORPE, JR.**
MARTHA E. Von ROSENSTIEL, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-03249

ALL THAT CERTAIN messuage and two lots or tracts of land situate in the **TOWNSHIP OF LOWER MAKEFIELD TOWNSHIP**, County of Bucks and State of Pennsylvania.
TAX PARCEL #20-52-100.
PROPERTY ADDRESS: 221 West Ferry Road, Yardley, PA 19067.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **MARK A. BERTONE.**
GREGORY JAVARDIAN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-07704

ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED LOCATED 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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2014-05851

ALL THAT CERTAIN lot or piece of ground situate in **LOWER SOUTHAMPTON TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.
TAX PARCEL #21-011-154.
PROPERTY ADDRESS: 364 Hampton Drive, Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **SILVIO M. DiPIETRO, KAREN E. DiPIETRO.**
ROBERT W. WILLIAMS, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-02069

All that certain lot, situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks, Commonwealth of Pennsylvania, as shown on a plan entitled "SOMERTON SPINGS RESIDENTIAL SUBDIVISION PLAN, TMP #21-13-1 and 21-9-153."
TAX PARCEL #21-13-90.
PROPERTY ADDRESS: 7 Dukes Way, Feasterville, PA 19053.
JUDGMENT AMOUNT: \$350,586.50.
IMPROVEMENTS: RESIDENTIAL.
SOLD AS THE PROPERTY OF: **HAMIDULLAH NASRAT.**
RICHARD J. NALBANDIAN, III, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01537

Premises being: 654 Valley Stream Circle, Langhorne, PA 19053. **LOWER SOUTHAMPTON TOWNSHIP.**
TAX PARCEL #21-025-275.
PROPERTY ADDRESS: 654 Valley Stream Circle, Langhorne, PA 19053.
IMPROVEMENTS: RESIDENTIAL.
SOLD AS THE PROPERTY OF: **MICHAEL BESIO AND MARIE BESIO H/W.**
BRADFORD J. LARE, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01538

Premises being: 751 Bridge View Road, Langhorne, PA 19053. **LOWER SOUTHAMPTON TOWNSHIP.**
TAX PARCEL #21-25-160.
PROPERTY ADDRESS: 751 Bridge View Road, Langhorne, PA 19053.
IMPROVEMENTS: RESIDENTIAL.
SOLD AS THE PROPERTY OF: **GISELA PRIETO.**
BRADFORD J. LARE, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MIDDLETOWN TOWNSHIP

DOCKET #2013-05666

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED, SITUATE, LOCATED IN THE **MIDDLETOWN TOWNSHIP**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #22-013-036.

PROPERTY ADDRESS: 281 North Hawthorne Avenue, Langhorne, PA 19047.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SCOTT D. CHASE, BARBARA L. CHASE.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-08555

LSF9 Master Participation Trust v. Jeffrey L. Diamond, Karen Diamond, owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being, 2 Crown Road, Levittown, PA 19057-1729.

TAX PARCEL #22-055-118.

PROPERTY ADDRESS: 2 Crown Road, Levittown, PA 19057-1729.

JUDGMENT AMOUNT: \$240,481.82.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY L. DIAMOND, KAREN DIAMOND.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-04418

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania and being known as 49 Highland Park Place, Levittown, Pennsylvania 19056.

TAX PARCEL #22-046-017.

PROPERTY ADDRESS: 49 Highland Park Place, Levittown, Pennsylvania 19056.

REAL DEBT: \$211,727.02.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HARRY E. MARTIN.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-04799

CitiMortgage Inc. v. Robert J. Pennie, owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 71 Sandybrook Drive a/k/a 71 Sandybrooke Drive, Langhorne, PA 19047.

TAX PARCEL #22-049-469-00A.

PROPERTY ADDRESS: 71 Sandybrook Drive a/k/a 71 Sandybrooke Drive, Langhorne, PA 19047.

JUDGMENT AMOUNT: \$58,677.14.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-07914

ALL THAT CERTAIN tract, piece of parcel of land Situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, Commonwealth of Pennsylvania, according to a minor Subdivision Plan of Pickering, Corts and Summerson, Inc., Consulting Engineers and Land Surveyors, Newtown, PA being dated February 4, 1981 as follows, to wit:

TAX PARCEL #22-17-147-1.

PROPERTY ADDRESS: 753 Fulton Avenue, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN T. CASSIDY, BARBARA A. CASSIDY.**

POWERS, KIRN & ASSOCIATES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-00343

Bank of America, N.A., as Successor by Merger to BAC Home Loan Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Sara Castagna a/k/a Sara Castagnae, owner(s) of property situate in the **MIDDLETOWN TWP.**, BUCKS County, Pennsylvania, being 1622 Brownsmill Road a/k/a 1622 Brownsville Road, Middletown, PA 18966.

TAX PARCEL #22-009-080.

PROPERTY ADDRESS: 1622 Brownsmill Road a/k/a 1622 Brownsville Road, Middletown, PA 18966.

JUDGMENT AMOUNT: \$327,888.66.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SARA CASTAGNA A/K/A SARA CASTAGNAE.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-01924

ALL THAT CERTAIN piece or parcel or Tract of land situate **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania and being known as 31 Horn Road, Levittown, Pennsylvania 19056.

TAX PARCEL #22-046-423.

PROPERTY ADDRESS: 31 Horn Road, Levittown, Pennsylvania 19056.

REAL DEBT: \$221,029.02.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARY C. VOGT.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-03311

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

TAX PARCEL #22-072-012.

PROPERTY ADDRESS: 183 Green Valley Road, Langhorne, PA 19047.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEREMIAH F. O'BRIEN, BELENA J. O'BRIEN.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP

DOCKET #2016-02232

ALL THOSE CERTAIN lots or pieces of land, situate in the **TOWNSHIP OF MILFORD**, County of Bucks, Pennsylvania. Beginning at

a point on the Northwesterly side of Barley Drive at the Easterly corner of Lot no. 13 on plan of subdivision, and described in the deed dated July 26, 2005, recorded in Book 4583, page 479.

TAX PARCEL #23-004-057.

PROPERTY ADDRESS: 2138 Barley Drive, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **PAMELA A. MARTIN.**

CRAIG H. FOX, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2015-01462

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

TAX PARCEL #24-009-287-007.

PROPERTY ADDRESS: 131 Chambers Street, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TERRENCE LEKEVE SCOTT, ADMINISTRATOR FOR THE ESTATE OF ANN MOLDER a/k/a ANN D. MOLDER JONES, DECEASED.**

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-03038

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

TAX PARCEL #24-002-007.

PROPERTY ADDRESS: 802 Fawn Street, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN M. RICARD, JESSIE L. RICARD.**

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-02020

Wells Fargo Bank, NA v. Ted Morales, Christine Aust, owner(s) of property situate in

the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 77 Central Avenue, Morrisville, PA 19067-6243.

TAX PARCEL #24-009-217.

PROPERTY ADDRESS: 77 Central Avenue, Morrisville, PA 19067-6243.

JUDGMENT AMOUNT: \$168,457.97.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TED MORALES, CHRISTINE AUST.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-02646

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:

All that certain lot or piece of ground with the buildings and improvements thereon erected. Situate in Morrisville Borough, Bucks County, PA. Bounded and described according to a Final Plan of Melvin Court prepared for Person Associates Inc. Dated 5/29/1992 and last revised March 30, 1995 and recorded in Plan Book 278 page 99 as follows to wit:

Beginning at a point on the Northeasterly side of Melvin Court North said point being a common corner of Lot #57 and lot #58 on said Plan; thence extending from said point of beginning and along the said side of Melvin Court North the two following courses and distances; 1) on the arc of a circle curving to the right having a radius of 90.00 feet the arc distance of 75.36 feet to a point of tangent and 2) North 53 degrees 45 minutes 00 seconds East 47.63 feet to a point; thence extending on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 31.81 feet to a point; thence extending South 13 degrees 23 minutes 00 seconds east 38.00 feet to a point; thence extending South 76 degrees 37 minutes 00 seconds west (erroneously set forth in prior deed as North 76 degrees 37 minutes 00 Seconds East) 102.82 feet to the first mentioned point and place of beginning.

BEING more fully described in a Deed dated October 18, 2007, among the land records of the County and State set forth above, at Instrument Number 2007109725.

TAX PARCEL #24-003-081-026.

PROPERTY ADDRESS: 309 Melvin Court, Morrisville, PA 19067.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MERLE L. AVILES.**

JUSTIN F. KOBESKI, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-03066

ALL THAT CERTAIN lot, piece or parcel of lane, with the buildings and improvements thereon erected, situate, lying and being in the **BOROUGH OF MORRISVILLE**, County of Bucks and State of Pennsylvania:

TAX PARCEL #24-010-211.

PROPERTY ADDRESS: 108 Coleman Avenue, Morrisville, PA 19067.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANCES ARCOMANO.**

SARAH K. McCAFFERY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

NOCKAMIXON TOWNSHIP

DOCKET #2014-01928

Biscoe Finance, LLC v. Marc S. Yanoff a/k/a Marc Yanoff a/k/a Mark Yanoff, owner(s) of property situate in the **NOCKAMIXON TOWNSHIP**, BUCKS County, Pennsylvania, being 120 Colonial Way, Upper Black Eddy, PA 18972-9327.

TAX PARCEL #30-013-035-001.

PROPERTY ADDRESS: 120 Colonial Way, Upper Black Eddy, PA 18972-9327.

JUDGMENT AMOUNT: \$298,223.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARC S. YANOFF a/k/a MARC YANOFF a/k/a MARK YANOFF.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown,

DOCKET #2015-01824

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

All that Certain message or tract of land with the buildings and improvements thereon erected, situate in the Township of Nockamixon, County of Bucks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner in the public road, a corner of land now or late of Franklin Trauger in a line of John Shick's land; thence along the middle of said road, by said Shick's land, North 63.75 degrees East 6.3 perches to a corner in said road; thence along said road, by the same, North 45.75 degrees East 5.2 perches to a corner in the creek under the stone bridge; thence down said creek, North 75 degrees West 6.4 perches to a corner in the said creek, thence down said creek North 35 degrees West 2.8 perches to a corner of land now or late of David Bean; thence by his land, South 57.5 degrees west 5.25 perches to a corner; thence by land now or late of Franklin Trauger, South 29 degrees East 4.5 perches to a corner; thence by the same, South 41.25 degrees West, 2 perches to a corner; thence by the same, South 48.75 degrees East, 1 1 perches to the place of beginning.

BEING more fully described in a Deed dated January 17, 2006, among the land records of the County and State set forth above, in Deed Volume 4804, Page 110.

TAX PARCEL #30-007-007.

PROPERTY ADDRESS: 541 Church Hill Road, Ferndale, PA 18921.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MARGARET A. WELSH a/k/a MARGARET WELSH, JOHN J. WELSH.**

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

DOCKET #2016-00055

Branch Banking and Trust Company v. Martin Dyck a/k/a Martin Von Dyck a/k/a Martin Claus Von Dyck, Nancy Von Dyck a/k/a Nancy J. Von Dyck, owner(s) of property situate in the **NOCKAMIXON TOWNSHIP**, BUCKS County, Pennsylvania, being 409 Marienstein Road, Upper Black Eddy, PA 18972-9632.

TAX PARCEL #30-013-030.

PROPERTY ADDRESS: 409 Marienstein Road, Upper Black Eddy, PA 18972-9632.

JUDGMENT AMOUNT: \$267,183.56.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARTIN DYCK a/k/a MARTIN VON DYCK a/k/a MARTIN CLAUS VON DYCK, NANCY VON DYCK a/k/a NANCY J. VON DYCK. PHELAN HALLINAN DIAMOND & JONES**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

NORTHAMPTON TOWNSHIP

DOCKET #2013-07682

Wells Fargo Bank, N.A. v. Wayne E. Calvert, Carol L. Calvert, owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 254 Sycamore Circle (Lot 154) a/k/a 254 Sycamore Circle, Langhorne, PA 19047.

TAX PARCEL #31-056-164.

PROPERTY ADDRESS: 254 Sycamore Circle (Lot 154) a/k/a 254 Sycamore Circle, Langhorne, PA 19047.

JUDGMENT AMOUNT: \$155,420.97.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WAYNE E. CALVERT, CAROL L. CALVERT.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-07969

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED LOCATED IN THE **NORTHAMPTON TOWNSHIP**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #31-048-003.

PROPERTY ADDRESS: 8 East Patricia Road, Holland, PA 18966.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ELLEN LaROSA, ROBERT LaROSA.**

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

DOCKET #2014-08587

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **NORTHAMPTON**

TOWNSHIP, Bucks County, Pennsylvania and described according to a Final Plan of Spring Valley Farms, Section II made by Tri-State Engineers and Lane Surveyors, Inc., dated March 28, 1973 and revised June 15, 1973 recorded in Plan Book 116 Page 8.

BEING KNOWN AS Lot No. 87 Section II, Spring Valley Farms.

TAX PARCEL #31-040-119.

PROPERTY ADDRESS: 99 W. Georgianna Drive, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEITH E. TRUSKIN a/k/a KEITH TRUSKIN.**

STEPHEN M. HLADIK, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-00450

All that certain lot or piece of land, situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, bounded and described according to a Final Plan of the Twins of Hundred Acre Woods, made by Charles E. Shoemaker, Inc. dated 7/20/1982, last revised 3/28/1983 and recorded in Plan Book 215 Page 55, as follows, to wit:

Beginning at a point on the Northwesterly side of Fieldstone Drive (50 feet wide), a corner of Lot No. 66 on said plan, which point is measured along the said Fieldstone Drive on the arc of a circle curving to the right having a radius of 875.00 feet the arc distance of 469.53 feet from a point of curve in the same, which point is measured South 39 degrees 08 minutes 00 seconds West 36.94 feet from a point of tangent in the same. Which point is measured along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 28.19 feet from a point of reverse curve on the Southwesterly side of Timber Road (50 feet wide); thence from said point of beginning extending along the said Northwesterly side of Fieldstone Drive the 2 following courses and distance, viz: (1) on the arc of a circle curving to the right having a radius of 875.00 feet the arc distance of 9.49 feet; (2) South 70 degrees 28 minutes 00 seconds West 43.31 feet to a point, a corner of Lot No. 64 on said Plan; thence extending along the same and along Lot No. 88 on said Plan, North 70 degrees, 15 minutes, 11

seconds East 51.14 feet to a point, a corner of Lot No. 66, aforesaid; thence extending along the same South 20 degrees 09 minutes 17 seconds East 153.23 feet to the first mentioned point and place of beginning.

Being Lot No. 65 as shown on said plan.

BEING more fully described in a Deed dated October 5, 2006, among the land records of the County and State set forth above, in Deed Volume 5166, Page 1234.

TAX PARCEL #31-079-141.

PROPERTY ADDRESS: 36 Fieldstone Drive, Holland, PA 18966.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **GREGG D. DABROW, JUDITH S. DABROW.**

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

DOCKET #2016-00009

Wells Fargo Bank NA s/b/m Wachovia Mortgage FSB f/k/a World Savings Bank FSB v. John Dipasquale, Tammy J. Dipasquale a/k/a Tammy Dipasquale owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 11 Farmhouse Lane a/k/a 11 Farm House Lane, Richboro, PA 18954-2059.

TAX PARCEL #31-084-074.

PROPERTY ADDRESS: 11 Farmhouse Lane a/k/a 11 Farm House Lane, Richboro, PA 18954-2059.

JUDGMENT AMOUNT: \$676,838.23.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN DIPASQUALE, TAMMY J. DIPASQUALE a/k/a TAMMY DIPASQUALE.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-00351

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

TAX PARCEL #31-12-132.

PROPERTY ADDRESS: 125 Anselm Road, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS E. WARDLE, PATRICE A. WARDLE. POWERS, KIRN & ASSOCIATES**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-02000

Wells Fargo Bank, N.A. v. Paul S. Camiolo a/k/a Paul Camiolo, owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 31015 Bennett Place, Holland, PA 18966-5561.

TAX PARCEL #31-036-195-015-008.

PROPERTY ADDRESS: 31015 Bennett Place, Holland, PA 18966-5561.

JUDGMENT AMOUNT: \$36,957.26.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

DOCKET #2016-02209

Central Mortgage Company v. Korinne H. Halper a/k/a Korinne Halper, Matthew Halper a/k/a Matthew A. Halper, owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 785 Newtown Richboro Road, Richboro, PA 18954-1717.

TAX PARCEL #31-023-009.

PROPERTY ADDRESS: 785 Newtown Richboro Road, Richboro, PA 18954-1717.

JUDGMENT AMOUNT: \$597,217.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KORINNE H. HALPER a/k/a KORINNE HALPER, MATTHEW HALPER a/k/a MATTHEW A. HALPER.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-02746

Wells Fargo Bank, NA v. Joshua P. Talmud, Monica Talmud, owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 116 Meadow Lane, Richboro, PA 18954-1834.

TAX PARCEL #31-013-125.

PROPERTY ADDRESS: 116 Meadow Lane, Richboro, PA 18954-1834.

JUDGMENT AMOUNT: \$366,857.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSHUA P. TALMUD, MONICA TALMUD. PHELAN HALLINAN DIAMOND & JONES**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

PERKASIE BOROUGH

DOCKET #2014-08332

All that certain piece or parcel or Tract of land situate **BOROUGH OF PERKASIE**, Bucks County, Pennsylvania, and being known as 330 S. 3Rd Street, Perkasia, Pennsylvania 18944.

TAX PARCEL #33-004-137.

PROPERTY ADDRESS: 330 S. 3Rd Street, Perkasia, Pennsylvania 18944.

REAL DEBT: \$167,836.14.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WENDY GEHMAN.**

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

DOCKET #2015-06137

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

TAX PARCEL #33-5-243.

PROPERTY ADDRESS: 113 South 3rd Street, Perkasia, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTOPHER ROBERT JANNEY.**

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

PLUMSTEAD TOWNSHIP

DOCKET #2013-08571

ALL THAT CERTAIN LOT OF LAND SITUATE IN **PLUMSTEAD TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA.

BEING KNOWN AS 6189 Covered Bridge Road (Plumstead Township), Pipersville, PA 18947.

TAX PARCEL #34-006-032-005.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **ESTATE OF IRENE MAIER c/o WALTER WYDRO, PERSONAL REPRESENTATIVE, UNKNOWN HEIR, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IRENE MAIER, LAST RECORD OWNER, WALTER WYDRO, PERSONAL REPRESENTATIVE OF THE ESTATE OF IRENE MAIER.**

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

QUAKERTOWN BOROUGH

DOCKET #2014-08074

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

TAX PARCEL #35-006-048-037.

PROPERTY ADDRESS: 107 Jefferson Court, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSHUA D. SANDLER, TAMMY R. SANDLER.**

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

DOCKET #2016-01512

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

TAX PARCEL #35-008-365.

PROPERTY ADDRESS: 220 East Broad Street, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVEISEES OF THE ESTATE OF ROBERT SCHUTT, DECEASED.**

M. TROY FREEDMAN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-02447

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

All that certain messuage and tract of land, together with the dwelling now thereon erected, Quakertown Borough, Bucks County, Commonwealth of Pennsylvania, according to a survey and plan dated August 6, 1946, prepared by Stanley F. Moyer, Surveyor, bounded and described as follows, to wit:

Beginning at a point in the East Curbline of Ninth Street, 36.00 feet between curbs, said point being 291.20 feet North of the intersection of the Ninth Street and Juniper Street curb lines; thence along the former North 05 degrees East the distance of 22.30 feet to a corner; thence along lands now or formerly of William Neiman, South 85 degrees East the distance of 185.5 feet to an iron pin in the West side of an alleyway; thence along the same South 11 degrees 17' West the distance of 24.85 feet to an iron pin; thence along other lands now or formerly of Harvey A. Smith of which this was a part and through the partition wall of a garage on this and adjoining lot and about to be conveyed to Earl Hanselman, North 85 degrees West the distance of 37.26 feet to an iron pin; thence still along the same North 05 degrees East the distance of 2.40 feet to an iron pin; thence still along the same and through the partition wall of the double dwelling on this and adjoining lot North 85 degrees West the distance of 145.52 feet to the Ninth Street curb line, the place of beginning.

BEING more fully described in a Deed dated February 7, 2008, among the land records of the County and State set forth above, in Deed Volume 5926, Page 2033.

TAX PARCEL #35-004-232.

PROPERTY ADDRESS: 33 South 9th Street, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTOPHER R. NICOL.**

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

RICHLAND TOWNSHIP

DOCKET #2015-01259

All that certain piece or parcel or Tract of land situate **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania, and being known as 1280 Doylestown Pike, Quakertown, Pennsylvania 18951.

TAX PARCEL #36-043-028-001.

PROPERTY ADDRESS: 1280 Doylestown Pike, Quakertown, Pennsylvania 18951.

REAL DEBT: \$379,467.89.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NANCY C. ALBRITTON**.

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-05021

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

TAX PARCEL #36-25-50.

PROPERTY ADDRESS: 3 Mimosa Ct., Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JANETTE BOURNE, ADAM R. FILAK**.

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

SELLERSVILLE BOROUGH

DOCKET #2015-08037

ALL THAT CERTAIN lot or piece of ground situate in **SELLERSVILLE BOROUGH**, Bucks County, Pennsylvania.

TAX PARCEL #39-008-193-005.

PROPERTY ADDRESS: 310 Hughes Avenue, Sellersville, PA 18960.

IMPROVEMENTS: RESIDENTIAL DWELLING (TOWNHOUSE).

SOLD AS THE PROPERTY OF: **GEORGE KLINE, MELINDA PANCARI**.

RICHARD M. SQUIRE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

SPRINGFIELD TOWNSHIP

DOCKET #2013-10129

ALL THAT CERTAIN MESSUAGE AND TRACT OF LAND TOGETHER WITH THE

DWELLING NOW HEREON ERECTED LOCATED IN THE **SPRINGFIELD TOWNSHIP**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #42-012-135.

PROPERTY ADDRESS: 3090 Route 212, Coopersburg, PA 18081.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID J. KENDERDINE, DAE M. KENDERDINE AND THE UNITED STATES OF AMERICA**.

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-08234

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF SPRINGFIELD**, Bucks County, Pennsylvania, and being known as 1125 Passer Road, Coopersburg, Pennsylvania 18036.

TAX PARCEL #42-009-012.

PROPERTY ADDRESS: 1125 Passer Road, Coopersburg, Pennsylvania 18036.

REAL DEBT: \$229,342.04.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BENJAMIN A. GINDER, FRANCINE L. GINDER**.

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-02798

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

TAX PARCEL #42-005-122.

PROPERTY ADDRESS: 3021 Richlandtown Pike, Coopersburg, PA 18036.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **PAUL L. MIDDLETON, SHIRLEY MIDDLETON**.

ANDREW J. MARLEY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2014-06105

Bank of America, N.A. v. James Rivers, Jr., owner(s) of property situate in the

WARMINSTER TOWNSHIP, BUCKS County, Pennsylvania, being 1131 Northfield Circle a/k/a 1131 North Field Circle, Warminster, PA 18974-1950.

TAX PARCEL #49-037-387.

PROPERTY ADDRESS: 1131 Northfield Circle a/k/a 1131 North Field Circle, Warminster, PA 18974-1950.

JUDGMENT AMOUNT: \$300,003.53.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES RIVERS, JR.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

WARRINGTON TOWNSHIP

DOCKET #2014-04287

ALL THAT CERTAIN UNIT, designated as Unit No. 2105 in the property known, named and identified as Meridian of Valley Square, located in the **TOWNSHIP OF WARRINGTON**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #50-031-034-0052105.

PROPERTY ADDRESS: 2105 Meridian Boulevard, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOYCE I. GOLDSTEIN.**

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

DOCKET #2014-05491

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

TAX PARCEL #50-025-183.

PROPERTY ADDRESS: 2256 Lisa Drive, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHUL HYUNG LEE a/k/a CHUL H. LEE, SERA LEE.**

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

DOCKET #2014-06551

ALL THAT CERTAIN PROPERTY SITUATED IN THE **TOWNSHIP**

OF WARRINGTON, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #50-026-060-002.

PROPERTY ADDRESS: 2569 Bristol Road, Warrington, PA 18976.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH BASSION, JULIA M. BASSION.**

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

DOCKET #2016-01995

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS PENNS WOOD CONDOMINIUM LOCATED IN THE **TOWNSHIP OF WARRINGTON**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #50-032-052-030.

PROPERTY ADDRESS: 2011 Creekside Court, Unit 30, Warrington, PA 18976.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TINA M. TRASATTI.**

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

WARWICK TOWNSHIP

DOCKET #2015-02849

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF WARWICK**, County of Bucks, Commonwealth of Pennsylvania, as shown on "Final Plan" The Hedgerows, (Western Section)," made by A.W. Martin Associates, Inc., dated 8/10/1981 and last revised 12/9/1986, and recorded at Doylestown in Plan Book #237 page 68, and bounded and described as follows, to wit:

TAX PARCEL #51-6-35.

PROPERTY ADDRESS: 1427 West Rockspray Road, Jamison, PA 18929.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LOUIS C. EBERLE, SR.**

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

DOCKET #2015-05869

U.S. Bank National Association v. Walter E. Wojdak, owner(s) of property situate in the **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania, being 306 Tree Top Court, Warwick, PA 18974-3824.
 TAX PARCEL #51-029-019.
 PROPERTY ADDRESS: 306 Tree Top Court, Warwick, PA 18974-3824.
 JUDGMENT AMOUNT: \$258,382.09.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **WALTER E. WOJDAK.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-07962

ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, LOCATED IN THE **TOWNSHIP OF WARWICK**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.
 TAX PARCEL #51-015-001.
 PROPERTY ADDRESS: 2184 Harmony Lane, Jamison, PA 18929.
 IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **AMANDA CORRIGAN, SOLELY IN HER CAPACITY AS HEIR OF JOSEPH R. CORRIGAN, DECEASED, SARAH CORRIGAN, SOLELY IN HER CAPACITY AS HEIR OF JOSEPH R. CORRIGAN, DECEASED. MICHAEL T. MCKEEVER**, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

YARDLEY BOROUGH

DOCKET #2009-13749

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF LOWER MAKEFIELD AND ALSO THE **BOROUGH OF YARDLEY**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA.
 TAX PARCEL #54-001-002-041.
 PROPERTY ADDRESS: 4 Ludlow Road, Yardley, PA 19067.
 IMPROVEMENTS: RESIDENTIAL REAL ESTATE.
 SOLD AS THE PROPERTY OF: **E. WILLIAM THOMAS, CLAUDIA THOMAS.**

M. TROY FREEDMAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of distribution will be filed by the Sheriff within 30 days of date of sale and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days thereafter.

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

Oct. 20, 27; Nov. 3

Change of Name

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

NO. 2016-03650 B09 11239282

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **GLENN CHARLES GAVIN** to **GLENN CHARLES VandeGRIFT**.

The Court has fixed the 2ND day of November, 2016 at 9:30 A.M. in Courtroom No. 350, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Oct. 13, 20

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.

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

Oct. 20

Classified Ad

LEGAL ASSISTANT—FT

DOYLESTOWN OFFICE of Bucks Law Firm. Seeking experienced Family Law (Adoptions/Matrimonial/Custody/Estates/Trusts) Assistant. Must have strong administrative, communication and PEOPLE skills for client interface. Organized, attentive to detail, multitasker with proficiency in Windows/Outlook/Word. Juris and Document Management experience helpful. E-mail resume to Administrator: bucksaw250@gmail.com or fax to (215) 736-8628.

Sept. 29—Oct. 27

Corporate Dissolution

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

Oct. 20

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

ANDREWS, ROSE M., dec'd.

Late of 820 Durham Rd., Newtown, Bucks County, PA.

Executrices: **ANN MARIE TOPEROFF**, 3820 Reiniger Rd., Hatboro, PA 19040 and **SUSAN M. STONE**, 2220 Barry Ct., Easton, PA 18040.

Attorney: **MICHAEL A. LASHNER**, 12 Terry Drive, Suite 105, Newtown, PA 18940.

CHOROMANSKI, JOSEPHINE, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **WALTER E. CHOROMANSKI** 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.

COOLIDGE, MARY A. a/k/a MARY COOLIDGE, dec'd.

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

Executor: **WILLIAM COOLIDGE** c/o Samuel C. Totaro, Jr., Esq., 2005 S. Easton Rd., Ste. 100, Doylestown, PA 18901.

Attorney: **SAMUEL C. TOTARO, JR.**, Curtin & Heefner LLP, 2005 S. Easton Rd., Ste. 100, Doylestown, PA 18901.

DILTS, HARRY a/k/a HARRY G. DILTS, dec'd.

Late of Levittown, Bucks County, PA.

Executor: **MICHAEL C. DILTS**, 1 Stephanie Court, Hamilton, NJ 08691.

FANELLI, CAROLINE B. a/k/a CAROLINE FANELLI, dec'd.

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

Executor: **ANGELO C. FANELLI** c/o Robert W. Maher, Esq., 400 Greenwood Ave., 1st Fl., Wyncote, PA 19095.

Attorney: **ROBERT W. MAHER**, Dyer & Maher, 400 Greenwood Ave., 1st Fl., Wyncote, PA 19095.

GIRVIN, WILLIAM a/k/a WILLIAM L. GIRVIN, JR., dec'd.

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

Executor: **WILLIAM L. GIRVIN, III** c/o Thomas J. Burke, Jr., Esq., 15 Rittenhouse Place, Ardmore, PA 19003.

Attorney: **THOMAS J. BURKE, JR.**, Haws & Burke, 15 Rittenhouse Place, Ardmore, PA 19003.

HERR, GLORIA A., dec'd.

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

Executrix: **ROCHELLE NIGRO**, 15 Return Lane, Levittown, PA 19055.

HEYS, JOSEPHINE A. a/k/a JOSEPHINE HEYS, dec'd.

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

Executor: **KENNETH C. HEYS** c/o Suzanne M. Hecht, Esq., Two Villanova

Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085.

Attorney: **SUZANNE M. HECHT**, Haney & Hecht, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085.

JOHNSON, DAVID W., dec'd.

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

Executrix: **SYLVIA R. JOHNSON** c/o Barry L. Small, Esq., 30 S. 17th St., Philadelphia, PA 19103.

Attorney: **BARRY L. SMALL**, Duane Morris LLP, 30 S. 17th St., Philadelphia, PA 19103.

KLEIN, CHARLES J., dec'd.

Late of Warwick Township, Bucks County, PA.

Administrator: **BRIAN DONNELLY**, 615 Paxson Ave., 12, Wyncote, PA 19095.

LONG, KENNETH H. a/k/a **KENNETH LONG**, dec'd.

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

Executrices: **MARSHA M. FRINK** and **KAREN K. KATZ** c/o Harvey Abramson, Esq., 86 Buck Rd., Holland, PA 18966.

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

LOWENTHAL, HANS EDWARD, dec'd.

Late of Levittown, Bucks County, PA.

Administrator: **KONA WARNA LOWENTHAL**, 160 Falls-Tullytown Rd., H-3, Levittown, PA 19054.

MANNING, JACQUELINE M., dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **JACQUELYN MANNING**, 612 Meadow Lane, Oreland, PA 19075.

MICHEL, MARIAN S., dec'd.

Late of New Britain, Bucks County, PA.

Executrix: **JOYCE E. SHAPPELL** c/o Dilworth Paxson LLP, 1500 Market Street, Suite 3500E, Philadelphia, PA 19102.

Attorney: **JOHN LATOURETTE**, Dilworth Paxson LLP, 1500 Market Street, Suite 3500E, Philadelphia, PA 19102.

PFEIFFER, PEARL E., dec'd.

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

Executrix: **LINDY M. BENESBY** c/o Joseph A. Walheim, Esq., 40 W. Eagle Rd., Ste. Two, Havertown, PA 19083-1425.

Attorney: **JOSEPH A. WALHEIM**, Joseph A. Walheim & Associates, P.C., 40 W. Eagle Rd., Ste. Two, Havertown, PA 19083-1425.

RENESKI, BERNARD J., JR., dec'd.

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

Administratrix: **BETTIJO MURPHY** c/o Renata T. Pabisz, Esq., 2410 Bristol Rd., Bensalem, PA 19020.

Attorney: **RENATA T. PABISZ**, Dorian, Goldstein, Wisniewski & Orchinik, P.C., Neshaminy Valley Commons, 2410 Bristol Rd., Bensalem, PA 19020.

RYZNER, THEODORE V., dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **JAMES R. ROTHENBERGER**, 1113 Scott Road, Green Lane, PA 18054.

Attorney: **GARY R. EGOVILLE**, 630 West Main Street, Lansdale, PA 19446-2012.

SILVER, MARJORIE A., dec'd.

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

Executors: **WISTAR C. SILVER** and **STEPHEN M. CUSHMORE** c/o George M. Riter, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

Attorney: **GEORGE M. RITER**, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

WILSON, STANLEY R. a/k/a **STANLEY RUSSELL WILSON**, dec'd.

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

Executor: **BRETT A. WILSON**, 5731 Limeport Rd., Emmaus, PA 18046.

Attorney: **JAMES E. EGBERT**, Egbert & Barnes, P.C., 1494 Old York Rd., Ste. 200, Abington, PA 19001.

WISNIEWSKI, MARIE V., dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **MARILYN W. KOPCZENSKI**, 4558 Summit Lane, Bensalem, PA 19020.

ZWICK, JACOB W. a/k/a **JACOB ZWICK**, dec'd.

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

Executrix: **SARA LEWIN ZWICK** c/o Harvey Abramson, Esq., 86 Buck Rd., Holland, PA 18966.

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

Second Publication

BROOKS, ELEANOR F., dec'd.

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

Executrix: **PATRICIA LUSZCZAK** c/o Joseph M. Ramagli, Esquire, 312 N. Oxford Valley Road, Fairless Hills, PA 19030.

Attorney: **JOSEPH M. RAMAGLI**, Jackson, Cook, Caracappa & Scott PC, 312 N. Oxford Valley Road, Fairless Hills, PA 19030.

BRUGGER, DORIS F. a/k/a **DORIS FLORENCE BRUGGER** dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Administratrix: **BARBARA J. CROUTHAMEL**, 115 Lamp Post Road, Doylestown, PA 18901.

COMPTON, ELIZABETH H., dec'd.

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

Executrix: **BARBARA ANN SUKALY** c/o Harvey Abramson, Esq., 86 Buck Rd., Holland, PA 18966.

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

CUYLER, JEAN NISON a/k/a **JEAN N. CUYLER**, dec'd.

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

Executrix: **JULIANA McINTYRE** c/o Nancy S. Hearne, Esq., 650 College Rd. East, Ste. 4000, Princeton, NJ 08540-6603.

Attorney: **NANCY S. HEARNE**, Saul Ewing LLP, 650 College Rd. East, Ste. 4000, Princeton, NJ 08540-6603.

DOAN, DUANE D., JR., dec'd.

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

Co-Executors: **RICHARD L. DOAN** and **CHARLES L. DOAN** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

DOUGHERTY, BEVERLY E., dec'd.

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

Executrix: **AMY SCULLION** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

FARRELL, MARY ELIZABETH a/k/a **SIS FARRELL**, dec'd.

Late of Warrington, Bucks County, PA.

Executrix: **DENISE M. FARRELL**, 405 Homestead Circle, Warrington, PA 18976-3601.

GARRETT, VIOLA M. a/k/a **VIOLA GARRETT**, dec'd.

Late of Tullytown, Bucks County, PA.

Executrices: **TRACEY BETH HOOVER**, 762 Manor Ave., Tullytown, PA 19007 and **DEBORAH GARRETT**, 28 Kingwood Ln., Levittown, PA 19055.

HILL, CHARLES D., SR., dec'd.

Late of Chalfont, Bucks County, PA.

Executor: **CHARLES D. HILL, JR.**, 1329 Hilltown Pike, P.O. Box 21, Hilltown, PA 18927.

Attorney: **HARVEY FRIEDLAND**, 1717 Swede Road, Suite 200, Blue Bell, PA 19422.

JANICE, WILLIAM G., dec'd.

Late of Chalfont, Bucks County, PA.

Executrix: **KAREN AVALLON**, 410 Waverly Rd., Wyncote, PA 19095.

JENNY, EMMA H. a/k/a **EMMA M. JENNY**, dec'd.

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

Executor: **DOUGLAS W. JENNY** c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.

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

KILKENNY, ELIZABETH LEE a/k/a **BETSY KILKENNY**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executors: **ROBERTS. KILKENNY**, 845 Sandy Ridge Road, Doylestown, PA 18901

and **MELINDA W. SEEFAHRT**, 215 Pueblo Road, New Britain, PA 18901.

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

KING, ALICE, dec'd.

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

Executor: **ALBERT KING, JR.**, 2520 Skyview Ave., Langhorne, PA 19053.

LEARN, E. BETTY, dec'd.

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

Executors: **KENNETH LEE LEARN** and **CYNTHIA L. HAWKINS** c/o Alice Hart Hughes, Esquire, 27 South State Street, Newtown, PA 18940.

Attorney: **ALICE HART HUGHES**, 27 South State Street, Newtown, PA 18940.

LILLEY, SANDRA S. a/k/a **SANDRA LILLEY**, dec'd.

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

Executrix: **JENNIFER L. SEIBERLICH** a/k/a **JENNIFER LYNNE SEIBERLICH** c/o Susan E. Piette, Esq., 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.

LOWNES, WILLIAM L., SR., dec'd.

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

Co-Executrices: **ENOLA WILKES LOWNES** and **JUDITH A. CONWAY** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

MATHIAS, DAVID R., III a/k/a **DAVID MATHIAS**, dec'd.

Late of Falls Township, Bucks County, PA.

Administrators: **DAVID R. MATHIAS** and **ELEANOR V. MATHIAS** c/o Richard C. Osterhout, Esquire, 1744 Bridgetown Pike, Feasterville, PA 19053.

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

McCLAIN, EDWARD R., dec'd.

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

Administratrix: **DAWN McCLAIN**, 8214 Frankford Avenue, Apartment 14, Philadelphia, PA 19136.

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

McCONNELL, FRIEDA, dec'd.

Late of Perkasio Borough, Bucks County, PA.

Executor: **KENNETH J. HORNE** c/o Carter P. Henry, Esquire, P.O. Box 499, Quakertown, PA 18951.

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

NICHOLSON, EILEEN a/k/a **EILEEN M. NICHOLSON**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **GARRY L. NICHOLSON** c/o Harry J. Agzigian, Esquire, 2750 Trenton Road, Levittown, PA 19056.

Attorney: **HARRY J. AGZIGIAN**, 2750 Trenton Road, Levittown, PA 19056.

PARKER, CHRISTINE THERESA, dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Executor: **ANTHONY W. PARKER**, 5425 Jonestown Road, Suite 103, Harrisburg, PA 17112.

PFITZNER, REINHARD A., dec'd.

Late of Southampton, Bucks County, PA.

Executrix: **HELGA EISENSCHMID**, 1175 Rydal Lane, Southampton, PA 18966.

SCIPIONE, JOAN THERESA, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **GINA ROGERS**, 515 Westminster Ave., Haddonfield, NJ 08033.

SMITH, JULES, dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **STEVEN R. HUMPHREYS**, 130 Cottage Street, Doylestown, PA 18901.

Attorney: **GEOFFREY A. GRAHAM**, 107 North Broad Street, Suites 106-107, Doylestown, PA 18901.

STACHEL, ALOIS J., JR. a/k/a **AL STACHEL**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **GLORIA ANDREE**, 301 Inman Terrace, Willow Grove, PA 19090.

STEACKER, NANCY ANN a/k/a NANCY STEACKER, dec'd.

Late of Warrington, Bucks County, PA.

Executrix: **N. HALPIN**, P.O. Box 336, Wycombe, PA 18980.

Attorney: **CHARLES G. CHELEDEN**, 21 A East Ashland Street, Doylestown, PA 18901-4618.

SWARTZBECK, HARRIET W. a/k/a HARRIET SWARTZBECK, dec'd.

Late of Telford Borough, Bucks County, PA.

Executrix: **KAREN S. MILLES 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.

TOMKINSON, LARRY G., dec'd.

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

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

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

VERGARA, FELY C., dec'd.

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

Executrix: **TIMOTEA CONSTANTINO CHY a/k/a TIMOTEA VERGARA C. CHY a/k/a TIMOTEA C. CHY c/o** Renata T. Pabisz, Esq., Neshaminy Valley Commons, 2410 Bristol Rd., Bensalem, PA 19020.

Attorney: **RENATA T. PABISZ**, Dorian, Goldstein, Wisniewski & Orchinik P.C., Neshaminy Valley Commons, 2410 Bristol Rd., Bensalem, PA 19020.

WAMPOLE, FLORENCE F. a/k/a FLORENCE WAMPOLE, dec'd.

Late of Hilltown Twp., Bucks County, PA.

Executors: **MARVIN EDWARD WAMPOLE**, 135 Lawndale Ave., Sellersville, PA 18960 and **FLORENCE EVELYN URICH a/k/a EVELYN URICH**, 371 High St., Souderton, PA 18964.

WILLIAMS, ANNA M. a/k/a ANNA WILLIAMS, dec'd.

Late of Lower Southampton, Bucks County, PA.

Executor: **ROBERT C. WILLIAMS, JR.**, 1400 Clover Lane, Feasterville, PA 19053.

Attorney: **RICHARD L. NEWMAN**.

Third and Final Publication

BAREIS, RICHARD L., dec'd.

Late of Morrisville, Bucks County, PA.

Executor: **JAMES F. BAREIS**, 732 N. Limekiln Pike, Chalfont, PA 18914.

CROUSE, ALVIN M., dec'd.

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

Executor: **GEORGE A. CROUSE c/o** James M. Martin, Esquire, One Neshaminy Interplex, Suite 202, Trevose, PA 19053-6959.

Attorney: **JAMES M. MARTIN**, Martin and Martin, P.C., One Neshaminy Interplex, Suite 202, Trevose, PA 19053-6959.

DAVIS, DIANNE A., dec'd.

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

Executrix: **KIMBERLY A. HARRISON**, 70 Ailanthus Lane, Levittown, PA 19055.

FORTUNATO, ANTHONY J., dec'd.

Late of Langhorne, Middletown, Bucks County, PA.

Administratrix: **Jessica Walther**, 27 Full Turn Road, Levittown, PA 19056.

HALL, BARRY HOWARD, dec'd.

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

Administratrix: **HEATHER HALL**, 188 School St., Bala Cynwyd, PA 19004.

HOLT, SCOTT M. a/k/a SCOTT HOLT and SCOTT MOORE HOLT, dec'd.

Late of New Britain Township, Bucks County, PA.

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

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

JAJCZYK, KATHRYN, dec'd.

Late of East Rockhill Township, Bucks County, PA.

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

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

LASKOWSKI, WALTER S., dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **JAMES KEENAN**, 6078
Buckingham Drive, Bensalem, PA 19020.

LIT, PRESTON H. a/k/a **PRESTON LIT**,
dec'd.

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

Executrix: **RUTH SUAREZ**, 51 Carter
Rd., Thornton, PA 19373.

Attorney: **MATTHEW D. GILBERT**,
789 E. Lancaster Ave., Ste. 220,
Villanova, PA 19085.

LIU, AI-YU LIN, dec'd.

Late of Warminster Township, Bucks
County, PA.

Executors: **GRANT T. LIU** and **NINA
LIU SCHELLER** c/o Don F. Marshall,
Esquire, Stuckert and Yates, P.O. Box 70,
Newtown, PA 18940.

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

MARION, ELIZABETH A., dec'd.

Late of Levittown City, Bucks County,
PA.

Executor: **MATTHEW S. MARION**,
600 Hill Ave., Langhorne, PA 19047.

ORISHIMO, MARGARET WAHL a/k/a
MARGARET ORISHIMO, dec'd.

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

Executor: **KARL F. ORISHIMO** c/o
Eugene H. Gillin, Esquire, 123 South
Broad Street, Suite 2102, Philadelphia,
PA 19109-1090.

Attorney: **EUGENE H. GILLIN**,
Harkins and Harkins, 123 South Broad
Street, Suite 2102, Philadelphia, PA
19109-1090.

PAIST, ESTHER HAWLEY a/k/a **ESTHER
PAIST**, dec'd.

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

Executrices: **HELEN BRAUN MAKI**
and **AMY ALICE BRAUN** c/o Randal
J. McDowell, Esq., 221 Noble Plaza, 801
Old York Rd., Jenkintown, PA 19046.

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

PETROCIC, GIZELLA, dec'd.

Late of Warminster Township, Bucks
County, PA.

Executrix: **ANNE REICH**, 1321 Bentley
Drive, Warrington, PA 18976.

Attorney: **RICHARD L. NEWMAN**.

PFEIFFER, JUNE A., dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **MARGARET VELEK**, 4721
Neshaminy Blvd., Bensalem, PA 19020.

PILKHAM, ARAD L., dec'd.

Late of Warminster Township, Bucks
County, PA.

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

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

RODGERS, ALBERT JAMES, III a/k/a
ALBERT J. RODGERS, III, dec'd.

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

Executor: **GREGORY JAMES
RODGERS** c/o William J. Salerno,
Esquire, 220 Radcliffe Street, Bristol, PA
19007.

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

RUDNICKI, MARIUSZ, dec'd.

Late of Fairless Hills City, Bucks County,
PA.

Administrator: **AGNIESZKA
RUDNICKI**, 16 Hedgerow Dr., Fairless
Hills, PA 19030.

RUPP, JOHN, dec'd.

Late of Levittown, Bucks County, PA.

Executrices: **PATRICIA MIRASKI**, 38
Edgewood Lane, Levittown, PA 19054
and **BARBARA STAATS**, 132 Juniper
Drive, Levittown, PA 19056.

SCHARLE, CARL R., dec'd.

Late of Warminster Township, Bucks
County, PA.

Executor: **CARL J. SCHARLE** c/o
Drake, Hileman & Davis, Bailiwick
Office Campus, Suite 15, P.O. Box 1306,
Doylestown, PA 18901.

Attorney: **R. LEONARD DAVIS, III**,
Drake, Hileman & Davis, Bailiwick
Office Campus, Suite 15, P.O. Box 1306,
Doylestown, PA 18901.

SMITH, ALICE P., dec'd.

Late of Northampton Township, Bucks County, PA.

Executrix: **LOIS ABBOTT** 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.

SMITH, GREGORY JOHN, dec'd.

Late of Trevoise, Bucks County, PA.

Administratrix: **NANCY S. CLARK**, 682 Heatons Mill Circle, Langhorne, PA 19047.

SOOY, JOHN R., dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **BARBARA A. DVORAK** 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.

SUMMERS, FLORA N. a/k/a FLORA S. NIBOVAR and FLORA E. SCHANBACHER, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **FLORA N. SOTO**, 5142 Mountain Top Rd. E., New Hope, PA 18938.

Attorney: **HENRY E. VanBLUNK**, Eastburn and Gray, P.C., 60 East Court Street, P.O. Box 1389, Doylestown, PA 18901-0137.

SWARTLEY, JAMES H. a/k/a JAMES W. SWARTLEY, dec'd.

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

Executrix: **OLIVIA MAY SWARTLEY**, 7404 Archer Circle, Raleigh, NC 27615.

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

TIETBOHL, PATRICIA A. a/k/a PATRICIA ANNE TIETBOHL, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Administrator: **KENNETH McCOY** c/o Sommar, Tracy & Sommar, 210 S. Broad Street, Lansdale, PA 19446.

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

VARGA, ELEANOR, dec'd.

Late of Kintnersville, Bucks County, PA.

Administrator: **WILLIAM PHILLIPS**, 28 Haycock Dr., Kintnersville, PA 18930.

VERGIS, JAMES GEORGE a/k/a JAMES

VERGIS a/k/a JAMES G. VERGIS and JAMES G. VERGIS, M.D., dec'd.

Late of Wrightstown Township, Bucks County, PA.

Executor: **GEORGE J. VERGIS** c/o Don F. Marshall, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

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

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:

J. DelVey Music with its principal place of business 38 Solebury Mtn. Rd., New Hope, PA 18938.

The name and address of the person owning or interested in said business are Joseph Delvey, Jr., 38 Solebury Mountain Road, New Hope, PA 18938.

Oct. 20

Miscellaneous

IN THE COURT OF COMMON PLEAS
BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2016-03313

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

U.S. Bank National Association as Indenture Trustee for CSMC Trust 2014-CIM1 Mortgage-Backed Notes, Series 2014-CIM1, Plaintiff
vs.

The Unknown Heirs of Alfred Naccarato, Deceased and Michael Naccarato, Solely in His Capacity as Heir of Alfred Naccarato,

Deceased, Mortgagor and Real Owner,
Defendant(s)

TO: The Unknown Heirs of Alfred Naccarato, Deceased and Michael Naccarato, Solely in His Capacity as Heir of Alfred Naccarato, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 90 Cardinal Road, Levittown, PA 19057

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that, Plaintiff, U.S. Bank National Association as Indenture Trustee for CSMC Trust 2014-CIM1 Mortgage-Backed Notes, Series 2014-CIM1, 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. 2016-03313, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 90 Cardinal Road, Levittown, PA 19057, whereupon your property will be sold by the Sheriff of Bucks County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Bucks County Bar Assn.

135 E. State St.

Doylestown, PA 18901

(215) 348-9413/(800) 479-8585

Michael T. McKeever, Esquire

KML Law Group, P.C.

Attys. for Plaintiff

Mellon Independence Center

701 Market St.

Ste. 5000

Philadelphia, PA 19106-1532

(215) 627-1322

Oct. 20

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

NO. 2016-01600

TINSMAN BROS. INC., 6632 Old Carversville Road, Lumberville, PA 18933,
Plaintiff

vs.

MICHAEL KIRK, 210 Lee Circle, Bryn Mawr, PA 19010, Defendant

NOTICE OF CIVIL ACTION

TO: **DEFENDANT MICHAEL KIRK**

NATURE OF ACTION: Action to take title to a vehicle abandoned on Plaintiff's property.

On or about March 11, 2016, Tinsman Bros. Inc., Plaintiff in the above captioned action, filed a Complaint against you in the Court of Common Pleas of Bucks County, Pennsylvania, docketed to No. 2016-01600, wherein Plaintiff seeks to take title to an automobile which has been abandoned at Plaintiff's property at 6632 Old Carversville Road, Lumberville, PA 18933 with a vehicle identification no. 6F08C389950 and an expired Pennsylvania license plate HKP8535. According to Pennsylvania Department of Transportation records, you are registered owner of the above vehicle. Plaintiff seeks to take title to this automobile, whereupon the Court will order that this vehicle become the legal property of the Plaintiff in this matter, and you will lose all ownership interest in the abandoned vehicle.

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 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 INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Bucks County Bar Assn.
135 E. State St.
Doylestown, PA 18901
(215) 348-9413/(800) 479-8585

Oct. 20

COURT OF COMMON PLEAS
BUCKS COUNTY
NO.: 2015-08580

Select Portfolio Servicing, Inc., Plaintiff
vs.

Phyllis Eckert; Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Steven Sosinski, Deceased Mortgagor and Real Owner, Defendants

TO: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Steven Sosinski, Deceased Mortgagor and Real Owner

TYPE OF ACTION: CIVIL ACTION/
COMPLAINT IN MORTGAGE
FORECLOSURE.

PREMISES SUBJECT TO
FORECLOSURE: 822 Cedar Avenue,
Croydon, PA 19021.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to 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 Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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.

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.

Lawyer Referral Service of the
Bucks County Bar Association
135 E. State Street
P.O. Box 300
Doylestown, PA 18901
(888) 991-9922

Robert W. Williams, Esquire
Attorney ID#103145
Milstead & Associates, LLC
Attorneys for Plaintiff
1 E. Stow Rd.
Marlton, NJ 08053
(856) 482-1400

Oct. 20

BUCKS COUNTY TAXPAYERS NOTICE

Pursuant to Section 612 of the Real Estate Tax Sale Law of 1947, P.L. 1368, No. 542, Act 1, as amended and the Order and Decree of September 14, 2015 of the Court of Common Pleas of Bucks County, No. 2015-06441, the Tax Claim Bureau of Bucks County shall conduct a Judicial Sale of various parcels of real property previously exposed at the Tax Claim Bureau Upset Tax Sales of September 15th, November 10th, and December 8th, 2015 and not purchased thereat, as follows:

Date: December 13, 2016

Time: 10:15 A.M. (at conclusion of Upset Sale)

Place: Bucks County Courthouse
Community Room

Divesture: Aforesaid parcels to be sold free and clear of all tax and municipal claims, mortgages, liens, charges and estates of whatsoever kind, except ground rents separately taxed.

Terms: To the highest bidder. Minimum bid will be One Dollar (\$1.00) over Bureau costs. Other terms to be announced at the Sale. Marguerite C. Genesio, Director
Bucks County Tax Claim Bureau

Oct. 20

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:

Second Publication

TRUST OF ANN LINKENHEIMER BRITTON.

Late of Doylestown, Bucks County, PA.

Trustee: **ROBERT W. LINKENHEIMER**, 101 S. Chancellor Street, Newtown, PA 18940-2109.

Attorney: **NANCY L. RACKOFF**, Tener, Van Kirk, Wolf & Moore, P.C., One Oxford Centre, 301 Grant Street, Suite 2100, Pittsburgh, PA 15219.

THE THOMAS J. MONAHAN TRUST AGREEMENT, DTD. FEBRUARY 20, 1998 AS AMENDED.

THOMAS J. MONAHAN, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Trustee: **JOHN M. MONAHAN** c/o Donna J. Wengiel, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

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

REVOCABLE LIVING TRUST OF ADELE S. YANTES, DATED MARCH 8, 1993, AS AMENDED APRIL 7, 1998 AND MARCH 6, 2014.

ADELE S. YANTES, dec'd.

Late of Newtown Township, Bucks County, PA.

Trustee: **EDWARD R. YANTES** c/o Denis W. Lanctot, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030. Attorney: **DENIS W. LANCTOT**, Jackson, Cook, Caracappa & Scott, P.C., 312 Oxford Valley Road, Fairless Hills, PA 19030.

Third and Final Publication

TESS H. NASE TRUST DATED DECEMBER 20, 1999 also known as NASE FAMILY TRUST.

Late of Trumbauersville Borough, Bucks County, PA.

Trustee: **JOANN H. BRESEL**, 2300 Mill Rd., Quakertown, PA 18951.

EUGENE R. NAGELE TRUST DATED 9/13/2010.

Late of Hilltown Twp., Perkasie, Bucks County, PA.

Trustee: **MARY E. KEELER**, 111 Diamond St., Sellersville, PA 18960.