

Sheriff's Sale*First Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, April 12, 2019 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1st Floor, located at 55 E. Court Street, in the Borough of Doylestown, Bucks County, PA, the following real estate to wit:

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

BEDMINSTER TOWNSHIP

DOCKET #2018-06003

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BEDMINSTER**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 125 Allem Lane, Perkasio, PA 18944.

TAX PARCEL #01-023-080-005-125.

PROPERTY ADDRESS: 125 Allem Lane, Perkasio, PA 18944.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN M. SCHUSTER a/k/a KEVIN SCHUSTER, BRITTANY LAUREN FAIR a/k/a BRITTANY FAIR a/k/a BRITTANY L. FAIR.**

CRISTINA L. CONNOR, Esquire

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

BENSALEM TOWNSHIP

DOCKET #2017-03702

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, Pa., bounded and described according to a Final Subdivision Plan for Judson Meadows, Section 1, made by Benjamin C. Queen, Reg. Surveyor, Fairless Hills, Pa., dated Feb. 8, 1973 and recorded August 2, 1973 In Plan Book 112 page 24, as follows, to wit:

TAX PARCEL #02-092-093.

PROPERTY ADDRESS: 1393 Arundel Way, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RAYMOND J. McGLONE, JR., KELLY L. McGLONE. SAMANTHA GABLE**, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-07307

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

TAX PARCEL #02092429.

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

SAMANTHA GABLE, Esquire

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

DOCKET #2017-08009

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

TAX PARCEL #02-091-296.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

PETER WAPNER, Esquire

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

DOCKET #2018-05199

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BENSALEM**, in the County of Bucks, PA., bounded and described according to a Plot No. 1 Plan of Ferguson's Neshaminy Falls,

as recorded at the Office of the Recording of Deeds in and for the County of Bucks, in Plan Book No. 1 page 92 and more particularly described according to a recent survey made by Russell S. Lyman, Reg. Professional Engineer on Feb. 9, 1954; described as follows, to wit;

TAX PARCEL #02-017-041.

PROPERTY ADDRESS: 4336 Pine Street, Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD SWICK, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE.**

SAMANTHA GABLE, Esquire

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

DOCKET #2018-05546

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

TAX PARCEL #2-19-186.

PROPERTY ADDRESS: 4940 Reedman Avenue, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THE ESTATE OF EDWARD J. ALBESER BY AND THROUGH ROBERT P. ALBESER, ADMINISTRATOR.**

JOSEPH L. HAINES, Esquire

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

DOCKET #2018-06604

Santander Bank, N.A. v. Denise Mitchell owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 2310 Rittenhouse Square, Bensalem, PA 19020-3673.

TAX PARCEL #2-32-303.

PROPERTY ADDRESS: 2310 Rittenhouse Square, Bensalem, PA 19020-3673.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DENISE MITCHELL.**

PETER WAPNER, Esquire

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

BRISTOL BOROUGH

DOCKET #2018-03952

ALL THAT CERTAIN message, tenement and tract of land Situate in the 6th Ward of the **BOROUGH OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #04-024-118.

PROPERTY ADDRESS: 327 Monroe Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANDREW GOSSER, KATHLEEN GOSSER a/k/a KATHLEEN GRACE.**

KEVIN G. McDONALD, Esquire

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

DOCKET #2018-04470

ALL that certain parcel of land lying and being situate in the **BOROUGH OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 320 Dorrance Street, Bristol, PA 19007.

TAX PARCEL #04-019-238.

PROPERTY ADDRESS: 320 Dorrance Street, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CARMEN I. RIVERA, EMILIANO RIVERA.**

CRISTINA L. CONNOR, Esquire

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

DOCKET #2018-05606

ALL THAT CERTAIN Message and Lot of Land Situate in the West Ward of the **BOROUGH OF BRISTOL**, in the County of Bucks and State of Pennsylvania.

TAX PARCEL #04-008-016.

PROPERTY ADDRESS: 523 Locust Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DANIEL V. TRAPPASSE, KELSEY L. TRAPPASSE a/k/a KELSEY LEE TRAPPASSE a/k/a KELSEY LEE CUCINOTTA.**

MATTHEW J. McDONNELL, Esquire

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

BRISTOL TOWNSHIP

DOCKET #2017-05673

ALL THAT CERTAIN lot or piece of ground situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania and described according to a Survey and Plan made of Laurel Bend Section 3.

Being more fully described in Deed dated October 27, 1994, and recorded on November 7, 1994, in the Bucks County Recorder of Deeds Office at Deed Book Volume 991 at Page 1813 and Instrument# 106472.

TAX PARCEL #05-025-011.005.

PROPERTY ADDRESS: 2518 Woodlawn Drive, Langhorne, PA 19047.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN W. MOORE, SAMANATHA L. MOORE.****STEPHEN HLADIK**, EsquireMILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-07259

All that certain lot, piece or parcel of land with the building and improvements thereon situate lying and being at Levittown in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-033-308.

PROPERTY ADDRESS: 39 Indian Red Road, Levittown, PA 19057.

IMPROVEMENTS: A SINGEL FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH G. MOORE, II, NICOLE L. MOORE.****REBECCA A. SOLARZ**, EsquireMILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-00316

ALL THAT CERTAIN lot or piece of land together with the dwelling now thereon erected, lying in Levittown, **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania known as 16 Inlet Drive, Levittown, Pennsylvania 19057 also being known as Tax Parcel No. 05-033-253. Being the same premises which The Estate of Robert G. Albright by deed dated June 1, 2015, granted and conveyed unto Donna Sue Holbrook.

TAX PARCEL #05-033-253.

PROPERTY ADDRESS: 16 Inlet Drive, Levittown, Pennsylvania 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONNA SUE HOLBROOK, INDIVIDUALLY AND DONNA SUE HOLBROOK, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF ROBERT G. ALBRIGHT, SR., DECEASED.****LYNDSAY E. ROWLAND**, EsquireMILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-03486

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

TAX PARCEL #05-040-152.

PROPERTY ADDRESS: 2404 Liberator Street, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONNA LYNNE BOLDEN AS EXECUTRIX OF THE ESTATE OF EDWARD JACKSON, DECEASED.****REBECCA A. SOLARZ**, EsquireMILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-03747

ALL THAT CERTAIN LOT OR PIECE OF GROUND situate in the 4th Ward of the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, with the buildings and improvements thereon erected, known as Lot No. 209, Section 2, in Subdivision Plan known as "Croydon Estates" prepared by William B. Erwin, Registered Professional Engineer, Longhorn Pennsylvania dated July 7, 1954 (as to Section 1) and August 4, 1954 (as to Section 2) and recorded in the Office for Recording of Deeds in and for Bucks County, Pennsylvania, on August 19, 1954 at Plan Book No. 9, Page 29, with certain revisions dated March 9, 1955 (as to Section 1) March 9, 1955, (as to Section 2, Sheet 1) and March 10, 1955 (as to Section 2, Sheet 2) all of said revisions being indicated on the said Subdivision Plan as rerecorded in April 11, 1955 at said Plan Book and Page.

TAX PARCEL #05-013-192.

PROPERTY ADDRESS: 2017 Spencer Drive, Croydon, PA 19021.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IRENE H. HUBERT DECEASED, DONNA PICKENHEIM, KNOWN HEIR OF IRENE H. HUBERT, DECEASED, RENEE MILLER, KNOWN HEIR OF IRENE H. HUBERT, DECEASED, RICHARD G. HUBERT, JR., KNOWN HEIR OF IRENE H. HUBERT, DECEASED.**

SAMANTHA GABLE, Esquire

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

DOCKET #2018-03931

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE **BRISTOL TOWNSHIP**, BUCKS COUNTY PENNSYLVANIA:

BEIG KNOWN AS: 22 KINGAPPLE LANE, LEVITTOWN, PA 19055.

TAX PARCEL #05-076-063.

PROPERTY ADDRESS: 22 Kingapple Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RUTH VIRGINIA HOWARD a/k/a RUTH V. HOWARD IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF HARRY MURA, III, DECEASED, ROBERT JAMES MURA INDIVIDUALLY AND AS HEIR OF THE ESTATE OF HARRY MURA, III, DECEASED, JEFFREY J. ZANIN INDIVIDUALLY AND AS HEIR OF THE ESTATE OF HARRY MURA, III, DECEASED.**

ROBERT CRAWLEY, Esquire

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

DOCKET #2018-04456

Wells Fargo Bank, NA v. Steven A. Poll owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 333 Holly Drive, Levittown, PA 19055-1328.

TAX PARCEL #05-048-299.

PROPERTY ADDRESS: 333 Holly Drive, Levittown, PA 19055-1328.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEVEN A. POLL.**

PETER WAPNER, Esquire

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

DOCKET #2018-04692

Wells Fargo Bank, N.A. v. Robert S. Butera owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 90 Crabtree Drive, Levittown, PA 19055-1619.

TAX PARCEL #05-050-170.

PROPERTY ADDRESS: 90 Crabtree Drive, Levittown, PA 19055-1619.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT S. BUTERA.**

PETER WAPNER, Esquire

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

DOCKET #2018-04786

Wells Fargo Bank, N.A. v. Ryan A. Eble owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 121 Walnut Avenue, Croydon, PA 19021-5440.

TAX PARCEL #05-008-091.

PROPERTY ADDRESS: 121 Walnut Avenue, Croydon, PA 19021-5440.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RYAN A. EBLE.**

PETER WAPNER, Esquire

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

DOCKET #2018-05122

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

TAX PARCEL #05-026-101.

PROPERTY ADDRESS: 2914 Sunrise Avenue, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT W. JANTZEN.**

KML LAW GROUP, PC

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

DOCKET #2018-05716

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

TAX PARCEL #05-012-172-002.

PROPERTY ADDRESS: 1216 Pennsylvania Avenue, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MABEL E. HOOVER.**

NORA C. VIGGIANO, Esquire

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

DOCKET #2018-05839

ALL THAT CERTAIN PARCEL OF LAND IN **TOWNSHIP OF BRISTOL**, BUCKS COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK D2278 PAGE 270 ID# 5,11,350, BEING KNOWN AND FULLY DESIGNATED AS LOTS NOS. 12 AND 14 SECTION C PLAN OF THE CREYDON ANNEX NO.4, FILED IN PLAN BOOK NO 1 AT PAGE 123. AND MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS PROPERTY.

TAX PARCEL # 05-011-350.

PROPERTY ADDRESS: 1136 Second Avenue, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HELEN DILLON, MASON CRAIG DILLON.**

KML LAW GROUP, PC

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

DOCKET #2018-06445

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

TAX PARCEL #05-069-033.

PROPERTY ADDRESS: 5624 Fleetwing Drive, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **NICHOLLE E. MILOREY, BRUCE B. VANSANT.**

JESSICA N. MANIS, Esquire

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

DOCKET #2018-06778

Wells Fargo Bank, NA v. Marcel Exantus, Ritza A. Exantus owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 120 Junewood Drive, Levittown, PA 19055-2328.

TAX PARCEL #05-071-150.

PROPERTY ADDRESS: 120 Junewood Drive, Levittown, PA 19055-2328.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARCEL EXANTUS, RITZA A. EXANTUS.**

PETER WAPNER, Esquire

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

BUCKINGHAM TOWNSHIP

DOCKET #2015-02812

ALL THAT CERTAIN LOT PIECE OF GROUND SITUATE IN **BUCKINGHAM TOWNSHIP**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA., DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION FOR ROBERT HAMLIN, MADE BY SURVEYING SERVICES; INC., DATED JULY 18, 1988, LAST REVISED SEPTEMBER 29, 1988, AND RECORDED AT DOYLESTOWN, BUCKS COUNTY, IN PLAN BOOK 248, PAGE 61.

TAX PARCEL #06-010-215.

PROPERTY ADDRESS: 4492 York Road, Buckingham, PA 18912.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEITH J. JEFFRIES.**

ROBERT CRAWLEY, Esquire

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

DOYLESTOWN BOROUGH

DOCKET #2018-04800

ALL THAT CERTAIN ALL THOSE CERTAIN two tracts of land with the building thereon erected, situate in the second ward of the **BOROUGH OF DOYLESTOWN**, County of Bucks and State of Pennsylvania.

TAX PARCEL #08-005-155.
 PROPERTY ADDRESS: 297 North Street,
 Doylestown, PA 18901.
 IMPROVEMENTS: A SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **GARY J.
 POPICK.**

NORA C. VIGGIANO, Esquire
 MILTON R. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DUBLIN BOROUGH

DOCKET #2018-04110

ALL THAT CERTAIN unit in the property
 known, named and identified in the
 Declaration Plan referred to below as
 Countryside Condominium located in
DUBLIN BOROUGH, Bucks County,
 Pennsylvania.

TAX PARCEL #10-5-1-1-C32.
 PROPERTY ADDRESS: 178 Elephant Road,
 #C-32, Dublin, PA 18917.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.

SOLD AS THE PROPERTY OF: **MARTINE
 BUCHA.**

MICHAEL D. KRACHT, Esquire
 MILTON R. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

EAST ROCKHILL TOWNSHIP

DOCKET #2016-06342

TAX PARCEL #12-003-039.
 PROPERTY ADDRESS: 2409 E, KOOKER
 AVENUE a/k/a 2409 KOOKER AVENUE,
 HOUSE E a/k/a 2409 E. OLD BETHLEHEM
 PIKE a/k/a 2409 BETHLEHEM PIKE,
 HOUSE E, EAST ROCKHILL, PA 18960
 a/k/a SELLERSVILLE, PA 18960.

ALL THAT CERTAIN MESSUAGE AND
 TRACT OF LAND WITH THE BUILDINGS
 AND IMPROVEMENTS THERON
 ERECTED, HEREDITAMENTS AND
 APPURTENANCES, SITUATE ON THE
 NORTH SIDE OF KOOKER AVENUE (40
 FEET WIDE), EXTENDING EASTWARDLY
 FROM THE SELLERSVILLE-
 QUAKERTOWN PIKE A ROCKWILD,
 KNOWN AS 2409 EAST OLD BETHLEHEM
 PIKE, IN **EAST ROCKHILL TOWNSHIP**,
 BUCKS COUNTY, PENNSYLVANIA.

IMPROVEMENTS: RESIDENTIAL
 PROPERTY.

SOLD AS THE PROPERTY OF: **JENNIFER
 THORSON.**

JILL MANUEL-COUGHLIN, Esquire
 MILTON R. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

FALLS TOWNSHIP

DOCKET #2018-01042

Loancare, LLC v. Dean Maria, Jr
 Jill Mason owner(s) of property situate in
 the **FALLS TOWNSHIP**, BUCKS County,
 Pennsylvania, being 24 Edgewood Lane,
 Levittown, PA 19054-3212.

TAX PARCEL #13-026-372.
 PROPERTY ADDRESS: 24 Edgewood Lane,
 Levittown, PA 19054-3212.

IMPROVEMENTS: RESIDENTIAL
 PROPERTY.

SOLD AS THE PROPERTY OF: **DEAN
 MARIA, JR., JILL MASON.**

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

DOCKET #2018-02227

ALL THAT CERTAIN LOT OR PIECE OF
 GROUND, SITUATE IN THE **TOWNSHIP
 OF FALLS**, COUNTY OF BUCKS AND
 COMMONWEALTH OF PENNSYLVANIA.
 MORE FULLY DESCRIBED AS DEED
 BOOK 5546, PAGE 2074, AS INSTRUMENT
 NO. 2007088476.

TAX PARCEL #13-4-227.
 PROPERTY ADDRESS: 158 North Oxford
 Valley Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL.
 SOLD AS THE PROPERTY OF: **CARLOS
 NAVEDO, ROBERT LEE SPECKHART,
 JR.**

ANDREW J. MARLEY, Esquire
 MILTON R. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2018-05933

Wells Fargo Bank, NA v. Chris S. Mcdermott
 Kelli A. Mcdermott owner(s) of property
 situate in the **FALLS TOWNSHIP**, BUCKS
 County, Pennsylvania, being 21 Northcourt
 Lane a/k/a 21 N. Court Lane a/k/a 21 North
 Court Lane, Levittown, PA 19054-3310.

TAX PARCEL #13-026-229.
 PROPERTY ADDRESS: 21 Northcourt Lane
 a/k/a 21 N. Court Lane a/k/a 21 North Court
 Lane, Levittown, PA 19054-3310.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **CHRIS S. MCDERMOTT, KELLIA. MCDERMOTT. KENYA BATES**, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

HAYCOCK TOWNSHIP

DOCKET #2014-05330

ALL THAT CERTAIN message or lot of land, SITUATE in the Village of Applebachsville, in the **TOWNSHIP OF HAYCOCK**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

TAX PARCEL #14-008-012.

PROPERTY ADDRESS: 1165 Apple Road, Haycock, PA 18951 a/k/a 1165 Apple Road, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **CARLTON F. JONES, CAROL B. JONES. MATTHEW J. McDONNELL**, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

HILLTOWN TOWNSHIP

DOCKET #2017-02908

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE **TOWNSHIP OF HILLTOWN**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 4207 HORSESHOE WAY, CHALFONT, PA 18914. INSTRUMENT NO. 2015070940. TAX PARCEL #15-055-003.

PROPERTY ADDRESS: 4207 Horseshoe Way, Chalfont, PA 18914.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **ALL KNOWN AND UNKNOWN HEIRS OF JANE B. COFFEY, CURTIS COFFEY. MICHELLE PIERRO**, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

IVYLAND BOROUGH

DOCKET #2018-01801

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements

thereon erected situate in the **BOROUGH OF IVYLAND**, County of Bucks, the Commonwealth of Pennsylvania, and recorded at Doylestown as Instrument Number 2010028009, as follows to wit: TAX PARCEL #17-003-005, Residence Only. PROPERTY ADDRESS: 114 Wilson Avenue, Ivyland, PA 18974.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT CREMEANS, LAURA CREMEANS. JOHN J. McANENEY**, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

MIDDLETOWN TOWNSHIP

DOCKET #2018-05173

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

TAX PARCEL #22-079-036.

PROPERTY ADDRESS: 229 Barnsbury Road, Langhorne, PA 19047-0000.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **KAREN A. BURGHARDT, ADAM E. BURGHARDT, JR. a/k/a ADAM E. BURGHARDT, THE UNITED STATES OF AMERICA c/o THE US ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA. BERNADETTE IRACE**, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP

DOCKET #2017-03315

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF MILFORD**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 1400 Fels Road, Quakertown, PA 18951.

TAX PARCEL #23-007-047-001.

PROPERTY ADDRESS: 1400 Fels Road, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD D. CRESSMAN.**

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

NORTHAMPTON TOWNSHIP

DOCKET #2014-04981

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE IN THE
TOWNSHIP OF NORTHAMPTON,
BUCKS COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 138 KNOX CT.,
SOUTHAMPTON, PA 18966.

TAX PARCEL #31-067-135.

PROPERTY ADDRESS: 138 Knox Ct.,
Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **DAVID
BUBIS, STELLA BUBIS.**

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

DOCKET #2015-07750

Address of Property: 27 Redwood Drive,
Richboro, PA 18954.

The Property is located in **NORTHAMPTON
TOWNSHIP**, Bucks County, Commonwealth
of Pennsylvania.

TAX PARCEL #31-75-46.

PROPERTY ADDRESS: 27 Redwood Drive,
Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **JASON J.
SHRAGHER, MELISSA S. SHRAGHER.**

INEZ M. MARKOVICH, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-07466

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE IN THE
NORTHAMPTON TOWNSHIP, BUCKS
COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 94 AMSTERDAM
AVENUE, HOLLAND, PA 18966 a/k/a 95
AMSTERDAM AVENUE, HOLLAND, PA
18966.

TAX PARCEL #31-047-109.
PROPERTY ADDRESS: 94 Amsterdam
Avenue, Holland, PA 18966 a/k/a 95
Amsterdam Avenue, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL P.
DIAMOND.**

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

DOCKET #2018-06525

Wells Fargo Bank, N.A. v. Lilian Perelshteyn
f/k/a Lillian Nikolaevsky owner(s) of
property situate in the **NORTHAMPTON
TOWNSHIP**, BUCKS County, Pennsylvania,
being 391 Foxcroft Drive, Warminster, PA
18974-1649.

TAX PARCEL # 31-070-048.

PROPERTY ADDRESS: 391 Foxcroft Drive,
Warminster, PA 18974-1649.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **LILLIAN
PERELSHTEYN f/k/a LILLIAN
NIKOLAEVSKY.**

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

PENNDDEL BOROUGH

DOCKET #2018-06556

Wells Fargo Bank, N.A. v. Kenneth R. Houser,
Kirsten Karyn Houser owner(s) of property
situate in the **PENNDDEL BOROUGH**,
BUCKS County, Pennsylvania, being 555
Bellevue Avenue, Penndel, PA 19047-5308.

TAX PARCEL #32-004-061-001.

PROPERTY ADDRESS: 555 Bellevue
Avenue, Penndel, PA 19047-5308.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **KENNETH
R. HOUSER, KIRSTEN KARYN
HOUSER.**

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

PERKASIE BOROUGH

DOCKET #2017-04136

All that certain piece or parcel or Tract of land
situate in the **BOROUGH OF PERKASIE**,
Bucks County, Pennsylvania, and being
known as 418 Arbor Boulevard, Perkasio,
Pennsylvania 18944.

TAX PARCEL #33-009-005-135.

PROPERTY ADDRESS: 418 Arbor
Boulevard, Perkasio, Pennsylvania 18944.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **PETER J. ANDERSON.**

CHELSEA ANNE NIXON, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

PLUMSTEAD TOWNSHIP

DOCKET #2018-06602

JPMorgan Chase Bank, National Association
v. Robert L. Ventresca, Carolyn W.
Ventresca owner(s) of property situate in
the **PLUMSTEAD TOWNSHIP**, BUCKS
County, Pennsylvania, being 7055 Stump
Road, Pipersville, PA 18947-1529.

TAX PARCEL #34-006-039-001.

PROPERTY ADDRESS: 7055 Stump Road,
Pipersville, PA 18947-1529.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT
L. VENTRESCA, CAROLYN W.
VENTRESCA.**

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

SOLEBURY TOWNSHIP

DOCKET #2018-04434

Wells Fargo Bank, N.A. v. Carole Lapatta Lane
a/k/a Carol Lapatta Lane owner(s) of property
situate in the **SOLEBURY TOWNSHIP**,
BUCKS County, Pennsylvania, being 63
Meadow Lane, New Hope, PA 18938-1051.

TAX PARCEL #41-026-071-006-00C.

PROPERTY ADDRESS: 63 Meadow Lane,
New Hope, PA 18938-1051.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **CAROLE
LAPATTA LANE a/k/a CAROL
LAPPATTA LANE.**

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

UPPER SOUTHAMPTON TWONSHIP

DOCKET #2016-02261

ALL that certain parcel of land lying and being
situate in the **TOWNSHIP OF UPPER
SOUTHAMPTON**, County of Bucks, and
Commonwealth of Pennsylvania, known and

numbered as 79 Elfreth Road, Huntingdon
Valley, PA 19006.

TAX PARCEL #48-019-071.

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

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **JAMES
LOREN HAUS JR., CATHERINE M.
HAUS a/k/a CATHERINE MARIE HAUS.
JUSTIN F. KOBESKI**, Esquire

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

DOCKET #2018-00613

ALL THOSE CERTAIN LOTS OR PIECES OF
GROUND SITUATE IN THE **TOWNSHIP
OF UPPER SOUTHAMPTON**, BUCKS
COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 38 PRINCETON
ROAD, HUNTINGDON VALLEY, PA 19006.

TAX PARCEL #48-015-034.

PROPERTY ADDRESS: 38 Princeton Road,
Huntingdon Valley, PA 19006.

IMPROVEMENTS: RESIDENTIAL REAL
ESTATE.

SOLD AS THE PROPERTY OF: **CHRISTIE
MOORE a/k/a CHRISTIE M. MOORE
a/k/a CHRISTIE M. MILLER a/k/a
CHRISTIE MILLER, LOUIS MOORE
a/k/a LOUIS D. MOORE.**

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

DOCKET #2018-05611

ALL THE FOLLOWING DESCRIBED REAL
ESTATE SITUATE IN THE **TOWNSHIP
OF UPPER SOUTHAMPTON**, COUNTY
OF BUCKS, COMMONWEALTH OF

PENNSYLVANIA. HAVING COMMERCIAL
PROPERTY KNOWN AND NUMBERED AS
563-585 STREET ROAD AND 706 GROVE
AVENUE, SOUTHAMPTON, PA 18966.
BOOK NO. 1345, PAGES 1301 AND 1307.
TAX PARCEL #48-013-070 & 48-013-071.

PROPERTY ADDRESS: 563-585 Street Road
and 706 Grove Avenue, Southampton, PA
18966.

IMPROVEMENTS: COMMERCIAL
PROPERTY.

SOLD AS THE PROPERTY OF:
**E&H ACQUISITIONS LIMITED
PARTNERSHIP c/o ELAINE W.**

**MARTINDELL, PARTNER AND c/o
HENRY L. MROZ, PARTNER.
MICHELLE PIERRO, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA**

WARMINSTER TOWNSHIP

DOCKET #2018-03246

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE IN **WARMINSTER TOWNSHIP**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA. MORE FULLY DESCRIBED AS DEED BOOK 1639, PAGE 645.

TAX PARCEL #49-040-315.

PROPERTY ADDRESS: 1436 Sinkler Road, Warminster, PA 18974-2515.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LISA ANSON, MARK ANSON a/k/a MARK L. ANSON.**

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

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

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

Mar. 21, 28; Apr. 4

Change of Name

IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2019-00105

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 **DENNIS ANTHONY BROWN** to **DENNIS ANTHONY CLIGGETT.**

The Court has fixed the 22 day of March, 2019 at 9:30 A.M. in Courtroom No. 410, Bucks County Justice Center, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Mar. 21

IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2018-06555

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 **KELLY LEVINE** to **KELLY ROSS.**

The Court has fixed the 9th day of April, 2019 at 1:00 p.m. in Courtroom No. 330, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Mar. 21

IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2019-00699

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 **MARY BETH NIELUBOWICZ** to **MARY BETH JOAN NIELUBOWICZ.**

The Court has fixed the 29th day of April, 2019 at 9:30 a.m. in Courtroom No. 350, Bucks County Justice Center, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Philip A. Valentino, Jr., Solicitor
3143 Knights Road
Bensalem, PA 19020**

Mar. 21

IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2019-00472

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 **ERIK THOMAS SCARY** to **ERIK THOMAS SCARAMUZZINO**.

The Court has fixed the 9 day of April, 2019 at 1 p.m. in Courtroom No. 330, Bucks County Justice Center, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Mar. 21

IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2019-00898

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 **XINGYUE ZHANG** to **LILY XINGYUE ZHANG DECATO**.

The Court has fixed the 18 day of April, 2019 at 9:30 a.m. in Courtroom No. 330, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Mar. 21

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.

DM2 has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Mar. 21

Greenleaf & Ferguson, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Mar. 21

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

Mar. 21

Charter Application Limited Liability Company

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

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

Andrew D. Cotlar, Solicitor
Law Office of Cotlar & Cotlar
23 West Court Street
Doylestown, PA 18901

Mar. 21

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

Ronald V. McGuckin, Solicitor
P.O. Box 2126
Bristol, PA 19007

Mar. 21

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

Ronald V. McGuckin, Solicitor
P.O. Box 2126
Bristol, PA 19007

Mar. 21

Classified Ad

Part-Time Legal Assistant/Paralegal

Bucks County elder law firm seeking full- or part-time legal assistant/paralegal for busy practice. Applicants must have significant experience in estate planning and estate administration. Medicaid planning experience a plus. Must have strong typing skills, work ethic and ability to work independently. Pleasant work environment and location. Salary commensurate with experience.

Please e-mail your resume with salary requirements to info@gummerelderlaw.com.

Mar. 7, 14, 21

Personal Injury Litigation Attorney

You deserve to work at a law firm that offers integrity, embraces diversity and has a personal commitment to treating everyone with respect, dignity and fairness. Since 1933, Stark & Stark has developed innovative legal solutions to meet our clients' needs. More than 100 attorneys, over 30 practice areas, and a philosophy of putting the law to work for our clients is the basis from which we build and maintain our practice. At Stark & Stark we believe the whole is greater than the sum of its parts.

Stark & Stark has an opening in our Yardley office for a Personal Injury Litigation Attorney to join our team. The ideal candidate will have an entrepreneurial spirit and be self-directed and detailed-oriented with the ability to organize and manage multiple tasks in a fast-paced environment. The right candidate will have the extraordinary opportunity to continue their professional development in a challenging, but collegial, environment.

Responsibilities

The candidate will manage a full caseload of Plaintiff's Personal Injury cases of varying degrees of complexity. These responsibilities will include legal research and review, evaluating the merits of a personal injury claim, handling depositions, contacting experts, providing guidance and counsel to the clients through effective communication, medical review, and negotiating, settling, litigating cases and trial of cases, if necessary.

Qualifications

Must have at least 5-7 years of Plaintiff's Personal Injury litigation experience. Should possess strong trial litigation skills, analytical,

interpersonal, drafting, negotiation, excellent written and verbal communication skills, excellent organizational skills with a high level of attention to detail and accuracy, demonstrated ability to work as part of a team and to interact directly with clients. Must be licensed to practice in the State of Pennsylvania.

Any interested candidates should e-mail their responses to hr@stark-stark.com.

Stark & Stark is an Equal Opportunity Employer.

Mar. 7, 14, 21, 28

Confirmation of Account

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

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate and Fiduciaries Code that the following Fiduciaries will present their accounts, theretofore filed with the Clerk of the Orphans' Court Division for Audit and Confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code, at 10:00 A.M. on **April 1, 2019**, in Courtroom #260 on the second floor of the BUCKS COUNTY JUSTICE CENTER, 100 N. MAIN STREET, DOYLESTOWN, PA.

ANY PERSON who fails to present his/her claim or make objections in person or by attorney at the audit or confirmation of the account will be barred forever from so doing. Estate of **LOUIS C. SPRING**, Deceased – Residuary Trust Under Will – Wells Fargo Bank, N.A., Co-Trustee and Dianne L. Semingson, Co-Trustee
Estate of **KEVIN F. BUCK**, a Minor – Wells Fargo Bank, N.A., Guardian

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

Mar. 21, 28

Estate Notice

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or

of administration to the person named. All persons having claims or demands against said estates are requested to make known the same, and all person indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

First Publication

ALLEN, ANITA G. a/k/a **ANITA RUTH ALLEN** and **ANITA ALLEN**, dec'd.

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

Executor: **MITCHELL ALLEN**, 276 White Bluffs St., Las Vegas, NV 89148.

BERTOLINO, FRANCIS R. a/k/a **FRANK R. BERTOLINO, SR.**, dec'd.

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

Executor: **FRANCIS R. BERTOLINO, JR.** a/k/a **FRANCIS R. BERTOLINO** c/o Renata T. Pabisz, Esq., 2410 Bristol Rd., Bensalem, PA 19020.

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

BUNTING, BETTY N., dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **HUGHBERT L. GREEN, JR.**
Attorney: **GERALD E. BLOOM**, 312 Oxford Valley Road, Fairless Hills, PA 19030.

CALDWELL, FREDERICK, JR. a/k/a **FRED CALDWELL**, dec'd.

Late of Southampton, Bucks County, PA.

Executor: **FREDERICK CALDWELL, IV**, 2622 Tremont St., Philadelphia, PA 19152.

CAPORALE, ALDO M., dec'd.

Late of Langhorne, Bucks County, PA.

Executor: **MICHAEL F. CAPORALE**, 756 Buttonwood Ave., Langhorne, PA 19047.

CARR, PATRICIA McKAGUE, dec'd.

Late of Richland Township, Bucks County, PA.

Executrix: **LAURA JEAN CARR-JELLISON** c/o Carter P. Henry, Esquire, P.O. Box 499, Quakertown, PA 18951.

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

D'AGOSTINO, ELSIE D., dec'd.

Late of Northampton Township, Bucks County, PA.

Co-Executors: **DOROTHY WIKLER**, 95 Sunset Dr., Richboro, PA 18954 and **LEON A. D'AGOSTINO**, 65 Township Line Rd., Line Lexington, PA 18932.

Attorney: **DAVID P. GRAU**, 911 Easton Road, P.O. Box 209, Willow Grove, PA 19090.

DEAR, FLORENCE R., dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **GEORGE J. AUFSCHLAG, SR.**, 830 Oak Ave., Croydon, PA 19021.

DECKERT, CHRISTINE E. a/k/a **CHRISTINE DECKERT**, dec'd.

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

Executrix: **LYNDA ANN STADLER**, 35 Petunia Rd., Levittown, PA 19056.

EGLIN, MARGARET, dec'd.

Late of Warminster Township, Bucks County, PA.

Administrator: **HAROLD KREBS** c/o Bruce A. Nicholson, Esquire, 104 N. York Road, Hatboro, PA 19040.

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

ERDMAN, MARCELLA L., dec'd.

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

Executrix: **KAREN COOKE** a/k/a **KAREN LEE COOKE** c/o Gary B. Freedman, Esq., 7909 Bustleton Ave., Philadelphia, PA 19152.

Attorney: **GARY B. FREEDMAN**, Freedman & Grinshpun, PC, 7909 Bustleton Ave., Philadelphia, PA 19152.

FAVOROSO, GASPER, dec'd.

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

Executrix: **ANNE CASMIRRI**, 1020 Beaver Street, Bristol, PA 19007.

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

GORNIAK, ROSALIE J., dec'd.

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

Executor: **JOSEPH P. GORNIAC**
c/o Patricia M. Dugan, Esq., 2662 E.
Allegheny Ave., Philadelphia, PA 19134-
5115.

Attorney: **PATRICIA M. DUGAN**, 2662
E. Allegheny Ave., Philadelphia, PA
19134-5115.

**HAAS, THEODORA B. a/k/a THEODORA
HAAS**, dec'd.

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

Executrix: **SANDRA A. MOORE a/k/a
SANDRA ANN MOORE**, 7210 Irving
Avenue, Pennsauken, NJ 08109-3127.

Attorney: **SCOT W. SEMISCH**, Semisch
and Semisch, 408 N. Easton Road, P.O.
Box 306, Willow Grove, PA 19090-0306.

**HACKERT, RICHARD J. a/k/a RICHARD
HACKERT**, dec'd.

Late of Bensalem Township, Bucks
County, PA.

Administrators: **JOY FRAZIER**, 29
Quartz Road, Levittown, PA 19057 and
GLENN SHERWOOD, 4820 Weldon
Avenue, Treose, PA 19053.

Attorney: **KEITH J. BIDLINGMAIER**,
102 Corporate Drive East, Langhorne, PA
19047.

HARSHBERGER, RICHARD C., JR.,
dec'd.

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

Administratrix: **REBECCA L.
TOWNSEND**, 2 Golen Dr., Apt. 267,
Londonderry, NH 03053.

**HENDERSON, MARGUERITE M.
a/k/a MARGUERITE MARIE
HENDERSON**, dec'd.

Late of Middletown Township, Bucks
County, PA.

Executrix: **CHRISTINE COOK**, 134
Independence Way, Mechanicsburg, PA
17050.

Attorney: **SUSAN H. CONFAIR**, Reager
& Adler, PC, 2331 Market Street, Camp
Hill, PA 17011.

HERRMANN, ALICE S., dec'd.

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

Administrator: **EDWARD A.
HERRMANN, JR.**, 198A Douts Hill
Rd., Holtwood, PA 17532.

Attorney: **RUSSELL P. SACCO**, 57 S.
Main St., Yardley, PA 19067.

HETZINGER, KURT F., dec'd.

Late of Upper Southampton Township,
Bucks County, PA.

Administrator: **PAUL C. HETZINGER**
c/o Joseph P. Caracappa, Esquire, 312 N.
Oxford Valley Road, Fairless Hills, PA
19030.

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

JONES, JOHN T., dec'd.

Late of Middletown Township, Bucks
County, PA.

Executors: **THOMAS E. JONES**, 31
Yardley Avenue, Fallsington, PA 19054
and **WAYNE P. JONES**, 140 Wood
Avenue, Ardsley, NY 10502.

Attorney: **ELIZABETH BOLSTER
WILEY**, 168 Prospect Plains Road,
Monroe Twp., NJ 08831.

KAUFFMAN, KENNETH L., dec'd.

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

Administratrix: **EILEEN KAUFFMAN**,
1031 Catalpa Rd., Warminster, PA 18974.
Attorney: **YVETTE E. TAYLOR-
HACHOOSE**, Law Office of Taylor-
Hachoose, 301 Oxford Valley Rd., Ste.
102A, Yardley, PA 19067.

LABS, LINFORD F., dec'd.

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

Executor: **ERIC LABS** c/o Curtin &
Heefner LLP, 1040 Stony Hill Road,
Suite 150, Yardley, PA 19067.

Attorney: **PAUL R. COHEN**, Curtin
& Heefner LLP, 1040 Stony Hill Road,
Suite 150, Yardley, PA 19067.

LINABERRY, WILLIAM J., dec'd.

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

Executrix: **DIANE J. ELDER** c/o D.
Rodman Eastburn, Esq., 60 E. Court St.,
P.O. Box 1389, Doylestown, PA 18901-
0137.

Attorney: **D. RODMAN EASTBURN**,
Eastburn & Gray, PC, 60 E. Court St.,
P.O. Box 1389, Doylestown, PA 18901-
0137.

McFADDEN, JOHN P., dec'd.

Late of Feasterville City, Bucks County, PA.

Executrix: **PATRICIA BASGIL**, 126 Samuel Street, Feasterville, PA 19053.

Attorney: **WILLIAM F. THOMSON, JR.**, 952 Trenton Road, Fairless Hills, PA 19030.

McGEARY, GERALD R. a/k/a **GERALD R. McGEARY, SR.**, dec'd.

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

Executrix: **ANNA MARIE McGEARY** c/o Don J. Solomon, Esq., 300 N. York Rd., Hatboro, PA 19040.

Attorney: **DON J. SOLOMON**, 300 N. York Rd., Hatboro, PA 19040.

MEREDITH, EDWARD BRENNAN, JR., dec'd.

Late of Doylestown, Bucks County, PA.

Administratrix: **ALEIGH REGINA MEREDITH**, 100 N. Main Street, Pennington, NJ 08534.

Attorney: **LAURA W. CASSAVELL**, Butrym & Cassavell, P.C., 134 Franklin Corner Road, Suite 107, Lawrenceville, NJ 08648.

MILLER, MARILYN, dec'd.

Late of Warminster, Bucks County, PA.

Executors: **ROBIN DRANOFF**, 2446 Huckleberry Way, Jamison, PA 18929 and **ADRIENNE METZGER**, 8752 Palm River Dr., Lake Worth, FL 33467.

Attorney: **KEVIN M. LIVESEY**, 200 Barr Harbor Dr., Suite 400, W. Conshohocken, PA 19428.

MURPHY, MARY F., dec'd.

Late of Warminster Township, Bucks County, PA.

Administratrix: **KAREN R. MURPHY-SCHURR**, 106 Allem Lane, Perkasio, PA 18944.

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

NUSCHKE, MARY B., dec'd.

Late of Telford Borough, Bucks County, PA.

Executor: **JOHN D. NUSCHKE**, 143 Radcliff Terrace, Souderton, PA 18964.

Attorney: **FRANCIS X. BUSCHMAN, JR.**, Buschman & Johnson, 228 North Main Street, Souderton, PA 18964.

O'DONNELL, TIMOTHY, dec'd.

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

Administratrix: **PATRICIA A. SMITH**, 20 Conifer Rd., Levittown, PA 19057.

Attorney: **KAREN CONN MAVROS**, Lamb McErlane PC, 14 S. Bryn Mawr Ave., Ste. 210, Bryn Mawr, PA 19010.

PETERSON, PHILIP H., JR., dec'd.

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

Executors: **PHILIP H. PETERSON, III** and **KRISTEN L. McDEVITT** c/o Douglas E. Cook, Esq., P.O. Box 397, Drexel Hill, PA 19026.

Attorney: **DOUGLAS E. COOK**, P.O. Box 397, Drexel Hill, PA 19026.

PORTER, LARRY HARRIS, dec'd.

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

Administratrix: **DIANE HEWITT**, 347 Hampton Dr., Feasterville, PA 19053.

POTZGO, GEORGE, JR., dec'd.

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

Executors: **KENNETH ALAN POTZGO** and **ROBERTA LYNN TOMLINSON** c/o Mark J. Davis, Esq., 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444.

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

SCHOEN, ALBERT, dec'd.

Late of Bucks County, PA.

Executor: **GLENN SCHOEN**, 16 Independence Way, Doylestown, PA 18901.

Attorneys: **WOOD & RABIL LLP**, Attorneys at Law, 3600 Country Club Road, Suite 100, Winston-Salem, NC 27104.

SERDENIS, JAMES G., dec'd.

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

Executor: **STEVEN MEKANIK** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

SFIRRI, ROSE B., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **MARK SFIRRI** c/o Robin S. Holmes, Esquire, Law Office of Robin S. Holmes, 53 S. Main Street, P.O. Box 167, Yardley, PA 19067.

Attorney: **ROBIN S. HOLMES**, Law Office of Robin S. Holmes, 53 S. Main Street, P.O. Box 167, Yardley, PA 19067.

SWEZEY, WILLIAM H. a/k/a **WILLIAM SWEZEY**, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executrix: **SALLY E. SWEZEY** c/o Toner and Toner Law Offices, 91 East Court Street, Doylestown, PA 18901.

Attorney: **JEFFREY E. TONER**.

WALKER, RICHARD J., JR. a/k/a **RICHARD J. WALKER**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **JUDITH A. WALKER** c/o John G. Younglove, Esquire, 25 West Moreland Avenue, Hatboro, PA 19040.

Attorney: **JOHN G. YOUNGLOVE**, 25 West Moreland Avenue, Hatboro, PA 19040.

*Second Publication***AMANDEO, LINDA ROSE** a/k/a **LINDA ROSE CAMPBELL**, dec'd.

Late of Bucks County, PA.

Administratrices: **LINDA M. AMANDEO**, 2500 Knights Rd., Apt. 160-02, Bensalem, PA 19020 and **HEATHER CAMPBELL**, 12629 Richton Rd., Philadelphia, PA 19154.

ANDREWS, ANN M., dec'd.

Late of Mechanicsville, Bucks County, PA.

Executor: **MICHAEL ANDREWS**, 3594 Indian Queen Lane, Philadelphia, PA 19129.

BICKEL, MARGARET E., dec'd.

Late of Telford, Bucks County, PA.

Executors: **W. DEAN BICKEL**, 116 Devonshire Way, Sellersville, PA 18960 and **CONNIE J. ROHRBACH**, 1010 Vintage Cr., Pennsburg, PA 18073.

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

BLISS, ALBINA F., dec'd.

Late of Buckingham Twp., Bucks County, PA.

Executor: **W. GEORGE BLISS**, P.O. Box 3056, York, PA 17402.

BRIGHT, JOHN H., dec'd.

Late of Milford Township, Bucks County, PA.

Executrix: **SUSANNA M. FREED** c/o Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

BULER, GLADYS J., dec'd.

Late of Langhorne Borough, Bucks County, PA.

Administrator: **RAYMOND E. BULER**, 707 Timber Lane, Langhorne, PA 19047.

Attorney: **FRANCIS GERARD JANSON**, P.O. Box 567, Langhorne, PA 19047.

BUMM, SANDRA E., dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **KIMBERLY A. JOWETT**, 317 West Richardson Ave., Langhorne, PA 19047.

Attorney: **KRISTINE A. MICHAEL**.

CLARKSON, CHARLOTTE J., dec'd.

Late of Telford Borough, Bucks County, PA.

Executors: **PATRICK CLARKSON**, 88 N. Branch Street, Sellersville, PA 18960 and **KEVIN CLARKSON**, 2405 Acorn Court, Freehold, NJ 07728.

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

CLAYTON, ELINORE M. a/k/a **ELINORE CLAYTON**, dec'd.

Late of Southampton, Bucks County, PA.

Executor: **STANLEY M. CLAYTON**, 15 Norwalk Lane, Barnegat, NJ 08005.

DANCER, BEVERLY ANN, dec'd.

Late of Levittown, Bucks County, PA.

Executrix: **DEBRA RALSTON**, 53 Primrose Lane, Levittown, PA 19054.

DiGIUGNO, DOLORES PHYLLIS SARA a/k/a **DOLORES DiGIUGNO**, dec'd.

Late of Springfield Township, Bucks County, PA.

Executrix: **BARBARA FERRANTE**,
2658 Winding Road, Quakertown, PA
18951.

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

GINSBURG, NORTON, dec'd.

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

Executrix: **FLORENCE GINSBURG**
c/o Alan J. Mittelman, Esq., Seven
Penn Center, 1635 Market St., 7th Fl.,
Philadelphia, PA 19103.

Attorney: **ALAN J. MITTELMAN**,
Spector Gadon & Rosen, P.C., Seven
Penn Center, 1635 Market St., 7th Fl.,
Philadelphia, PA 19103.

HANCHARIK, FLORENCE R. a/k/a
FLORENCE HANCHARIK
and
FLORENCE ROSE HANCHARIK,
dec'd.

Late of Tinicum Township, Bucks
County, PA.

Executrix: **LORRAINE**
SCHULBERGER c/o Steven A.
Cotlar, Esquire, 23 West Court Street,
Doylestown, PA 18901.

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

HERRMANN, LORIANNE a/k/a **LORI**
HERRMANN, dec'd.

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

Administrator: **GARY HERRMANN** c/o
Glenn R. Weiser, Esq., 2000 Market St.,
Ste. 2820, Philadelphia, PA 19103.

Attorney: **GLENN R. WEISER**,
McCarthy Weidler P.C., 2000 Market St.,
Ste. 2820, Philadelphia, PA 19103.

HUNTER, WILLIAM C., dec'd.

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

Executrix: **SHARON D. HUNTER** c/o
Alice Hart Hughes, Esq., 27 S. State St.,
Newtown, PA 18940.

Attorney: **ALICE HART HUGHES**, 27
S. State St., Newtown, PA 18940.

JANKAUSKY, CARL E., dec'd.

Late of Solebury Township, Bucks
County, PA.

Administratrix: **DIANNA LYNN**
JANKAUSKY, 801 Breckenridge Court,
Unit 92, New Hope, PA 18938.

Attorney: **HARRIS J. RESNICK**, 22
Old State Road, Media, PA 19063.

KANE, ABBIE P., dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **MARLENE OMLOR**, 199
Dali Blvd., Unit 402, St. Petersburg, FL
33701.

KESSLING, M. GAIL a/k/a **MARION GAIL**
KESSLING and **GAIL KESSLING**,
dec'd.

Late of Doylestown Borough, Bucks
County, PA.

Executor: **ERICH M. KESSLING** c/o
Toner and Toner Law Offices, 91 East
Court Street, Doylestown, PA 18901.

Attorney: **JEFFREY E. TONER**.

KILLEEN, MARIA DARLENE, dec'd.

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

Executrix: **JACQUELINE SIOMOS**
a/k/a **JACQUELINE D. RIGBY-**
SIOMOS c/o Nathan Snyder, Esquire,
3070 Bristol Pike, Bldg. 2, Ste. 204,
Bensalem, PA 19020.

Attorney: **NATHAN SNYDER**, Law
Office of Nathan Snyder, 3070 Bristol
Pike, Bldg. 2, Ste. 204, Bensalem, PA
19020.

KNIGHT, HELENE CATHERINE, dec'd.

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

Executor: **LEONARD J. KNIGHT**, 5131
NE 110th St., Anthony, FL 32617.

KOBER, DOROTHY M., dec'd.

Late of West Rockhill Township, Bucks
County, PA.

Executrix: **KAREN BROWN**, 77
Cameron Court, Royersford, PA 19468.

Attorney: **GARY P. LEWIS**, Lewis
McIntosh & Teare, LLC, 372 N. Lewis
Rd., P.O. Box 575, Royersford, PA 19468.

KURONYA, CAROL a/k/a **CAROL G.**
KURONYA, dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

Executrix: **KIMBERLY KRAJCI** c/o
Clemons Richter & Reiss PC, 2003 S.
Easton Road, Suite 300, Doylestown, PA
18901.

Attorney: **PETER L. REISS**, 2003 S.
Easton Road, Suite 300, Doylestown, PA
18901.

LAWRENCE, ELINOR M., dec'd.

Late of Doylestown Township, Bucks
County, PA.

Executor: **HARRY S. LAWRENCE**,
2520 Myra St., New Smyrna Beach, FL
32168.

McCORMICK, SAMANTHA A. a/k/a
SAMANTHA McCORMICK, dec'd.

Late of Levittown, Bucks County, PA.

Executor: **SEAN P. McCORMICK**, 33
Haven Rd., Levittown, PA 19056.

MERSHON, DORIS B., dec'd.

Late of Newtown Township, Bucks
County, PA.

Executor: **THOMAS A. MERSHON**,
4925 Mechanicsville Rd., Doylestown,
PA 18902.

MONKS, IRENE MARIE, dec'd.

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

Executor: **LEONARD MONKS, JR.**
a/k/a **LEONARD J. MONKS, JR.** c/o
Paul C. Heintz, Esq., Centre Square West,
1500 Market St., Ste. 3400, Philadelphia,
PA 19102.

Attorney: **PAUL C. HEINTZ**, Obermayer
Rebmann Maxwell & Hippel, LLP, Centre
Square West, 1500 Market St., Ste. 3400,
Philadelphia, PA 19102.

PACITTI, DORA THERESA, dec'd.

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

Executor: **ANTHONY J. CERULLI** c/o
William J. Benz, Esq., 307 Lakeside Dr.,
Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**,
Howland, Hess, Guinan, Torpey, Cassidy
& O'Connell, LLP, 307 Lakeside Dr.,
Southampton, PA 18966.

ROY, CHRISTINA CELENZA, dec'd.

Late of Southampton City, Bucks County,
PA.

Co-Administrators: **VINCENT
CELENZA** and **PATRICIA CELENZA**
c/o William F. Thomson, Jr., Esq., 952
Trenton Road, Fairless Hills, PA 19030.

Attorney: **WILLIAM F. THOMSON,
JR.**, 952 Trenton Road, Fairless Hills, PA
19030.

ROY, TYLER CHRISTOPHER, dec'd.

Late of Southampton City, Bucks County,
PA.

Co-Administrators: **STEPHEN ROY** and
NANCY ROY c/o William F. Thomson,
Jr., Esquire, 952 Trenton Road, Fairless
Hills, PA 19030.

Attorney: **WILLIAM F. THOMSON,
JR.**, 952 Trenton Road, Fairless Hills, PA
19030.

SLADEK, EARL NELSON a/k/a **EARL
SLADEK**, dec'd.

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

Executor: **THOMAS F. GOLDMAN**
a/k/a **THOMAS FRANCIS GOLDMAN**,
138 N. State St., Newtown, PA 18940.

Attorney: **THOMAS F. GOLDMAN**,
Thomas F. Goldman & Associates, 138
N. State St., Newtown, PA 18940.

SOOBY, MARTIN K., dec'd.

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

Executor: **ROBERT C. SOOBY**, 2127
W. Old Lincoln Highway, Langhorne, PA
19047.

Attorney: **RUSSELL P. SACCO**, 57 S.
Main St., Yardley, PA 19067.

STUMPO, HELEN a/k/a **HELEN ANN
STUMPO**, dec'd.

Late of Newtown Twp., Bucks County,
PA.

Executrix: **LISACHAVARA**, 130 Mossey
Glen Road, State College, PA 16801.

Attorney: **HOWARD GERSHMAN**,
Gershman Law Offices PC, 610 York
Road, Ste. 200, Jenkintown, PA 19046.

TRIVINO, CARMEN P., dec'd.

Late of Perkasio, Bucks County, PA.

Executrix: **MARIA DEOSE**, 101 South
Third Street, Perkasio, PA 18944.

YOCUM, DONALD E., dec'd.

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

Administratrices: **ELIZABETH
ESTEBAN YOCUM** and **KIMBERLY
YOCUM** c/o E. Garrett Gummer, III,
Esq., 1260 Bustleton Pike, Feasterville,
PA 19053.

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

ZIEMBA, MARCIA L. a/k/a **MARCIA
ZIEMBA**, dec'd.

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

Executor: **JAMES A. DEVLIN, JR.**, 73
Willis Dr., West Trenton, NJ 08628.

Attorney: **YVETTE E. TAYLOR-HACHOOSE**, Law Offices of Taylor-Hachoose, 301 Oxford Valley Rd., Ste. 102A, Yardley, PA 19067.

Third and Final Publication

ALDERFER, EVELYN B., dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executrix: **JANE B. RAHN** c/o Maza, David & Hoeffel, 507 Salfordville Road, P.O. Box 369, Lederach, PA 19450-0369.
Attorney: **JAMES W. MAZA**, Maza, David & Hoeffel, 507 Salfordville Road, P.O. Box 369, Lederach, PA 19450-0369.

ALESSI, ETHEL L. a/k/a ETHEL LAURA ALESSI, dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **KAREN CZERNIAKOWSKI**, 256 N. West St., Doylestown, PA 18901.

BALL, DOLORES S., dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **DIANE B. FELDSTEIN** c/o Richard L. Newman, Esquire, 50 East Court Street, Doylestown, PA 18901.

Attorney: **RICHARD L. NEWMAN**, 50 East Court Street, Doylestown, PA 18901.

BORMAN, DAVID a/k/a DAVID L. BORMAN, dec'd.

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

Executor: **BRANDEN KARNELL a/k/a BRANDEN LAWRENCE KARNELL** c/o Dennis R. Primavera, Esq., 3200 Magee Ave., Philadelphia, PA 19149.

Attorney: **DENNIS R. PRIMAVERA**, 3200 Magee Ave., Philadelphia, PA 19149.

CURRY, NANCY R., dec'd.

Late of Chalfont, Bucks County, PA.

Executor: **EVAN CURRY, JR.**, 32 Cypress Dr., Mt. Holly, NJ 08060.

Attorneys: **HARRY T. MONDOIL, P.C.**, 1300 Horizon Dr., Suite 108, Chalfont, PA 18914.

ENGEL, ELAYNE, dec'd.

Late of Warwick, Bucks County, PA.

Administrator: **ELI ENGEL**, 905 Laurens Lane, Warwick, PA 18974.

FAHNESTOCK, KASEY, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administratrix: **AMY MARIE BIONDINO**, 70 Buttonwood Lane, Levittown, PA 19054.

Attorney: **WILLIAM L. GOLDMAN, JR.**, Law Offices of William L. Goldman, P.C., 90 E. State Street, Doylestown, PA 18901.

FELL, SARAH W. a/k/a SARAH WOOD FELL and SARAH FELL, dec'd.

Late of Doylestown Township, Bucks County, PA.

Co-Executors: **STEVEN ADAMS** and **ELIZABETH W. FRITSCH** c/o Toner and Toner Law Offices, 91 East Court Street, Doylestown, PA 18901.

Attorney: **JEFFREY E. TONER**.

FULTON, VIOLA P. a/k/a VIOLA PEARL FULTON, dec'd.

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

Executor: **CARL L. FULTON** c/o Stuckert and Yates, Two N. State Street, Newtown, PA 18940.

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

HANDZLIK, MABEL C., dec'd.

Late of Warminster Twp., Bucks County, PA.

Executor: **JOSEPH W. HANDZLIK**, 501 Windsor Ct., Chalfont, PA 18914.

INNELLA, MARION a/k/a MARION THERESA INNELLA, dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Executor: **ROBIN INNELLA**, 113 Glenwood Drive, Washington Crossing, PA 18977.

JOSEPH, KRISTO, dec'd.

Late of Warwick, Bucks County, PA.

Administrator: **STEPHEN JOSEPH**, 56 Snowberry Ln., Delran, NJ 08075.

KALOZI, SARAH JANE a/k/a SARAH J. KALOZI, dec'd.

Late of New Britain, Bucks County, PA.

Executrix: **SUE K. HAMPTON**, 96 Francis Meyers Road, New Britain, PA 18901.

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

KESLER, GLADYS M. a/k/a GLADYS GEROME and GLADYS STANBURY, dec'd.

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

Executrix: **YVONNE RUTHROUFF**,
51 E. Philadelphia Ave., Morrisville, PA
19067.

LACY, EDWARD M., dec'd.

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

Executrix: **STEFANIE-JO MORGAN**
a/k/a **STEFANIE JO MORGAN** a/k/a
STEFANIE MORGAN, 577 Grant St.,
Newtown, PA 18940.

LITZ, JOHN PAUL a/k/a **JACK LITZ**,
dec'd.

Late of Bristol Township, Bucks County,
PA.

Administrator: **SEAN PATRICK**
FRASER c/o William F. Lucas, Esq., 2750
Trenton Road, Levittown, PA 19056.

Attorney: **WILLIAM F. LUCAS**, 2750
Trenton Road, Levittown, PA 19056.

LUCAS, SALLY S., dec'd.

Late of Warminster, Bucks County, PA.

Personal Representative: **UNIVEST**
BANK AND TRUST CO., 14 N. Main
Street, Souderton, PA 18964.

Attorney: **GREGORY L. STURN**, Harris
and Harris, 1760 Bristol Road, P.O. Box
160, Warrington, PA 18976.

MARKS, TODD WALLACE BERTRAM
a/k/a **TODD W. MARKS**, dec'd.

Late of Levittown, Bucks County, PA.

Executor: **CODY W. MARKS**, 247 S.
Juniper Street, Unit #601, Philadelphia,
PA 19107.

MARTIN, RUSSELL C., SR., dec'd.

Late of Quakertown Borough, Bucks
County, PA.

Executors: **RUSSELL C. MARTIN, JR.**,
33 S. 7th Street, Quakertown, PA 18951
and **KAREN I. PELHAM**, 5051 McLean
Station Road, Green Lane, PA 18054.

Attorney: **NORMAN E. BLATT, JR.**,
1218 Delaware Avenue, Bethlehem, PA
18015.

MESSERSCHMIDT, MARGARET a/k/a
MARGARET SPOERL, dec'd.

Late of West Rockhill Township, Bucks
County, PA.

Executrix: **CAROL L. MYERS**, 2560
Schukraft Rd., Quakertown, PA 18951.

NEVILL, FRANCIS E., dec'd.

Late of Southampton, Bucks County, PA.

Executor: **FRANCIS C. NEVILL**.

Attorneys: **REILLY WOLFSON LAW**
OFFICE, 1601 Cornwall Road, Lebanon,
PA 17042.

O'DONNELL, JUDITH, dec'd.

Late of Bensalem Township, Bucks
County, PA.

Executrix: **MARY BAUER**, P.O. Box
7244, Fredericksburg, VA 22404.

OWAD, DIANE, dec'd.

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

Executor: **JOHN SZYGIEL** c/o Stuckert
and Yates, Two North State St., Newtown,
PA 18940.

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

PAWLOWSKI, RAYMOND J., dec'd.

Late of Bensalem, Bucks County, PA.

Administratrix: **GERALDINE**
THOMSON, 501 West Ct., C2,
Bensalem, PA 19020.

PETRIZZI, AUDREY ANN, dec'd.

Late of Bristol Township, Bucks County,
PA.

Executor: **ROBERT MICHAEL**
PETRIZZI, 53 Whitewood Dr.,
Levittown, PA 19057.

PHIPPS, PATRICIA a/k/a **ANN PATRICIA**
PHIPPS, dec'd.

Late of Fairless Hills, Bucks County, PA.

Executor: **DENNIS PHIPPS**, 204
Andover Rd., Fairless Hills, PA 19030.

PORTUESE, STEVEN a/k/a **STEVEN T.**
PORTUESE, dec'd.

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

Executor: **JOSEPH V. PORTUESE**, 332
Stonybrook Dr., Levittown, PA 19055.

PRICE, ALAN, dec'd.

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

Co-Executors: **DAVID A. PRICE**
and **JOHN R. PRICE** c/o Hopkins &
Hopkins, 114 N. Main Street, Doylestown,
PA 18901.

Attorney: **ERIC W. HOPKINS**, Hopkins
& Hopkins, 114 North Main Street,
Doylestown, PA 18901.

QUIRK, HARRY E., SR., dec'd.

Late of Richlandtown Borough, Bucks
County, PA.

Executor: **HARRY E. QUIRK, JR.** c/o John J. Hare, Jr., Esq., 2370 York Rd., Ste. A-6, Jamison, PA 18929.

Attorney: **JOHN J. HARE, JR.**, 2370 York Rd., Ste. A-6, Jamison, PA 18929.

REINERT, JOSEPH, dec'd.

Late of Bensalem, Bucks County, PA.

Executors: **JOSEPH J. REINERT**, 5479 Geddes Way, Pipersville, PA 18947 and **RICHARD REINERT**, 2527 Tulip Lane, Langhorne, PA 19053.

SALAZAR, JAIME R., dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **F. MURIEL Q. SALAZAR** 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.

SCHWARTZ, JEANETTE, dec'd.

Late of Richboro, Bucks County, PA.

Executor: **RICHARD SCHWARTZ**, 11 Barton's Mill Drive, Washington Crossing, PA 18977.

TANNENBAUM, BEATRICE H. a/k/a **BEATRICE P. TANNENBAUM**, dec'd.

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

Executrix: **LAYLA WEISER BATEJAN** c/o Bruce D. Hess, Esq., 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

Attorney: **BRUCE D. HESS**, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

WEIDNER, RICHARD JOHN a/k/a **RICHARD JOHN WEIDNER, SR.** and **RICHARD J. WEIDNER**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **MARK JOSEPH WEIDNER**, 2409 April Drive, Jamison, PA 18929.

Attorney: **ROBERT C. GERHARD, III**, Gerhard & Gerhard P.C., 815 Greenwood Ave., Ste. 8, Jenkintown, PA 19046.

WERT, BARBARA A., dec'd.

Late of Bristol Township (Croydon), Bucks County, PA.

Executors: **MARION J. BARRON**, 953 Emily Ave., Croydon, PA 19021 and **MARK J. WERT**, 27 Conifer Rd., Levittown, PA 19057.

WILSON, THERESA M., dec'd.

Late of Bristol, Bucks County, PA.

Executor: **DAVID WILSON** c/o William F. Thomson, Jr., Esquire, 952 Trenton Road, Fairless Hills, PA 19030.

Attorney: **WILLIAM F. THOMSON, JR.**, Gilbert and Thomson Law Offices, 952 Trenton Road, Fairless Hills, PA 19030.

ZIMMERMAN, ALBERT S., dec'd.

Late of Northampton Twp., Bucks County, PA.

Executrix: **DOROTHY ZIMMERMAN**, 703 Shepherds Way, Holland, PA 18966.

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:

Realty One Group Supreme with its principal place of business 1765 Trumbauersville Road, Quakertown, PA 18951.

The name of the entity owning or interested in said business is Jim Dietrich, Inc.

The certificate will be filed on or after February 13, 2019.

Eric C. Frey, Solicitor
Dischell, Bartle & Dooley, P.C.
224 King Street
Pottstown, PA 19464

Mar. 21

Miscellaneous

**NOTICE OF SALE OF
1.980-ACRE PORTION
OF CECELIA SNYDER MIDDLE
SCHOOL BY BENSALEM TOWNSHIP
SCHOOL DISTRICT**

NOTICE IS HEREBY GIVEN THAT the Bensalem Township School District has filed a Petition in the Court of Common Pleas of Bucks County, Pennsylvania, No. 2018-03587, for the approval of the sale of a 1.980-acre portion of Cecelia Snyder Middle School to 2201 Street Rd LLC, a Pennsylvania

Limited Liability Company, and the Court has set a hearing date on the Petition for April 11, 2019 at 10:00 a.m. in Courtroom No. 420 of the Bucks County Courthouse at Doylestown, PA.

Bensalem Township School District proposes to sell the 1.980-acre portion of the Cecelia Snyder Middle School situate in Bensalem Township, Bucks County, Pennsylvania located along Hulmeville Road, being part of Bucks County Uniform Parcel Identifier Tax Parcel No. 2-033-033-1 for a consideration of Five Hundred Sixty-Two Thousand Five Hundred Twelve and 00/100 (\$562,512.00) Dollars pursuant to an Agreement of Sale dated January 29, 2019 between the School District as Seller and 2201 Street Rd LLC as Buyer.

The parcel of land for which the Petition to Sell is made is vacant and unused except for a small portion used as part of a softball field which the School District can and will relocate to another location at Cecelia Snyder Middle School or another property of the School District.

Attached to said Petition are the Affidavits of two (2) qualified Appraisers who are familiar with the values of real estate in Bensalem Township, Bucks County, Pennsylvania, adjacent municipalities within Bucks County and throughout the region of Southeastern Pennsylvania, attesting to the fact that they have inspected the premises proposed to be sold; that the price offered therefore is a fair and reasonable price; that in their opinions higher prices could not be had for said properties at private sale, and that they are not interested, either directly or indirectly, in the purchase or sale of the properties or in or relating to the Agreement of Sale dated January 29, 2019, attached to said Petition.

Board of School Directors of
the Bensalem Township
School District

Mar. 21, 28; Apr. 4

IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2016-06749
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

PNC BANK, NATIONAL ASSOCIATION,
Plaintiff

vs.

Jennifer Rucco, Solely in Her Capacity as Known Heir of James R. Brown a/k/a J. Randall Brown; James Raphael Brown, Solely in His Capacity as Known Heir of James R. Brown a/k/a J. Randall Brown; Amanda Ashley, Solely in Her Capacity as Known Heir of James R. Brown a/k/a J. Randall Brown; Matthew Stebbins, Solely in His Capacity as Known Heir of James R. Brown a/k/a J. Randall Brown; All Unknown Heirs of James R. Brown a/k/a J. Randall Brown, Defendants

TO: All Unknown Heirs of James R. Brown a/k/a J. Randall Brown

You are hereby notified that Plaintiff, PNC Bank, National Association, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Bucks County, Pennsylvania, docketed to No. 2016-06749, seeking to foreclose the mortgage secured by the real estate located at 175 Liberty Drive, Langhorne, PA 19047.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
 Lawyer Referral Service of the
 Bucks County Bar Association
 135 East State Street
 P.O. Box 300
 Doylestown, PA 18901
 (215) 348-9413, (888) 991-9922

Mar. 21

IN THE COURT OF COMMON PLEAS OF
 BUCKS COUNTY, PENNSYLVANIA
 CIVIL ACTION – LAW
 NO. 2018-07065

NOTICE OF ACTION IN QUIET TITLE
**NATIONSTAR MORTGAGE LLC d/b/a
 CHAMPION MORTGAGE COMPANY,**
 Plaintiff

vs.

**NANCY J. TOMLINSON, in her capacity
 as Heir of JEAN B. TOMLINSON a/k/a
 JEAN TOMLINSON, Deceased, SCOTT
 DAVID TOMLINSON, in his capacity
 as Heir of JEAN B. TOMLINSON
 a/k/a JEAN TOMLINSON, Deceased,
 UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS AND ALL PERSONS, FIRMS
 OR ASSOCIATIONS CLAIMING RIGHT,
 TITLE OR INTEREST FROM OR UNDER
 JEAN B. TOMLINSON a/k/a JEAN
 TOMLINSON, DECEASED, PERSONAL
 THRIFT PLAN CONSUMER DISCOUNT
 COMPANY, Defendants**

NOTICE

**TO: PERSONAL THRIFT PLAN
 CONSUMER DISCOUNT COMPANY**

You are hereby notified that on November 30, 2018, Plaintiff, NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY, filed a Quiet Title Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County, Pennsylvania, docketed to No. 2018-07065. Wherein Plaintiff seeks to satisfy a lien on the property located at 1024 HARDING ROAD, SOUTHAMPTON, PA 18966-3264 and confirm NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY is the holder of a first priority mortgage on the Property.

You are hereby notified to plead to the above referenced Complaint on or before 20

days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

Notice to Defend:

Lawyer Referral Service of the
 Bucks County Bar Association
 135 East State Street
 P.O. Box 300
 Doylestown, PA 18901
 Telephone (215) 348-9413

Mar. 21

COURT OF COMMON PLEAS
 BUCKS

NO.: 2018-07347

**U.S. Bank National Association, as
 indenture trustee, for the holders of the
 CIM Trust 2017-3, Mortgage-Backed
 Notes, Series 2017-3, Plaintiff**
 vs.

**Unknown heirs, successors, assigns and
 all persons, firms or associations claiming
 right, title or interest from or under Joseph
 E. West, Deceased, Defendants**

**TO: Unknown heirs, successors, assigns
 and all persons, firms or associations
 claiming right, title or interest from or
 under Joseph E. West, Deceased**

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

PREMISES SUBJECT TO
FORECLOSURE: 4290 Concord Drive,
Trevose, PA 19053.

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 St.
P.O. Box 300
Doylestown, PA 18901
(215) 348-9413

Mar. 21

COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO: 2018-06464
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

**Bank of New York Mellon Trust Company,
N.A. as Trustee for Mortgage Assets
Management Series I Trust, Plaintiff**

vs.

**Unknown Heirs, Successors, Assigns and
all Persons, Firms or Associations Claiming
Right, Title or Interest from or under**

**Marie Delano, deceased, Caroline Dolbow,
Known Heir of Marie Delano, deceased,
George A. Delano, Sr., Known Heir of
Marie Delano, deceased, Patricia Fitch,
Known Heir of Marie Delano, deceased,
Lillian Lewandowski, Known Heir of Marie
Delano, deceased, Shirley Brook, Known
Heir of Marie Delano, deceased, Thomas
Delano, Known Heir of Marie Delano,
deceased, Richard Delano, Known Heir
of Marie Delano, deceased, Ellen Beebe,
Known Heir of Marie Delano, deceased
and Charlotte Bass, Known Heir of Marie
Delano, deceased, Defendants**

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

TO: **Unknown Heirs, Successors,
Assigns and all Persons, Firms or
Associations Claiming Right, Title or
Interest from or under Marie Delano,
deceased, Defendant(s), whose last known
address is 277 Willow Drive, Levittown, PA
19054**

Your house (real estate) at: 277 Willow Drive, Levittown, PA 19054, 13-025-159, is scheduled to be sold at Sheriff's Sale on June 14, 2019, at 11:00AM, at Bucks County Admin. Bldg., Community Rm., 1st Fl., 55 E. Court St., Doylestown, PA 18901, to enforce the court judgment of \$210,986.16, obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, against you.—NOTICE OF OWNER'S RIGHTS—YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE—To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call 610.278.6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an

attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610.278.6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 215.348.6138. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.

ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo

Kristen D. Little

Kevin S. Frankel

Samantha Gable

Nicole B. LaBletta

Leslie J. Rase

Alison H. Tulio

Katherine M. Wolf

Shapiro & DeNardo, LLC

Attys. for Plaintiff

3600 Horizon Dr.

Ste. 150

King of Prussia, PA 19406

610.278.6800

Mar. 21

Trust Notice

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

Second Publication

TRUST OF **DANIEL R. TOLL** a/k/a **DANIEL TOLL**.

Late of Upper Makefield Township, Bucks County, PA.

Trustee: **MATTHEW M. TOLL** c/o Clemons Richter & Reiss PC, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901.

Attorney: **PETER L. REISS**, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901.

Third and Final Publication

LIVING TRUST OF **JOSEPH A. THOMPSON** AND **MARIE L. THOMPSON**, DATED NOVEMBER 12, 1996.

MARIE L. THOMPSON, dec'd.
 Late of Southampton, Bucks County, PA.
 Trustee: **GEOFFREY THOMPSON**,
 1483 Strathmann Drive, Southampton,
 PA 18966.

Attorney: **CHARLES G. CHELEDEN**,
 275 South Main Street, Suite 11,
 Doylestown, PA 18901.

***** APPROVED FOR 3 CLE CREDITS *****



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