

## Sheriff's Sale

### First Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, October 14, 2016 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Community Room, 1<sup>st</sup> 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 #2013-04068

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

All that certain lot or piece of ground Situate in Bensalem Township, County of Bucks, Commonwealth of Pennsylvania, designated as Lot No. 22, on a Final Plan of "County Village at Cornwells", made by Benjamin C. Queen, Registered Surveyor, Fairless Hills, PA dated 9/26/1973 and recorded in Bucks County Plan Book 116 page 28, bounded and described as follows, to wit:

Beginning at a point, a corner formed by the intersection of the Northwestern side of Clara Drive (50 feet wide) and the Northeasterly right-of-way line of Century Lane as noted on said Plan; thence extending from said beginning point, along the said Northeasterly right-of-way line of Century Lane, North 36 degrees 17 minutes 58 seconds West, 82.13 feet to a point, a corner of lands now or late of Weaver, thence extending along said lands, North 35 degrees 21 minutes 45 seconds East, 48.80 feet to a point, a corner of Lot No. 21, on said Plan; thence extending along said Lot No. 21, South 54 degrees 38 minutes 15 seconds East, 90 feet to a point on the Northwestern side of Clara Drive, aforesaid; thence extending along the same on the arc of a circle curving to the right having a radius of 237.23 feet the arc distance of 79.93 feet to a point on the Northeasterly right-of-way

line of Century Lane, aforesaid, being the first mentioned point and place of Beginning.

BEING more fully described in a Deed dated July 13, 2007, among the land records of the County and State set forth above, in Deed Volume 5506, Page 744.

TAX PARCEL #02-036-002.

PROPERTY ADDRESS: 2550 Clara Drive, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ALBERT BABINSKAS AND JURGITA GAIDAMA VIEIUTE a/k/a JURGITA GAIDAMA VICIUTE.**

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

#### DOCKET #2014-00964

ALL THAT CERTAIN lot or piece of ground situate in **BENSALEM TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #02-062-477.

PROPERTY ADDRESS: 2835 Bowman Avenue, Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KRISTEN McENTEE AND FRANCIS McENTEE.**

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

#### DOCKET #2014-01934

US Bank National Association, as Trustee for Sg Mortgage Securities Trust 2006-Fre2, Asset Backed Certificates, Series 2006-Fre2 v. Joseph E. Mortimer owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 5119 Neshaminy Boulevard, Bensalem, PA 19020-1744.

TAX PARCEL #02-020-003-001.

PROPERTY ADDRESS: 5119 Neshaminy Boulevard, Bensalem, PA 19020-1744.

JUDGMENT AMOUNT: \$386,891.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH E. MORTIMER.**

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

## DOCKET #2014-06491

All that certain lot or piece of ground, with the building and improvements thereon, Hereditaments and Appurtenances, Situate at Eddington, in the **TOWNSHIP OF BENSALEM**, County of Bucks and State of Pennsylvania and being Lot No. 10 of section "U" as shown on a Survey and Plan of Lots of "Eddington Park" tract No. 4, recorded in the Office of the Recording of Deeds, at Doylestown, in and for the County of Bucks, in Plan Book No. 3 page 1 more fully bounded and described as follows, to wit:

Beginning at a point a corner in the Southeasterly side of Forrest Avenue (50 feet wide) at the distance of 200 feet measured Southwestwardly from its point of intersection with the Southwesterly side of Woodbine Road (50 feet wide), said beginning point being a corner of Lot No. 11 of Section "U" and extending thence the 4 following courses and distances: viz: (1) along line of the said Lot No. 11 of Section "U" South 31 degrees 2 minutes East 219.49 feet more or less to a point a corner in the Easterly boundary line of said tract; (2) along said boundary line South 59 degrees 39 minutes West 50 feet to a point a corner of Lot No. 9 Section "U"; (3) along line of the said Lot No. 9 Section "U" North 31 degrees 2 minutes West 218.89 feet, more or less to a point another corner in the said Southeasterly side of Forrest Avenue; and (4) along same North 58 degrees 48 minutes East 50 feet to the first mentioned point and place of beginning.

BEING more fully described in a Deed dated April 30, 2004, among the land records of the County and State set forth above, in Deed Volume 3979, Page 40.

TAX PARCEL #02-062-069.

PROPERTY ADDRESS: 2593 Forrest Avenue, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM J. CARLBERG AND SUE ANN CARLBERG.**

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

## DOCKET #2015-02512

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

TAX PARCEL #02-099-014.

PROPERTY ADDRESS: 610 Hogeland Lane, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANNA GOLIC AND GERALD EHRESMANN.**

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

## DOCKET #2015-05033

ALL THAT CERTAIN lot or parcel of ground, Situate in the **TOWNSHIP OF BENSALEM** County of Bucks and State of Pennsylvania.

TAX PARCEL #2-52-46.

PROPERTY ADDRESS: 6137 Washington Lane, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID S. STEMBERGER.**

**POWERS, KIRN & ASSOCIATES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2016-00413

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, and being known as 2127 Hulmeville Road, Bensalem, Pennsylvania 19020.

TAX PARCEL #02-031-193-002.

PROPERTY ADDRESS: 2127 Hulmeville Road, Bensalem, Pennsylvania 19020.

REAL DEBT: \$261,354.49.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARIE F. BRADLEY AND ALBERT BRADLEY.**

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

## DOCKET #2016-01925

All that certain piece or parcel of Tract of land situate **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, and being known as 1025 Burnley Court, Bensalem, Pennsylvania 19020.

TAX PARCEL #02-072-204.

PROPERTY ADDRESS: 1025 Burnley Court, Bensalem, Pennsylvania 19020.

REAL DEBT: \$212,422.61.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **AMY McCAA AND UNITED STATES OF AMERICA c/o UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA.**

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

DOCKET #2016-01964

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

All that certain lot or piece of land, situated in the Township of Bensalem, County of Bucks and Commonwealth of Pennsylvania, bounded and described in accordance with Final Plan of Lots for Evergreene, Sections 1 & 2 made by Alon Engineering Associates, dated 7/22/1980 last revised 11/26/1980, as follows to wit:

Beginning at a point on the Northeasterly side of Yarmouth Road (58 feet wide), a corner of Lot Number 15 on said Plan, which point is measured along the said side of Yarmouth Road, South 14 degrees 14 minutes 20 seconds East 217.00 feet from the point of intersection of the said side of Yarmouth Road with the Southeasterly side of Newport Mews Drive (50 feet wide); thence from said point of beginning extending along said Lot Number 15, and crossing a 5 feet wide walkway easement which extends along the front of this lot and the Southwesterly side of a 4 feet wide service walkway which extends along the rear of this lot, and extending through the party wall between these premises and premises adjoining to the Northeast, North 75 degrees 45 minutes 40 seconds East 100.00 feet to a point in line of Lot Number 5 on said Plan; thence extending along the same and Lot Number 4, and also through the bed of said 4 feet wide service walkway, South 14 degrees 14 minutes 20 seconds East 20 feet to a point, a corner of Lot Number 17 on said Plan; thence extending along the same, re-crossing the Southeasterly side of said service walkway and the said 5 feet wide walkway and through the party wall between these premises and premises adjoining to the Southwest, South 75 degrees 45 minutes 40 seconds West 100.00 feet to a point on the Northeasterly side Yarmouth Road, aforesaid;

thence extending along the same North 14 degrees 14 minute 20 seconds West 20 feet to the first mentioned point and place of beginning. Being Lot Number 16 on said plan, containing 2,000 square feet of land, more or less.

BEING more fully described in a Deed dated January 28, 2004, among the land records of the County and State set forth above, in Deed Volume 3884, Page 1337.

TAX PARCEL #02-084-257.

PROPERTY ADDRESS: 5413 Yarmouth Road, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MARISA J. HELDE a/k/a MARISA J. MULLICA.**

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

DOCKET #2016-02674

Wells Fargo Bank, N.A. v. Gary A. Smelcer and Maria C. Smelcer owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania being 6181 Mark Circle, Bensalem, PA 19020-2470.

TAX PARCEL #02-097-042.

PROPERTY ADDRESS: 6181 Mark Circle, Bensalem, PA 19020-2470.

JUDGMENT AMOUNT: \$277,559.39.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GARY A. SMELCER AND MARIA C. SMELCER.**

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

BRISTOL BOROUGH

DOCKET #2016-00294

ALL THAT CERTAIN messuage and lot of land located in the **BOROUGH OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #04-023-028.

PROPERTY ADDRESS: 428 Washington Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GREGORY WHETSELL AND ROBIN WHETSELL.**

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

DOCKET #2016-00569

All that certain piece or parcel or Tract of land situate **BOROUGH OF BRISTOL**, Bucks County, Pennsylvania, and being known as 561 Swain Street, Bristol, Pennsylvania 19007.

TAX PARCEL #04-008-105.

PROPERTY ADDRESS: 561 Swain Street, Bristol, Pennsylvania 19007.

REAL DEBT: \$125, 613.03.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN SURVIVING HEIRS OF EDWARD LEVY.**

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

**BRISTOL TOWNSHIP**

DOCKET #2012-02566

U.S. Bank National Association, as Trustee for Banc of America Funding Corporation 2007-4 v. Mary Ann Akbayrak, Mary Ann Akbayrak Trust owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 11 Inbrook Road, Levittown, PA 19057-2303.

TAX PARCEL #05 032 351.

PROPERTY ADDRESS: 11 Inbrook Road, Levittown, PA 19057-2303.

JUDGMENT AMOUNT: \$270,908.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARYANN AKBAYRAK, MARY ANN AKBAYRAK TRUST.**

**PHELAN HALLINAN  
DIAMOND & JONES**

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

DOCKET #2013-09771

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 building and improvements thereon, situate, lying and being at Levittown

in the Township of Bristol, County of Bucks, Commonwealth of Pennsylvania, shown and designated as Lot 3610-R on Subdivision Map of "Mill Creek Falls", Levittown, Section 52, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on January 7, 1954, in Plan Book 7 page 38, as follows, to wit:

BEGINNING at a point on intersection, being the Northwesterly side of Mill Drive (50 feet wide) and the Southwesterly side of Macintosh Road (50 feet wide); thence extending from said point of beginning, along the said Mill Drive, South 75 degrees 41 minutes 58 seconds West 100 feet to a point, a corner of Lot No. 4370-R on said Plan; thence extending along the same, crossing a 10 feet wide sanitary sewer easement, North 14 degrees 18 minutes 02 seconds West 100 feet to a point, a corner of Lot no. 3611-R on said Plan; thence extending along the same and along said sewer easement, North 73 degrees 03 minutes 51 seconds East 100.11 feet to a point on the said Southwesterly side of Macintosh Road; thence extending along the same, South 14 degrees 18 minutes 02 seconds East 104.60 feet to the first mentioned point and place of beginning.

BEING more fully described in a Deed dated March 26, 2010, among the land records of the County and State set forth above, in Deed Volume 6449, Page 896.

TAX PARCEL #05-025-136.

PROPERTY ADDRESS: 86 Mill Drive, Levittown, PA 19056.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **STACY R. WASHINGTON.**

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

DOCKET #2014-03201

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

TAX PARCEL #5-18-21.

PROPERTY ADDRESS: 1909 Ritter Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WAYNE J. LINDLEY, JR., SOLELY IN HIS CAPACITY AS HEIR OF WAYNE J. LINDLEY, DECEASED, ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WAYNE J. LINDLEY, DECEASED. POWERS, KIRN & ASSOCIATES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2014-03748

Federal National Mortgage Association v. Wesley G. Wheeler a/k/a Wheeler Wheeler owner(s) of property situate in the **BRISTOL TOWNSHIP, 4TH**, BUCKS County, Pennsylvania, being 919 Stephen Avenue, Croydon, PA 19021-0000.  
TAX PARCEL #05-008-406.  
PROPERTY ADDRESS: 919 Stephen Avenue, Croydon, PA 19021-0000.  
JUDGMENT AMOUNT: \$197,016.40.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **WESLEY G. WHEELER a/k/a WHEELER WHEELER. PHELAN HALLINAN DIAMOND & JONES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2014-05372

ALL THAT CERTAIN lot or piece of ground, situate in the fourth ward located in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #05-009-268.  
PROPERTY ADDRESS: 304 Janet Avenue, Croydon, PA 19021.  
IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **ROBERT E. MCGREGOR AND APRIL R. MCGREGOR.**  
**MICHAEL T. MCKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2015-00116

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

TAX PARCEL #05-009-302.  
PROPERTY ADDRESS: 1703 Susan Avenue, Bristol Twp., Pennsylvania.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **MATTHEW J. TONER AND ANA E. WILLIAMS.**  
**DIANE M. BOEHRET**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2015-00494

ALL THAT CERTAIN lot or piece of ground situate in **BRISTOL TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania.  
TAX PARCEL #5-26-317.  
PROPERTY ADDRESS: 802 Arthur Avenue, Bristol, PA 19007.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **ROYARAYA BADILLA, ORIGINAL MORTGAGOR AND REAL OWNER AND GABRIEL ARAYA BADILLA, REAL OWNER AND SARA ARAYA, REAL OWNER.**  
**ROBERT W. WILLIAMS**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2015-01204

ALL THOSE TWO CERTAIN, lots or pieces of land with the buildings and improvements thereon erected situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and state of Pennsylvania.  
TAX PARCEL #05-074-264.  
PROPERTY ADDRESS: 1111 Grieb Avenue, Bristol Twp., Pennsylvania.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **MICHAEL PATRICK MORGAN.**  
**DIANE M. BOEHRET**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2015-02049

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 BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, shown and designated as Lot # 1722 on Subdivision Map of Appletree Hill, Levittown, Section 27, filed in the Office of the recorded

of Deeds of Bucks County on 07/17/1953 in Plan Book 6 page 46, as follows to wit:

Beginning at a point on the Northeasterly side of Apricot lane (50.00 feet wide) said point being a common corner of Lot #1722; thence extending from said point of beginning along the Northeasterly side of Apricot lane North 56 degrees 02 minutes 10 seconds West 60.00 feet to a point, a corner of Lot #1721; thence extending along same North 33 degrees 57 minutes 50 seconds East 116.56 feet to point in line of Lot #1745; thence extending along same and also along Lot #1745 South 47 degrees 56 minutes 45 seconds East 46.58 feet to a point; thence extending still along Lot #1745 South 56 degrees 02 minutes 10 seconds East 13.89 feet to a point, a corner of Lot #1728 aforesaid; thence extending along same South 33 degrees 57 minutes 50 seconds West 110.00 feet to the first mentioned point and place of beginning.

BEING more fully described in a Deed dated March 18, 2004, among the land records of the County and State set forth above, in Deed Volume 4011, Page 889.

TAX PARCEL #05-046-019.

PROPERTY ADDRESS: 44 Apricot Ln., Bristol, PA 19055.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MARK McKENNA.**

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

DOCKET #2015-02537

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

TAX PARCEL #5-41-110.

PROPERTY ADDRESS: 32 Valley Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES W. LYMAN, JR.**

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

DOCKET #2015-02996

ALL THAT CERTAIN TWO LOTS OR PIECES OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS

THEREON ERECTED LOCATED IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #05-005-079.

PROPERTY ADDRESS: 219 Hillcrest Avenue, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN M. GERSTLAUER, ALICIA A. GERSTLAUER.**

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

DOCKET #2015-04610

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

TAX PARCEL #5-15-90.

PROPERTY ADDRESS: 3460 Hilltop Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEN R. RICHARDSON.**

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

DOCKET #2015-05871

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Nancy White owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 27 Rose Arbor Lane, Levittown, PA 19055-1412.

TAX PARCEL #05-039-122.

PROPERTY ADDRESS: 27 Rose Arbor Lane, Levittown, PA 19055-1412.

JUDGMENT AMOUNT: \$159,142.46.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NANCY WHITE.**

**PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2015-08151

ALL THOSE TWO CERTAIN TRACTS OF LAND, SITUATE IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS AND STATE OF PENNSYLVANIA.



TAX PARCEL #5-61-200.

PROPERTY ADDRESS: 5001 Beaver Dam Road, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOANUS R. STREETER AS ADMINISTRATRIX OF THE ESTATE OF GLORIA PICKETT, DECEASED.**

**POWERS, KIRN & ASSOCIATES**

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

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DOCKET #2016-00451

U.S. Bank National Association, as Trustee for Bnc Mortgage Loan Trust 2007-1 Mortgage Pass-Through Certificates, Series 2007-1 v. Tara M. Lanzilotta and Joseph P. Shaw a/k/a Joseph Shaw owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 1916 Maple Avenue, Croydon, PA 19021-5110.

TAX PARCEL #05-009-385.

PROPERTY ADDRESS: 1916 Maple Avenue, Croydon, PA 19021-5110.

JUDGMENT AMOUNT: \$239,611.98.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TARA M. LANZILOTTA AND JOSEPH P. SHAW a/k/a JOSEPH SHAW.**

**PHELAN HALLINAN DIAMOND & JONES**

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

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DOCKET #2016-00527

Lakeview Loan Servicing, LLC v. Tammie N. Edwards a/k/a Tammie Nicole Edwards owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 2210 Fleetwing Drive, Levittown, PA 19057-4114.

TAX PARCEL #05-040-102.

PROPERTY ADDRESS: 2210 Fleetwing Drive, Levittown, PA 19057-4114.

JUDGMENT AMOUNT: \$66,890.97.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TAMMIE N. EDWARDS a/k/a TAMMIE NICOLE EDWARDS.**

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

DOCKET #2016-00942

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situated at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, designated as Lot #2562-R on Amended Subdivision Map of "Red Cedar Hill", Levittown, Section 23 filed in the Office of the Recorder of Deeds of Bucks County, PA on 6/24/1953 in Plan Book 6 at Page 33.

TAX PARCEL #05-038-530.

PROPERTY ADDRESS: 45 Ruby Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL T. LAPOLLA.**

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

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DOCKET #2016-01834

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

TAX PARCEL #05-032-014.

PROPERTY ADDRESS: 207 Plumbridge Drive, Levittown, PA 19056.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CESAR LARREGUI, JR. AND CESAR LARREGUI, SR.**

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

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DOCKET #2016-01907

ALL THAT CERTAIN lot, piece of parcel of land with the buildings and improvements thereon, hereditaments and appurtenances, situate lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks, Pa., shown and designated as Lot 3294R on Subdivision Map of Whitewood, Levittown Section 42, filed in the Office of the Recorder of Deeds of Bucks County, Pa. on 8/14/1953 in Plan Book 7 page 9.

TAX PARCEL #05-037-159.

PROPERTY ADDRESS: 32 Winding Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **KELLIE HARTMAN AND JOHN HARTMAN. MARTHA E. VON ROSENSTIEL**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2016-02833

Ditech Financial LLC v. Jayne Gibbs owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 1405 Miller Avenue, Croydon, PA 19021-7535.  
TAX PARCEL #05-012-433-001.  
PROPERTY ADDRESS: 1405 Miller Avenue, Croydon, PA 19021-7535.  
JUDGMENT AMOUNT: \$229,800.20.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **JAYNE GIBBS. PHELAN HALLINAN DIAMOND & JONES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2016-02984

ALL THAT CERTAIN LOT OF LAND SITUATE IN **BRISTOL TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 38 Horseshoe Lane, Levittown, PA 19055.  
TAX PARCEL #05-046-101.  
PROPERTY ADDRESS: 38 Horseshoe Lane, Levittown, PA 19055.  
IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
SOLD AS THE PROPERTY OF: **RYAN PERRY. MARK J. UDREN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2016-03143

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #05-007-130.  
PROPERTY ADDRESS: 609 Fourth Avenue, Croydon, PA 19021.  
IMPROVEMENTS: RESIDENTIAL REAL ESTATE.  
SOLD AS THE PROPERTY OF: **JAMES M. LOFTUS AND JUDY LOFTUS.**

**JESSICA N. MANIS**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**BUCKINGHAM TOWNSHIP**

## DOCKET #2013-01262

ALL THAT CERTAIN LOT OF LAND SITUATE IN **BUCKINGHAM TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 1482 Sugar Bottom Road, Furlong, PA 18925.  
TAX PARCEL #6-17-72-4.  
PROPERTY ADDRESS: 1482 Sugar Bottom Road, Furlong, PA 18925.  
IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
SOLD AS THE PROPERTY OF: **RALPH MILLER. MARK J. UDREN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**DOYLESTOWN TOWNSHIP**

## DOCKET #2013-03449

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP OF DOYLESTOWN**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.  
TAX PARCEL #09-012-029.  
PROPERTY ADDRESS: 65 Tower Hill Road, Doylestown, PA 18901-2735.  
IMPROVEMENTS: RESIDENTIAL REAL ESTATE.  
SOLD AS THE PROPERTY OF: **ROBERT C. STAUDT a/k/a ROBERT STAUDT a/k/a ROBERT CHARLES STAUDT. M. TROY FREEDMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2015-07954

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks, Commonwealth of Pennsylvania.  
TAX PARCEL #09-017-031-001.  
PROPERTY ADDRESS: 25 EDISON ROAD, DOYLESTOWN TOWNSHIP.  
IMPROVEMENTS: RESIDENTIAL AND COMMERCIAL BUILDING (BED AND BREAKFAST ETC).



SOLD AS THE PROPERTY OF: **DOUGLAS B. SANDERS AND LINDA S. SANDERS.**

**ROBERT A. BADMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2016-02090

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE **TOWNSHIP OF DOYLESTOWN**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED ACCORDING TO A FINAL PLAN OF WOODS OF SANDY RIDGE SECTION 1-B MADE BY DONALD WELSEL, REGISTERED SURVEYOR, DATED JANUARY 4, 1973 RECORDED MARCH 8, 1973 IN PLAN BOOK 107 PAGE 17 AS FOLLOWS TO WIT.

TAX PARCEL #09-030-135.

PROPERTY ADDRESS: 379 Pine Run Road, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KEITH B. KRATZKE AND JANET C. KRATZKE.**

**POWERS, KIRN & ASSOCIATES**

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

#### **DUBLIN BOROUGH**

DOCKET #2012-00180

Hsbc Bank USA, National Association, as Trustee for Wfasc Home Equity Asset-Backed Certificates, Series 2007-1 v. Brian W. Kauffman and Christine L. Kauffman owner(s) of property situate in the **BOROUGH OF DUBLIN**, BUCKS County, Pennsylvania, being 112 Middle Road, Dublin, PA 18917-2410.

TAX PARCEL #10-004-037.

PROPERTY ADDRESS: 112 Middle Road, Dublin, PA 18917-2410.

JUDGMENT AMOUNT: \$201,180.20.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRIAN W. KAUFFMAN, CHRISTINE L. KAUFFMAN.**

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

#### **DURHAM TOWNSHIP**

DOCKET #2016-02597

Wells Fargo Bank, N.A. v. Thomas M. Schuck and Amy R. Schuck owner(s) of property situate in the **DURHAM TOWNSHIP**, BUCKS County, Pennsylvania, being 225 Red Bridge Road, Kintnersville, PA 18930.

TAX PARCEL #11-007-002.

PROPERTY ADDRESS: 225 Red Bridge Road, Kintnersville, PA 18930.

JUDGMENT AMOUNT: \$164,415.79.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS M. SCHUCK AND AMY R. SCHUCK.**

**PHELAN HALLINAN DIAMOND & JONES**

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

#### **FALLS TOWNSHIP**

DOCKET #2009-03969-31-1

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

BEING KNOWN AS 38 Pensive Lane, Levittown, PA 19054.

TAX PARCEL #13-25-269.

PROPERTY ADDRESS: 38 Pensive Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **GAIL J. WHITMAN.**

**MARK J. UDREN**, Esquire

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

DOCKET #2011-03180

All that certain piece of parcel or Tract of land situate **FALLS TOWNSHIP**, Bucks County, Pennsylvania, and being known as 240 Doone Road, Fairless Hills, Pennsylvania 19030.

TAX PARCEL #13-004-216.

PROPERTY ADDRESS: 240 Doone Road, Fairless Hills, Pennsylvania 19030.

REAL DEBT: \$29,174.10.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DIANE G. MURRAY a/k/a DIANE G. KEHLER.**

**TERRENCE J. McCABE**, Esquire

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

## DOCKET #2013-01892

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

TAX PARCEL #13-7-284.

PROPERTY ADDRESS: 411 Trenton Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHI M. QUACH AND SO N. THACH a/k/a SO NGOC THACH a/k/a SO THACH, ORIGINAL MORTGAGOR AND REAL OWNER.**

**ROBERT W. WILLIAMS**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2013-01935

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 or parcel of land with the buildings and improvements thereon erected situate, lying and being at Levittown, Falls Township, Bucks County, Commonwealth of Pennsylvania, known and designated as Lot Number 3087, on a certain map entitled "Subdivision Map, "Birch Valley", Levittown—Section "15", Situated in Bristol Township and Falls Township, Bucks County, Pennsylvania, owned by Levitt and Sons, Incorporated, dated August, 1952, Survey and map by C.A. Monroe, P.B. & L.S., recorded on October 20th, 1952 at Doylestown in the Office for the Recording of Deed in and for the County of Bucks, in Plan Book 5 Page 48, more fully bounded and described as follows, to wit:

Beginning at a point on the Northeasterly side of Bald Cypress Lane (50.00 feet wide) said point being a common corner of Lot No. 3087 and Lot No. 3088 on said Plan; thence along said Northeasterly side of Bald Cypress Lane North 66 degrees 06 minutes 32 seconds West 70 feet to a corner of Lot No. 3086 on said Plan; thence along same North 23 degrees 53 minutes 28 seconds East 120 feet to point on the Southwesterly side of Wheatshaf Road (unknown width); thence along same South 66 degrees 06 minutes 32 secondes East 70 feet to a corner of Lot No. 3088 aforesaid; thence

along same South 23 degrees 53 minutes 28 seconds West 120 feet to the first mentioned point and place of beginning.

Being Lot No. 3087 on said Plan.

BEING more fully described in a Deed dated August 12, 2011, among the land records of the County and State set forth above, in Deed Volume 6813, Page 168.

TAX PARCEL #13-023-390.

PROPERTY ADDRESS: 108 Bald Cypress Lane, Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

**JUSTIN F. KOBESKI**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2013-09868

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 parcel of land situate in the County of Bucks and Commonwealth of Pennsylvania, being Lot 61, Section E1, Fairless Hills, Plat Book 32 Page 33, more fully described as metes and bounds property in Deed Book 1399 Page 1813, dated 05/23/1997 recorded 05/28/1997 of the Public Records of Bucks County, Pennsylvania.

BEING more fully described in a Deed dated May 23, 1997, among the land records of the County and State set forth above, in Deed Volume 1399, Page 1813.

TAX PARCEL #13-016-462.

PROPERTY ADDRESS: 813 Chesterton Road, Fairless Hills, PA 19030.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KELLY SCHMUNK.**

**JUSTIN F. KOBESKI**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2014-02111

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania, designated as Lot No. 3439 on Subdivision Map of "Thornridge", Levittown, Section 16 filed in the Office of the Recorder

of Deeds of Bucks County, Pennsylvania on October 29, 1952 in Plan Book 5, Page 49. BEING more fully described in a Deed dated September 24, 2009, among the land records of the County and State set forth above, in Deed Volume 6255, Page 2371.

TAX PARCEL #13-023-094.

PROPERTY ADDRESS: 15 Tulip Lane, Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **SKIPPER WIESNER.**

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

**DOCKET #2014-06145**

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

TAX PARCEL #13-022-183.

PROPERTY ADDRESS: 59 Blue Spruce Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **VAUGHN F. WARD, JR., ANITA WARD.**

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

**DOCKET #2014-08287**

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon, situate, lying and being at Levittown, in the **FALLS TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania, shown and designated as Lot 684 on Subdivision Map of Section G filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, March 13, 1952, in Plan Book 4 at page 43 as follows to wit:

TAX PARCEL #13-41-222.

PROPERTY ADDRESS: 80 Lakeside Drive, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EDUARDO J. DUARTE.**

**POWERS, KIRN & ASSOCIATES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**DOCKET #2015-03652**

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 tract, lot or parcel of land, Situate in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania described according to a Plan of Survey of TMP 13-34-78 prepared for Viking Associates, J.G. Park Associates, Inc., Engineers and Surveyors, Washington Crossing, Pennsylvania, dated June 20, 1996, Job Number 7073-1, as follows, to wit:

Beginning at a point in the dividing line between Lot 37 and Lot 36 said point being located on the Southerly right-of-ways line of Mount Airy Drive and continuing from said beginning point the four(4) following courses and distance:(1) South 45 degrees 35 minutes 14 seconds West the distance of 135.70 feet to a point; thence (2) North 28 degrees 18 minutes 32 seconds West the distance of 53.30 feet to a point; thence (3) North 52 degrees 08 minutes 19 seconds East the distance of 123.85 feet to a point on the Southerly right-of-way line of Mount Airy Drive; thence (4) along the same in an arc of a circle curving to the left having a radius of 325 feet the arc distance of 37.16 feet to the first mentioned point and place of beginning.

Being Lot #36, as shown on said plan.

BEING more fully described in a Deed dated February 24, 2005, among the land records of the County and State set forth above, in Deed Volume 4467, Page 447.

TAX PARCEL #13-033-146.

PROPERTY ADDRESS: 5 Mount Airy Drive, Morrisville, PA 19067.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KI C. LEE AND SUNSOON LEE.**

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

**DOCKET #2015-04842**

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 FALLS**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #13-20-98. PROPERTY ADDRESS: 14 Valor Lane, Levittown, PA 19054. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **RAYMOND E. LINCOLN a/k/a RAYMOND E. LINCOLN, JR.** **POWERS, KIRN & ASSOCIATES** EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

## DOCKET #2016-00533

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, and being known as 105 Pinewood Drive, Levittown, Pennsylvania 19054. TAX PARCEL # 13 025 189. PROPERTY ADDRESS: 105 Pinewood Drive, Levittown, Pennsylvania 19054. REAL DEBT: \$207,778.31. IMPROVEMENTS: RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **MICHELLE F. ROBERTSON, ADMINISTRATRIX OF THE ESTATE OF RUTH L. MUNRO.** **TERRENCE J. McCABE**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

## DOCKET #2016-02603

Santander Bank, N.A. v. Joseph Biondino a/k/a Joseph A. Biondino owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 70 Buttonwood Lane, Levittown, PA 19054-2116. TAX PARCEL #13-022-080. PROPERTY ADDRESS: 70 Buttonwood Lane, Levittown, PA 19054-2116. JUDGMENT AMOUNT: \$67,806.03. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **JOSEPH BIONDINO a/k/a JOSEPH A. BIONDINO. PHELAN HALLINAN DIAMOND & JONES, LLP** EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

**HILLTOWN TOWNSHIP**

## DOCKET #2013-09767

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

BEING KNOWN AS 66 Wheatsheaff Lane, (Hilltown Township), Perkasio, PA 18944. TAX PARCEL #15-16-48. PROPERTY ADDRESS: 66 Wheatsheaff Lane, (Hilltown Township), Perkasio, PA 18944. IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING. SOLD AS THE PROPERTY OF: **RONALD ESTEL a/k/a RONALD L. ESTEL a/k/a RONALD L. ESTEL, JR.** **MARK J. UDREN**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

## DOCKET #2014-06768

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as the Townhouses at Centennial Ridge, located at Township Line Road and Reliance Road, **HILLTOWN TOWNSHIP**, Bucks County, 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 and Declaration Plan dated April 30, 1974 and recorded June 12, 1974 in Plan Book 123 page 8; and a Code of Regulations dated June 7, 1974 and recorded June 12, 1974 in Deed Book 2129 page 123, being designated on Declaration Plan as Unit 39, Building G, 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) of 1.515%. TAX PARCEL #15-3-8-39. PROPERTY ADDRESS: 39 Centennial Ridge, Telford, PA 18969. IMPROVEMENTS: A RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **ROBERT HOOD a/k/a HOOD T. ROBERT, KIMBERLY HOOD a/k/a KIMBERLY ANN HOOD.** **SARAH K. McCAFFERY**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

## DOCKET #2015-05078

ALL THAT MESSUAGE AND TRACT OF LAND, together with the buildings thereon

erected, situate in **HILLTOWN TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #15-31-3.

PROPERTY ADDRESS: 1454 ROUTE 113, PERKASIE, PA 18944.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FLORENCE ZUKOW.**

**POWERS, KIRN & ASSOCIATES**

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

**DOCKET #2015-08733**

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as the Townhouses at Centennial Ridge, located at Township Line Road and Reliance Road, **HILLTOWN TOWNSHIP**, Bucks County, and Commonwealth of Pennsylvania.

TAX PARCEL #15-3-8-62.

PROPERTY ADDRESS: 62 Centennial Ridge, Telford, PA 18969.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAN M. JESIOLOWSKI a/k/a JANICE M. JESIOLOWSKI.**

**RICHARD M. SQUIRE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**LOWER MAKEFIELD TOWNSHIP**

**DOCKET #2014-00510**

Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity But Solely as Trustee for Beat 2014-9Tt v. Sharon C. Aungpe, Victor F. Aungpe owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 929 Hamilton Drive, Yardley, PA 19067-4301.

TAX PARCEL #20-022-197.

PROPERTY ADDRESS: 929 Hamilton Drive, Yardley, PA 19067-4301.

JUDGMENT AMOUNT: \$436,086.70.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHARON C. AUNGPE, VICTOR F. AUNGPE. PHELAN HALLINAN DIAMOND & JONES**

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

**LOWER SOUTHAMPTON TOWNSHIP**

**DOCKET #2013-03270**

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

All that certain lot, situate in the Township of Lower Southampton, County of Bucks, Commonwealth of Pennsylvania, as shown on a plan entitled "Somerton Springs Residential Subdivision Plan, TMP#21-13-1 and 21-9-153", Sheets 5.01 and 5.02 prepared by Langan Engineering & Environmental Services, Inc., 500 Hyde Park, Doylestown, PA dated May 30, 200, revised to 11-21-03, recording in Bucks County Recorder of Deeds Office on 12-12-03 in Plan Book 316, page 54 8-C, and being more particularly bounded and described as follows, to wit:

Beginning at a point in the westerly right-of-way line of Ashley Drive (private, variable width), said point being found the following courses and distances from the southerly terminus of 15.00' radius curve connecting the said westerly right-of-way line with the southerly right-of-way line of Ashley Drive (private, variable width):

a. Along said easterly right-of-way line, South 52 degrees 06' 29" East, a distance of 26.94 feet to a point of curvature; thence;

b. Along the same, southeasterly along a curve to the left having a radius of 125.00 feet and a central angle of 59 degrees 48' 20", an arc distances of 130.48 feet, said curve being subtended by a chord which bears South 82 degrees 00' 39" East 124.63 feet to a point of tangency; thence;

c. Along the same, North 68 degrees 05' 11" East, a distance of 98.05 feet to the point of beginning, and from said point running, thence;

1. Along the easterly boundary line of Lot 59, North 21 degrees 54' 49" West, a distance of 106.00 feet to a point; thence

2. North 68 degrees 05' 11" East, a distance of 24.00 feet to a point, thence;

3. Along the westerly boundary line of Lot 57, South 21 degrees 54' 49" East, a distance of 106.00 feet to a point; thence

4. Along the northerly right of way line of said Ashley Drive, South 68 degrees 05' 11" West, a distance of 24.00 feet to the point of Beginning.

Containing 0.058 acres of 2,544 square feet, more or less.

All as shown on the above referenced plan prepared by Langan Engineering and Environmental Services, Inc.

BEING more fully described in a Deed dated October 8, 2010, among the land records of the County and State set forth above, in Deed Volume 6535, Page 2237.

TAX PARCEL #21-009-153-030.

PROPERTY ADDRESS: 80 Ashley Drive, Featersville, PA 19053.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JEROME A. MEYERS, NATALIE MEYERS, CAROL MEYERS.**

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

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DOCKET #2015-05525

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

TAX PARCEL #21-015-269.

PROPERTY ADDRESS: 547 East Pine Street, Feasterville, PA 19053.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

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

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

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DOCKET #2016-01695

ALL that certain lot or piece of land lying and being situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, 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 the Township of Lower Southampton, County of Bucks and Commonwealth of Pennsylvania known as Lot No. 62 on Plat of Hampton Hills, Tract No. 1 made by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania on January 3, 1963 and revised by William S. Erwin, Registered professional Engineer, Fairless Hills, Pennsylvania on May 3, 1963 as follows:

Beginning at a point on the Southwesterly side of Hampton Drive, which point is measured the four following courses and distances from a point of curve on the Southeasterly side of Herman Poplar Circle, Viz: (1) on the arc of a circle curving to the right having radius of Ten Feet the arc distance of Fourteen and Ninety-Four One-Hundredths Feet to a point of tangent; (2) South Eighty-Three degrees Eleven minutes Forty-Six seconds East Twenty and Eight One-Hundredths feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of Two Hundred Twenty-Five Feet the arc distance of One Hundred Five and Seventy-Five One-Hundredths Feet to a point of tangent; and (4) South Fifty-Six Degrees Sixteen Minutes East Ninety-Nine and Eighteen One-Hundredths Feet to the point and place of beginning; thence extending along the said Southwesterly side of Hampton Drive South Fifty-Six Degrees sixteen minutes East Ninety and Seventy-One One-Hundredths Feet to a point; thence extending along Lots Nos. 63 and 65 on said plan South thirty-three degrees Forty-Four Minutes West Two Hundred Seventeen and Thirty-Five One-Hundredths feet to a point; thence extending along Lot No. 66 on said plan North Fifty-Two degrees Twenty-One Minutes West Fifty-Eight and Twenty One-Hundredths feet to a point; thence extending along Lots Nos. 89 and 91 on said Plan North Twenty-Five degrees two minutes East two hundred Fifteen and eights-six one-Hundredths Feet to the point and place of beginning.

BEING more fully described in a Deed dated June 18, 1979, among the land records of the County and State set forth above, in Deed Volume 2339, Page 1063.

TAX PARCEL #21-011-154.

PROPERTY ADDRESS: 364 Hampton Drive, Feasterville Trevoise, PA 19053.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KAREN E. DiPIETRO, SILVIO M. DiPIETRO.**

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

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DOCKET #2016-02109

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, located in the **TOWNSHIP OF LOWER**



**SOUTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #21-003-090-001.

PROPERTY ADDRESS: 29 Eastview Ave. North a/k/a 29 Eastview Avenue, Feasterville, PA 19053.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DEBORAH ROSENFELT, CHRISTOPHER J. ROSENFELT.**

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

DOCKET #2016-02451

ALL THAT CERTAIN tract or land situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks, State of Pennsylvania as shown on a Plan of Lots 83 and 84.

TAX PARCEL #21-034-211.

PROPERTY ADDRESS: 2738 Creek Road, Langhorne, PA 19047.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT D. DAVIS, ROBIN BARSKY DAVIS a/k/a ROBIN BARSKY-DAVIS.**

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

**MIDDLETOWN TOWNSHIP**

DOCKET #2013-04291

ALL THAT CERTAIN LOT OR PIECE OF LAND, SITUATE IN THE **TOWNSHIP OF MIDDLETOWN**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED ACCORDING TO FINAL PLAN OF STURBRIDGE MADE BY TRI-STATE ENGINEERS AND SURVEYORS, INC., DATED MAY 11, 1977, REVISED SEPTEMBER 23, 1977 AND RECORDED AT DOYLESTOWN, BUCKS COUNTY, IN PLAN BOOK 162 PAGES 2 AND 3, AS FOLLOWS, TO WIT: TAX PARCEL #22-073-044.

PROPERTY ADDRESS: 16 Exeter Court, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GERARD CONNAUGHTON, SHARON CONNAUGHTON.**

**POWERS, KIRN & ASSOCIATES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2014-04288

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being at Levittown, **MIDDLETOWN TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania, known and designated at Lot Number 6671-J on a certain map entitled Subdivision Map, Quincy Hollow, Levittown, Section 66, situated in Middletown Township, Bucks County, Pennsylvania, owned by Levitt and Sons, Incorporated, dated May 1954, survey and map by C.A. Monroe, P.E. & L.S., recorded April 23, 1954 at Doylestown in the office for the recording of deeds in and for the County of Bucks in Plan Book 8, page 32 and which lot is more fully bounded and described according to a survey thereof made by C.A. Monroe, P.E. & L.S., dated April 20, 1956, as follows:

TAX PARCEL #22-065-172.

PROPERTY ADDRESS: 11 Quail Road, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEITH MARTINEZ, PAUL MONTGOMERY.**

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

DOCKET #2014-06655

U.S. Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1 v. Jill M. Kohler, Michael A. Kohler owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 2267 Langhorne Yardley Road, Langhorne, PA 19047-8244.

TAX PARCEL #22-031-055-002-010.

PROPERTY ADDRESS: 2267 Langhorne Yardley Road, Langhorne, PA 19047-8244.

JUDGMENT AMOUNT: \$370,859.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JILL M. KOHLER, MICHAEL A. KOHLER. PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2014-06706

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

TAX PARCEL #22-036-217-002.

PROPERTY ADDRESS: 705 Parkview Avenue, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DOROTHY E. MAYER, RONALD J. MAYER. GREGORY JAVARDIAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2014-08454

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, and State of Pennsylvania, described according to a final Plan of Lots, Section 1, Hollybrooke, made for Elsid Corporation by Alon Engineering Associates, Inc. on 10/28/1975 last revised on 12/4/1975 and recorded in Bucks County in Plan Book 141 page 46 a & b, and according to a Hollybrooke As Built Plan, made for Elsid Corporation by Alon Engineering Associates, Inc., on 6/24/1976.

BEING Lot No. 70 Hollybrooke, Section 1.

BEING County Parcel Number 22-049-285.

TAX PARCEL #22-049-285.

PROPERTY ADDRESS: 70 Hollybrooke Drive, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM HERON, JR., CRYSTAL HERON. MARTHA E. VON ROSENSTIEL**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2015-07398

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 MIDDLETOWN**,

County of Bucks, Pa., shown and designated as Lot 6504J on Subdivision Map of Quincy Hollow, Levittown, Section 66, filed in the Office of the Recorder of Deeds of Bucks County, Pa., on August 23, 1954 in Plan Book 8 page 32.

TAX PARCEL #22-062-333.

PROPERTY ADDRESS: 221 Quincy Drive, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GEORGE JOSEPH DRANGINIS.**

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

DOCKET #2016-00315

Newlands Asset Holding Trust v. Susan M. Scully owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 107 Heartwood Road, Levittown, PA 19056-1105.

TAX PARCEL #22-047-119.

PROPERTY ADDRESS: 107 Heartwood Road, Levittown, PA 19056-1105.

JUDGMENT AMOUNT: \$308,782.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SUSAN M. SCULLY.**

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

DOCKET #2016-01427

ALL THAT CERTAIN THOSE THREE CERTAIN LOTS OR PIECES OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON LOCATED IN THE **MIDDLETOWN TOWNSHIP**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #22-019-011.

PROPERTY ADDRESS: 1060 Avenue C, Langhorne, PA 19047.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MEGAN CRUZ.**

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

## DOCKET #2016-01570

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, and being known as 542 Gables Court, Langhorne, Pennsylvania 19047.

TAX PARCEL #22-045-523.

PROPERTY ADDRESS: 542 Gables Court, Langhorne, Pennsylvania 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GLADYS CAMERON**.

**TERRENCE J. McCABE**, Esquire

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

## DOCKET #2016-02143

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

TAX PARCEL #22-085-093.

PROPERTY ADDRESS: 516 Fawn Hill Drive, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **PAUL A. BIANCHERI AND HOLLY C. DOBROSKY AND UNITED STATES OF AMERICA**.

**JESSICA N. MANIS**, Esquire

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

## DOCKET #2016-02459

Wells Fargo Bank, NA v. Tara Hutchinson and John Hutchinson owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 14 Hook Road, Levittown, PA 19056-1127.

TAX PARCEL #22-046-070.

PROPERTY ADDRESS: 14 Hook Road, Levittown, PA 19056-1127.

JUDGMENT AMOUNT: \$243,772.91.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TARA HUTCHINSON AND JOHN HUTCHINSON**.

**PHELAN HALLINAN DIAMOND & JONES**

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

## DOCKET #2016-02475

ALL THAT CERTAIN pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, located in the **MIDDLETOWN TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #22-016-170.

PROPERTY ADDRESS: 1519 Ramble Road, Langhorne, PA 19047.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONNA J. CRUSER**.

**MICHAEL T. McKEEVER**, Esquire

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

**MILFORD TOWNSHIP**

## DOCKET #2016-01941

Lakeview Loan Servicing, LLC v. Anthony Festa owner(s) of property situate in the **MILFORD TOWNSHIP**, BUCKS County, Pennsylvania being 2375 Witchazel Drive, Quakertown, PA 18951-6015.

TAX PARCEL #23-028-016.

PROPERTY ADDRESS: 2375 Witchazel Drive, Quakertown, PA 18951-6015.

JUDGMENT AMOUNT: \$249,378.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANTHONY FESTA**.

**PHELAN HALLINAN DIAMOND & JONES**

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

**MORRISVILLE BOROUGH**

## DOCKET #2015-06877

ALL THAT CERTAIN LOT OR PIECE OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS LOCATED IN THE **BOROUGH OF MORRISVILLE**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #24-001-022.

PROPERTY ADDRESS: 810 Rennard Lane, Morrisville, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVEON EUBANKS AND NATALIE EUBANKS**.

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

DOCKET #2016-00062

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

TAX PARCEL #24-3-108.

PROPERTY ADDRESS: 234 Althea Ave., Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF:  
**VLALDZIMIR CHARAPUKHA a/k/a**  
**ULADZIMIR CHARAPUKHA a/k/a**  
**VLADZIMIR CHARAPUKHA AND**  
**ELENA YADCHUK.**

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

DOCKET #2016-01567

ALL THAT CERTAIN MESSAGE, LOTS, PIECES OR PARCEL OF LAND, TOGETHER WITH THE DWELLING HOUSE AND IMPROVEMENTS THEREON ERECTED KNOWN AS 101 LEGION AVENUE, SITUATE IN THE **BOROUGH OF MORRISVILLE**, COUNTY OF BUCKS AND STATE OF PENNSYLVANIA, BEING LOTS 24 AND 25 IN BLOCK NO. 17 ON PLAN OF LOTS OF WASHINGTON HEIGHTS REALTY COMPANY, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUCKS COUNTY IN PLAN BOOK 1 PAGE 89 AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

TAX PARCEL #24-006-112.

PROPERTY ADDRESS: 101 Legion Avenue, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **IAN THOMAS LERIE, SOLELY IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF THOMAS D. LERIE, DECEASED.**

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

DOCKET #2016-02154

OCWEN Loan Servicing, LLC v. Gerraina N. Phipps owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 129 Chambers Street, Morrisville, PA 19067-7136.

TAX PARCEL #24-009-287-006.

PROPERTY ADDRESS: 129 Chambers Street, Morrisville, PA 19067-7136.

JUDGMENT AMOUNT: \$112,997.26.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GERRAINA N. PHIPPS.**

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

DOCKET #2016-02666

ALL THAT CERTAIN lot or piece of ground situate, lying and being in the **BOROUGH OF MORRISVILLE**, County of Bucks, and Commonwealth of Pennsylvania, known and designated as Lots # 217, 218, 219, and 220, as shown on Isaac Wood's Plan of Lots which may be found of record in the Office of the Recorder of Deeds in and for the County of Bucks at Doylestown, Pennsylvania, and more particularly bounded and described according to a survey thereof made by Harry II. Lee, Jr., Registered Surveyor, as follows, to wit:

TAX PARCEL #24-006-260.

PROPERTY ADDRESS: 136 Chelton Avenue, Morrisville, PA 19067.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EBENEZER GOODLIN AND HAWA JOHNSON AND VICTORIA GOODLIN.**

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

**NEW BRITAIN TOWNSHIP**

DOCKET #2013-02508

ALL THAT CERTAIN tract or parcel of land situate in **NEW BRITAIN TOWNSHIP**, Bucks County, Pennsylvania, described according to Phase 2, record plan prepared for Cedar Hill, made by Robert B. Blue, Jr., registered professional engineer, dated 10-9-1986, last revised 11-1-1986, and recorded at

Doylestown, Bucks County, in Plan Book 237 page 36, as follows to wit:

TAX PARCEL #26-015-175.

PROPERTY ADDRESS: 235 HOLLY DRIVE, CHALFONT, PA 18914.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD W. FETZER, JR. AND PENNY L. LYONS. POWERS, KIRN & ASSOCIATES**

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

DOCKET #2016-02508

Plaintiff: The Highlands Community Association

TAX PARCEL #26-7-562.

TOWNSHIP: **NEW BRITAIN.**

PROPERTY ADDRESS: 219 Iverness Circle, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **CORNELIA TEMPELMANN.**

**HAL A. BARROW**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2016-02691

ALL THAT CERTAIN Unit designated as 510, Building 500, being a Unit in the Remington Oaks, a Condominium in the **TOWNSHIP OF NEW BRITAIN**, County of Bucks and Commonwealth of Pennsylvania, which Unit is designated on the declaration of condominium of Remington Oaks, a Condominium dated September 23, 1988 and recorded September 30, 1988 in the Office of the Recorder of Deeds in and for the County of Bucks in Deed Book 2844 page 274, and subject to any amendments thereto.

TOGETHER with all right, title and interest of, in and to the Common Elements as defined by the Uniform Condominium Act of Pennsylvania and as more fully set forth in the aforementioned Declaration of Condominium of Remington Oaks, a Condominium.

UNDER AND SUBJECT to all agreements, conditions, easements and restrictions of record and current taxes and to the provisions, easements and covenants contained in the Declaration of Condominium.

TAX PARCEL #26-007-394-510.

PROPERTY ADDRESS: 510 Remington Court, New Britain, PA 18914.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GERARD J. CRONIN AND KIMBERLY A. CRONIN f/k/a KIMBERLY A. CASILE.**

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

**NORTHAMPTON TOWNSHIP**

DOCKET #2013-04073

US Bank National Association, as Trustee for Home Equity Asset Trust 2004-8 Home Equity Pass-Through Certificates, Series 2004-8 v. David L. Rothman and Lisa J. Rothman owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 92 Windy Knoll Drive, Richboro, PA 18954-1409.

TAX PARCEL #31-057-278.

PROPERTY ADDRESS: 92 Windy Knoll Drive, Richboro, PA 18954-1409.

JUDGMENT AMOUNT: \$435,240.11.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID L. ROTHMAN, LISA J. ROTHMAN.**

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

DOCKET #2014-04240

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to Lasalle Bank National Association as Trustee for Emc Mortgage Loan Trust 2005-B, Mortgage Pass-Through Certificates, Series 2005-B v. Robert B. Russo a/k/a Robert Russo a/k/a Robert Brian Russo and Merna L. Russo a/k/a Merna Murton a/k/a Merna L. Murton owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 31 East Julianna Drive, Southampton, PA 18966-1211.

TAX PARCEL #31-008-185.

PROPERTY ADDRESS: 31 East Julianna Drive, Southampton, PA 18966-1211.

JUDGMENT AMOUNT: \$419,121.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT B. RUSSO a/k/a ROBERT RUSSO a/k/a**

**ROBERT BRIAN RUSSO AND MERNA L. RUSSO a/k/a MERNA MURTON a/k/a MERNA L. MURTON.**

**PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2014-06110

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THERON ERECTED, SITUATE IN THE **TOWNSHIP OF NORTHAMPTON**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 12 ON SAID PLAN OF ELM VIEW MADE BY U.J.G. PARK AND ASSOCIATES, REGISTERED SURVEYOR AND PROFESSIONAL ENGINEER ON THE 15TH DAY OF JUNE, A.D. 1960, WHICH PLAN IS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN IN PLAN BOOK 19, PAGE 18 AND DESCRIBED AS FOLLOWS TO WIT:

TAX PARCEL #31-047-050.

PROPERTY ADDRESS: 61 WREN DRIVE, HOLLAND, PA 18966.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANGELA C. CLEGHORN AND SHANNON A. GALAZKA.**

**POWERS, KIRN & ASSOCIATES**

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

DOCKET #2015-02361

The Bank of New York Mellon as Trustee for Cit Mortgage Loan Trust 2007-1 c/o Caliber Home Loans, Inc. v. Laurie Schwartz owner(s) of property situate in the **TOWNSHIP OF NORTHAMPTON**, BUCKS County, Pennsylvania being 276 Tanyard Road, Richboro, PA 18954-1022.

TAX PARCEL #31-073-152.

PROPERTY ADDRESS: 276 Tanyard Road, Richboro, PA 18954-1022.

JUDGMENT AMOUNT: \$597,569.60.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LAURIE SCHWARTZ.**

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

DOCKET #2016-03184

Nationstar Mortgage LLC v. Richard W. Lachowicz, Jr. and Lynn Lachowicz a/k/a Lynn D. Lachowicz a/k/a Lynn D. Lachowicz, Jr. owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 60 Schan Drive, Southampton, PA 18966-1618.

TAX PARCEL #31-020-011.

PROPERTY ADDRESS: 60 Schan Drive, Southampton, PA 18966-1618.

JUDGMENT AMOUNT: \$399,180.65.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD W. LACHOWICZ, JR. AND LYNN LACHOWICZ a/k/a LYNN D. LACHOWICZ a/k/a LYNN D. LACHOWICZ, JR.**

**PHELAN HALLINAN DIAMOND & JONES**

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

### PERKASIE BOROUGH

DOCKET #2014-04193

All that certain parcel of land situated in **BOROUGH OF PERKASIE**, Bucks County, Commonwealth of Pennsylvania, being known and designated as recorded in Book 5130, Page 490, metes and bounds property.

TAX PARCEL #33-004-014-001.

PROPERTY ADDRESS: 621 SOUTH 9TH STREET, PERKASIE, PA 18944.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CLAUDINE N. ALVAREZ.**

**POWERS, KIRN & ASSOCIATES, LLC**

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

DOCKET #2015-05124

CitiMortgage, Inc. s/b/m to Abn Amro Mortgage Group, Inc. v. Warren J. Spindler a/k/a Warren Spindler owner(s) of property situate in the **PERKASIE BOROUGH**, 1ST, BUCKS County, Pennsylvania, being 305 Vine Street, Perkasio, PA 18944.



TAX PARCEL #33-005-710.  
 PROPERTY ADDRESS: 305 Vine Street,  
 Perkasio, PA 18944.  
 JUDGMENT AMOUNT: \$120,260.99.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **WARREN  
 J. SPINDLER a/k/a WARREN SPINDLER.  
 PHELAN HALLINAN DIAMOND &  
 JONES, LLP**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### PLUMSTEAD TOWNSHIP

DOCKET #2015-07950  
 ALL THAT CERTAIN TRACT OF LAND  
 SITUATED IN **PLUMSTEAD TOWNSHIP**,  
 BUCKS COUNTY, PENNSYLVANIA,  
 IDENTIFIED AS UNIT 4 OF THE POINT  
 PLEASANT WOODS CONDOMINIUM.  
 TAX PARCEL #34-018-054-004.  
 PROPERTY ADDRESS: 6800 Point Pleasant  
 Pike, Unit 4.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **DOUGLAS  
 B. SANDERS AND LINDA S. SANDERS,  
 TRUSTEES OF THE WOODS EDGE  
 LIMITED REVOCABLE TRUST.  
 ROBERT A. BADMAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2015-07951  
 ALL THAT CERTAIN TRACT OF LAND  
 SITUATED IN **PLUMSTEAD TOWNSHIP**,  
 BUCKS COUNTY, PENNSYLVANIA,  
 IDENTIFIED AS UNIT 2 OF THE POINT  
 PLEASANT WOODS CONDOMINIUM.  
 TAX PARCEL #34-018-054-002.  
 PROPERTY ADDRESS: 6800 Point Pleasant  
 Pike, Unit 2.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **DOUGLAS  
 B. SANDERS AND LINDA S. SANDERS,  
 TRUSTEES OF THE SANDERS FAMILY  
 REVOCABLE TRUST.  
 ROBERT A. BADMAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2015-07952  
 ALL THAT CERTAIN TRACT OF LAND  
 SITUATED IN **PLUMSTEAD TOWNSHIP**,

BUCKS COUNTY, PENNSYLVANIA,  
 IDENTIFIED AS UNIT 5 OF THE POINT  
 PLEASANT WOODS CONDOMINIUM.  
 TAX PARCEL #34-018-054-005.  
 PROPERTY ADDRESS: 6800 Point Pleasant  
 Pike, Unit 5.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **DOUGLAS  
 B. SANDERS AND LINDA S. SANDERS,  
 TRUSTEES OF THE POINT PLEASANT  
 WOODS REVOCABLE TRUST.  
 ROBERT A. BADMAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2015-07953  
 ALL THAT CERTAIN TRACT OF LAND  
 SITUATED IN **PLUMSTEAD TOWNSHIP**,  
 BUCKS COUNTY, PENNSYLVANIA,  
 IDENTIFIED AS UNIT 3 OF THE POINT  
 PLEASANT WOODS CONDOMINIUM.  
 TAX PARCEL #34-018-054-003.  
 PROPERTY ADDRESS: 6800 Point Pleasant  
 Pike, Unit 3.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **DOUGLAS  
 B. SANDERS AND LINDA S. SANDERS.  
 ROBERT A. BADMAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### QUAKERTOWN BOROUGH

DOCKET #2015-08317  
 ALL THAT CERTAIN lot or piece of  
 ground, situate in the **BOROUGH OF  
 QUAKERTOWN** (formerly Township of  
 Richland) located in the , County of Bucks  
 and Commonwealth of Pennsylvania.  
 TAX PARCEL #35-006-048-033.  
 PROPERTY ADDRESS: 115 Jefferson Court,  
 Quakertown, PA 18951.  
 IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **AMBER  
 CULTON AND JOSHUA D. CULTON.  
 MICHAEL T. McKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### RICHLAND TOWNSHIP

DOCKET #2016-02409  
 Wells Fargo Bank, N.A. v. Francis J. Bellis  
 a/k/a Francis Bellis owner(s) of property

situate in the **TOWNSHIP OF RICHLAND**,  
BUCKS County, Pennsylvania, being 310  
Beck Road, Quakertown, PA 18951-4730.

TAX PARCEL #36-37-16-2.

PROPERTY ADDRESS: 310 Beck Road,  
Quakertown, PA 18951-4730.

JUDGMENT AMOUNT: \$341,253.33.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **FRANCIS  
J. BELLIS a/k/a FRANCIS BELLIS.**

**PHELAN HALLINAN DIAMOND &  
JONES**

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

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### SELLERSVILLE BOROUGH

DOCKET #2013-09438

GMAC Mortgage, LLC v. Robert J.  
Leopardi owner(s) of property situate in the  
**SELLERSVILLE BOROUGH**, BUCKS  
County, Pennsylvania, being 340 Washington  
Avenue, Sellersville, PA 18960-2316.

TAX PARCEL #39-003-097.

PROPERTY ADDRESS: 340 Washington  
Avenue, Sellersville, PA 18960-2316.

JUDGMENT AMOUNT: \$214,098.69.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

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

**PHELAN HALLINAN DIAMOND &  
JONES**

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

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DOCKET #2016-01494

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN PARTLY IN **SELLERSVILLE  
BOROUGH** AND PARTLY IN **PERKASIE  
BOROUGH**, BUCKS COUNTY,  
PENNSYLVANIA:

TAX PARCEL #39-008-366-808.

PROPERTY ADDRESS: 808 Mews Dr.,  
Sellersville, PA 18960.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF: **ROBIN A.  
DENNIS.**

**MARK J. UDREN**, Esquire

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

### SPRINGFIELD TOWNSHIP

DOCKET #2013-07838

All that certain piece or parcel or Tract of land  
situate **TOWNSHIP OF SPRINGFIELD**,  
Bucks County, Pennsylvania and being  
known as 3175 Church Street, Hellertown,  
Pennsylvania 18055 a/k/a 3175 Center Street,  
Springtown, Pennsylvania 18081.

TAX PARCEL #42-018-007.

PROPERTY ADDRESS: 3175 Church Street,  
Hellertown, Pennsylvania 18055 a/k/a 3175  
Center Street, Springtown, Pennsylvania  
18081.

REAL DEBT: \$81,393.74.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **CLARK  
BRUCE STROCK AND SHARON LEE  
STROCK.**

**TERRENCE J. McCABE**, Esquire

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

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DOCKET #2013-09302

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

TAX PARCEL #42-001-008-002.

PROPERTY ADDRESS: 7866 Blue Church  
Road, Springfield Township, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **KENNETH  
H. STAMATSON AND FRANCESCA  
CATONA-STAMATSON.**

**DIANE M. BOEHRET**, Esquire

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

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DOCKET #2015-04647

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

TAX PARCEL #42-021-072.

PROPERTY ADDRESS: 3421 Winding Road,  
Springfield Township, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **PAUL  
NEUMAYER AND KATHERINE  
NEUMAYER.**

**DIANE M. BOEHRET**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**DOCKET #2015-04656**

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

TAX PARCEL #42-009-032.

PROPERTY ADDRESS: 2192 Richlandtown Pike, Springfield Township, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM E. NEIS**.

**DIANE M. BOEHRET**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**DOCKET #2015-08861**

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

TAX PARCEL #42-005-081.

PROPERTY ADDRESS: 925 EBERT ROAD, COOPERSBURG, PA 18036.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LOWELL M. SLOOK**.

**POWERS KIRN & ASSOCIATES**

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

**TINICUM TOWNSHIP**

**DOCKET #2015-05151**

ALL THAT CERTAIN lot of land, Situated in the **TOWNSHIP OF TINICUM**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #44-036-017.

PROPERTY ADDRESS: 7658 Easton Road, Tinicum Township, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LAKE WARREN PART, L.P.**

**DIANE M. BOEHRET**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**UPPER MAKEFIELD TOWNSHIP**

**DOCKET #2012-04555**

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

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

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

**WARMINSTER TOWNSHIP**

**DOCKET #2016-02495**

Wells Fargo Bank, N.A. v. Cheryl M. Lockett owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 474 Park Avenue, Warminster, PA 18974-4852.

TAX PARCEL #49-021-002-001.

PROPERTY ADDRESS: 474 Park Avenue, Warminster, PA 18974-4852.

JUDGMENT AMOUNT: \$157,809.60.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHERYL M. LOCKETT**.

**PHELAN HALLINAN DIAMOND & JONES**

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

**DOCKET #2016-02668**

Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2 v. Sharon Willard owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 1261 Pebblebrook Road, Warminster, PA 18974-2237.

TAX PARCEL #49-048-046.

PROPERTY ADDRESS: 1261 Pebblebrook Road, Warminster, PA 18974-2237.

JUDGMENT AMOUNT: \$271,272.03.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHARON WILLARD.**

**PHELAN HALLINAN DIAMOND & JONES**

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

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#### WARRINGTON TOWNSHIP

DOCKET #2015-07542

ALL THAT CERTAIN piece or parcel or Tract of land situate **TOWNSHIP OF WARRINGTON**, Bucks County, Pennsylvania, and being known as 256 Folly Road, Chalfont, Pennsylvania 18914.

TAX PARCEL #50-012-007.

PROPERTY ADDRESS: 256 Folly Road, Chalfont, Pennsylvania 18914.

REAL DEBT: \$256,999.13.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GABRIEL VENTRESCA, JR., EXECUTOR OF THE ESTATE OF GABRIEL VENTRESCA, SR. TERRENCE J. McCABE**, Esquire

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

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DOCKET #2016-01471

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **TOWNSHIP OF WARRINGTON**, County of BUCKS, Commonwealth of PENNSYLVANIA, being known as 192 Valley Road, Warrington, Pennsylvania 18974.

TAX PARCEL #50-034-041 and described in the Deed recorded in the Office of the Recorder of Deeds in and for Bucks County in Book 2217, Page 1648 on February 6, 2001.

PROPERTY ADDRESS: 192 Valley Road, Warrington, Pennsylvania 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JANE JONES a/k/a JANE A. JONES.**

**CHARLES N. SHURR**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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#### WRIGHTSTOWN TOWNSHIP

DOCKET #2016-02707

ALL THAT CERTAIN HOUSE AND LOT OF LAND SITUATE IN THE VILLAGE OF PENNS PARK LOCATED IN THE **WRIGHTSTOWN TWP.**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #53-014-003.

PROPERTY ADDRESS: 2344 2nd Street Pike, Penns Park, PA 18943.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GEORGE R. FRADENBURGH.**

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

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#### YARDLEY BOROUGH

DOCKET #2014-05248

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

TAX PARCEL #54-010-001-310.

PROPERTY ADDRESS: 310 Yardley Commons, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **REGINA M. McHUGH, CHRISTOPHER ESGRO.**

**ROBERT W. WILLIAMS**, Esquire

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

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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.

Sept. 22, 29; Oct. 6

**Change of Name**

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2016-04746

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 **AMANDA MARIE CONSALVO** to **AIDEN MATHEW CONSALVO**.

The Court has fixed the 11<sup>th</sup> day of October, 2016 at 9:30 A.M. in Courtroom No. 450, 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.

Sept. 22

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2015-03821

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 **AUTUMN LOWRY** to **LEIA LOWRY**.

The Court has fixed the 11th day of October, 2016 at 9:30 a.m. in Courtroom No. 450, 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.

Sept. 22

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2016-03746

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 **CALEB DOMINIC REMEDIO COHEN** to **CALEB DOMINIC REMEDIO**.

The Court has fixed the 14th day of October, 2016 at 9:30 a.m. in Courtroom No. 460, 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.

Sept. 22

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2016-04798

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 **PENELOPE VIOLET SZYMCZAK** to **VIOLET ANNE SZYMCZAK**.

The Court has fixed the 14 day of October, 2016 at 9:30 a.m. in Courtroom No. 460, 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.

Sept. 22

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2015-08115

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 **NING YANG** to **ZOE-ELISE NING VALDEPENAS-MELLOR**.

The Court has fixed the 14 day of October, 2016 at 9:30 a.m. in Courtroom No. 460, 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.

Sept. 22

## 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.

**Lonergan World Collection, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Sept. 22

**Newtown Equestrian Center, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Sept. 22

**Red Tail Transport Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Olen Law Office, Solicitors**

Oxford Crossing

333 Oxford Valley Road

Suite 302

Fairless Hills, PA 19030

Sept. 22

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

Sept. 22

## Charter Application Nonprofit

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

The name of the corporation is **EARLY CHILDHOOD CENTER AT GEORGE SCHOOL.**

**Rudolph Clarke, LLC, Solicitors**

7 Neshaminy Interplex

Suite 200

Trevese, PA 19053

Sept. 22

The name of the corporation is **The SDHB Coalition, Inc.**

The Articles of Incorporation (filing date) February 16, 2016.

The purpose or purposes for which it was organized are as follows: Said organization is organized exclusively for charitable purposes. This entity is being formed so we can focus on funding research, provide education for patients and healthcare professionals that have and/or are treating these devastating diseases, namely Paraganglioma and Pheochromocytoma respectively with the ultimate goal of finding a cure.

Sept. 22 The name of the corporation is **Smallman Place Condominium Association.**

The Articles of Incorporation (filing date) August 31, 2016.

The purpose or purposes for which it was organized are as follows: to operate a condominium association.

Sept. 22

## Charter Application Professional

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **GRAND VIEW HEALTH VENTURES, INC.**, a professional corporation organized under the Pennsylvania Business Corporation Law of 1988.

Sept. 22

## Classified Ad

### YARDLEY OFFICE RENTAL

1,000-square-foot former law office available in Makefield Executive Quarters in Yardley. Perfect for 1-2 attorney firm. Includes three offices, reception area, file/copier room, and 250-square-foot conference room. Available for rental immediately at \$1300/mo., including furnishings. Former office of Jay Lieberman. Call (215) 801-6228 or e-mail jaylieberman@aol.com if interested.

Sept. 22, 29; Oct. 6



## Confirmation of Account

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

HEREBY GIVES NOTICE PURSUANT  
TO Section 745 of the Probate, Estates and  
Fiduciaries Code that the following Fiduciaries  
will present their accounts, theretofore filed  
with the Clerk of the Orphans' Court Division  
for Audit and Confirmation pursuant to  
Sections 3511, 5163, 5533 and 7183 of said  
Code, at 10:00 A.M. on **October 3, 2016**,  
in Courtroom #260 on the second floor of  
the BUCKS COUNTY JUSTICE CENTER,  
DOYLESTOWN, PA.

ANY PERSON who fails to present his/  
her claim or make objections in person or by  
attorney at the audit or confirmation of the  
account will be barred forever from so doing.

**MARITAL TRUST u/w/o FRANK S.  
ENTWISLE FOR THE BENEFIT OF  
BERTHA ENTWISLE** – Bertha L. Entwisle  
and William E. Bierlin, Jr., Co-Trustees

**FAMILY TRUST u/w/o FRANK S.  
ENTWISLE FOR THE BENEFIT  
BERTHA ENTWISLE** – Bertha L. Entwisle  
and William E. Bierlin, Jr., Co-Trustees

**JOHN MILLER HARVIE** – Kimberly  
Harvie-Kelly, Executrix

**MARYLOU LAURENSEN** – Philip C.  
Downs, Executor

**JOHN PRINCEVALLI** – John Princevalli,  
Sr., Administrator

**JANYCE SARANZAK HARNED a/k/a  
JANICE S. MACKENZIE a/k/a JANYCE  
SARANZAK and JANYCE S. HARNED** –

Michael P. Kelly, Esquire, Administrator

**MILDRED SCHWEIGHOFER** – Deborah  
J. Francis and Cheryl M. Conley, Executrices

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

Sept. 22, 29

## 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

**AMMIRATI, MAUREEN**, dec'd.

Late of Solebury Township, Bucks  
County, PA.

Co-Executors: **MICHAEL SEAN  
AMMIRATI** and **MARY BRIDGET  
AMMIRATI LANARAS** c/o Toner and  
Toner Law Offices, 91 E. Court Street,  
Doylestown, PA 18901.

Attorney: **JEFFREY E. TONER**.

**BARKER, SUSAN F.**, dec'd.

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

Executrix: **CATHY SUE FLYNN**, P.O.  
Box 406, Newtown, PA 18940.

**BODENSCHATZ, BRIAN W.**, dec'd.

Late of Pennndel Borough, Bucks County,  
PA.

Executor: **RICHARD A.  
BODENSCHATZ** c/o Joseph P.  
Caracappa, Esquire, 312 Oxford Valley  
Road, Fairless Hills, PA 19030.

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

**BOGDNOFF, SIMON**, dec'd.

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

Administratrix: **CATHERINE P.  
BOGDNOFF** c/o April Charleston, Esq.,  
60 W. Boot Rd., Ste. 201, West Chester,  
PA 19380.

Attorney: **APRIL CHARLESTON**, The  
Charleston Firm, 60 W. Boot Rd., Ste.  
201, West Chester, PA 19380.

**BROWNE, MARGARET A. LOEFFLER  
a/k/a MARGARET LOEFFLER  
BROWNE**, dec'd.

Late of Newtown Township, Bucks  
County, PA.

Executor: **KENOKA WAGNER** c/o  
Joseph H. Wagner, Esquire, 332 North  
Main Street, Doylestown, PA 18901.

Attorney: **JOSEPH H. WAGNER**, 332  
North Main Street, Doylestown, PA  
18901.

**BURK, MARION ROSE**, dec'd.

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

Executrix: **KAREN J. SCHIFFER**, 28 Harvest Rd., Ivyland, PA 18974.

**CAPUTO, RITA** a/k/a **RITA A. CAPUTO**, dec'd.

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

Executor: **VICTOR CAPUTO** c/o Terry Lee Farber, Esq., 1200 Bustleton Pike, Ste. 16-B, Feasterville, PA 19053.

Attorney: **TERRY LEE FARBER**, Law Office of Terry Lee Farber, 1200 Bustleton Pike, Ste. 16-B, Feasterville, PA 19053.

**COLACICCO, RAMONA**, dec'd.

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

Administratrix: **PATRICIA L. COLACICCO** 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.

**COLYAR, RUTH D.** a/k/a **RUTH COLYAR** and **RUTH DOROTHY COLYAR**, dec'd.

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

Executor: **JOSEPH F. COLYAR** c/o Susan L. Fox, Esq., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.

Attorney: **SUSAN L. FOX**, Plotnick & Ellis, P.C., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.

**DeCESARE, REGINA A.**, dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Executor: **GEORGE A. DeCESARE**, 5 Brown Lane, Newtown, PA 18940.

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

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

Executrix: **GEORGEANN M. PACZKOSKI** c/o David J. Balcer, Esq., 380 Red Lion Rd., Ste. 101, Huntingdon Valley, PA 19006.

Attorney: **DAVID J. BALCER**, 380 Red Lion Rd., Ste. 101, Huntingdon Valley, PA 19006.

**DOBOSZ, ROMUALD** a/k/a **ROMUALD J. DOBOSZ**, dec'd.

Late of Yardley, Bucks County, PA.

Executrix: **ELIZABETH M. PATTON**, 429 Hidden Oaks Drive, Yardley, PA 19067.

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

**EDWARDS, MARGUERITA DOLORES** a/k/a **MARGUERITA D. EDWARDS**, dec'd.

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

Executrix: **JEAN KATHRYN MOSKOW**, Esq., 215 N. Olive St., Ste. 203, Media, PA 19063.

Attorney: **BETH ANN MARSHALL**, Knight & Moskow, P.C., 215 N. Olive St., Ste. 203, Media, PA 19063.

**GUNAGAN, MARYANN S.**, dec'd.

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

Executrix: **KATHLEEN ROGERS** c/o Joseph N. Frabizzio, Esq., 2200 Renaissance Blvd., Ste. 270, King of Prussia, PA 19406.

Attorney: **JOSEPH N. FRABIZZIO**, Frabizzio Law LLC, 2200 Renaissance Blvd., Ste. 270, King of Prussia, PA 19406.

**HALL, ESTHER V.** a/k/a **ESTHER HALL**, dec'd.

Late of Dublin Borough, Bucks County, PA.

Executrix: **CAROL S. MOYER** 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.

**HESPELL, JAMES J.** a/k/a **JAMES JEFFREY HESPELL**, dec'd.

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

Administrator: **JERROLD D. HESPELL** c/o Stephen M. Howard, Esq., 605 N. Broad St., Lansdale, PA 19446.

Attorney: **STEPHEN M. HOWARD**, 605 N. Broad St., Lansdale, PA 19446.

**HOMER, MARY ELIZABETH**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrices: **JACQUELINE CRANEY** 653 Maple Glen Cir., Maple Glen, PA 19002 and **MAUREEN CONDRON**, 1118 Elm Ave., Warrington, PA 18976.

**INDELICATO, MARION R.,** dec'd.

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

Executor: **PETER INDELICATO** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**KENNEDY, GEORGE R., SR.,** dec'd.

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

Administrator: **GEORGE R. KENNEDY, JR.** c/o Edward J. Gilson, Jr., Esq., Smylie Times Bldg., 8001 Roosevelt Blvd., Ste. 501B, Philadelphia, PA 19152.

Attorney: **EDWARD J. GILSON, JR.**, Law Offices of Edward J. Gilson, Jr., Smylie Times Bldg., 8001 Roosevelt Blvd., Ste. 501B, Philadelphia, PA 19152.

**KLINE, MILDRED E.,** dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executrix: **MARSHA E. KLINE STEVENS**, 531 Delp Road, Souderton, PA 18964.

Attorney: **ROBERT G. BRICKER**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

**KUZEMKA, MARYANN,** dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **EDWARD KUZEMKA**, 8315 29<sup>th</sup> St. E., Ellenton, FL 34222.

**LAVENBERG, JAMES W.,** dec'd.

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

Co-Executors: **JAMES GLOGOWSKI** and **JOSEPH GLOGOWSKI** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**McGUIGAN, EDWARD C. a/k/a EDWARD McGUIGAN,** dec'd.

Late of New Britain Township, Bucks County, PA.

Administratrix: **LISA McGUIGAN**, 319 Hamlet Drive, Chalfont, PA 18914.

**McLAUGHLIN, WILLIAM C., JR.,** dec'd.

Late of Morrisville Borough, Bucks County, PA.

Executrices: **CAROLA McLAUGHLIN** and **DONNA M. SCHREINER** c/o Curtin & Heefner LLP, 250 N. Pennsylvania

Avenue, P.O. Box 217, Morrisville, PA 19067.

Attorney: **FRANCIS X. STECKLAIR**, Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

**MILLER, RUTH M.,** dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **SHELDON MILLER**, 566 Panther Road, Warminster, PA 18974.

**MORGENFRUH, KRISTIN L.,** dec'd.

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

Administratrix: **KAREN S. MORGENFRUH** c/o Joseph P. Caracappa, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

**PAUGH, ELIZABETH PATTON a/k/a ELIZABETH P. PAUGH,** dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Executrix: **CHRISTINA P. GREENWOOD**, 1516 Pebbletown Drive, New Hope, PA 18938.

**PAZIORA, JOSEPH,** dec'd.

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

Executor: **FRANK HAMPSON** 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.

**PETRELLA, VERA,** dec'd.

Late of Morrisville/Falls Township, Bucks County, PA.

Executors: **ALBERTO PETRELLA, JR.**, 59 Old Farm Rd., East Montpelier, VT 05651, **MARGARET PETRELLA**, 23 Edmund Rd., Arlington, MA 02474 and **MARISA PETRELLA**, 250 Midway Dr., Morrisville, PA 19067.

**PORTNOY, MARVIN,** dec'd.

Late of Dublin Borough, Bucks County, PA.

Executor: **GARY M. PORTNOY**, 116 Saddlebrook Drive, Dublin, PA 18917.

Attorney: **RONALD N. LEBOVITS**, Zarwin Baum DeVito Kaplan Schaeer Toddy, P.C., Attorneys at Law, 1818

Market Street, 13th Floor, Philadelphia, PA 19103-3638.

**REEL, GERALD J.** a/k/a **GERALD REEL** and **GERALD JOSEPH REEL**, dec'd.  
Late of Lower Southampton Township, Bucks County, PA.  
Executrix: **CAROLYN E. HOLLAND** c/o Richard C. Osterhout, Esquire, 1744 Bridgetown Pike, Feasterville, PA 19053.  
Attorney: **RICHARD C. OSTERHOUT**, 1744 Bridgetown Pike, Feasterville, PA 19053.

**ROWE, GLADYS M.**, dec'd.  
Late of Lower Makefield Township, Bucks County, PA.  
Co-Executors: **JUDITH E. BUCHHOFFER** and **HAROLD N. ROWE, JR.** c/o Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **JOEL STEINMAN**, Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.

**SIMON, RAYMOND E.** a/k/a **RAYMOND ELMER SIMON**, dec'd.  
Late of the Borough of Penndel, Bucks County, PA.

Executor: **RAYMOND E. SIMON** a/k/a **RAYMOND EDWARD SIMON**, 929 Second Ave., Croydon, PA 19021.  
Attorney: **DARRELL M. ZASLOW**, Walder Zaslow, P.C., 312 One Oxford Valley, Langhorne, PA 19047.

**SOMERVILLE, ANNE K.** a/k/a **ANNA K. SOMERVILLE**, dec'd.  
Late of Chalfont, Bucks County, PA.  
Executor: **DAVID J. SOMERVILLE**, 338 Windy Run Drive, Doylestown, PA 18901.

Attorney: **JAMES P. BENSTEAD**.

**SOMERVILLE, JAMES**, dec'd.  
Late of Warrington, Bucks County, PA.  
Executor: **DAVID J. SOMERVILLE**, 338 Windy Run Drive, Doylestown, PA 18901.

Attorney: **JAMES P. BENSTEAD**.

**SPERO, RHODA**, dec'd.  
Late of Warminster, Bucks County, PA.  
Executors: **LAURENCE ADAM SPERO**, 105 Lewisham Dr., Hillsborough, NC 27278 and **ELLEN SPERO WHEATMAN**, 1441 Parsons Lane, Lower Gwynedd, PA 19002.

**STRAWN, EDWIN KENNETH** a/k/a **E. KENNETH STRAWN** a/k/a **EDWIN**

**STRAWN** a/k/a **KENNETH STRAWN** and **EDWIN K. STRAWN**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Administrator C.T.A.: **RONALD LARRY STRAWN** 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.

**TILLGER, MICHAEL N.**, dec'd.  
Late of the Township of Upper Southampton, Bucks County, PA.  
Administratrix CTA: **ALICE J. TILLGER**, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915.

Attorney: **ALICE J. TILLGER**, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915.

**TROTT, CHARLES W.**, dec'd.  
Late of Falls Township, Bucks County, PA.

Executrix: **KATHRYN MK TROTT** a/k/a **KATHRYN TROTT**, 32 Fallenrock Rd., Levittown, PA 19056.

Attorney: **MAX A. RUTKOWSKI**, 4141 Woerner Ave., 3A, Levittown, PA 19057.

**TRUHAN, CORNELIA W.**, dec'd.  
Late of the Township of Bensalem, Bucks County, PA.

Executrix: **BARBARA ANN TRUHAN**, 3221 Fairway Rd., Bensalem, PA 19020.  
Attorney: **DARRELL M. ZASLOW**, Walder Zaslow, P.C., 312 One Oxford Valley, Langhorne, PA 19047.

**VALENTINE, ELLEN MAE**, dec'd.  
Late of the Borough of Bristol, Bucks County, PA.

Administrators: **ROBERT M. VALENTINE** and **BARBARA L. SMITH**, 813 Second Ave., Bristol, PA 19007.

Attorney: **ELIZABETH B. PLACE**, Skarlatos Zonarich LLC, 17 S. Second St., 6<sup>th</sup> Fl., Harrisburg, PA 17101-2039.

**YORK, PHILIP T.**, dec'd.  
Late of Doylestown Township, Bucks County, PA.

Executrix: **DOLORES M. YORK** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

*Second Publication***LAW, RICHARD**, dec'd.

Late of Upper Southampton Township,  
Bucks County, PA.

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

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

**McDOWELL, SHARON A.** a/k/a **SHARON McDOWELL**, dec'd.

Late of Newtown Township, Bucks  
County, PA.

Administratrix: **SHANNON  
McDOWELL**, 45 Michael Place,  
Levittown, PA 19057.

Attorney: **TOVA WEISS**, 648 2<sup>nd</sup> Street  
Pike, Southampton, PA 18966.

**NORUM, MARY JO**, dec'd.

Late of Newtown Township, Bucks  
County, PA.

Executrix: **AMANDA YODER**, 970  
Upper State Rd., Chalfont, PA 18914.

**PAULUS, GRAY S.** a/k/a **GRAY SALA PAULUS**, dec'd.

Late of Warminster Township, Bucks  
County, PA.

Executor: **TODD PAULUS** c/o Harvey  
Ballard & Bornstein, LLC, 800 Lancaster  
Avenue, Suite T-2, Berwyn, PA 19312-  
1780.

Attorney: **RYAN M. BORNSTEIN**,  
Harvey Ballard & Bornstein, LLC, 800  
Lancaster Avenue, Suite T-2, Berwyn, PA  
19312-1780.

**WENZEL, SHIRLEE J.** a/k/a **SHIRLEE WENZEL**, dec'd.

Late of Washington Crossing/Upper  
Makefield, Bucks County, PA.

Executor: **DONALD WENZEL**, 8  
Weatherfield Drive, Newtown, PA 18940.

**WHITMAN, SHIRLEY A.**, dec'd.

Late of Springtown, Bucks County, PA.

Executor: **WILLIAM WHITMAN**, 3117  
Church St., Hellertown, PA 18055.

*Third and Final Publication***BESCHERER, DAVID H.** a/k/a **DAVID BESCHERER**, dec'd.

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

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

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

**BORDONARO, EDNA H.**, dec'd.

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

Executrix: **DONIS E. GONNELLA**  
c/o William J. Salerno, Esquire, 220  
Radclyffe Street, Bristol, PA 19007.

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

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

Late of Bristol Township, Bucks County,  
PA.

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

Attorney: **DIANNE C. MAGEE**, Grim  
Biehn & Thatcher, 104 South Sixth Street,  
P.O. Box 215, Perkasio, PA 18944-0215.

**DEESE, MARY FRANCES**, dec'd.

Late of Bensalem, Bucks County, PA.

Executors: **ROY DEESE** and **PATRICIA  
DEESE**, 1107 Tennessee Ave., Bensalem,  
PA 19020.

**DEVONSHIRE, DOLORES M.**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **JAMES G. DEVONSHIRE**,  
69 Willow Drive, Ephrata, PA 17522.

Attorney: **ADRIAN L. MEYER**.

**DYER, JAMES** a/k/a **JIM DYER**, dec'd.

Late of 3118 Steele Ave., Bristol  
Township, Bucks County, PA.

Executor: **JAMES M. DYER**, 3118  
Steele Ave., Bristol, PA 19007.

**FARNAN, AGNES D.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **PATRICK J. FARNAN**, 1819  
Hoffnagle Street, Philadelphia, PA 19152.

**HEISER, FAY** a/k/a **FAY G. HEISER**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **LOUISE H. COOPER**, 859  
Kilby Drive, Yardley, PA 19067.

**HERZFELD, ESTHER** a/k/a **ESTHER SUSAN HERZFELD**, dec'd.

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

Executor: **BRIAN JAY LEVEY** c/o Jill  
R. Fowler, Esq., 100 Four Falls, Ste. 300,  
West Conshohocken, PA 19428-2950.

Attorney: **JILL R. FOWLER**, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950.

**IQBAL, RIAZ**, dec'd.

Late of the Township of Upper Makefield, (Washington Crossing), Bucks County, PA.

Co-Executors: **SAM ROSENBERG**, 3331 Street Road, Suite 445, Bensalem, PA 19020 and **RAZA IQBAL**, 18 Sovereign Drive, Flanders, NJ 07836.

Attorney: **LAURA W. CASSAVELL**.

**KESSLER, HILDA**, dec'd.

Late of Yardley, Yardley Borough, Bucks County, PA.

Executor: **ROBERT SHERRY**, 45 Laura Way, Morrisville, PA 19067.

**KOHLER, GARY K.**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **ANNE S. DRENNAN**, 302 Hart Aly, Newtown, PA 18940.

Attorney: **VAUGHN A. TERRINONI**, 3976 Township Line Road, Bethlehem, PA 18020.

**LENTZ, VICTOR E.**, dec'd.

Late of New Britain Township, Bucks County, PA.

Executrix: **CAROLYN J. DORSEY**, 4966 W. Oakview Ct., Doylestown, PA 18902.

**LOUGHLIN, WILLIAM A.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Administratrix: **KATHLEEN COST**, 573 Horse Thief Run Road, Wellsboro, PA 16901.

**MASSARO, ANNE M.**, dec'd.

Late of Richland Township, Bucks County, PA.

Executrix: **LESLIE A. SCHLEGEL**, 8098 Covered Bridge Rd., Quakertown, PA 18951.

**McINTURFF, KAREN**, dec'd.

Late of Bristol, Bucks County, PA.

Executor: **DRURY McINTURFF**, 3123 Fairway Ave., Bristol, PA 19007.

**MOLNAR, FAY B.**, dec'd.

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

Executor: **STEVEN E. MOLNAR** c/o Michael W. Mills, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

Attorney: **MICHAEL W. MILLS**, Anthel Maslow & MacMinn, LLP, 131

W. State St., P.O. Box 50, Doylestown, PA 18901.

**MORRIS, ALAN WILLIAM, SR.**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **DAWN T. GULICK**, 64 Bethel Church Road, Spring City, PA 19475.

**MORTLAND, KRISTEN L.**, dec'd.

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

Administratrix: **DIANERUTHBARBER**, 1684-A Bluebird Dr., Yardley, PA 19067.

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

**NEEDLES, ELEANOR P.** a/k/a **E. PATRICIA NEEDLES**, dec'd.

Late of Newtown Twp., Bucks County, PA.

Executor: **STEPHEN L. NEEDLES**, 197 N. Chancellor St., Newtown, PA 18940.

Attorney: **STEPHEN L. NEEDLES**, 80 N. 2nd Street Pike, Churchville, PA 18966.

**OTT, STEPHEN E.** a/k/a **STEPHEN ERICH OTT**, dec'd.

Late of Warminster Township, Bucks County, PA.

Administratrix: **SHEILA E. KESSLER** c/o Douglas G. Thomas, Esquire, 104 N. York Rd., Hatboro, PA 19040.

Attorney: **DOUGLAS G. THOMAS**, 104 North York Road, Hatboro, PA 19040.

**PEZZI, PIO JULIAN** a/k/a **PIO J. PEZZI**, dec'd.

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

Executor: **CHRISTOPHER M. PEZZI**, 2735 Ashton Court, Doylestown, PA 18901.

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

**ROGERS, THOMAS L.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **LOUIS ROGERS** c/o Donald Williford, Esquire, 114 Radcliffe Street, Bristol, PA 19007.

Attorney: **DONALD WILLIFORD**.

**STRANGE, NATALIE A.**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administrator: **JAMES W. STRANGE, SR.**, 1509 School Lane, Bensalem, PA 19020.



**WALKER, ELSIE C.** a/k/a **ELSIE WALKER**, dec'd.

Late of Perkasio Borough, Bucks County, PA.

Executrix: **KAREN ZARTMAN** 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.

**WALTERS, GEORGANNE SARA** a/k/a **GEORGANNE S. WALTERS**, dec'd.

Late of Sellersville, Bucks County, PA.

Administratrix: **KRYSTEN MOMSEN**, 323 Washington Ave., Sellersville, PA 18960.

### 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:

**846 Productions** with its principal place of business 125 Leedom Way, Newtown, PA 18940.

The name and address of the person owning or interested in said business is Brad Walfield, 125 Leedom Way, Newtown, PA 18940.

The certificate will be filed on or after September 3, 2016.

Sept. 22

**Able Brothers Tree and plant healthcare** with its principal place of business 136 Hickory Drive, Quakertown, PA 18951.

The name and address of the person owning or interested in said business is Wayne Bevins, 136 Hickory Drive, Quakertown, PA 18951.

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

Sept. 22

**ACCENT ON ENGRAVING** with its principal place of business 4539 Remo Crescent Rd., Bensalem, PA 19020.

The name and address of the person owning or interested in said business is Deena Lentchner, 4539 Remo Crescent Rd., Bensalem, PA 19020.

The certificate will be filed on or after August 26, 2016.

Sept. 22

**Historic Edgehill** with its principal place of business 831 Crown Street, Morrisville, PA 19067.

The name and address of the person owning or interested in said business is Nattley Veenstra, 831 Crown Street, Morrisville, PA 19067.

The certificate will be filed on or after June 29, 2016.

Sept. 22

**Q Masonry** with its principal place of business 450 New Rd., Churchville, PA 18966.

The name and address of the person owning or interested in said business is Russell Miller, 450 New Rd., Churchville, PA 18966.

The certificate will be filed on or after July 28, 2016.

Sept. 22

### Trust Notice

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

#### First Publication

GROOM LIVING TRUST DATED FEBRUARY 10, 1998.

**ROBERT C. GROOM**, dec'd.

Late of Warminster Twp., Bucks County, PA.

Trustee: **MARGUERITE L. JONAK** c/o Robert A. Bacine, Esq., 101 Greenwood Ave., 5<sup>th</sup> Fl., Jenkintown, PA 19406.

Attorney: **ROBERT A. BACINE**, Friedman Schuman, P.C., 101 Greenwood Ave., 5<sup>th</sup> Fl., Jenkintown, PA 19406.