

## Sheriff's Sale

### First Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Thursday, November 9, 2017 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1<sup>st</sup> Floor, located at 55 E. Court Street, in the Borough of Doylestown, Bucks County, PA, the following real estate to wit.

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

### BENSALEM TOWNSHIP

DOCKET #2015-06575

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

TAX PARCEL #2-49-429.

PROPERTY ADDRESS: 2942 Wexford Rd., Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MATTHEW WALP, MARY WALP.**

**ROGER FAY**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-04587

Lsf9 Master Participation Trust v. Timothy P. Beckel, Jeanette Beckel owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania being 2472 Brandon Court, Bensalem, PA 19020-2202.

TAX PARCEL #02-049-114.

PROPERTY ADDRESS: 2472 Brandon Court, Bensalem, PA 19020-2202.

JUDGMENT AMOUNT: \$274,859.28.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TIMOTHY P. BECKEL, JEANETTE BECKEL.**

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-01627

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

TAX PARCEL #02-022-004; 02-022-008 and 02-022-009.

PROPERTY ADDRESS: MILL ROAD AND 188 STATE ROAD.

IMPROVEMENTS: COMMERCIAL/GAS STATION/CONVENIENCE STORE.

SOLD AS THE PROPERTY OF: **TIOGA COAL & FUEL LLC.**

**ROBERT A. BADMAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-02556

PHH Mortgage Corporation v. Joshua Eric Grob, in His Capacity as Heir of Eric Grob a/k/a Eric L. Grob, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Eric Grob a/k/a Eric L. Grob, Deceased owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 1004 Florida Avenue, Bensalem, PA 19020.

TAX PARCEL #02-055-695.

PROPERTY ADDRESS: 1004 Florida Avenue, Bensalem, PA 19020.

JUDGMENT AMOUNT: \$47,866.20.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSHUA ERIC GROB, IN HIS CAPACITY AS HEIR OF ERIC GROB a/k/a ERIC L. GROB, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERIC GROB a/k/a ERIC L. GROB, DECEASED. PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-02565

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, and being known as 3973 Bainbridge Court, Bensalem, Pennsylvania 19020.

TAX PARCEL #02-076-168.

PROPERTY ADDRESS: 3973 Bainbridge Court, Bensalem, Pennsylvania 19020.

REAL DEBT: \$188,455.98.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **DOROTHY CRAIG, KNOWN SURVIVING HEIR OF LOIS M. MELTON, AUGUSTUS MELTON, KNOWN SURVIVING HEIR OF LOIS M. MELTON, UNKNOWN SURVIVING HEIRS OF LOIS M. MELTON. TERRENCE J. McCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2017-03677

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected situate in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania, described according to a Survey and Plan made by C. Howard Hazard, Registered Surveyor on May 31, 1941 for Fred Reedman, as follows:  
TAX PARCEL #02-019-172.  
PROPERTY ADDRESS: 3381 Bristol Road, Bensalem, PA 19020.  
IMPROVEMENTS: A RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **MARK GILL AND DIANE GILL. SAMANTHA GABLE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**BRISTOL BOROUGH**

## DOCKET #2014-05757

Lsf9 Master Participation Trust v. William Hernandez owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 817 Pine Street, Bristol, PA 19007-3731.  
TAX PARCEL #04-007-016.  
PROPERTY ADDRESS: 817 Pine Street, Bristol, PA 19007-3731.  
JUDGMENT AMOUNT: \$87,140.43.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **WILLIAM HERNANDEZ. PHELAN HALLINAN DIAMOND & JONES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2016-06838

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances,

situate in the **BOROUGH OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #04-011-135.

PROPERTY ADDRESS: 828 THIRD AVENUE, BRISTOL, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ERIN E. MATTHEWS, CHRISTOPHER T. MATTHEWS.**

**POWERS, KIRN & ASSOCIATES**

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

## DOCKET #2016-07891

Bank of America, N.A. Successor by Merger to BAC Home Loan Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. v. Kristin Weinkopff owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania being 831 2nd Avenue, Bristol, PA 19007-3217.

TAX PARCEL #4-11-109.

PROPERTY ADDRESS: 831 2nd Avenue, Bristol, PA 19007-3217.

JUDGMENT AMOUNT: \$163,848.20.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KRISTIN WEINKOPFF.**

**PHELAN HALLINAN DIAMOND & JONES**

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

## DOCKET #2017-03517

ALL that certain parcel of land lying and being situate in the **BOROUGH OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 316 Roosevelt Street, Bristol, PA 19007.

TAX PARCEL #04-029-016.

PROPERTY ADDRESS: 316 Roosevelt Street, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DENISE GIRJATOWICZ a/k/a DENISE M. GIRJATOWICZ, JOHN GIRJATOWICZ.**

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

## DOCKET #2017-03574

U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-

Wfhe3, Asset-Backed Pass-Through Certificates, Series 2006-Wfhe3 v. Josie B. Colter owner(s) of property situate in the **BRISTOL BOROUGH, 4th**, BUCKS County, Pennsylvania being 234 Buckley Street, Bristol, PA 19007-3718.  
TAX PARCEL #04-009-211-001.  
PROPERTY ADDRESS: 234 Buckley Street, Bristol, PA 19007-3718.  
JUDGMENT AMOUNT: \$109,772.38.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **JOSIE B. COLTER.**  
**PHELAN HALLINAN DIAMOND & JONES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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#### BRISTOL TOWNSHIP

DOCKET #2009-04023  
Everbank v. Ronald Cromedy, Christine Maxwell owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 27 Return Lane, Levittown, PA 19055-1103.  
TAX PARCEL #05-034-235.011.  
PROPERTY ADDRESS: 27 Return Lane, Levittown, PA 19055-1103.  
JUDGMENT AMOUNT: \$365,197.08.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **RONALD CROMEDY, CHRISTINE MAXWELL.**  
**PHELAN HALLINAN DIAMOND & JONES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-07944  
Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A v. Charlotte L. Sheats owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1017 Winder Drive, Bristol, PA 19007-2624.  
TAX PARCEL #05-027-144.  
PROPERTY ADDRESS: 1017 Winder Drive, Bristol, PA 19007-2624.  
JUDGMENT AMOUNT: \$298,021.59.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **CHARLOTTE L. SHEATS.**  
**PHELAN HALLINAN DIAMOND & JONES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2014-04461  
Wells Fargo Bank, N.A. v. Luz Z. Archilla owner(s) of property situate in the **BRISTOL TOWNSHIP, 4TH**, BUCKS County, Pennsylvania, being 3108 Broadway Avenue, Bristol, PA 19007-1802.  
TAX PARCEL #05-022-468.003.  
PROPERTY ADDRESS: 3108 Broadway Avenue, Bristol, PA 19007-1802.  
JUDGMENT AMOUNT: \$163,223.00.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **LUZ Z. ARCHILLA.**  
**PHELAN HALLINAN DIAMOND & JONES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2014-04871  
ALL THAT CERTAIN lot or piece of ground situate in **BRISTOL TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania.  
TAX PARCEL #05-052-091.  
PROPERTY ADDRESS: 1327 Minot Street, a/k/a 1327 Minot Avenue, Croydon, PA 19021.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **DANIEL W. COLE, SUZANNE M. COLE.**  
**ROGER FAY**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2015-04292  
ALL THAT CERTAIN Lot, piece or parcel of land with the buildings and improvements thereon erected situate lying and being at Levittown, located in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #05-071-038.  
PROPERTY ADDRESS: 14 Daffodil Lane, Levittown, PA 19055.  
IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **KRISTY SANTIAGO.**  
**MICHAEL T. McKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2015-04553  
ALL THOSE CERTAIN lots or pieces of land located in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-012-249.

PROPERTY ADDRESS: 708 Keystone Street, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH A. CLIVER.**

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

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DOCKET #2016-04573

ALL THAT CERTAIN tract piece or parcel of land situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania as described in accordance with a Plan of Subdivision, prepared from Robert Thomas Homes, LLC, Tax Map Parcel 5-26-92.1 as prepared by Pickering, Corts AND Summerson, Inc., Newtown, PA, consisting of seven (7) sheets, being drawing no. 2-8161, dated March 1, 2004 and last revised June 6, 2005.

Being Lot 1 containing 43,650 square feet or 1.00 acres.

TAX PARCEL #05-026-092.001.

PROPERTY ADDRESS: 1200 Newport Road, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHELLE GEIER, CRAIG GEIER.**

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

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DOCKET #2016-04588

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

TAX PARCEL #05-049-046.

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

JUDGMENT AMOUNT: \$338,138.64.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2016-07634

Wells Fargo Bank, NA v. Theodore J. Metzger owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 30 Azalea Lane, Levittown, PA 19055-1227.

TAX PARCEL #05-039-466.

PROPERTY ADDRESS: 30 Azalea Lane, Levittown, PA 19055-1227.

JUDGMENT AMOUNT: \$176,629.38.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THEODORE J. METZGER.**

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

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DOCKET #2017-00284

Fifth Third Mortgage Company v. Richard L. Nicholas owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 517 Stanford Road, Fairless Hills, PA 19030-4021.

TAX PARCEL #05-003-027.

PROPERTY ADDRESS: 517 Stanford Road, Fairless Hills, PA 19030-4021.

JUDGMENT AMOUNT: \$337,258.44.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD L. NICHOLAS.**

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

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DOCKET #2017-00398

All that certain lot, or piece of parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, shown and designated as lot no. 3763-R on subdivision map of "Indian Creek", Levittown, section 48, filed in the office of the recorder of deeds of Bucks County, PA on 12/03/1953 in plan Book 7 Page 26 as follows, to wit: beginning at a point on the northwest side of Inbrook road (50.00 feet wide) said point being a corner of lot no. 3762-R; thence extending along the northwest side of Inbrook road south 88 degrees 36 minutes 57 seconds west 60.00 feet to a corner of lot no. 3764-R; thence along same north 01 degrees 23 minutes 03 seconds west 100.00 feet to a point in line of lot no. 3802-R; thence along lot no. 3802-

R and lot no. 3803-R north 88 degrees 36 minutes 57 seconds east 60.00 feet to a corner of lot no. 3762-R; thence along same south 01 degrees 23 minutes 03 seconds east 100.00 feet to the point and place of beginning. Being county parcel number 05-33-174.

TAX PARCEL #05-33-174.

PROPERTY ADDRESS: 43 Inbrook Road, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

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

DOCKET #2017-02616

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 515 Sycamore Avenue, Croydon, PA 19021.

TAX PARCEL #05-008-167.

PROPERTY ADDRESS: 515 Sycamore Avenue, Croydon, PA 19021.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **STEVE BERK a/k/a STEPHEN BERK.**

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

DOCKET #2017-03554

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF BRISTOL**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 53 Mintleaf Rd., Levittown, PA 19056.

TAX PARCEL #5-21-524.

PROPERTY ADDRESS: 53 Mintleaf Rd., Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **ANJALI LONDHE, DILIP LONDHE.**

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

**BUCKINGHAM TOWNSHIP**

DOCKET #2017-01670

ALL THAT CERTAIN Lot or piece of ground, Situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks,

Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Mill Creek Farms West, made by Douglas W. Breiting, Registered Surveyor, dated August 5, 1987 and last revised November 3, 1987 and said Plan being recorded in the Office for the Recording of Deeds, in and for the County of Bucks, in Plan Book 242 Page 100.

BEING LOT NUMBER 1 as shown on the above mentioned Plan.

TAX PARCEL #06-023-003.

PROPERTY ADDRESS: 3936 Smith Road, Furlong, PA 18925.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD H. HAASE, JR.**

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

DOCKET #2017-03564

ALL THAT CERTAIN message and tract of land, Situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and State of Pennsylvania.

TAX PARCEL #06-008-014.

PROPERTY ADDRESS: 3413 Edison Furlong Road, Furlong, PA 18925.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**JILL M. FEIN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-03707

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and State of Pennsylvania, bounded and described according to a survey and plan thereof dated February 25, 1969, made by Weisel & Gilmore, Registered Surveyors of Doylestown, PA.

TAX PARCEL #6-23-52-1.

PROPERTY ADDRESS: 4891 New Road, Pineville, PA 18946.

IMPROVEMENTS: 3-BEDROOM MODULAR RANCHER LOCATED ON 1.05 ACRES OF LAND.

SOLD AS THE PROPERTY OF: **BRIAN E. BRANGAN, OLIVIA L. BRANGAN, TERRE-TENANT.**

**DON F. MARSHALL**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**DOYLESTOWN TOWNSHIP**

DOCKET #2014-04374  
ALL THAT CERTAIN lot or piece of ground situate in Doylestown Township, County of Bucks, Commonwealth of Pennsylvania.  
TAX PARCEL #09-066-007.  
PROPERTY ADDRESS: 20 BRINKER DRIVE, DOYLESTOWN, PA 18901.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **ULANA KEER a/k/a ULANA M. KEER, DONALD KEER a/k/a DONALD R. KEER, JR., THE UNITED STATES OF AMERICA. POWERS, KIRN & ASSOCIATES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2015-07796  
ALL THAT CERTAIN unit in the property known, named and identified as Charing Cross Condominium, a condominium located in **DOYLESTOWN TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq by the recording in the Bucks County Department of Records of a Declaration dated 5/4/1989 and recorded on 5/4/1989 in Land Record Book 45 page 1775 and amended in Land Record Books 57 page 966, 65 page 10, 145 page 1989, 149 page 1830, 297 page 156, 328 page 1712, 361 page 949, and \_\_\_ page \_\_\_ and Certification and restated Declaration as in Land Record Book 372 page 1509, 423 page 1714, 445 page 310, 467 page 906, 494 page 503, 507 page 2307, 529 page 264, 582 page 1138, 620 page 1674, 653 page 174, 700 page 991, 736 page 125, 773 page 1932, 733 page 1974 and 819 page 1126, being and designated as UNIT NO. 92 together with a combined proportionate undivided interest in the Common Elements (as defined in such Declaration) of .50000%, 'and amended 3/16/94 in Land Record Book 868, Page 1677.  
TAX PARCEL #09-060-004-092.  
PROPERTY ADDRESS: 125 Blackfriars Circle, Doylestown, PA 18901.  
IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HOWARD G. KURS.**  
**MARTHA E. VON ROSENSTIEL**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**DURHAM TOWNSHIP**

DOCKET #2017-01595  
All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF DURHAM**, Bucks County, Pennsylvania, and being known as 5209 Route 212, Riegelsville, Pennsylvania 18077.  
TAX PARCEL #11-009-002.  
PROPERTY ADDRESS: 5209 Route 212, Riegelsville, Pennsylvania 18077.  
REAL DEBT: \$137,370.77.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **VICTORIA BROWN, KNOWN SURVIVING HEIR OF JUSTIN DWINNELL, III, JEFFERY DWINNELLS, KNOWN SURVIVING HEIR OF JUSTIN DWINNELL, III, UNKNOWN SURVIVING HEIRS OF JUSTIN DWINNELL, III.**  
**TERRENCE J. McCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**EAST ROCKHILL TOWNSHIP**

DOCKET #2015-04476  
All that ceratin piece or parcel or Tract of land situate in **EAST ROCKHILL TOWNSHIP**, Bucks County, Pennsylvania, and being known as 629 Campus Drive, Perkasio, Pennsylvania 18944.  
TAX PARCEL #12-029-204.  
PROPERTY ADDRESS: 629 Campus Drive, Perkasio, Pennsylvania 18944.  
REAL DEBT: \$105,944.68.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **MICHELE SMOLENSKI f/k/a MICHELE JAMISON, RICHARD SMOLENSKI.**  
**TERRENCE J. McCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**FALLS TOWNSHIP**

DOCKET #2014-04435  
ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon



erected located in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #13-034-031.

PROPERTY ADDRESS: 535 Stevens Road, Morrisville, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-05896

Lsf9 Master Participation Trust v. Cynthia Walsh, in Her Capacity as Executrix of The Estate of Francis L. Hagerman, Tami G. Morgal, in Her Capacity as Devisee of The Estate of Francis L. Hagerman owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 276 Pinewood Drive, Levittown, PA 19054-3709. TAX PARCEL #13-042-108.

PROPERTY ADDRESS: 276 Pinewood Drive, Levittown, PA 19054-3709.

JUDGMENT AMOUNT: \$176,674.52.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CYNTHIA WALSH, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF FRANCIS L. HAGERMAN, TAMI G. MORGAL, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF FRANCIS L. HAGERMAN.**

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-06902

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not in Its Individual Capacity But Solely in Its Capacity as Owner Trustee of Matawin Ventures Trust Series 2016-2 v. Daniel J. Baxter, Kelly P. Baxter owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 22 Bald Cypress Lane, Levittown, PA 19054. TAX PARCEL #13-026-102.

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

JUDGMENT AMOUNT: \$263,663.54.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-06733

Specialized Loan Servicing LLC v. Charles F. Dender, in His Capacity as Executor of The Estate of Russell Scott Collings a/k/a Scott Collings, Kimberly Ann Collings, in Her Capacity as Devisee of The Estate of Russell Scott Collings a/k/a Scott Collings owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 14 Nature Lane, Levittown, PA 19054-3804. TAX PARCEL #13-042-310.

PROPERTY ADDRESS: 14 Nature Lane, Levittown, PA 19054-3804.

JUDGMENT AMOUNT: \$242,028.46.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES F. DENDER, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF RUSSELL SCOTT COLLINGS a/k/a SCOTT COLLINGS, KIMBERLY ANN COLLINGS, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF RUSSELL SCOTT COLLINGS a/k/a SCOTT COLLINGS.**

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-00049

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN **TOWNSHIP OF FALLS**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #13-006-229.

PROPERTY ADDRESS: 317 Andover Road, Fairless Hills, PA 19030-2203.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **BARBARA A. MACAINSH, the UNITED STATES OF AMERICA c/o U.S. ATTORNEYS OFFICE.**

**JESSICA N. MANIS**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-02848

Wells Fargo Bank N.A. s/b/m Wachovia Mortgage FSB f/k/a World Savings Bank FSB v. Karlyn M. Grove, in Her Capacity as Administratrix and Heir of The Estate of

William Grove, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William Grove, Deceased owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 56 Burning Bush Lane, Levittown, PA 19054-2806.

TAX PARCEL #13-023-381.

PROPERTY ADDRESS: 56 Burning Bush Lane, Levittown, PA 19054-2806.

JUDGMENT AMOUNT: \$159,388.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KARLYN M. GROVE, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF WILLIAM GROVE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM GROVE, DECEASED.**

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

#### DOCKET #2017-03465

All that certain piece or parcel or Tract of land situate in the **FALLS TOWNSHIP**, Bucks County, Pennsylvania, and being known as 29 Emerald Lane, Levittown, Pennsylvania 19054.

TAX PARCEL #13-026-279.

PROPERTY ADDRESS: 29 Emerald Lane, Levittown, Pennsylvania 19054.

REAL DEBT: \$156,454.59.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL ISAAC WAGNER a/k/a DANIEL I. WAGNER, EXECUTOR OF THE ESTATE OF EDWARD W. WAGNER a/k/a EDWARD WILLIAM WAGNER.**

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

#### DOCKET #2017-03934

ALL THAT CERTAIN lot or piece of ground SITUATE in the **TOWNSHIP OF FALLS**, County of Bucks, Commonwealth of Pennsylvania, shown as Parcel 1 on a Plan made by Benjamin C. Queen, dated 1/13/1971 and recorded at Doylestown in Plan Book 82, Page 10.

TAX PARCEL #13-016-344-001 & 13-016-344-002.

PROPERTY ADDRESS: 920 Trenton Road, Fairless Hills, PA 19030.

IMPROVEMENTS: 1 STORY UNION HALL WITH OFFICES LOCATED ON 7.096 ACRES OF LAND.

SOLD AS THE PROPERTY OF: **FRATERNAL ORDER OF EAGLES, AERIE NO. 2489, INC.**

**STEVEN H. SAILER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

#### HAYCOCK TOWNSHIP

##### DOCKET #2017-03502

Mastr Alternative Loan Trust 2005-1, Mortgage Pass Through Certificates, Series 2005-1, U.S. Bank National Association, as Trustee v. Robert K. Hart owner(s) of property situate in the **HAYCOCK TOWNSHIP**, BUCKS County, Pennsylvania, being 1279 Woodcock Ln., Kintnersville, PA 18930-9400.

TAX PARCEL #14-005-002-004.

PROPERTY ADDRESS: 1279 Woodcock Ln., Kintnersville, PA 18930-9400.

JUDGMENT AMOUNT: \$52,099.34.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT K. HART.**

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

#### HILLTOWN TOWNSHIP

##### DOCKET #2017-03037

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

TAX PARCEL #15-002-077.

PROPERTY ADDRESS: 509 Heather Drive, Telford, PA 18969.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CRAIG DAVID WILSON, SHERRY SUE WILSON. ROGER FAY**, Esquire

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





JUDGMENT AMOUNT: \$258,978.38.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **TERESA  
 ALFREDA STRUGALA.**  
**PHELAN HALLINAN DIAMOND & JONES**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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### MILFORD TOWNSHIP

DOCKET #2015-07560  
 Wells Fargo Bank, N.A. s/b/m to Wachovia  
 Bank, National Association v. Richard D.  
 Cressman owner(s) of property situate in  
 the **MILFORD TOWNSHIP**, BUCKS  
 County, Pennsylvania being 1400 Fels Road,  
 Quakertown, PA 18951-2079.  
 TAX PARCEL #23-007-047-001.  
 PROPERTY ADDRESS: 1400 Fels Road,  
 Quakertown, PA 18951-2079.  
 JUDGMENT AMOUNT: \$252,107.67.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **RICHARD  
 D. CRESSMAN.**  
**PHELAN HALLINAN DIAMOND & JONES**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2015-08084  
 ALL THAT CERTAIN messuage and tract  
 of land situate in the **TOWNSHIP OF  
 MILFORD**, County of Bucks, Pennsylvania.  
 TAX PARCEL #23-005-040.  
 PROPERTY ADDRESS: 2650 Keiser Road,  
 Quakertown, PA 18951.  
 IMPROVEMENTS: SINGLE-FAMILY  
 FOUR-BEDROOM 1.5 BATH FRAME AND  
 STONE FARMHOUSE ON 27 ACRES WITH  
 A BARN AND CARRIAGE HOUSE.  
 SOLD AS THE PROPERTY OF: **ANTHONY  
 MILAS.**  
**DON F. MARSHALL**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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### MORRISVILLE BOROUGH

DOCKET #2016-04930  
 ALL THAT CERTAIN parcel and lot of ground  
 together with the buildings thereon erected,  
 known as 85 North Pennsylvania Avenue and  
 Situate, lying and being in the **BOROUGH  
 OF MORRISVILLE**, County of Bucks and  
 State of Pennsylvania.

TAX PARCEL #24-009-148.  
 PROPERTY ADDRESS: 85 North  
 Pennsylvania Avenue, Morrisville, PA 19067.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **GEORGE J.  
 THOMAS, MERRITT R. THOMAS.**  
**MARTHA E. VON ROSENSTIEL**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2016-06739  
 Wells Fargo Bank, N.A. v. Nattley Veenstra,  
 Mark L. Foster owner(s) of property situate in  
 the **MORRISVILLE BOROUGH**, BUCKS  
 County, Pennsylvania, being 831 Crown  
 Street, Morrisville, PA 19067-1066.  
 TAX PARCEL #24-007-051.  
 PROPERTY ADDRESS: 831 Crown Street,  
 Morrisville, PA 19067-1066.  
 JUDGMENT AMOUNT: \$379,928.46.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **NATTLEY  
 VEENSTRA, MARK L. FOSTER.**  
**PHELAN HALLINAN DIAMOND & JONES**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2017-01342  
 JPMorgan Chase Bank, N.A. v. Gwen L.  
 McNulty owner(s) of property situate in the  
**MORRISVILLE BOROUGH**, BUCKS  
 County, Pennsylvania, being 423 Washington  
 Street, Morrisville, PA 19067-1239.  
 TAX PARCEL #24-009-371.  
 PROPERTY ADDRESS: 423 Washington  
 Street, Morrisville, PA 19067-1239.  
 JUDGMENT AMOUNT: \$185,181.75.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **GWEN L.  
 MCNULTY.**  
**PHELAN HALLINAN DIAMOND & JONES**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2017-03238  
 Wells Fargo Bank, N.A. v. Jacqueline Kemery  
 a/k/a Jacqueline B. Kemery, David Kemery  
 a/k/a David E. Kemery owner(s) of property  
 situate in the **MORRISVILLE BOROUGH**,  
 BUCKS County, Pennsylvania, being 2  
 Bowling Green Avenue, Morrisville, PA  
 19067-1258.  
 TAX PARCEL #24-010-229-001.

PROPERTY ADDRESS: 2 Bowling Green Avenue, Morrisville, PA 19067-1258.

JUDGMENT AMOUNT: \$125,926.05.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JACQUELINE KEMERY a/k/a JACQUELINE B. KEMERY, DAVID KEMERY a/k/a DAVID E. KEMERY. PHELAN HALLINAN DIAMOND & JONES** EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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#### NEW BRITAIN TOWNSHIP

DOCKET #2017-03138

Santander Bank, N.A. v. Kimberly A. Tarasiewicz owner(s) of property situate in the **NEW BRITAIN TOWNSHIP**, BUCKS County, Pennsylvania, being 111 Cornwall Drive, Chalfont, PA 18914-2353.

TAX PARCEL #26-008-151.

PROPERTY ADDRESS: 111 Cornwall Drive, Chalfont, PA 18914-2353.

JUDGMENT AMOUNT: \$171,267.80.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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#### NEWTOWN BOROUGH

DOCKET #2017-03411

ALL THAT IS CERTAIN lot or tract of ground, together with the improvements thereon erected, situate in the **BOROUGH OF NEWTON**, County of Bucks and Commonwealth of Pennsylvania, being known as: 1 East Washington Avenue, Newtown, PA 18940. And being designated as Parcel Number 28-2-57-1 in the tax records of and for Bucks County, Pennsylvania.

TAX PARCEL #28-2-57-1.

PROPERTY ADDRESS: 1 East Washington Avenue, Newtown, PA 18940.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **UBIKA LLC, AMAYA LLC, VERINDAR KAUR, CHIRANJIV SINGH JOUHAL, LISA JOUHAL.**

**LYNDSAY E. ROWLAND**, Esquire

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

#### NEWTOWN TOWNSHIP

DOCKET #2017-00679

ALL that certain piece or parcel or Tract of land situate in the **NEWTOWN TOWNSHIP**, Bucks County, Pennsylvania, and being known as 319 Canterbury Court, Newtown, Pennsylvania 18940.

TAX PARCEL #29-025-080.

PROPERTY ADDRESS: 319 Canterbury Court, Newtown, Pennsylvania 18940.

REAL DEBT: \$200,333.06.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN EDDEN, KNOWN SURVIVING HEIR OF NANCY W. EDDEN, DAVID EDDEN, KNOWN SURVIVING HEIR OF NANCY W. EDDEN, CHRISTOPHER EDDEN, KNOWN SURVIVING HEIR OF NANCY W. EDDEN, UNKNOWN SURVIVING HEIRS OF NANCY W. EDDEN.**

**TERRENCE J. McCABE**, Esquire

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

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#### NORTHAMPTON TOWNSHIP

DOCKET #2014-03055

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

TAX PARCEL #31-90-7.

PROPERTY ADDRESS: 45 Hope Road, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TIMOTHY FEOLI, ANDREA FEOLI.**

**ROGER FAY**, Esquire

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

DOCKET #2016-02745

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, and State of Pennsylvania, bounded and described according to a 'Final Plan of Village Shires Section I', made by Tri-State Engineers and Land Surveyors, Inc., dated December 15, 1974 and revised February 5, 1975, said plan

being recorded in the Office of the Recorder of Deeds of the County of Bucks at Doylestown in Plan Book 132 page 49 and later revised September 1, 1977.

BEING Lot 3401 as shown on the above mentioned Plan.

TAX PARCEL #31-065-345.

PROPERTY ADDRESS: 3401 Stafford Place, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THEODORE A. SLOAN, III, GRETCHEN SLOAN.**

**MARTHA E. VON ROSENSTIEL**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-03293

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

TAX PARCEL #31-75-46.

PROPERTY ADDRESS: 27 Redwood Drive, Richboro, PA 18954-1633.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**ROGER FAY**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-07135

Specialized Loan Servicing, LLC v. Diane Higginson, Individually and in Her Capacity as Heir of Edward J. Whitaker a/k/a Edward Whitaker, Deceased, Samuel Higginson, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Edward J. Whitaker a/k/a Edward Whitaker, Deceased owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 438 Buck Road, a/k/a 102 Buck Road, Holland, PA 18966.

TAX PARCEL #31-031-030.

PROPERTY ADDRESS: 438 Buck Road, a/k/a 102 Buck Road, Holland, PA 18966.

JUDGMENT AMOUNT: \$293,681.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DIANE HIGGINSON, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF EDWARD J. WHITAKER a/k/a EDWARD WHITAKER,**

**DECEASED, SAMUEL HIGGINSON, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD J. WHITAKER a/k/a EDWARD WHITAKER, DECEASED.**

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**PENNDel BOROUGH**

DOCKET #2017-03440

ALL THAT CERTAIN piece, parcel or tract of land with the buildings and improvements thereon erected, known and designated as Lot No. 20, in the Westerly side of Bellevue Avenue, **PENNDel BOROUGH**, County of Bucks, Commonwealth of Pennsylvania, more particularly bounded and described according to a survey and plan thereof made by Edward Pickering, Jr., 9/26/1924.

TAX PARCEL #32-4-5.

PROPERTY ADDRESS: 698 Bellevue Avenue, Langhorne, PennDel Borough, Bucks County, Pennsylvania 19047.

IMPROVEMENTS: TWO-STORY SINGLE FAMILY RESIDENCE.

SOLD AS THE PROPERTY OF: **236 GREEN LANE, LLC, LEO SCOTT a/k/a LEO A. SCOTT, JR.**

**SHAWN M. LONG**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**PERKASIE BOROUGH**

DOCKET #2014-08332

All that certain piece or parcel or Tract of land situate in the **BOROUGH OF PERKASIE**, Bucks County, Pennsylvania, and being known as 330 South 3rd Street, Perkasio, Pennsylvania 18944.

TAX PARCEL #33-004-137.

PROPERTY ADDRESS: 330 South 3rd Street, Perkasio, Pennsylvania 18944.

REAL DEBT: \$167,836.14.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**PLUMSTEAD TOWNSHIP**

DOCKET #2017-01085

Freedom Mortgage Corporation v. Dan M. Piggott, Ellen L. Piggott owner(s) of property situate in the **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania, being 49 John Dyer Way, Doylestown, PA 18902-9615. TAX PARCEL #34-040-049.

PROPERTY ADDRESS: 49 John Dyer Way, Doylestown, PA 18902-9615.

JUDGMENT AMOUNT: \$458,164.55.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAN M. PIGGOTT, ELLEN L. PIGGOTT.**

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-03698

All that certain lot or piece of ground, situate in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks and Commonwealth of Pennsylvania, described according to a Final Plan of Estates at Timberly Farm, prepared by Seaborn Engineering, Moon River, or recorded in Bucks County in Plan Book 314 Page 81 more fully described as follows:

TAX PARCEL #34-042-119.

PROPERTY ADDRESS: 5623 Timberly Lane, Pipersville, PA 18947.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID S. NIMMO, REGINA M. NIMMO.**

**SAMANTHA GABLE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**RICHLAND TOWNSHIP**

DOCKET #2006-10908-25-1

Liberty Commercial Development Corporation vs. Paul R. Eichlin individually and trading as Eichlin and Eichlin and Barbara B. Eichlin, his wife, and Marjorie A. Eichlin, owner of a multi-family residential unit in a property situate in **RICHLAND TOWNSHIP**, Quakertown, Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #36-027-020.

PROPERTY ADDRESS: 274 Fairview Avenue, Quakertown, Bucks County, Pennsylvania.

IMPROVEMENTS: MULTI-FAMILY RESIDENTIAL UNIT.

SOLD AS THE PROPERTY OF: **PAUL R. EICHLIN INDIVIDUALLY AND TRADING AS EICHLIN AND EICHLIN AND BARBARA B. EICHLIN, HIS WIFE, AND MARJORIE A. EICHLIN.**

**MICHAEL A. SANTANASTO**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-02032

ALL THAT CERTAIN lot or piece of ground, situate in **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania, described by a Plan of Subdivision made for Quakers Green, by Urwiler and Walter, Inc., dated June 11, 1974 and last revised December 15, 1980 and recorded December 8, 1981 at Doylestown, PA in Plan Book 212 Page 12, as follows, to wit:

TAX PARCEL #36-025-115.

PROPERTY ADDRESS: 104 Laurel Court,

Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL ROMAN a/k/a DANIEL A. ROMAN.**

**SAMANTHA GABLE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**SOLEBURY TOWNSHIP**

DOCKET #2007-10736

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in **SOLEBURY TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania, being known as 2729 River Road, New Hope, PA 18938.

TAX PARCEL #41.28.52 & 51.28.53-3.

PROPERTY ADDRESS: 2729 River Road, New Hope, PA 18938.

JUDGMENT AMOUNT: \$450,953.48.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD E. PATTON, THE UNITED STATES OF AMERICA.**

**RICHARD J. NALBANDIAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**SPRINGFIELD TOWNSHIP**

DOCKET #2014-06437

Wells Fargo Bank, N.A. v. Douglas Soltysiak, in His Capacity as Heir of Helen N. Soltysiak a/k/a Helen Soltysiak, Deceased, Unknown

Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Helen N. Soltysiak, Deceased owner(s) of property situate in the **SPRINGFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 1319 Pleasant View Road, Coopersburg, PA 18036-9646.  
TAX PARCEL #42-009-065.

PROPERTY ADDRESS: 1319 Pleasant View Road, Coopersburg, PA 18036-9646.

JUDGMENT AMOUNT: \$184,441.45.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DOUGLAS SOLTYSIAK, IN HIS CAPACITY AS HEIR OF HELEN N. SOLTYSIAK a/k/a HELEN SOLYTSIAK, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HELEN N. SOLTYSIAK, DECEASED.**

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

#### UPPER MAKEFIELD TOWNSHIP

DOCKET #2014-02930

Wilmington Trust, National Association, Not in Its Individual Capacity, But Solely as Trustee for Mfra Trust 2015-2 v. Victor Shtatnov, Tanya Shtatnov owner(s) of property situate in the **UPPER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 1284 Eagle Road, New Hope, PA 18938-9220.

TAX PARCEL #47-007-008-003.

PROPERTY ADDRESS: 1284 Eagle Road, New Hope, PA 18938-9220.

JUDGMENT AMOUNT: \$3,022,949.16.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VICTOR SHTATNOV, TANYA SHTATNOV.**

**PHELAN HALLINAN DIAMOND & JONES**  
EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

#### UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2016-00840

MUNICIPALITY: **UPPER SOUTHAMTON TWP.**

LOT SIZE: .4152 acres.

TAX PARCEL #48-022-063.

PROPERTY ADDRESS: 1250 Mill Creek Circle, Southampton, PA 18966.

JUDGMENT AMOUNT: \$180,569.26.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES TOPLEY AND JACQUELINE TOPLEY, H&W.**

**HENRY E. VAN BLUNK**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-03388

Pingora Loan Servicing Inc v. William Sokalsky, III, Danielle Sokalsky owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 68 New Road, Southampton, PA 18966.

TAX PARCEL #48-005-074.

PROPERTY ADDRESS: 68 New Road, Southampton, PA 18966.

JUDGMENT AMOUNT: \$291,714.55.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM SOKALSKY, III, DANIELLE SOKALSKY.**

**PHELAN HALLINAN DIAMOND & JONES**  
EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

#### WARMINSTER TOWNSHIP

DOCKET #2009-09680

All that certain piece or parcel or Tract of land situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, and being known as 1018 Mearns Road, Warminster, Pennsylvania 18974.

TAX PARCEL #49-042-011.

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

REAL DEBT: \$301,589.75.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-05845

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

TAX PARCEL #49-007-053.



PROPERTY ADDRESS: 271 Parry Road,  
Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **DAVID R.  
SPARANGO, CYNTHIA A. SPARANGO.  
ROGER FAY**, Esquire

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

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DOCKET #2017-02751

Wells Fargo Bank, N.A. s/b/m to Wachovia  
Bank, National Association v. Marlyn D.  
Phillips, MARLYN D. PHILLIPS, AS  
TRUSTEE FOR PHILLIPS TRUST owner(s)  
of property situate in the **WARMINSTER  
TOWNSHIP**, BUCKS County, Pennsylvania,  
being 854 Martha Ln., Warminster, PA 18974-  
2958.

TAX PARCEL #49-034-047.

PROPERTY ADDRESS: 854 Martha Ln.,  
Warminster, PA 18974-2958.

JUDGMENT AMOUNT: \$258,957.74.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MARLYN  
D. PHILLIPS, MARLYN D. PHILLIPS, AS  
TRUSTEE FOR PHILLIPS TRUST.**

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

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DOCKET #2017-02802

ALL THAT CERTAIN lot or pieces of ground  
with the buildings and improvements thereon  
erected. **WARMINSTER TOWNSHIP.**

TAX PARCEL #49-011-125.

PROPERTY ADDRESS: 335 Henry Avenue,  
Warminster, PA 18974.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **DAVID  
A. ACHUFF, SR. AND UNITED STATES  
OF AMERICA, DEPARTMENT OF THE  
TREASURY—INTERNAL REVENUE  
SERVICE.**

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

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DOCKET #2017-03407

Bank of America, N.A. Successor by Merger  
to BAC Home Loans Servicing, LP fka  
Countrywide Home Loans Servicing, LP v.  
Jennifer M. Clerihan owner(s) of property  
situate in the **WARMINSTER TOWNSHIP**,

BUCKS County, Pennsylvania, being 214  
Saratoga CT a/k/a, 214 Saratoga CT Unit  
#214, Warminster, PA 18974-2091.

TAX PARCEL #49-009-214.

PROPERTY ADDRESS: 214 Saratoga CT  
a/k/a, 214 Saratoga CT Unit #214, Warminster,  
PA 18974-2091.

JUDGMENT AMOUNT: \$127,452.78.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JENNIFER  
M. CLERIHAN.**

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

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**WARRINGTON TOWNSHIP**

DOCKET #2016-07378

Wells Fargo Bank, N.A. as Trustee for  
Harborview Mortgage Loan Trust 2006-10  
v. Eric Gebhardt a/k/a Eric M. Gebhardt,  
Maria Rita Ianieri-Gebhardt a/k/a Maria Rita  
I. Gebhardt owner(s) of property situate in  
the **WARRINGTON TOWNSHIP**, BUCKS  
County, Pennsylvania, being 100 Fiddle Leaf  
Lane Unit 101 a/k/a, 100 Fiddleleaf Lane Unit  
101, Warrington, PA 18976-3045.

TAX PARCEL #50-027-048-09A.

PROPERTY ADDRESS: 100 Fiddle Leaf  
Lane Unit 101 a/k/a, 100 Fiddleleaf Lane Unit  
101, Warrington, PA 18976-3045.

JUDGMENT AMOUNT: \$225,463.88.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **ERIC  
GEBHARDT a/k/a ERIC M. GEBHARDT,  
MARIA RITA IANIERI-GEHARDT a/k/a  
MARIA RITA I. GEBHARDT.**

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

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DOCKET #2017-00338

ALL that certain parcel of land lying and  
being situate in the **TOWNSHIP OF  
WARRINGTON**, County of Bucks, and  
Commonwealth of Pennsylvania, known  
and numbered as 721 Neshaminy Avenue,  
Warrington, PA 18976.

TAX PARCEL #50-036-042.

PROPERTY ADDRESS: 721 Neshaminy  
Avenue, Warrington, PA 18976.

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH MELVIN, RITA MELVIN.**

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

DOCKET #2017-03275

Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association v. Barbara Achuff, in Her Capacity as Executrix and Devisee of The Estate of Barbara A. Radick, Joseph Radick, III, in His Capacity as Devisee of the Estate of Barbara A. Radick, Michael Radick, in His Capacity as Devisee of The Estate of Barbara A. Radick, Danielle Watts, in Her Capacity as Devisee of The Estate of Barbara A. Radick, Eric Radick, in His Capacity as Devisee of The Estate of Barbara A. Radick owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 2206 Palomino Drive, Warrington, PA 18976-2135.

TAX PARCEL #50-025-049.

PROPERTY ADDRESS: 2206 Palomino Drive, Warrington, PA 18976-2135.

JUDGMENT AMOUNT: \$226,049.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BARBARA ACHUFF, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF BARBARA A. RADICK, JOSEPH RADICK, III, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF BARBARA A. RADICK, MICHAEL RADICK, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF BARBARA A. RADICK, DANIELLE WATTS, IN**

**HER CAPACITY AS DEVISEE OF THE ESTATE OF BARBARA A. RADICK, ERIC RADICK, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF BARBARA A. RADICK.**

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

**WEST ROCKHILL TOWNSHIP**

DOCKET #2014-02968

ALL THAT CERTAIN tract of land located in the **TOWNSHIP OF WEST ROCKHILL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #52-010-117-001.

PROPERTY ADDRESS: 25 West Branch Road, Sellersville, PA 18960.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARK A. SCHEETZ, MONICA R. SCHEETZ.**

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

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

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

Oct. 19, 26; Nov. 2

No place to go between hearings?  
Need a place to sit back, relax and unwind?  
The BCBA has a club room *exclusively* for its members!

## Change of Name

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2017-05989

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 **SAVANNA L. TAFROW** to **SAVANNA L. TURNER**.

The Court has fixed the 27<sup>th</sup> day of November, 2017 at 9:30 a.m. in Courtroom No. 460, Bucks County Justice Center, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Oct. 19

## 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.

**Kratworth Media LTD** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Ernest R. Closser, III**, Solicitor  
Curtin & Heefner LLP  
1040 Stony Hill Road  
Suite 150  
Yardley, PA 19067

Oct. 19

**NocitoWorks HV, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Oct. 19

## Classified Ad

FAMILY LAW ATTORNEY  
Cooley & Handy, a prominent Bucks County family and domestic relations law firm

is seeking an attorney looking to establish a career and build a practice in family law in a supportive and collegial environment. The ideal candidate will have 2-4 years of family law or courtroom experience (e.g. an assistant district attorney). However we will consider training the right person. We will also consider experienced family law attorneys looking to join a supportive law firm. Interested candidates should submit a resume or CV with a cover letter expressing why they are the right person for this position. Please e-mail resume or CV to [khandy@cooleyhandy.com](mailto:khandy@cooleyhandy.com).

Oct. 19, 26; Nov. 2, 9

## Corporate Dissolution

NOTICE IS HEREBY GIVEN to all creditors and claimants of **ABX GLOBAL, INC.** a Pennsylvania business corporation, (the "Corporation") that the shareholders have approved a proposal that the Corporation dissolve voluntarily and that its Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988.

**Antheil, Maslow & MacMinn, LLP**,  
Solicitors

131 W. State St.

P.O. Box 50

Doylestown, PA 18901

Oct. 19

## 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

**BECHTER, DORIS MAE**, dec'd.

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

Executrix: **SANDRA A. DUNSTAN**, 20 Hollyhock Lane, Levittown, PA 19055.

**BENSON, GREGORY J.,** dec'd.

Late of Perkasio, Bucks County, PA.

Administratrix: **LYNNE A. O'NEILL-BENSON** c/o Grim, Biehn & Thatcher, 104 S. Sixth St., P.O. Box 215, Perkasio, PA 18944-0215.

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

**BENUSSI, MARIE** a/k/a **MARIE A. BENUSSI**, dec'd.

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

Executrix: **MARY FRAN BENUSSI** a/k/a **MARY FRANCES BENUSSI** c/o Larry Scott Auerbach, Esq., 1000 Easton Rd., Abington, PA 19001.

Attorney: **LARRY SCOTT AUERBACH**, 1000 Easton Rd., Abington, PA 19001.

**CEASER, AMELIA**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Co-Executrices: **MARY ELLEN THOMAS** a/k/a **MARY ELLEN K. THOMAS** and **CELESTE MARANO WARNER** c/o Jeanne M. Sninski, Esq., #119 Neshaminy Plaza I, 3070 Bristol Pike, Bensalem, PA 19020.

Attorney: **JEANNE M. SNINSKI**, #119 Neshaminy Plaza I, 3070 Bristol Pike, Bensalem, PA 19020.

**CLARK, WILLIAM F.** a/k/a **WILLIAM F. CLARK, SR.**, dec'd.

Late of Holland, Bucks County, PA.

Executrix: **KELLI A. CLARK**, 550 Newport Circle E., Langhorne, PA 19053.

**CONLEY, ANN** a/k/a **ANN E. CONLEY**, dec'd.

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

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

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

**COOPER, JUDITH D.** a/k/a **JUDITH COOPER**, dec'd.

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

Executor: **DONALD COOPER**, 919 Laurens Ln., Warwick, PA 18974.

**DENTON, DOROTHY M.** a/k/a **DOROTHY MILDRED DENTON**, dec'd.

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

Administrator: **EDWARD MIKULASKO, JR.** c/o Michael D. Raisman, Esq., 174 Middletown Blvd., Ste. 300, Langhorne, PA 19047.

Attorney: **MICHAEL D. RAISMAN**, Karen Ann Ulmer, P.C., 174 Middletown Blvd., Ste. 300, Langhorne, PA 19047.

**GIRADI, ANTHONY J.** a/k/a **ANTHONY GIRADI**, dec'd.

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

Executrix: **GINA GIRADI** c/o Joseph J. Witiw, Esq., 1140-B York Rd., Warminster, PA 18974-2072.

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

**GOLLMER, RICHARD** a/k/a **RICHARD BENJAMIN GOLLMER** and **RICHARD B. GOLLMER**, dec'd.

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

Executor: **CHRISTOPHER A. GOLLMER** c/o Samuel G. Forte, Esq., 9225 Frankford Ave., Philadelphia, PA 19114.

Attorney: **SAMUEL G. FORTE**, Law Offices of Samuel G. Forte, 9225 Frankford Ave., Philadelphia, PA 19114.

**GRANDIN, BRETT M.**, dec'd.

Late of Richboro, Bucks County, PA.

Administratrix: **MARISA M. GRANDIN**, 482 Golden Gate Drive, Richboro, PA 18954.

Attorney: **ROBERT P. AVOLIO**, Avolio & Hanlon, P.C., 3150 Brunswick Pike, Suite 120, Lawrenceville, NJ 08648.

**HUMPHRIES, FRANK G.**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executrix: **SHARON F. SCHOEN**, 211 West County Line Rd., Huntingdon Valley, PA 19006.

**JANASKI, JUDYTH W.**, dec'd.

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

Executors: **JEFFREY M. JANASKI** and **CLARENCE E. JANASKI, JR.** c/o Maureen L. Anderson, Esq., 1260 Bustleton Pike, Feasterville, PA 19053.

Attorney: **MAUREEN L. ANDERSON**,  
Gummer Elder Law, 1260 Bustleton Pike,  
Feasterville, PA 19053.

**JARRETT, EDWARD T., SR.** a/k/a  
**EDWARD T. JARRETT** and **E.**  
**JARRETT**, dec'd.

Late of Warrington Township, Bucks  
County, PA.

Executrix: **REBECCA A. KIEFER**, 916  
Elbow Lane, Warrington, PA 18976.

**KAUSCH, REBECCA E.**, dec'd.

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

Executrix: **KIMBERLY A.**  
**VANDERGRIFF** c/o Stuckert and Yates,  
Two North State St., Newtown, PA 18940.  
Attorney: **DONNA J. WENGIEL**,  
Stuckert and Yates, Two North State  
Street, Newtown, PA 18940.

**PALMER, ETHEL M.**, dec'd.

Late of Langhorne, Bucks County, PA.

Executor: **RICHARD J. PALMER**, 756  
Hedges Ln., Wayne, PA 19087.

**ROBERT, CHRISTOPHER D.** a/k/a  
**CHRISTOPHER DANIEL ROBERT**,  
dec'd.

Late of New Hope, Bucks County, PA.

Co-Executors: **STEVEN M. SEGAL**,  
107 East Court Street, Doylestown, PA  
18901 and **CLAUDE ROBERT**, 1808  
Morris Circle, Southampton, PA 18966.

Attorney: **DAVID R. BLACK**, Black &  
Associates, P.C., 320 W. Front St., Media,  
PA 19063.

**ROMER, JOHN M., JR.**, dec'd.

Late of Bristol Township, Bucks County,  
PA.

Executor: **JEREMY ROMER**, 749  
Keystone Street, Croydon, PA 19021.

**STOTZ, JAMES JOHN** a/k/a **JAMES J.**  
**STOTZ**, dec'd.

Late of Point Pleasant, Plumstead, Bucks  
County, PA.

Executor: **MARION E. STOTZ**, P.O.  
Box 143, Point Pleasant, PA 18950-0143.

**TROPEA, DEANNA** a/k/a **DEANNA**  
**TREMER**, dec'd.

Late of Quakertown, Bucks County, PA.

Executrix: **SHANA PERRY**, 501 Allis  
Ranch Road, Sedalia, CO 80135.

**VALENTINE, NORMAN J.** a/k/a **NORMAN**  
**J. VALENTINE, SR.**, dec'd.

Late of West Rockhill Township, Bucks  
County, PA.

Executor: **NORMAN J. VALENTINE**,  
**JR.** c/o Ronald R. Bolig, Esquire, 5  
Temple Avenue, Sellersville, PA 18960.

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

### *Second Publication*

**ANDERSON, RUTH**, dec'd.

Late of Bensalem Township, Bucks  
County, PA.

Executrix: **MAUREEN McSHERRY**,  
4789 Cypress Avenue, Trevose, PA  
19053.

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

**BINDIG, JEANNE**, dec'd.

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

Executrix: **SUSAN F. BINDIG**, 24 Eden  
Roc, New Hope, PA 18938.

Attorney: **PATRICIA U. HERST**,  
Goldstein & Herst, 601 Ewing St., Ste.  
B-9, Princeton, NJ 08540.

**BUSS, JENNIE M.**, dec'd.

Late of Bedminster Township, Bucks  
County, PA.

Executrix: **KAREN RUEGAMER** a/k/a  
**KAREN A. RUEGAMER** c/o Jay C.  
Glickman, Esquire, Rubin, Glickman,  
Steinberg & Gifford, 2605 N. Broad Street,  
P.O. Box 1277, Lansdale, PA 19446.

Attorney: **JAY C. GLICKMAN**, Rubin,  
Glickman, Steinberg & Gifford, 2605 N.  
Broad Street, P.O. Box 1277, Lansdale,  
PA 19446.

**CAMPBELL, JANE R.** a/k/a **JANE RUE**  
**CAMPBELL** and **JANE RUE**, dec'd.

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

Executor: **JOSEPH DANIEL**  
**CAMPBELL** c/o Stephanie A. Henrick,  
Esq., 40 E. Airy St., P.O. Box 671,  
Norristown, PA 19404-0671.

Attorney: **STEPHANIE A. HENRICK**,  
High Swartz, LLP, 40 E. Airy St., P.O.  
Box 671, Norristown, PA 19404-0671.

**DeMATTO, ANNA S.** a/k/a **ANN S.**  
**DeMATTO**, dec'd.

Late of Levittown, Bucks County, PA.

Executors: **ALEXANDRA D. PEZZILLO**, 223 E. Winchester Ave., Langhorne, PA 19047 **THEODORE B. DeMATTO**, 56 Hanover Ct., Langhorne, PA 19047.

**DRISCOLL, ANNE S.** a/k/a **ANNE SHREINER**, dec'd.

Late of North Wales, Montgomery Township, Bucks County, PA.

Administratrix: **MARIA D. HAERING**, 304 Metsger Way, Chalfont, PA 18914.

Attorney: **ROBERT J. OPALKA**.

**DUVALL, TARA** a/k/a **TARA HUTCHINS**, dec'd.

Late of Levittown, Bucks County, PA.

Administratrix: **KATHRYN HUTCHINS**, 19 Stonybrook Dr., Levittown, PA 19055.

**ENGELSMAN, KIM McKINNEY** a/k/a **KIM ENGELSMAN**, dec'd.

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

Executor: **ROBERTSON C. ENGELSMAN**, 57 St. Paul's Place, Apt. 3D, Brooklyn, NY 11226.

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

**EVEREST, ROBERT V.**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **FIRST NATIONAL BANK & TRUST COMPANY OF NEWTOWN** c/o Curtin & Heefner LLP, 1040 Stony Hill Road, Suite 150, P.O. Box 217, Yardley, PA 19067.

Attorney: **FRANCIS X. STECKLAIR**, Curtin & Heefner LLP, 1040 Stony Hill Road, Suite 150, P.O. Box 217, Yardley, PA 19067.

**GLENN, DOROTHY C.**, dec'd.

Late of Bensalem Twp., Bucks County, PA.

Executrix: **JANICE C. CURTIN**, 1574 Bud Ln., Yardley, PA 19067.

**GRAVER, GRACE ANNA** a/k/a **GRACE A. GRAVER**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Co-Executors: **KENNETH B. GRAVER**, 508 Country Pointe Circle, Perkasio, PA 18944 and **RICHARD A. GRAVER**, 1795 Freier Road, Quakertown, PA 18951.

Attorney: **JEFFREY BAXTER**, HighPoint Law Offices, P.C., 200 Highpoint Drive, Suite 211, Chalfont, PA 18914.

**HAMMOND, INGRID L.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **JONATHAN A. HAMMOND, JR.** 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.

**HARTMAN, SUSAN H.** a/k/a **SUSAN HARTMAN**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **ROBERT J. HARTMAN, JR.**, 6262 Neshaminy Valley Dr., Bensalem, PA 19020.

**HELD, GEORGE F.** a/k/a **GEORGE FRANCIS HELD**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **ROBERT E. HELD**, 389 Lincoln Ave., Doylestown, PA 18901.

**KONOPKA, ELIZABETH** a/k/a **BETTY KONOPKA**, dec'd.

Late of Yardley, Bucks County, PA.

Administratrix: **LINDA BINDER**, 26 Kovach Court, West Orange, NJ 07052.

**KRAYER, ELSA S.** a/k/a **ELSA KRAYER**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **ROBERT W. KRAYER** c/o Fisher Broyles, LLP, 25 S. Main Street, #163, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**.

**LOVETT, GEORGE B.** a/k/a **GEORGE BREWER LOVETT**, dec'd.

Late of Ottsville, Bucks County, PA.

Executrices: **MARY ANN KULP** and **KELSEY CARNEY** c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.

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

**MASON, JANET M.**, dec'd.

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

Administrator: **EDRIC R. MASON, JR.** c/o Samuel C. Totaro, Jr., Esq., 2005 S. Easton Rd., Ste. 100, Doylestown, PA 18901.



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

**MORITZ, JEANINE**, dec'd.

Late of Levittown/Middletown, Bucks  
County, PA.

Administratrix: **MADELINE MORITZ**,  
95 Doe Run Dr., Holland, PA 18966.

**MURRAY, GLENN E.**, dec'd.

Late of Feasterville Trevose Township,  
Bucks County, PA.

Administratrix: **LAUREN MURRAY-  
LEMON**, 4741 Lucier Ct., Apt. 8, Winter  
Park, FL 32792.

Attorneys: **LAW OFFICES OF  
MATTHEW S. FEINMAN**, 1800  
Murray Ave., Suite 8238, Pittsburgh, PA  
15217.

**PHILLIPS, EMMA** a/k/a **EMMA B.  
PHILLIPS**, dec'd.

Late of Bristol Township, Bucks County,  
PA.

Executrix: **CAROL LYNN YOUNG** c/o  
Curtin & Heefner LLP, 1040 Stony Hill  
Road, Suite 150, P.O. Box 217, Yardley,  
PA 19067.

Attorney: **FRANCIS X. STECKLAIR**,  
Curtin & Heefner LLP, 1040 Stony Hill  
Road, Suite 150, P.O. Box 217, Yardley,  
PA 19067.

**QUINN, MARY F.** a/k/a **MARY FLORENCE  
QUINN**, dec'd.

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

Executor: **JAMES B. QUINN** c/o Gerald  
J. McConeghy, Esq., P.O. Box 616,  
Dresher, PA 19025.

Attorney: **GERALD J. McCONEGHY**,  
P.O. Box 616, Dresher, PA 19025.

**SMITH, LAUREN V.** a/k/a **LAUREN  
VERREE SMITH**, dec'd.

Late of Warminster, Bucks County, PA.

Administratrix: **JANE V. SMITH**, 1900  
Mulberry Lane, Warrington, PA 18976.

**SOKOLOWSKI, LEONA C.**, dec'd.

Late of Falls Township, Bucks County,  
PA.

Co-Executrices: **DIANNE  
SOKOLOWSKI**, 337 Thornridge Drive,  
Levittown, PA 19054 and **LINDA WINT**,  
117 Hidden Forest Court, Fairless Hills,  
PA 19030.

**VATTIMO, WANDA S.**, dec'd.

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

Executor: **PETER L. VATTIMO, JR.** c/o  
William L. Antheil, III, Esq., 131 W. State  
St., P.O. Box 50, Doylestown, PA 18901.

Attorney: **WILLIAM L. ANTHEIL, III**,  
Antheil Maslow & MacMinn, LLP, 131  
W. State St., P.O. Box 50, Doylestown,  
PA 18901.

*Third and Final Publication*

**BAHR, EWALD H.**, dec'd.

Late of Hulmeville Borough, Bucks  
County, PA.

Executrix: **KRISTINA BAHR**, 417  
Washington Avenue, Hulmeville, PA  
19047.

Attorney: **THOMAS J. PROFY, IV**, 680  
Middletown Boulevard, Langhorne, PA  
19047.

**BERGEMAN, RUTH H.**, dec'd.

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

Executor: **GEORGE E. BERGEMAN**  
c/o Kathleen V. Yurchak, Esquire,  
Steinbacher, Goodall & Yurchak, 328 S.  
Atherton Street, State College, PA 16801.  
Attorney: **KATHLEEN V. YURCHAK**,  
Steinbacher, Goodall & Yurchak, 328 S.  
Atherton Street, State College, PA 16801.

**BRADY, WILLIAM J. II** a/k/a **WILLIAM  
J. BRADY JR.** and **WILLIAM JAMES  
BRADY, JR.**, dec'd.

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

Executor: **WILLIAM J. BRADY, III**,  
217 Dickens Dr., Delran, NJ 08075.

**BUNDA, RAYMOND PAUL**, dec'd.

Late of Morrisville, Bucks County, PA.

Administratrix: **THERESA LAWLER**, 1  
Empress Lane, Lawrenceville, NJ 08648.  
Attorney: **THOMAS J. PROFY, IV**, 680  
Middletown Boulevard, Langhorne, PA  
19047.

**BUTTERWORTH, LUCY G.**, dec'd.

Late of Bristol Township, Bucks County,  
PA.

Executors: **MICHAEL S. GRAY**, 952  
Carlin Dr., Southampton, PA 18966 and  
**JAMES E. GRAY, JR.**, 7 Thymebrook  
Dr., Reading, PA 19606.

**BUZBY, CALVIN** a/k/a **CALVIN COOLIDGE BUZBY**, dec'd.

Late of Morrisville Borough, Bucks County, PA.

Executrix: **JILL ANDERSON**, 350 Hillside Ave., Morrisville, PA 19067.

**CARANGO, SEAN GABRIEL**, dec'd.

Late of Levittown/Middletown Township, Bucks County, PA.

Administrator: **THOMAS CARANGO**, 11 Forsythia Way, Levittown, PA 19056.

**CICHOCKI, STELLA M.** a/k/a **STELLA CICHOCKI**, dec'd.

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

Executrix: **JOANN BLYLER** c/o Renata T. Pabisz, Esq., 2410 Bristol Rd., Bensalem, PA 19020.

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

**DAVIS, BONNIE** a/k/a **BONNIE BOCK**, dec'd.

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

Executrix: **DONNA SCHILLING**, 51 Sandybrook Drive, Langhorne, PA 19047.

**DEITRICK, BERNARD E.** a/k/a **BERNIE**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **JEFFREY B. DEITRICK**, 94 Redwood Dr., Richboro, PA 18954.

**EISELE, PAUL S.** a/k/a **PAUL EISELE**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **ANNA MARIE EISELE**, 941 Marshall Drive, Warminster, PA 18974.

**FLEGAL, ELIZABETH G.** a/k/a **ELIZABETH MALINOWSKI**, dec'd.

Late of Churchville, Northampton, Bucks County, PA.

Executor: **ROBERT J. MALINOWSKI**, 260 Magnolia Dr., Churchville, PA 18966.

**GIAMBELLUCA, JOSEPH C.**, dec'd.

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

Executor: **THOMAS H. GIAMBELLUCA**, 336 Elderberry Drive, Levittown, PA 19054.

**GREENHALGH, GEORGE H., JR.**, dec'd.

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

Executrix: **SANDRA E. FARABEE** c/o Leonard L. Shober, Esq., 308 N. Main St., Ste. 400, Chalfont, PA 18914.

Attorney: **LEONARD L. SHOBER**, Shober & Rock, P.C., 308 N. Main St., Ste. 400, Chalfont, PA 18914.

**HIBBS, SOPHIE**, dec'd.

Late of Newtown, Bucks County, PA.

Executor: **RALPH L. HIBBS, JR.**, 27 Harrowgate Drive, Cherry Hill, NJ 08003.

**KATZ, ALBERT L., JR.**, dec'd.

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

Executrix: **SUSAN J. KATZ** c/o Susan G. Collings, Esq., One Logan Square, Ste. 2000, Philadelphia, PA 19103-6996.

Attorney: **SUSAN G. COLLINGS**, Drinker Biddle & Reath LLP, One Logan Square, Ste. 2000, Philadelphia, PA 19103-6996.

**KOLB, KEMP** a/k/a **KEMP BENNETT KOLB**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **BENNETT LEE KOLB** c/o Joseph H. Wagner, Esquire, 332 North Main Street, Doylestown, PA 18901.

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

**McGEEVER, ELIZABETH S.**, dec'd.

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

Executor: **JOHN F. McGEEVER, III** c/o Thomas M. Guinan, Esq., 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

Attorney: **THOMAS M. GUINAN**, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

**McMATH, BARRIE GEORGE** a/k/a **BARRIE G. McMATH**, dec'd.

Late of Springfield Township, Springtown, Bucks County, PA.

Executrix: **MARGARET BOND McMATH** a/k/a **MARGARET B. McMATH**, 3030 Cooks Creek Rd., P.O. Box 567, Springtown, PA 18081.

Attorney: **JUDITH A. HARRIS**, Norris, McLaughlin & Marcus, P.A., 515 W. Hamilton St., Suite 502, Allentown, PA 18101.

**MURRAY, ROSEMARIE S.**, dec'd.

Late of Richlandtown Borough, Bucks County, PA.

Executor: **RICHARD M. MURRAY, JR.**, Box 413, Forest Grove, PA 18922.

**PALMER, SANDRA ALICE, dec'd.**

Late of Dublin, Bucks County, PA.

Executrix: **KRISTL L. WIERNICKI**,  
2121 Carol Lane, East Norriton, PA  
19401.

**PETERSON, CALVIN, JR., dec'd.**

Late of Haycock Township, Bucks  
County, PA.

Executrix: **KENYA KARNGA**, 1262  
Oak Lane, Quakertown, PA 18951.

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

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

Executor: **BRIAN P. QUINN** c/o James  
W. Pearson, Jr., Esq., 230 S. Broad St.,  
Ste. 900, Philadelphia, PA 19102.

Attorney: **JAMES W. PEARSON, JR.**,  
230 S. Broad St., Ste. 900, Philadelphia,  
PA 19102.

**REHRIG, DAVID E., dec'd.**

Late of Riegelsville Borough, Bucks  
County, PA.

Executrix: **BRYNNE TORRES**.

Attorney: **MARY ANN SNELL**, 4510  
Bath Pike, Suite 201, Bethlehem, PA  
18017.

**SCHMIDLE, JAMES W. a/k/a JIM, dec'd.**

Late of Bristol Township, Bucks County,  
PA.

Administratrix: **PRISCILLA D.**  
**SCHMIDLE**, 523 Nel Dr., Fairless Hills,  
PA 19030.

**SCHROEDER, ERVIN W. a/k/a ERVIN  
WILLIAM SCHROEDER, dec'd.**

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

Executrix: **NANCY SCHNEIDER**, 763  
Old Lincoln Highway, Langhorne, PA  
19047.

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

**SERDENIS, HELEN A., dec'd.**

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

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

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

**SERVENTI, EILEEN T., dec'd.**

Late of Bensalem, Bucks County, PA.

Executrix: **JOANNE KUTALEK** c/o  
William E. Scott, Esquire, 312 Oxford  
Valley Road, Fairless Hills, PA 19030.

Attorney: **WILLIAM E. SCOTT**,  
Jackson, Cook, Caracappa & Scott, 312  
Oxford Valley Road, Fairless Hills, PA  
19030.

**SILVER, RACHEL A. a/k/a RACHEL ANN  
SILVER, dec'd.**

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

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

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

**STATKUS, FRANCIS J., dec'd.**

Late of Lower Makefield Township,  
Bucks County, PA.

Executor: **JONATHAN DALIN** a/k/a  
**FATHER JONATHAN DALIN** c/o  
William E. Scott, Esquire, 312 Oxford  
Valley Road, Fairless Hills, PA 19030.

Attorney: **WILLIAM E. SCOTT**,  
Jackson, Cook, Caracappa & Scott, 312  
Oxford Valley Road, Fairless Hills, PA  
19030.

**STOKER, FRANCIS E. a/k/a FRANCIS  
ELMER STOKER, dec'd.**

Late of Bensalem Township, Bucks  
County, PA.

Executor: **FRANCIS P. STOKER**  
**CIVITELLO**, 866 Edge Hill Road,  
Glenside, PA 19038.

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

**TELLER, IRVING, dec'd.**

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

Executor: **GARY B. FREEDMAN** a/k/a  
**GARY BRUCE FREEDMAN**, 7909  
Bustleton Ave., Philadelphia, PA 19152.  
Attorney: **GARY B. FREEDMAN**,  
Freedman & Grinshpun, PC, 7909  
Bustleton Ave., Philadelphia, PA 19152.

**WADE, ELIZABETH M., dec'd.**

Late of Southampton, Bucks County, PA.

Executrix: **JUDITH A. HIGGENS**, 708  
Violet Road, Warminster, PA 18974.

## 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:

**Art As Social Inquiry** with its principal place of business 75 Creek Road, Chalfont, PA 18914.

The name and address of the person/entity owning or interested in said business are Theresa Browngold, 75 Creek Road, Chalfont, PA 18914.

The certificate will be filed on or after August 2, 2017.

Oct. 19

**C.M. Hutchinson Ink** with its principal place of business 518 Pleasant Run Place, Perkasio, PA 18944.

The name and address of the person/entity owning or interested in said business are Corinne Hutchinson, 518 Pleasant Run Place, Perkasio, PA 18944.

The certificate will be filed on or after August 2, 2017.

Oct. 19

**Michael J Perate & Co. Painting** with its principal place of business 1852 Inverness Dr., Yardley, PA 19067.

The name and address of the person/entity owning or interested in said business are Michael J Perate, 1852 Inverness Dr., Yardley, PA 19067.

The certificate will be filed on or after August 2, 2017.

Oct. 19

## Miscellaneous

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
DOCKET NO. 2017-03761

**KIMBERLEY KONCZYK**

v.

**JOHN T. NOLAN**

**TO: Defendant, John T. Nolan,  
last known address 1302 Gibson Road,  
Bensalem, PA 19020**

TAKE NOTICE THAT Plaintiff filed a Complaint in Civil Action in the Court of Common Pleas, Bucks County, PA docketed 2017-03761, averring Defendant operated his motor vehicle in a negligent manner on December 10, 2015 and as a result, Plaintiff sustained injuries, financial, and economical losses. Plaintiff demands judgment against John T. Nolan in an amount in excess of \$50,000.00.

**NOTICE YOU HAVE BEEN SUED IN COURT.**

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

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

Bucks County Lawyer Referral Service

135 E. State St.

P.O. Box 300

Doylestown, PA 18901

(888) 991-9922

**Randy H. Kaplan**, Esquire

Attorney for Plaintiff

610 Old York Rd.

Suite 200

Jenkintown, PA 19046

(215) 576-8870

Oct. 19

IN THE COURT OF COMMON  
PLEAS OF THE 39TH JUDICIAL  
DISTRICT OF PENNSYLVANIA—  
FRANKLIN COUNTY BRANCH  
ORPHANS' COURT DIVISION  
NO. 8-ADOPT-2017

NOTICE 23 Pa. C.S.A. §2513(b)

**In Re: Adoption of L. H. a Minor Under  
the Age of 14 Years, by Matthew V.  
Schmidt and Rebecca K. Schmidt**

**TO: Kenneth Daniel Armstrong**

A petition has been filed asking the Court to involuntarily terminate your parental rights and put an end to all rights you have to your child, L.H., a minor male Caucasian born on February 15, 2007, in Sellersville, Bucks County, Pennsylvania. The Court has set a hearing to consider ending your rights to your child. The hearing will be held in the Franklin County Courthouse, Chambersburg, Franklin County, Pennsylvania, on the 27th day of November, 2017, at 9:00 o'clock a.m., prevailing time, in the assigned Courtroom No. 2 of the Franklin County Courthouse, 157 Lincoln Way East, Chambersburg, Franklin County, PA 17202. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child, and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and the Court may end your rights to your child without you being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer and desire to have one appointed, apply at the office set forth below and one shall be appointed for you.

Franklin County Court Administrator

Franklin County Courthouse

157 Lincoln Way East

3rd Floor

Chambersburg, PA 17201

(717) 261-3848

The Court of Common Pleas of Franklin County is required by law to comply with the Americans With Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact the Office of the Court Administrator. All arrangements must be made at least 72 hours prior to a hearing or business before the Court. You must attend the scheduled hearing.

**Joseph A. Macaluso, Esquire**

Supreme Court I.D. No. 38262

Attorney for Petitioners

P.O. Box 83

Orrstown, PA 17244

(717) 532-4832

Oct. 19

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

NO: 2017-02708

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

**HSBC Bank USA, National Association as Trustee for Opteum Mortgage Acceptance Corporation, Asset-Backed Pass-Through Certificates, Series 2005-5, Plaintiff**  
vs.

**Ashley Enyedy, Known Heir of Edward Enyedy, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Edward Enyedy, deceased, Defendant(s)**

NOTICE OF SHERIFF'S  
SALE OF REAL PROPERTY

**TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Edward Enyedy, deceased, Defendant(s), whose last known address is 1835 Durham Road, Langhorne, PA 19047.**

Your house (real estate) at: 1835 Durham Road, Langhorne, PA 19047, 22-039-038, is scheduled to be sold at Sheriff's Sale on January 12, 2018, at 11:00AM, at Office of the Sheriff, Bucks County Admin Bldg., Community Rm., 1<sup>st</sup> Fl., Doylestown, PA 18901, to enforce the court judgment of \$135,943.18, obtained by HSBC Bank USA, National Association as Trustee for Opteum Mortgage Acceptance Corporation, Asset-Backed Pass-Through Certificates, Series 2005-5 (the mortgagee) against you. —NOTICE OF OWNER'S RIGHTS— YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE—To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to HSBC Bank USA, National Association as Trustee for Opteum Mortgage Acceptance Corporation, Asset-Backed Pass-Through Certificates, Series 2005-5, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys' fees due. To find out how much you must pay, you may call :(610)278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may

also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610)278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 215.348.6138. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Bucks County Lawyer Referral Service

135 E. State St.

P.O. Box 300

Doylestown, PA 18901

888.991.9922

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

**Christopher A. DeNardo**

**Kristen Little**

**Kevin S. Frankel**

**Samantha Gable**

**Daniel T. Lutz**

**Leslie J. Rase**

**Alison H. Tulio**

**Katherine M. Wolf**

Shapiro & DeNardo, LLC

Attys. for Plaintiff

3600 Horizon Dr.

Ste. 150

King of Prussia, PA 19406

610.278.6800

Oct. 19

## Trust Notice

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

### *Second Publication*

**RONALD R. STREEPER** REVOCABLE TRUST DATED NOVEMBER 2, 1995 AND AMENDED JUNE 10, 2015.

**RONALD R. STREEPER** a/k/a

**RONALD R. STREEPER, SR.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Settlor: **RONALD R. STREEPER** a/k/a

**RONALD R. STREEPER, SR.**

Trustee: **GENINE A. ZIEGLER**, 2223

Bleu Yacht Lane, Union, KY 41091.



**Termination of Civil Cases**  
**NOTICE OF PROPOSED TERMINATION OF COURT CASES**

The Court intends to terminate the cases listed below without further notice because the docket shows no activity in the case for at least two years.

You may stop the court from terminating the case by filing a Statement of Intention to Proceed. The Statement of Intention to Proceed should be filed with the Prothonotary of the Court, Patricia L. Bachtle, at the Bucks County Courthouse, 55 East Court Street, Doylestown, Pa. 18901 within 60 days of the date of this publication.

IF YOU FAIL TO FILE THE REQUIRED STATEMENT OF INTENTION TO PROCEED, THE CASE WILL BE TERMINATED.

BY THE COURT:  
 Patricia L. Bachtle  
 Prothonotary of the Court

**Explanatory Comment**

This notice is published in accordance with Bucks County Administrative Order No. 29. The Required Statement of Intention to Proceed shall be in the following form:  
 (Caption)

Statement of Intention to Proceed

To The Court:

\_\_\_\_\_ intends to proceed with the above captioned matter.

Date: \_\_\_\_\_

Attorney for \_\_\_\_\_

**A FILING FEE OF \$9.25 PAYABLE TO THE PROTHONOTARY MUST ACCOMPANY THE STATEMENT OF INTENTION TO PROCEED.**

CaseNumber	Class	Plaintiff	Defendant
2005-00239	Assumpsit	MONTANYA, PAMELA, et al	AAA MID ATLANTIC INSURANCE COMPANY
2006-01083	Assumpsit	G&S PROFESSIONAL SERVICES INC	PROCYK, EUGENIA, et al
2006-03373	Assumpsit	KENT, A MARILYN	VINCERZAIRRA, JOHN MR, et al
2006-11499	Trespass	LAWRENCE, MARY	BLOUNT, ANTOINE, et al
2012-09566	Assumpsit	MCKENNA, KATHLEEN	INDIAN VALLEY ANIMAL HOSPITAL, et al
2015-01122	Assumpsit	DENMIKHAR LLC	EMMONS, AMANDA R
2015-02313		GDM LEASING INC	HARRISON, TESSIE J, et al
2015-02822		TRI STATE INSULATION	WELLS, MICHAEL TA, et al
2015-04627		PORTFOLIO RECOVERY ASSOCIATES LLC	DZIEWA, JOHN A
2015-04721		MILESTONE BANK	HPD COMMUNICATIONS INC
2015-04764		DECOURSEY, SHINERA, et al	ANDERSON, DONALD
2015-04818		CASTOR MATERIALS INC	KAZARNOWICZ, JOE
2015-04887		RABEA, JAMES E, et al	DURHAM MANOR LLC, et al
2015-05550		MORRISVILLE BOROUGH OF	METRO SPA, et al
2015-05565		DISCOVER BANK	KOLE, JENNAVEVE AKA, et al
2015-05612		FUNDING METRICS LLC	RHEMA USA INC DBA, et al
2015-05672		FORD MOTOR CREDIT COMPANY	EXCEL DRYWALL INC
2015-06235		IRIZARRY, BENJAMIN, et al	KRISS, BENJAMIN, et al

Oct. 19