

Sheriff's Sale*Third and Final Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, November 8, 2019 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1st Floor, located at 55 E. Court Street, in the Borough of Doylestown, Bucks County, PA, the following real estate to wit:

BEDMINSTER TOWNSHIP

DOCKET #2018-03800

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

TAX PARCEL #01-025-006.

PROPERTY ADDRESS: 300 Kennard Road, Perkasio, PA 18944.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PAUL MacKENZIE, MONICA MacKENZIE.**

REBECCA A. SOLARZ, Esquire

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

BENSALEM TOWNSHIP

DOCKET #2011-00311

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 2291 Finley Avenue, Bensalem, PA 19020, Parcel No: 2-61-82.

TAX PARCEL #2-61-82.

PROPERTY ADDRESS: 2291 Finley Avenue, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **LARRY D. SCHULTZ, JOANN M. SCHULTZ.**

CRISTINA LYNN CONNOR, Esquire

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

DOCKET #2019-02246

All that certain lot or parcel of land, Situate in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of

Pennsylvania, shown as part of Lot #33 on a plan made by Robert F. Mueller, Professional Engineer of Levittown, PA, made Feb. 17, 1976 and recorded in Bucks County Plan Book 144 page 1.

TAX PARCEL #02-019-131.

PROPERTY ADDRESS: 4723 Sunrise Avenue, Bensalem Township, Bucks County, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ADAM MUELLER, THERESA WALSH.**

WILLIAM J. LEVANT, Esquire

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

BRISTOL BOROUGH

DOCKET #2015-07438

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

TAX PARCEL #04-023-062.

PROPERTY ADDRESS: 430 Lafayette Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **YARITZA MALDONADO.**

MICHAEL McKEEVER, Esquire

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

DOCKET #2018-05027

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

TAX PARCEL #04-025-027.

PROPERTY ADDRESS: 724 Wood Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAWN WEIMAR.**

MICHAEL T. McKEEVER, Esquire

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

BRISTOL TOWNSHIP

DOCKET #2015-07244

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

TAX PARCEL #05-043-088.
 PROPERTY ADDRESS: 307 OAKTREE
 DRIVE, LEVITTOWN, PA 19055.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **ALFONZO
 LUNA.**
POWERS KIRN, LLC
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2017-06859

Amerihome Mortgage Company, LLC
 v. Alison A. Merlin, Stephen J. Mulzet
 owner(s) of property situate in the **BRISTOL
 TOWNSHIP**, BUCKS County, Pennsylvania,
 being 48 Jewel Lane, Levittown, PA 19055.
 TAX PARCEL #05-071-200.
 PROPERTY ADDRESS: 48 Jewel Lane,
 Levittown, PA 19055.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **ALISON A.
 MERLIN, STEPHEN J. MULZET.**
PETER WAPNER, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2018-04245

BRISTOL TOWNSHIP, County of Bucks
 and State of Pennsylvania.
 BEGINNING at the point of intersection of the
 Northwesterly side of Miller Avenue (35 feet
 Wide) and the Southwesterly side of Cedar
 Avenue (50 feet wide); thence extending from
 said point of beginning along the said side of
 Miller Avenue, South 69 degrees, 17 minutes
 West, 128.70 feet to a point, a corner of Lot
 1, Section L on said Plan; thence extending
 along the same and along Lot 3, Section L on
 said Plan, North 20 degrees 43 minutes West,
 50 feet to a point, a corner of Lot 6, Section L
 on said Plan; thence extending along the same
 North 69 degrees 17 minutes East 129.96 feet
 to a point on the Southwesterly side of Cedar
 Avenue, aforesaid; thence extending along the
 same South 19 degrees, 26 minutes East, 50
 feet to the first mentioned point and place of
 beginning.
 BEING Lots 2 and 4, Section L, on said Plan.
 BEING COUNTY PARCEL NUMBER: 5-11-
 196.
 BRISTOL TOWNSHIP, County of Bucks and
 State of Pennsylvania.
 BEGINNING at a point on the Southwesterly
 side of Cedar Avenue (50 feet wide), a corner

of Lot 4 on said Plan; thence extending from
 said point of beginning along said Lot 4,
 South 69 degrees 17 minutes West, 129.96
 feet to a point, a corner of Lot 5, Section L
 on said Plan; thence extending along the
 same and along Lot 7, Section L on said Plan,
 North 20 degrees 43 minutes West 50 feet to
 a point, a corner; of Lot 10, Section L on said
 Plan, thence extending along the same North
 69 degrees 17 minutes East, 131.22 feet to
 a point on the Southwesterly side of Cedar
 Avenue, aforesaid; thence extending along
 the same South 19 degrees 26 minutes East
 50 feet to the first mentioned point and place
 of beginning.
 BEING Lots 6 and 8, Section L, on said Plan.
 BEING COUNTY PARCEL NUMBER: 5-11-
 196-1.
 TAX PARCEL #5-11-196 and 5-11-196-1.
 PROPERTY ADDRESS: 926 CEDAR
 AVENUE, CROYDON, PA 19021.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING AND LOT ATTACHED WITH
 ABOVE GROUND POOL.
 SOLD AS THE PROPERTY OF: **JOHN D.
 PIROLLO, DANA B. PIROLLO.**
FAITH BONES, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2018-04786

Wells Fargo Bank, N.A. v. Ryan A. Eble
 owner(s) of property situate in the **BRISTOL
 TOWNSHIP**, BUCKS County, Pennsylvania,
 being 121 Walnut Avenue, Croydon, PA
 19021-5440.
 TAX PARCEL #05-008-091.
 PROPERTY ADDRESS: 121 Walnut Avenue,
 Croydon, PA 19021-5440.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **RYAN A.
 EBLE.**
**PHELAN HALLINAN DIAMOND &
 JONES, LLP**
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2018-04788

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, and State of Pennsylvania.
 TAX PARCEL #05-075-024.
 PROPERTY ADDRESS: 32 JONQUIL
 LANE, LEVITTOWN, PA 19055.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **LINDA BROWN, BRADLEY S. BROWN a/k/a BRADLEY BROWN, THE UNITED STATES OF AMERICA.**

POWERS KIRN, LLC

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

DOCKET #2018-04869

Loandepot. Com, LLC v. Wayne Mieluch owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 26 Kindle Lane, Levittown, PA 19055-2409.

TAX PARCEL #05-075-183.

PROPERTY ADDRESS: 26 Kindle Lane, Levittown, PA 19055-2409.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **WAYNE MIELUCH.**

PHELAN HALLINAN DIAMOND & JONES LLP

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

DOCKET #2018-06209

The land referred to is situated in the City of Levittown, **BRISTOL TOWNSHIP**, County of Bucks, State of Pennsylvania.

TAX PARCEL #05-076-077.

PROPERTY ADDRESS: 193 Kenwood Drive South, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **JENNELL J. BOTERO a/k/a JENNELL BOTERO.**

JENNIFER D. GOULD, Esquire

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

DOCKET #2018-06618

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

TAX PARCEL #05-037-078.

PROPERTY ADDRESS: 6 Whitewood Drive, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL A. HAGGENBOTTOM, PHYLLIS L. HAGGENBOTTOM.**

EDWARD J. McKEE, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-00893

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

TAX PARCEL #05-038-078.

PROPERTY ADDRESS: 270 Golden Ridge Drive, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NICHOLAS J. PENTONY.**

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2019-02512

Wells Fargo Bank, N.A. s/b/m to Wells Fargo Bank Southwest N.A. f/k/a Wachovia Mortgage, F.S.B. f/k/a World Savings Bank, F.S.B. v. Donald L. Jones, Craig L. Jones, Cynthia M. Jones owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 64 Crimson King Lane, Levittown, PA 19055-1636.

TAX PARCEL #05-050-106.

PROPERTY ADDRESS: 64 Crimson King Lane, Levittown, PA 19055-1636.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **DONALD L. JONES, CRAIG L. JONES, CYNTHIA M. JONES.**

PHELAN HALLINAN DIAMOND & JONES LLP

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

DOCKET #2019-03796

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

TAX PARCEL #05-008-092.

PROPERTY ADDRESS: 115 Walnut Avenue, Croydon a/k/a Bristol Township, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GEORGE J. ANDERSON a/k/a GEORGE ANDERSON.**

MATTHEW K. FISSEL, Esquire

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

DOCKET #2019-04600

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for Tbw Mortgage-Backed Trust 2007-1, Mortgage-Backed Pass-Through Certificates, Series 2007-1 v. Michele C. Williams owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 32 Starlight Lane, Levittown, PA 19055-2215. TAX PARCEL #05-080-026. PROPERTY ADDRESS: 32 Starlight Lane, Levittown, PA 19055-2215. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **MICHELE C. WILLIAMS**. **PHELAN HALLINAN DIAMOND & JONES, LLP**
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

BUCKINGHAM TOWNSHIP

DOCKET #2015-08233

ALL THAT CERTAIN lot of land located in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #06-010-061. PROPERTY ADDRESS: 4366 Doylestown Pike, Doylestown, PA 18902. IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **KRISTIN F. KITCHURA, JOSEPH M. KITCHURA, MATTHEW K. FISSEL**, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-07500

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP OF BUCKINGHAM**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #06-052-116. PROPERTY ADDRESS: 4267 Arbor Lane, Doylestown, PA 18902. IMPROVEMENTS: RESIDENTIAL REAL ESTATE. SOLD AS THE PROPERTY OF: **MELISSA A. SESERKO, MICHAEL S. SESERKO, ANDREW J. MARLEY**, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-00028

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 3697 Robin Road, Furlong, PA 18925, Parcel No: 06-008-076-016. TAX PARCEL #06-008-076-016. PROPERTY ADDRESS: 3697 Robin Road, Furlong, PA 18925. IMPROVEMENTS: SINGLE FAMILY DWELLING. SOLD AS THE PROPERTY OF: **TIFFANY G. SCHAIBLE a/k/a TIFFANY SCHAIBLE a/k/a TIFFANY GAYE SCHAIBLE, DARRELL SCHAIBLE a/k/a DARRELL S. SCHAIBLE, CRISTINA L. CONNOR**, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

FALLS TOWNSHIP

DOCKET #2016-01794

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 402 Musket Drive, Morrisville, PA 19067, Parcel No: 13-030-401. TAX PARCEL #13-030-401. PROPERTY ADDRESS: 402 Musket Drive, Morrisville, PA 19067. IMPROVEMENTS: SINGLE FAMILY DWELLING. SOLD AS THE PROPERTY OF: **GRACE ANN TRINIAN a/k/a GRACE A. TRINIAN, JOSEPH G. TRINIAN a/k/a JOSEPH G. TRINIAN, JR.** **CRISTINA L. CONNOR**, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-07034

ALL THAT CERTAIN lot or piece of ground situate in **FALLS TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania. TAX PARCEL #13-030-166. PROPERTY ADDRESS: 129 Winding Way f/k/a 129 Allendale Drive, Morrisville, PA 19067. IMPROVEMENTS: SINGLE FAMILY DWELLING. SOLD AS THE PROPERTY OF: **ANDREW KAMPF a/k/a ANDREW WILLIAM KAMPF, JOANNA KAMPF a/k/a**

JOANNA M. KAMPF, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE.

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

DOCKET #2017-07654

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

TAX PARCEL #13-022-082.

PROPERTY ADDRESS: 80 BUTTONWOOD LANE, LEVITTOWN, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL J. HOWELL, JR. a/k/a MICHAEL JAMES HOWELL, JR. a/k/a MICHAEL HOWELL, ELIZABETH M. HOWELL a/k/a ELIZABETH M. EAVERS a/k/a ELIZABETH MARIE EAVERS.**

MATTHEW J. McDONNELL, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-00468

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

TAX PARCEL #13-045-031.

PROPERTY ADDRESS: 9020 Second Street, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

MICHAEL T. McKEEVER, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-01850

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 18 Newberry Lane, Levittown, PA 19054, Parcel No: 13-042-294.

TAX PARCEL #13-042-294.

PROPERTY ADDRESS: 18 Newberry Lane, Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS H. KELLY.**

CRISTINA L. CONNOR, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-06608

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

TAX PARCEL #13-034-020.

PROPERTY ADDRESS: 503 Curtis Drive, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANNA SUCHOCKA, JANUSZ CHWASTOWICZ. ROGER FAY**, Esquire

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

DOCKET #2018-07213

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE **TOWNSHIP OF FALLS**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 228 DEVON ROAD, FAIRLESS HILLS, PA 19030. BOOK 2027, PAGE 635, PARCEL NUMBER 13-006-059.

TAX PARCEL #13-006-059.

PROPERTY ADDRESS: 228 DEVON ROAD, FAIRLESS HILLS, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KIMBERLY LAKE a/k/a KIMBERLY A. LAKE, HARRY LAKE a/k/a HARRY L. LAKE, III, THE UNITED STATES OF AMERICA. MICHELLE PIERRO**, Esquire

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

DOCKET #2019-00392

All that certain piece or parcel or Tract of land situate in Levittown in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, and being known as 58 Village Lane, Levittown, Pennsylvania 19054.

TAX PARCEL #13-019-397.

PROPERTY ADDRESS: 58 Village Lane, Levittown, Pennsylvania 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOELLE STRICKLAND, DANIEL COSTELLO.**

JOSEPH I. FOLEY, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-03753

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 and Commonwealth of Pennsylvania, shown and designated as Lot #1234 on Subdivision Map of "Pinewood" Levittown, Section 9 filed in the Office of the recorder of Deeds of Bucks County, Pennsylvania on April 2, 1952 in Plan Book 4 page 46, as follows:

TAX PARCEL #13-025-268.

PROPERTY ADDRESS: 34 Pensive Lane, Levittown, PA 19054.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DEBORAH LEE SLIPP**.

KATHERINE M. WOLF, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2016-05510

Abs REO Trust B v. Lawrence W. Kramer, Laurieann M. Kramer a/k/a Laurie Ann M. Kramer owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 860 Green Ridge Circle, Langhorne, PA 19053.

TAX PARCEL #21-025-330.

PROPERTY ADDRESS: 860 Green Ridge Circle, Langhorne, PA 19053.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LAWRENCE W. KRAMER, LAURIEANN M. KRAMER a/k/a LAURIE ANN M. KRAMER**.

PHELAN HALLINAN DIAMOND & JONES, LLP

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

MIDDLETOWN TOWNSHIP

DOCKET #2015-08564

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

TAX PARCEL #22-072-017.

PROPERTY ADDRESS: 110 Green Valley Road, Langhorne, PA 19047.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH W. THOMPSON**.

MICHAEL McKEEVER, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-08181

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. James J. Erb a/k/a James Erb, Jerry F. Coleman owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 124 Twin Oak Drive, Levittown, PA 19056-1560.

TAX PARCEL #22-052-021.

PROPERTY ADDRESS: 124 Twin Oak Drive, Levittown, PA 19056-1560.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES J. ERB a/k/a JAMES ERB, JERRY F. COLEMAN**.

PHELAN HALLINAN DIAMOND & JONES, LLP

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

DOCKET #2018-04453

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

TAX PARCEL #22-020-044.

PROPERTY ADDRESS: 925 Hulmeville Road, Langhorne, PA 19047.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KRISTIN STEPHANIE GALANTE a/k/a KRISTIN S. GALANTE**.

MICHAEL T. McKEEVER, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-01145

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

described according to a "Subdivision Map of Twin Oaks, Levittown," Section No. 82. made by C.A. Monroe, Professional Engineer and Land Surveyor, dated May 1955, and recorded October 5, 1955, in the office of the Recording of Deeds, in and for the County of Bucks, at Doylestown, Pennsylvania, in Plan Book No. 10 page 28, as follows, to wit:

TAX PARCEL #22-052-024.

PROPERTY ADDRESS: 51 Tulip Tree Road, Levittown, PA 19056.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOANNE HAMAN HOY, KNOWN HEIR OF ANNA MAE K. HAMAN, DECEASED; WILLIAM HAMAN, KNOWN HEIR OF ANNA MAE K. HAMAN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANNA MAE K. HAMAN, DECEASED.**

KATHERINE M. WOLF, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-01342

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

TAX PARCEL #22-019-072.

PROPERTY ADDRESS: 835 Eastbrook Avenue, Langhorne, PA 19047.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **COLLEEN DeMARIA AS ADMINISTRATRIX OF THE ESTATE OF JOHN FENTON, DECEASED.**

MICHAEL T. McKEEVER, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-01773

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 522 Valley View Road, Langhorne, PA 19047, Parcel No: 22-028-085.

TAX PARCEL #22-028-085

PROPERTY ADDRESS: 522 Valley View Road, Langhorne, PA 19047.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JOANNE M. TRUJILLO.**

CRISTINA L. CONNOR, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-03274

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, Commonwealth of Pennsylvania, shown and designated as lot 9045-J on subdivision map of Highland Park, Levittown, Section 78 filed in the Office of the Recorder of Deeds of Bucks County Pennsylvania on June 21, 1954 in plan book 10 page 11.

TAX PARCEL #22-050-164.

PROPERTY ADDRESS: 1 Heartwood Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRIAN A. GROEGER, WENDY GROEGER.**

MARTHA E. VON ROSENSTIEL, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-04167

Wells Fargo Bank, N.A. v. Mark Anthony Griffin a/k/a Mark Griffin, Melissa Ann Griffin a/k/a Melissa Griffin owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 163 South Hawthorne Avenue, Langhorne, PA 19047-2628.

TAX PARCEL #22-013-167.

PROPERTY ADDRESS: 163 South Hawthorne Avenue, Langhorne, PA 19047-2628.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARK ANTHONY GRIFFIN a/k/a MARK GRIFFIN, MELISSA ANN GRIFFIN a/k/a MELISSA GRIFFIN.**

PHELAN HALLINAN DIAMOND & JONES, LLP

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

MORRISVILLE BOROUGH

DOCKET #2015-08846

Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP v. Ana R. Davila a/k/a Ana Davila owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 312 Osborne Avenue, Morrisville, PA 19067.
 TAX PARCEL #24-004-575.
 PROPERTY ADDRESS: 312 Osborne Avenue, Morrisville, PA 19067.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **ANA R. DAVILA a/k/a ANA DAVILA**,
PETER WAPNER, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2018-04193

Lakeview Loan Servicing, LLC v. Dustin Burghardt owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 343 Prospect Avenue, Morrisville, PA 19067-2223.
 TAX PARCEL #24-004-570.
 PROPERTY ADDRESS: 343 Prospect Avenue, Morrisville, PA 19067-2223.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **DUSTIN BURGHARDT**,
PETER WAPNER, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

NEW BRITAIN TOWNSHIP

DOCKET #2019-04475

Ditech Financial LLC v. Richard D. Helm a/k/a Richard Helm, Dianna C. Helm owner(s) of property situate in the **NEW BRITAIN TOWNSHIP**, BUCKS County, Pennsylvania, being 5 Brookdale Drive, Doylestown, PA 18901-5073.
 TAX PARCEL #26-023-005.
 PROPERTY ADDRESS: 5 Brookdale Drive, Doylestown, PA 18901-5073.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **RICHARD D. HELM a/k/a RICHARD HELM, DIANNA C. HELM**.

PHELAN HALLINAN DIAMOND & JONES, LLP

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

NORTHAMPTON TOWNSHIP

DOCKET #2018-06673

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE **TOWNSHIP OF NORTHAMPTON**, BUCKS COUNTY, PENNSYLVANIA:
 TAX PARCEL #31-067-368-720-00B.
 PROPERTY ADDRESS: 1408 CLARK CT., HOLLAND, PA 18966.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **JANET D. FELICIONI**,
ROBERT FLACCO, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2019-01963

ALL THAT CERTAIN lot of land located in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #31-042-125.
 PROPERTY ADDRESS: 752 Holland Road, Holland, PA 18966.
 IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **BRENT C. CROMWELL, MICHELE C. CROMWELL, MICHAEL T. McKEEVER**, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2019-03275

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF NORTHAMPTON**, Bucks County, Pennsylvania, and being known as 228 Hilltop Drive, Churchville, Pennsylvania 18966.
 TAX PARCEL #31-015-012-035.
 PROPERTY ADDRESS: 228 Hilltop Drive, Churchville, Pennsylvania 18966.
 IMPROVEMENTS: RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **DEBORAH SAVAGE**,
CHELSEA A. NIXON, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2019-04012

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

TAX PARCEL #31-047-098.

PROPERTY ADDRESS: 93 Vanderveer Avenue, Southampton f/k/a Northampton a/k/a Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **MICHAEL SWEENEY** a/k/a **MICHAEL P. SWEENEY** a/k/a **MICHAEL P. SWEENEY, JR.**, **TINA M. SWEENEY**.

EDWARD J. McKEE, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-04081

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

TAX PARCEL #31-026-001.

PROPERTY ADDRESS: 8 Buck Road, Holland, PA 18966.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GIOVANNI FAIA**.

NORA C. VIGGIANO, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

PLUMSTEAD TOWNSHIP

DOCKET #2019-01364

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

TAX PARCEL #34-032-002.

PROPERTY ADDRESS: 6036 GERMAN ROAD, PIPERSVILLE, PA 18947.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DARIO C. TORRES** a/k/a **DARIO TORRES**.

ROBERT FLACCO, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-04202

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements

thereon erected, Situate in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a recent Survey and Plan dated August 4, 1948 as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, PA, as follows:

TAX PARCEL #34-010-007.

PROPERTY ADDRESS: 4853 West Swamp Road, Doylestown, PA 18901.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STACEY A. STAUDENMEIER**, **JOSEPH F. STAUDENMEIER**, **BARBARA MILLER**.

KATHERINE M. WOLF, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2019-02507

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

TAX PARCEL #36-025-064.

PROPERTY ADDRESS: 23 Mimosa Court, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DOLLY FREED**, **BRIAN MERRILL FREED, JR.**

MICHAEL T. McKEEVER, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-02809

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

TAX PARCEL #36-22-94.

PROPERTY ADDRESS: 1148 Red Barn Lane, Quakertown, Pennsylvania 18951.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRIAN T. BONEKEMPER**, **MARGARET A. HOFFMAN BONEKEMPER**, **UNITED STATES OF AMERICA**.

ROBERT P. DADAY, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

SELLERSVILLE BOROUGH

DOCKET #2019-03815

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **BOROUGH OF SELLERSVILLE**, Bucks County, and Commonwealth of Pennsylvania, known as 160 S. Main Street, bounded and described as follows, to wit:

TAX PARCEL #39-008-007.

PROPERTY ADDRESS: 160 S. Main Street, Sellersville.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

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

KELLY L. EBERLE, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

SOLEBURY TOWNSHIP

DOCKET #2019-00477

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE **TOWNSHIP OF SOLEBURY**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 6054 HONEY HOLLOW ROAD, DOYLESTOWN, PA 18902. DEED BOOK VOLUME 1621, PAGE 627, PARCEL NUMBER 41-8-13-3.

TAX PARCEL #41-8-13-3.

PROPERTY ADDRESS: 6054 HONEY HOLLOW ROAD, DOYLESTOWN, PA 18902.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HARRY A. DEBARI, NANCY K. HOM, UNITED STATES OF AMERICA**.

KEVIN J. CUMMINGS, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

TINICUM TOWNSHIP

DOCKET #2018-00407

ALL THAT CERTAIN lot or tract of land situate in the **TOWNSHIP OF TINICUM**, County of Bucks and State of Pennsylvania.

TAX PARCEL #44-007-059.

PROPERTY ADDRESS: 178 Upper Tinicum Church Road, Tinicum Township, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VIRGINIA E. OLSEN**.

ROBERT P. DADAY, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-03970

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **TOWNSHIP OF TINICUM**, Bucks County, and Commonwealth of Pennsylvania, known as 313 Headquarters Road, bounded and described as follows, to wit:

TAX PARCEL #44-015-013-012.

PROPERTY ADDRESS: 313 HEADQUARTERS ROAD, TINICUM, PA 18920.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **ALL UNKNOWN HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, BENEFICIARIES AND SUCCESSORS OF GLORIA LYNN GREENING, DECEASED**.

KELLY L. EBERLE, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

TRUMBAUERSVILLE BOROUGH

DOCKET #2018-05428

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

TAX PARCEL #45-2-33.

PROPERTY ADDRESS: 209 North Main Street, Trumbauersville, PA 18970.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ANTHONY J. HESS, SUSAN M. HESS**.

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

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2018-05434

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

TAX PARCEL #48-007-307.

PROPERTY ADDRESS: 322 Clair Road, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANNEMARIE C. GLASS**.

RICHARD M. SQUIRE, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-03754

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 1450 Donna Drive, South Hampton, PA 18966, Parcel No: 48-028-011-010.

TAX PARCEL #48-028-011-010.

PROPERTY ADDRESS: 1450 Donna Drive, South Hampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHARON L. CHATMAN, INDIVIDUALLY AND AS KNOWN HEIR OF DERRICK CHATMAN, DECEASED, DERRICK C.R. CHATMAN, INDIVIDUALLY AND AS KNOWN HEIR OF DERRICK CHATMAN, DECEASED.**

ROGER FAY, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2017-01281

ALL THAT CERTAIN TRACT or piece of land, Situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks, and Commonwealth of Pennsylvania, being the Western one half of Lot No. 10 Block No. 34, upon a certain Plan of Lots of the Philadelphia Motor Speedway Association recorded in the Office for the Recording of Deeds in and for the County of Bucks in Plan Book No. 1 at page 119 and more particularly bounded and described as follows, to wit:

TAX PARCEL #49-019-177.

PROPERTY ADDRESS: 386 Lemon Street, Warminster, PA 18974.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STEVEN ZOLK**.

KATHERINE M. WOLF, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2018-06495

ALL THAT CERTAIN lot or piece of ground situate in **WARMINSTER TOWNSHIP**, Bucks County, and described according to a certain Plan, thereof known as Final Plan, Twin Streams, made by Diamond Engineering, Co., Inc., dated Oct. 1, 1977 and last revised July 30, 1979 and recorded Aug. 17, 1979 in Plan Book 186 page 24.

Being more fully described in Deed dated July 24, 2006, and recorded on August 3, 2006, in the Bucks County Recorder of Deeds Office at Deed Book Volume 5050 at Page 439 and Instrument# 2006085893.

TAX PARCEL #49-048-057.

PROPERTY ADDRESS: 1285 Boyd Road, Warminster, PA 18974.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PATRICIA M. WILSON a/k/a PATRICIA WILSON**.

STEPHEN HLADIK, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-02342

U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-A6 v. Manuel Gamboa owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 246 Barbara Lane, Warminster, PA 18974-5258.

TAX PARCEL #49-026-004.

PROPERTY ADDRESS: 246 Barbara Lane, Warminster, PA 18974-5258.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MANUEL GAMBOA**.

PHELAN HALLINAN DIAMOND & JONES LLP

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

WARRINGTON TOWNSHIP

DOCKET #2017-03647

US Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee (Successor by Merger to Lasalle Bank National Association) As Trustee for Thornburg Mortgage Securities Trust 2005-2 v. Joseph N. Fix, Jacquelyn M. Fix owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 120 Coachlight Circle, Chalfont, PA 18914-4445.

TAX PARCEL #50-050-026.

PROPERTY ADDRESS: 120 Coachlight Circle, Chalfont, PA 18914-4445.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH N. FIX, JACQUELYN M. FIX.****PETER WAPNER**, EsquireMILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-01338

ALL THOSE FOUR CERTAIN lots of land, known and designated as Lots 157, 158, 159 and 160 on Plan known as Samuel Katz Subdivision recorded in the Office for the recording of Deeds in and for Bucks County in Plan Book 81, page 181, Situate in the **TOWNSHIP OF WARRINGTON**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #50-032-020.

PROPERTY ADDRESS: 2112 Elm Avenue, Warrington, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL J. SMITH, LORRAINE J. SMITH.****ROBERT P. DADAY**, EsquireMILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-03692

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

TAX PARCEL #50-036-169.

PROPERTY ADDRESS: 1717 Triumphe Way, Warrington, PA 18976.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BARBARA ROBINSON a/k/a BARBARA J. ROBINSON.****MICHAEL T. McKEEVER**, EsquireMILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-04292

ALL THAT CERTAIN lot of land located in the **WARRINGTON TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #50-009-019-001.

PROPERTY ADDRESS: 1372 Folly Road, Warrington, PA 18976.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANDREW G. OLSON, JR.****MICHAEL T. McKEEVER**, EsquireMILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA**WARWICK TOWNSHIP**

DOCKET #2017-00531

ALL THAT CERTAIN tract or piece of land situate in the **TOWNSHIP OF WARWICK**, County of Bucks, Pennsylvania, designated as Lots Numbered 3 and 4 on a certain Plan of Lots dated October 17, 1946 prepared by Stanley F. Moyer, Reg. Engineer and Land Surveyor of Souderton, Pennsylvania, bounded and described together as one lot or tract of land as follows:

TAX PARCEL #51-003-130 AND 51-003-130-001.

PROPERTY ADDRESS: 1851 Meetinghouse Road, Warminster, PA 18974, Township of Warwick.

IMPROVEMENTS: RESIDENTIAL/1002 RANCH AND 2101 VACANT RESIDENTIAL.

SOLD AS THE PROPERTY OF: **WILLEM VanBASTEN, CHRISTINE VanBASTEN.****RYAN A. GOWER**, EsquireMILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-07073

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements to be erected, situate in the **TOWNSHIP OF WARWICK**, County of Bucks, Commonwealth of Pennsylvania being Lot 29 on the revised Final Plan of Warwick Manor Section "B" made by Harris Henry and Potter, Inc. Registered Engineers and surveyors of

Doylestown, Pennsylvania on the twenty-first day of May A.D. 1959 and revised the fifth day of July A.D. 1960, which plan is recorded in the Office for the recording of Deeds in and for the County of Bucks at Doylestown, Pennsylvania, in Plan Book No. 20 Page 26 and described as follows, to wit:

TAX PARCEL #51-008-016.

PROPERTY ADDRESS: 1310 Highwoods Drive, Jamison, PA 18929.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:
LAWRENCE W. STIEBER a/k/a LARRY W. STIEBER, EXECUTOR OF THE ESTATE OF LADISLAUS R. STIEBER.

KATHERINE M. WOLF, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

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

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

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

Oct. 17, 24, 31

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2019-04957

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 **EMB, OGB, VCB** to **TURNBULL**.

The Court has fixed the 14 day of November, 2019 at 1:00 p.m. in Courtroom No. 310, Bucks County Justice Center at 100 North Main St., 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. 31

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2018-03371

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 **SCARLETT KARRMANN** to **SCARLETT MORTON**.

The Court has fixed the 14th day of November, 2019 at 1:00 p.m. in Courtroom No. 310, 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. 31

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2019-06607

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 **SANTIAMARIE DOLORETTA LORIA** to **SANTIAMARIE DOLORETTA OWENS-LORIA** and **GIUSEPPE WILLIAM LORIA** to **GIUSEPPE WILLIAM OWENS-LORIA**.

The Court has fixed the 25 day of November, 2019 at 1:00 p.m. in Courtroom No. 340, 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. 31

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2019-04688

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 **AMALA RAJESH** to **AMALA RAJESH NAMBIAR**.

The Court has fixed the 22nd day of November, 2019 at 1:00 p.m. in Courtroom No. 440, Bucks County Justice Center at 100 N. Main St., 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. 31

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2019-04687

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 **ARJUN RAJESH** to **ARJUN RAJESH NAMBIAR**.

The Court has fixed the 22nd day of November, 2019 at 1:00 p.m. in Courtroom No. 440, Bucks County Justice Center at 100 N. Main St., 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. 31

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.

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

Robert J. Donaghy, Solicitor
301 South State Street
E-100
Newtown, PA 18940

Oct. 31

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

Oct. 31

Charter Application Limited Liability Company

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

Black Cat Financial Coaching LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

John S. Benson, Solicitor
Penglase & Benson, Inc.
18 North Main Street
Doylestown, PA 18901

Oct. 31

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

John S. Benson, Solicitor
Penglase & Benson, Inc.
18 North Main Street
Doylestown, PA 18901

Oct. 31

LEHIGH REAL ESTATE HOLDINGS, LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

H. Jeffrey Brahin, Solicitor
37 North Hamilton Street
Doylestown, PA 18901-3616

Oct. 31

SPCP Research Partners, LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

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

Oct. 31

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 **November 4, 2019**, in Courtroom 260 on the 2nd floor of the BUCKS COUNTY JUSTICE CENTER, 100 N. MAIN STREET, DOYLESTOWN, PA.

ANY PERSON who fails to present his/her claim or make objections in person or by attorney at the audit or confirmation of the account will be barred forever from so doing. Estate of **HERBERT M. HORTMAN**, Deceased – Paul J. Cohen, Administrator
Estate of **VERA BONGARTZ**, Deceased – Dino Spadaccini, Esquire, Administrator
Estate of **LAREN PITCAIRN**, Deceased – Pitcairn Trust Company, Executor
Estate of **FRANK J. DeCARO**, Deceased – Frances Varra, Executor
Estate of **ARLENE KUSHNER**, Principal – Jeffrey Kushner, Agent

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

Oct. 24, 31

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

AYZENBERG, YEFIM, dec'd.

Late of Bensalem, Bucks County, PA.
Administrator: **IGOR Y. AYZENBERG**,
17 Hunters Way, Newtown, PA 18940.

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

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

Executors: **JOHN BARRUZZA** a/k/a **JOHN A. BARRUZZA** c/o Elaine T. Yandrisevits, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901 and **ANTHONY BARRUZZA** a/k/a **ANTHONY J. BARRUZZA** a/k/a **ANTHONY JAMES BARRUZZA, JR.** c/o Erik P. Snyder, Esq., 121 Ivy Ln., King of Prussia, PA 19406.

Attorneys: **ELAINE T. YANDRISEVITS**, Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901 and **ERIK P. SNYDER**, Snyder Law Group, P.C., 121 Ivy Ln., King of Prussia, PA 19406.

BINGEL, MARGARET S., dec'd.

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

Executor: **GARY C. BINGEL** c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.

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

CRESSMAN, KENNETH F., dec'd.

Late of Quakertown Borough, Bucks County, PA.

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

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

DEY, FLORENCE C., dec'd.

Late of Buckingham Township, Bucks County, PA.

Administratrix: **THERESA C. RINKUS** c/o Jeremy Z. Mittman, Esquire, 593 Bethlehem Pike, Suite 10, Montgomeryville, PA 18936.

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

DUNLEAVY, DOROTHY J., dec'd.

Late of Fairless Hills, Bucks County, PA.

Executor: **ROBERT J. HALL**, 563 Norwood Road, Mount Laurel, NJ 08054.

ELLIS, HENRY G., dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **DEBORAH A. MITCHELL** 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.

ETKIN, SHIRLEY, dec'd.

Late of Warrington, Bucks County, PA.

Executor: **MARTIN A. HERMAN**, 6 E. Tomlin Rd., Box 66, Mickleton, NJ 08056.

FIGUEROA, NORMA I., dec'd.

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

Administratrix: **JESSICA LAZARO**, 176 Community Dr., Lansdale, PA 19446.

Attorney: **MARY E. PODLOGAR**, Montco Elder Law LLP, 608 W. Main St., Lansdale, PA 19446-2012.

GETZ, ESTHER R. a/k/a **ESTHER R. LANDES**, dec'd.

Late of Levittown, Bristol, Bucks County, PA.

Executor: **CHARLES R. GETZ**, 23 Ailanthus Lane, Levittown, PA 19055.

GROVER, EUNICE P., dec'd.

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

Executors: **DOUGLAS S. GROVER**, 18 Aldridge Rd., Chappaqua, NY 10514 and **ELIZABETH GROVER COOPER**, 144 Nutley St., Ashland, OR 97520.

Attorney: **CHARLES BENDER**, Fox Rothschild LLP, 2700 Kelly Rd., Ste. 300, Warrington, PA 18976.

GULAR, EMMA L., dec'd.

Late of Sellersville, Bucks County, PA.

Executor: **LAWRENCE E. GULAR**, 29 NE Shue String Lane, Schuylkill Haven, PA 17972.

HANSON, MARY T., dec'd.

Late of Newtown, Bucks County, PA.

Executor: **MARK D. HANSON**, 3265 Breckenridge Way, Riva, MD 21140.

HOY, BARBARA a/k/a **BARBARA A. HOY**, dec'd.

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

Executrix: **ROBIN HOY**, 4 Dickens Dr., Lawrenceville, NJ 08648.

Attorney: **KARIM P. HUSAIN**, P.O. Box 216, West Chester, PA 19381-0216.

KODER, NANCY J. a/k/a **NANCY JOY KODER**, dec'd.

Late of Richland Township, Bucks County, PA.

Executor: **JOHN T. CAMBURN, JR.** c/o Jay C. Glickman, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

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

KOELLNER, VERONICA M., dec'd.

Late of Middletown Twp., Bucks County, PA.

Co-Executors: **JEFFREY M. KOELLNER**, 1 Michelle Ct., Langhorne, PA 19047 and **VERONICA M. ALLIZZO**, 441 Lafayette Blvd., Brigantine, NJ 08203.

KOOKER, CHARLES H. a/k/a **CHUCK KOOKER**, dec'd.

Late of Warminster Twp., Bucks County, PA.

Executrix: **ELAINE ERTHAL**, 803 Roger Rd., Warminster, PA 18974.

LEHNEN, JULIA ANN a/k/a **JULIA A. LEHNEN**, dec'd.

Late of Fairless Hills, Bucks County, PA.

Executrix: **PEGGY R. LEHNEN**, 518 Crescent St., Pennel, PA 19047.

NAGLE, WILLIAM E. a/k/a **WILLIAM E. NAGLE, SR.**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executrix: **CYNTHIA A. SEGAL** c/o Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215. Attorney: **DIANNE C. MAGEE**, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

OKENQUIST, ROBERT D., dec'd.

Late of New Britain, Bucks County, PA.

Executrix: **CATHERINE M. OKENQUIST** a/k/a **CATHERINE M. CICCANTI**, 227 Creek Road, Doylestown, PA 18901.

Attorney: **W. MARSHALL PEARSON**, 311 Exton Commons, Exton, PA 19341.

PUENTE-LOUZON, MARIE C., dec'd.

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

Executrix: **GEORGINA M. PUENTE** c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.

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

PULSINELLI, FRANK a/k/a **FRANK B. PULSINELLI**, dec'd.

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

Executrices: **JILL RENEE GOLDBERG** and **PAMELA ANN WESTERMANN** a/k/a **PAMELA A. PULSINELLI** c/o Eric Ladley, Esq., 608 W. Main St., Lansdale, PA 19446-2012.

Attorney: **ERIC LADLEY**, Montco Elder Law LLP, 608 W. Main St., Lansdale, PA 19446-2012.

QUIER, KENNETH W., dec'd.

Late of Quakertown, Bucks County, PA.

Executor: **LeROY W. DIEHL** c/o Williams and Schildt, P.C., 1007 W. Broad Street, Quakertown, PA 18951.

Attorney: **JAMES M. SCHILDT**, Williams and Schildt, P.C., 1007 W. Broad Street, Quakertown, PA 18951.

SHIVERS, JAMES T., dec'd.

Late of Bristol Township, Bucks County, PA.

Administratrix: **CONSTANCE SHIVERS** c/o William F. Lucas, Esq., 2750 Trenton Road, Levittown, PA 19056.

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

STEIGER, KATHARINE a/k/a **KATHARINE H. STEIGER**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Co-Executors: **JEAN LEVERAGE** and **PAUL DIMMLER** a/k/a **PAUL F. DIMMLER**.

Attorney: **BRITTANY O. L. SMITH**, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

THOMSON, JOHN W., dec'd.

Late of Morrisville Borough, Bucks County, PA.

Executor: **ORMOND GRAEME THOMSON** 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.

WHITLOCK, JOHN GEORGE a/k/a **JOHN G. WHITLOCK**, dec'd.

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

Executor: **MARK ROBERT WHITLOCK** a/k/a **MARK R. WHITLOCK** a/k/a **MARK WHITLOCK** c/o Gary B. Freedman, Esq., 7909 Bustleton Ave., Philadelphia, PA 19152.

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

WILDE, ROBERT F., dec'd.

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

Executrix: **SHERRI A. SKUSE**, 254 Osborne Ave., Morrisville, PA 19067.

ZELADONIS, HELEN M. a/k/a **HELEN ZELADONIS**, dec'd.

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

Executor: **KENNETH ZELADONIS** c/o Morgan K. Gans, Esq., Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102.

Attorney: **MORGAN K. GANS**, Obermayer Rebmann Maxwell & Hoppel, LLP, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102.

*Second Publication***BAILEY, JACOB DAVID**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **LARRY G. BAILEY** c/o Denis W. Lancot, Esquire, 312 N. Oxford Valley Road, Fairless Hills, PA 19030.

Attorney: **DENIS W. LANCTOT**, Jackson, Cook, Caracappa & Scott, 312 N. Oxford Valley Road, Fairless Hills, PA 19030.

BROWN-CANNON, EILEEN a/k/a **EILEEN M. BROWN** a/k/a **EILEEN M. BROWN-CANNON** a/k/a **EILEEN BROWN CANNON** and **EILEEN M. BROWN CANNON**, dec'd.

Late of Falls Township, Bucks County, PA.

Executor: **BRUCE CHARLES BROWN** a/k/a **BRUCE C. BROWN** c/o Denis W. Lancot, Esquire, 312 N. Oxford Valley Road, Fairless Hills, PA 19030.

Attorney: **DENIS W. LANCOT**, Jackson, Cook, Caracappa & Scott, 312 N. Oxford Valley Road, Fairless Hills, PA 19030.

COOPER, LORRAINE B., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **DOROTHY JEAN COOPER**, 8 McKinley Ave., Yardley, PA 19067.

DeCANZIO, ANTHONY GENE, JR. a/k/a **ANTHONY G. DeCANZIO, JR.**, dec'd.
Late of Middletown Township, Bucks County, PA.

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

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

DENNING, ANTHONY McRORY EHRLACHER a/k/a **ANTHONY M. E. DENNING**, dec'd.

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

Administratrix: **MARIBETH T. EHRLACHER** c/o Gregory C. McCarthy, Esq., 87 N. Broad St., Doylestown, PA 18901.

Attorney: **GREGORY C. McCARTHY**, 87 N. Broad St., Doylestown, PA 18901.

DiFABIO, MARIO, dec'd.

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

Executrix: **DINA DiFABIO** c/o Guy F. Matthews, Esq., 300 W. State St., Ste. 300, Media, PA 19063.

Attorney: **GUY F. MATTHEWS**, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063.

DINSMORE, SARAH W. a/k/a **SARAH DINSMORE**, dec'd.

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

Executrix: **GRACE N. WELLS** c/o Charles Bender, Esq., Stone Manor

Corporate Center, 2700 Kelly Rd., Ste. 300, Warrington, PA 18976.

Attorney: **CHARLES BENDER**, Fox Rothschild LLP, Stone Manor Corporate Center, 2700 Kelly Rd., Ste. 300, Warrington, PA 18976.

DRAKELY, DOLORES M., dec'd.

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

Administratrix: **SUSAN HORTON** c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

Attorney: **HARRY METKA**, 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

DYKE, THOMAS W., dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **MARYELLEN VETTORI** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

FRANTZ, AUREL, dec'd.

Late of Langhorne, Middletown, Bucks County, PA.

Executors: **I. HART** and **L. COCHRAN**, P.O. Box 263, Langhorne, PA 19047.

FRENCH, RONALD J., dec'd.

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

Executrix: **MELISSA V. BOND**, 16 N. Franklin St., Ste. 300, P.O. Box 653, Doylestown, PA 18901.

Attorney: **MELISSA V. BOND**, Bond & McCullough, 16 N. Franklin St., Ste. 300, P.O. Box 653, Doylestown, PA 18901.

HARRIS, MATTHEW V., dec'd.

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

Administratrix: **SHERRY R. HARRIS**, 33 Jester Lane, Bristol, PA 19055.

Attorney: **SARAH C. BRUCIE**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

JOHN, JANINE B. a/k/a **JANINE BOEHM JOHN**, dec'd.

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

Executrix: **ASHLEY JANINE BAKER**
c/o Harry Metka, Esq., 4802 Neshaminy
Blvd., Ste. 9, Bensalem, PA 19020.

Attorney: **HARRY METKA**, 4802
Neshaminy Blvd., Ste. 9, Bensalem, PA
19020.

KAWAS, EMILY JUSTINE, dec'd.

Late of Buckingham Township, Bucks
County, PA.

Executrix: **SUSAN PAJER**, 248 Old
Dublin Pike, Doylestown, PA 18901.

KENT, FLORENCE C., dec'd.

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

Executrix: **KATHLEEN B. SHARPE**, 232
Monterey Drive, New Lenox, IL 60451.

Attorney: **ROBERT A. STEWART**.

KONSTANZER, NANCY A. a/k/a **NANCY
KONSTANZER**, dec'd.

Late of Bensalem Township, Bucks
County, PA.

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

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

LEWIS, ROSSIE, dec'd.

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

Executrix: **JUANITA LEWIS**, 28 Inland
Rd., Levittown, PA 19057.

MAGUIRE, JANE J., dec'd.

Late of Chester County, PA.

Executrix: **KATHLEEN SHARPE** c/o
Dumont & Watson, PC, 600 Alexander
Road, Suite 1-1, Princeton, NJ 08540.

Attorney: **ALEXANDER M. WATSON**,
600 Alexander Road, Suite 1-1, Princeton,
NJ 08540.

MARCHESANO, ELEANOR, dec'd.

Late of Falls Township, Bucks County,
PA.

Executor: **LAWRENCE MARCHESANO**,
JR., 6017 Falmont Drive, Morrisville, PA
19067.

McCORMACK, EDDIE E., dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

Executor: **ANDREW J. CORDES** 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.

McDONALD, CATHERINE T., dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **MICHAEL McDONALD**, 509
Goldenrod Court, Warrington, PA 18976.

McDOWELL, MARY a/k/a **MARY S.
McDOWELL**, dec'd.

Late of Doylestown Township, Bucks
County, PA.

Executrix: **MARY BETH McDOWELL**,
1335 Ferry Rd., Doylestown, PA 18901.

McLAUGHLIN, FRANCIS J., dec'd.

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

Executor: **FRANCIS G. McLAUGHLIN**
c/o James M. Martin, Esq., One
Neshaminy Interplex, Ste. 202, Trevoise,
PA 19053-6959.

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

MIETZ, NEIL H., dec'd.

Late of Lower Makefield, Bucks County,
PA.

Executrix: **LORRAINE MIETZ**, 3
Riverdale Rd., Yardley, PA 19067.

NAGELBERG, BELLA, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **ALAN NAGELBERG**, 2000
Village Way, Upper Chichester, PA 19061.

NEMES, IRMA, dec'd.

Late of Dublin Borough, Bucks County,
PA.

Executrix: **MAGDALEN WAINWRIGHT**
c/o Pratt, Brett & Luce, P.C., 68 East
Court Street, Doylestown, PA 18901.

Attorney: **BRENDEN E. BRETT**, 68
East Court Street, Doylestown, PA 18901.

OTTINGER, KENNETH J. a/k/a **KEN
OTTINGER**, dec'd.

Late of Churchville, Bucks County, PA.

Administrators: **FRANK OTTINGER**
and **JUDITH L. OTTINGER**, 79
Friesland Dr., Churchville, PA 18966.

PEIRCE, JUDITH ANNE a/k/a **JUDITH A.
PEIRCE**, dec'd.

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

Executor: **SCOTT R. PEIRCE** c/o Paul C. Heintz, Esq., Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101.

Attorney: **PAUL C. HEINTZ**, Obermayer, Rebmann, Maxwell & Hippel, LLP, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101.

POINTON, BARBARA A., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Co-Executors: **GEOFFREY L. POINTON**, 7905 Iceland Gull Street, Winter Garden, FL 34787 and **CATHERINE J. POINTON**, 5011 Farmland Road, Charlotte, NC 28226.

Attorney: **KEVIN A. POLLOCK**, The Pollock Firm LLC, 100 Federal City Road, Suite C-104, Lawrenceville, NJ 08648.

PRICE, GLADYS WESTON, dec'd.

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

Executor: **DWIGHT C. PRICE** c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.

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

RICHMOND, MIKIYA a/k/a MIKIYA ADRIENNE RICHMOND, dec'd.

Late of Perkasio, Bucks County, PA.

Administratrix: **FELICIA RODGERS** c/o Michael F. McCartin, Esq., Murray L. Greenfield & Assocs., 9636 Bustleton Avenue, Philadelphia, PA 19115.

Attorneys: **MURRAY L. GREENFIELD & ASSOCS.**, 9636 Bustleton Avenue, Philadelphia, PA 19115.

ROACH, JAMES ALTON, JR., dec'd.

Late of Warminster, Bucks County, PA.

Executor: **ADRIAN L. MEYER**, Esquire, 62 N. Church Street, Doylestown, PA 18901.

Attorney: **ADRIAN L. MEYER**, 62 N. Church Street, Doylestown, PA 18901.

RUSSELL, JASON DAVID, dec'd.

Late of Bristol Borough, Bucks County, PA.

Administratrix: **KAREN A. RUSSELL** c/o Joseph P. Caracappa, Esquire, 312 N.

Oxford Valley Road, Fairless Hills, PA 19030.

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

SANTANIELLO, JOSEPH V., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Administratrix: **JOANNE M. SANTANIELLO DOBIN**, 248 Crescenzi Ct., West Orange, NJ 07052.

Attorney: **MICHAEL F. FRISBIE**, Pritchard Law Offices, 590 Bethlehem Pike, Colmar, PA 18915.

SHEA, MICHAEL A., dec'd.

Late of Upper Black Eddy, Bridgeton Township, Bucks County, PA.

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

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

TETREAU, LINDA MARIE, dec'd.

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

Administrator: **JEFFREY J. TETREAU**, 36 Whitewood Dr., Levittown, PA 19057.

WILL, RICHARD J. a/k/a DICK WILL, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **ELIZABETH WILL NOBLE**, 132 Morgantown Road, Honey Brook, PA 19344.

ZAYON, CYNTHIA A. a/k/a CYNTHIA ANNE ZAYON, dec'd.

Late of Quakertown, Richland Twp., Bucks County, PA.

Executrix: **CHRISTINA HOPKINS**, 1841 Fox Run Terrace, Warrington, PA 18976.

Third and Final Publication

BUCK, WALTER H. a/k/a WALTER BUCK and WALTER HOWARD BUCK, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executors: **LINDA D. MARSTON** and **JAY P. BUCK** c/o Michelle M. Forsell,

Esq., Norris McLaughlin, P.A., 570 Main Street, Pennsburg, PA 18073.

Attorney: **MICHELLE M. FORSELL**, Norris McLaughlin, P.A., 570 Main Street, Pennsburg, PA 18073.

CAMPION, EVELYN M. a/k/a EVELYN MARGARET (NEE WAHNER) CAMPION, dec'd.

Late of Quakertown, Bucks County, PA.
Administrator: **THOMAS CAMPION**, 613 Sherrie Road, Philadelphia, PA 19115.

DIMOIA, MARGARET M. a/k/a MARGARET R. DIMOIA, dec'd.

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

Administratrix: **MARY E. KONEFSKY**, 908 Maple Avenue, Royersford, PA 19458.

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

FERENCNIK, HELEN E., dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **JOHN M. FERENCNIK**, 1631 Pennfield Drive, Thorofare, NJ 08086.

Attorney: **STEVEN T. PASSARELLA**, 128 Ganttown Road, Turnersville, NJ 08012.

FOGEL, HELEN L., dec'd.

Late of Richlandtown Township, Bucks County, PA.

Co-Executors: **LORETTA M. WRSCHKA**, **STEPHEN FOGEL, JR.** and **ANNE M. GREENAWALT** c/o Michelle M. Forsell, Esq., Norris McLaughlin, P.A., 570 Main Street, Pennsburg, PA 18073.

Attorney: **MICHELLE M. FORSELL**, Norris McLaughlin, P.A., 570 Main Street, Pennsburg, PA 18073.

FREY, ROBERT H., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **JORGE MOYANO**, 1604 Belvedere Blvd., Sinking Spring, MD 20902.

Attorney: **CHRISTOPHER M. SPERRING**, 920 Lenmar Drive, Blue Bell, PA 19422.

GRANTANO, JEANNE D., dec'd.

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

Administrator: **JAMES M. GRANTANO, JR.** c/o Karen M. Quinn, Esquire, 2 Canal's End Road, Suite 204A, Bristol, PA 19007.

Attorney: **KAREN M. QUINN**, 2 Canal's End Road, Suite 204A, Bristol, PA 19007.

LEIMKUHNER, MARY F. a/k/a MARY LEIMKUHNER, dec'd.

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

Executrix: **MARIE R. LEIMKUHNER DUFRESNE** c/o Nikolaos I. Tsouros, Esq., Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406.

Attorney: **NIKOLAOS I. TSOUROS**, Law Offices of Wendy F. Bleczinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406.

LOGUE, BARRY L. a/k/a BARRY LOGUE and BARRY LEE LOGUE, dec'd.

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

Administrator: **TIMOTHY LOGUE** c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

Attorney: **HARRY METKA**, 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

MARINO, JOHN M., dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **KATHY A. VORNDRAK**, 29 Grandview Drive, Warminster, PA 18974.

McCALLUM, HELEN JOAN a/k/a JOAN McCALLUM and H. JOAN McCALLUM, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **KAREN JONES** c/o Douglas G. Thomas, Esq., 104 North York Road, Hatboro, PA 19040.

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

OLSHO, ETHEL L. a/k/a ETHEL OLSHO, dec'd.

Late of Warminster Township, Bucks County, PA.

Executors: **KENNETH E. OLSHO** and **PETER E. OLSHO** c/o Paul L.

Feldman, Esquire, 820 Homestead Road, Jenkintown, PA 19046.

Attorney: **PAUL L. FELDMAN**, Feldman and Feldman, LLP, 820 Homestead Road, Jenkintown, PA 19046.

RODENBAUGH, KATHLEEN M. a/k/a **KATHY RODENBAUGH** a/k/a **KIT RODENBAUGH** a/k/a **KATHLEEN M. KEEGAN** and **KATHLEEN KEEGAN**, dec'd.

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

Administrator: **JAMES KEEGAN** c/o Holly Kellis Soffer, Esq., 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

Attorney: **HOLLY KELLIS SOFFER**, 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

RUEHLING, FREDERICK W. a/k/a **FREDERICK RUEHLING** a/k/a **FRED W. RUEHLING, JR.** and **FREDERIC RUEHLING**, dec'd.

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

Executrix: **MARIE KOVACH** 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.

TRIPP, GRACE, dec'd.

Late of the Township of West Rockhill, Bucks County, PA.

Executrix: **ROBIN A. CHINNICI** c/o John F. Walsh, Esq., 653 Skippack Pike, Ste. 317, P.O. Box 445, Blue Bell, PA 19422-0702.

Attorney: **JOHN F. WALSH**, 653 Skippack Pike, Ste. 317, P.O. Box 445, Blue Bell, PA 19422-0702.

WARTENBERG, SUSAN H., dec'd.

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

Executor: **JAMES H. WARTENBERG** a/k/a **JAMES WARTENBERG** c/o Rebecca Rosenberger Smolen, Esq., 1 Bala Plaza, Ste. 623, Bala Cynwyd, PA 19004.

Attorney: **REBECCA ROSENBERGER SMOLEN**, Bala Law Group, LLC, 1 Bala Plaza, Ste. 623, Bala Cynwyd, PA 19004.

Miscellaneous

COURT OF COMMON PLEAS

CIVIL DIVISION

BUCKS COUNTY

NO. 2019-04296

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

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

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Harry E. Killian, deceased and Harry F. Killian a/k/a Harry E. Killian, known Heir of Harry E. Killian, deceased George Mayberry, known Heir of Harry E. Killian, Deceased, DEFENDANTS

TO: **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Harry E. Killian, deceased, 1211 Magnolia Avenue, Croydon, PA 19021**

Your house (real estate) at: 1211 Magnolia Avenue, Croydon, PA 19021, 05-008-344, is scheduled to be sold at Sheriff's Sale on January 10, 2020 at: Bucks County Administration Building, Community Room, 1st Floor, 55 E. Court Street, Doylestown, PA 18901 at 11:00 A.M. to enforce the court judgment of \$145,856.40 obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two of 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 Street
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.**

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 Commonwealth of Pennsylvania, being known as Lots Numbers 40 and 41 of Section "F" as shown on Map or Plan of Croydon Park by John P. Taylor, Surveyor and revised in 1926 and recorded in the Office for the recording of Deeds, in and for the County of Bucks at Doylestown in Plan Book No. 1 page 45 & c.

SITUATE on the North side of Magnolia Avenue, at the distance of 425 feet Eastwardly from the intersection of the Easterly side of Woodland Avenue with the Northerly side of Magnolia Avenue.

CONTAINING in front or breadth Eastwardly along the Northerly side of Magnolia Avenue, 50 feet and extending of that width in length or depth Northwardly between two parallel lines at right angles to the Northerly side of Magnolia Avenue 144.67 feet in depth.

FOR INFORMATIONAL PURPOSES ONLY: being known as 1211 Magnolia Avenue, Croydon, PA 19021.

Parcel # 05-008-344.

BEING THE SAME PREMISES which Harry E. Killian (Father) and Harry E. Killian (Son) by Deed dated October 14, 2004 and recorded January 10, 2005 in Book 4254, page 2341, #2005003748 in the Office of the Recorder of Deeds in and for the County of Bucks, granted and conveyed unto Harry E. Killian (Father), in fee.

AND THE SAID Harry E. Killian (Father) has since departed this life on December 26, 2018 whereby title is vested in Harry F. Killian a/k/a Harry E. Killian, known Heir of Harry E. Killian, deceased, George Mayberry, known Heir of Harry E. Killian, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Harry E. Killian, deceased.

Christopher A. DeNardo, Esquire
PA I.D. NO. 78447

Kristin D. Little, Esquire
PA I.D. NO. 79992

Kevin S. Frankel, Esquire
PA I.D. NO. 318323

Michelle L. McGowan, Esquire
PA I.D. NO. 62414

Leslie J. Rase, Esquire
PA I.D. NO. 58365

Morris A. Scott, Esquire
PA I.D. NO. 83587

Alison H. Tulio, Esquire
PA I.D. NO. 87075

Katherine M. Wolf, Esquire
PA I.D. NO. 314307

Shapiro & DeNardo, LLC
3600 Horizon Drive
Suite 150

King of Prussia, PA 19406
Telephone: (610) 278-6800

Oct. 31

COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2019-04953
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
DITECH FINANCIAL LLC, Plaintiff
v.
**JENNIFER HAGMAN BOUND a/k/a
JENNIFER HEGMAN-BOUND, AS
ADMINISTRATRIX AND HEIR OF**

**THE ESTATE OF PATRICK SEAN
BOUND a/k/a PATRICK S. BOUND et al.**,
Defendants

COMPLAINT IN MORTGAGE
FORECLOSURE

TO: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER PATRICK
SEAN BOUND a/k/a PATRICK S. BOUND
Defendant(s), 50 WILSON AVENUE,
WARMINSTER, PA 18974

You are hereby notified that Plaintiff, DITECH FINANCIAL LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County, PA docketed to No. 2019-04953, seeking to foreclose the mortgage secured on your property located, 50 WILSON AVENUE, WARMINSTER, PA 18974.

NOTICE

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES

THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Bucks County Bar Association
135 E. State St.
P.O. Box 300
Doylestown, PA 18901
(215) 348-9413

Jenine Davey, Esquire
RAS Citron, LLC
Attorneys for Plaintiff
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Oct. 31

IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2019-06549

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff

vs.

DAVID JERRI, in his capacity as Heir of **BOBBY A. OWENS a/k/a BOBBIE A. OWENS**, Deceased
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BOBBY A. OWENS a/k/a BOBBIE A. OWENS, DECEASED, Defendants

NOTICE

TO: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BOBBY A. OWENS a/k/a BOBBIE A. OWENS, DECEASED**

You are hereby notified that on September 17, 2019, Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE

ACQUISITION TRUST, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County, Pennsylvania, docketed to No. 2019-06549. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 400 LOUISE AVENUE, CROYDON, PA 19021-5536 whereupon your property would be sold by the Sheriff of BUCKS County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

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

Notice to Defend:

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

Oct. 31

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 demands 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

STEIGER, KATHARINE a/k/a
KATHARINE H. STEIGER, dec'd.
THE KATHARINE H. STEIGER
SUPPLEMENTAL NEEDS TRUST,
 DATED JUNE 21, 2016.
 Settlor: **Rose R. Steiger.**
THE KATHARINE H. STEIGER
PRIMARY RESIDENCE
PROTECTOR TRUST, DATED JUNE
21, 2016.
 Settlor: **KATHARINE H. STEIGER.**
 Late of Doylestown Township,
 Bucks County, PA.
 Co-Trustees: **JEAN LEVERAGE** and
PAUL DIMMLER a/k/a **PAUL F.**
DIMMLER.

Attorney: **BRITTANY O. L. SMITH,**
 Steinbacher, Goodall & Yurchak, 413
 Washington Boulevard, Williamsport, PA
 17701.

Second Publication

TRUST OF RUDOLPH G. LANGSTON.

Late of Richlandtown, Bucks County, PA.
 Trustee: **GREGORY LANGSTON,**
 1919 Three Mile Run Road, Perkasio, PA
 18944.

Attorney: **PETER J. GILBERT,**
 HighPoint Law Offices, PC, 200
 Highpoint Dr., Ste. 211, Chalfont, PA
 18914.

TRUST OF LEO V. STANKAVAGE and
DOLORES M. STANKAVAGE.

Late of Buckingham, Bucks County, PA.
 Trustee: **LAURAN A. PARKER,** 23
 Foxglove Ct., Doylestown, PA 18901.

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