

Sheriff's Sale

First Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, December 9, 2016 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1st Floor, 55 E. Court Street, Doylestown, Bucks County, PA, the following real estate to wit.

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

BENSALEM TOWNSHIP

DOCKET #2012-01242

ALL THAT CERTAIN unit designated at Number 272 in Bensalem Village, a Condominium located at the Northwesterly side of Bensalem Boulevard and the Southwest side of Byberry Road, Situate in the **TOWNSHIP OF BENSALEM**, County of Bucks Commonwealth of Pennsylvania.

TAX PARCEL #02-094-272.

PROPERTY ADDRESS: 272 Mount Vernon Circle a/k/a 272 N. Mount Vernon Circle, Township of Bensalem, PA 19020.

IMPROVEMENTS: ATTACHED, TWO STORY SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH R. PIERCE a/k/a JOSEPH R. PIERCE, SR., MARY T. PIERCE.**

BARBARA A. FEIN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-00939

ALL THAT CERTAIN Unit designated as Number 424, being a Unit in Bensalem Village, formerly Ben Salem Village, a Condominium located in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #02-094-424.

PROPERTY ADDRESS: 424 North Mount Vernon Circle, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KRISTA B. PAONE.**

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

DOCKET #2014-02562

All That Certain parcel situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #02-090-088.

PROPERTY ADDRESS: 3032 Hallowell Court, Bensalem, Pennsylvania 19020.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **WILLIAM SMITH.**

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

DOCKET #2014-03408

Newlands Asset Holding Trust Care of U.S. Bank Trust National Association v. Stuart Lipschutz, Marta Lipschutz owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 2455 Greenland Court, Bensalem, PA 19020-2206.

TAX PARCEL #02-049-203.

PROPERTY ADDRESS: 2455 Greenland Court, Bensalem, PA 19020-2206.

JUDGMENT AMOUNT: \$178,858.27.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STUART LIPSCHUTZ, MARTA LIPSCHUTZ.**

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

DOCKET #2016-00554

ALL THAT CERTAIN parcel of land situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #02-072-229.

PROPERTY ADDRESS: 1055 Bolton Court, Bensalem Township, PA 19020.

IMPROVEMENTS: TWO STORY, ATTACHED, TOWNHOUSE STYLE, SINGLE FAMILY, RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BETH I. VOHL, STEVEN I. VOHL.**

BARBARA A. FEIN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-02330

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

TAX PARCEL #02-092-101.

PROPERTY ADDRESS: 1409 Algate Court, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **OMAR A. ALI**.

GREGORY JAVARDIAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-03238

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

Premises A:

All those three lots or pieces of ground, together with the buildings and improvements thereon erected, situate in the Township of Bensalem, County of Bucks and Commonwealth of Pennsylvania, being Lots Nos. 42, 44 and 46, according to a survey and plan of Eddington Lots, known as "Eddington Plan No. 1", made for Otto Grupp by Edward Pickering, Jr., Registered Surveyor, on October 4, 1918, and recorded in the Office for the Recording of Deeds & C., at Doylestown, in and for the County of Bucks, in Plan Book No. 1, page 65, on the 25th day of October, A.D. 1918.

Premises B:

All those two certain lots or pieces of land situate in the Township of Bensalem, County of Bucks, Commonwealth of Pennsylvania, being Lots Nos. 48-50, described together according to a plan and survey of lots made for Otto Grupp by Charles Henry Moon, Civil Engineer, and recorded in the Office for Recording of Deeds at Doylestown in Plan Book No. 1, Page 65, Plan #1 of Eddington Lots.

BEING more fully described in a Deed dated April 30, 2008, among the land records of the County and State set forth above, in Deed Volume 5802, Page 50.

TAX PARCEL #02-068-041.

PROPERTY ADDRESS: 479 Elm Avenue, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JOHN BRUCE BYRNE, MARY K. BYRNE a/k/a M. K. BYRNE**.

JUSTIN F. KOBESKI, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-03651

Santander Bank, N.A. v. Margaret Caudle owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 520 Bristol Pike Unit 48 a/k/a 48 Lafayette Garden, Bensalem, PA 19020-6312.

TAX PARCEL #02-021-007-048.

PROPERTY ADDRESS: 520 Bristol Pike Unit 48 a/k/a 48 Lafayette Garden, Bensalem PA 19020-6312.

JUDGMENT AMOUNT: \$103,426.22.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARGARET CAUDLE**.

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-04283

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

TAX PARCEL #02-041-129.

PROPERTY ADDRESS: 2120 Andrea Drive, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID B. MOSS, MARJORIE MOSS a/k/a MARJORIE T. MOSS**.

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-04587

Ditech Financial LLC f/k/a Green Tree Servicing LLC 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: \$268,097.83.

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

BRISTOL BOROUGH

DOCKET #2014-05326

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

TAX PARCEL #04-013-118-009.

PROPERTY ADDRESS: 618 Point Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **SEAN DEFREHN, SANDY DEFREHN.**

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-08257

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

TAX PARCEL #04-013-164-002.

PROPERTY ADDRESS: 632 New Buckley Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **JOSHUA BARRETT.**

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-02900

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

TAX PARCEL # 04-013-129.

PROPERTY ADDRESS: 620 BEAVER STREET, BRISTOL, PA 19007.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **CHRISTA BARLOW.**

JESSICA N. MANIS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-04157

Wells Fargo Bank, NA v. Katelyn Renson a/k/a Katelyn Powell, Richard J. Magill owner(s) of property situate in the **BRISTOL BOROUGH**, 4TH, BUCKS County, Pennsylvania, being 835 Garden Street, Bristol, PA 19007-3912.

TAX PARCEL #04-013-100.

PROPERTY ADDRESS: 835 Garden Street, Bristol, PA 19007-3912.

JUDGMENT AMOUNT: \$141,923.63.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **KATELYN RENSON a/k/a KATELYN POWELL, RICHARD J. MAGILL.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

BRISTOL TOWNSHIP

DOCKET #2010-07658

Newlands Asset Holding Trust Care of U.S. Bank Trust National Association v. Dormevil Prosper, Marquilla Prosper owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 83 Appletree Drive, Levittown, PA 19055-1235.

TAX PARCEL #05-039-365.

PROPERTY ADDRESS: 83 Appletree Drive, Levittown, PA 19055-1235.

JUDGMENT AMOUNT: \$274,663.16.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **DORMEVIL PROSPER, MARQUILLA PROSPER.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2011-06750

Wells Fargo Bank, N.A. v. Kelvin J. Spicer owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 901 Old Orchard Lane, Bristol, PA 19007-6413.

TAX PARCEL #05-059-201.

PROPERTY ADDRESS: 901 Old Orchard Lane, Bristol, PA 19007-6413.

JUDGMENT AMOUNT: \$289,224.79.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **KELVIN J. SPICER.**

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

DOCKET #2014-05700

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon, located in **BRISTOL TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #05-032-051.

PROPERTY ADDRESS: 41 Margin Road, Levittown, PA 19056.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES A. LABOR, TARA M. LABOR.**

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

DOCKET #2014-06104

ALL THAT CERTAIN LOT OR PIECE OR PARCEL OF LAND WITHIN THE BUILDINGS AND IMPROVEMENTS THEREON SITUATE LYING AND BEING AT LEVITTOWN IN THE **TOWNSHIP OF BRISTOL** COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA SHOWN AND DESIGNATED AS LOT NO. 6950J ON SUBDIVISION MAP OF JUNEWOOD LEVITTOWN SECTION 21A FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUCKS COUNTY, PENNSYLVANIA ON FEBRUARY 17, 1955 IN PLAN BOOK 9 PAGE 24.

TAX PARCEL #05-071-202.

PROPERTY ADDRESS: 54 JEWEL LANE, LEVITTOWN, PA 19055-2304.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NICHOLAS ROBERT CRATE, PATRICK STEPHANO GARZON, MATTHEW JOSEPH GARZON, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA GARZON a/k/a BARBARA ANN GARZON, DECEASED.**

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

DOCKET #2014-08060

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

TAX PARCEL #05-058-095 & 05-058-094.

PROPERTY ADDRESS: 307 Western Ave., Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LINWOOD C. KIRBY, CHRISTIANNA ZIMMERMAN.**

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

DOCKET #2015-01210

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

TAX PARCEL #05-037-511.

PROPERTY ADDRESS: 18 Patrician Street, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES POORMAN, MARIE POORMAN.**

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

DOCKET #2015-03266

PENN COMMUNITY BANK (formerly known as FIRST FEDERAL SAVINGS & LOAN OF BUCKS COUNTY), Plaintiff vs. CATHERINE WILLIAMS (in her capacity as Administratrix and Heir to the Estate of Ruby M. Williams, Deceased) and FLORENCE LOVELACE and JOHN WILLIAMS (in their capacity as Heirs to the Estate of Ruby M. Williams, Deceased), Defendants.

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

TAX PARCEL #05-059-279.

PROPERTY ADDRESS: 735 Merlin Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENCE.

SOLD AS THE PROPERTY OF: **CATHERINE WILLIAMS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR TO THE ESTATE OF RUBY M. WILLIAMS, DECEASED, FLORENCE LOVELACE, IN HER CAPACITY AS**

HEIR TO THE ESTATE OF RUBY M. WILLIAMS, JOHN WILLIAMS, IN HIS CAPACITY AS HEIR TO THE ESTATE OF RUBY M. WILLIAMS.

THOMAS R. HECKER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-03275

ALL THAT CERTAIN lot, piece of parcel of land, situate, lying and being at Levittown, **BRISTOL TOWNSHIP**, Bucks County Pennsylvania, known and designated as Lot No. 7400 on a certain map entitled "Subdivision Map, Orangewood, Levittown, Section 37, situated in Bristol Township, Bucks County, Pennsylvania owned by Levitt and Sons, Incorporated, dated June, 1953 survey and map by C.A. Monroe, P.E. & L.S." recorded on August 14, 1953 at Doylestown in the Office for the Recording of Deeds in and for the County of Bucks in Plan Book 7 page 7, as follows, to wit;

TAX PARCEL #05-038-354.

PROPERTY ADDRESS: 57 Orangewood Drive, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES H. LUKE, NINA R. LUKE.**

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

DOCKET #2015-05212

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

TAX PARCEL #05-072-195.

PROPERTY ADDRESS: 36 SOUTH LANE, LEVITTOWN, PA 19054.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **BRIDGET SOTTILE.**

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

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 & ASSOCIATES

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

DOCKET #2015-07957

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

All that certain messuage and lot of land, being part of the tract of land known as Riverview Farms, Division No. 1, situate in the Township of Bristol, County of Bucks and State of Pennsylvania, according to a survey and plan of lots made by William Lowenthal and recorded in the Office for Recording of Deeds, in and for the County of Bucks in Deed Book No. 340 page 664, etc. said tract hereby conveyed being Lot No. 91, and the Southerly half of Lot No. 92 as marked and designated on said plan. Said lot hereby conveyed containing 37 1/2 feet in front on the Easterly side of Crieb Avenue, and extending of that width or breadth between parallel lines at right angles to said Grieb Avenue, 116 1/2 feet more or less to the rear line of said lots, bounded on the North by the middle line of Lot No. 92 and on the South by Northerly line of Lot No. 90 as marked on said plan.

BEING more fully described in a Deed dated March 14, 1967, among the land records of the County and State set forth above, in Deed Volume 1858, Page 1197.

TAX PARCEL #05-074-257.

PROPERTY ADDRESS: 1140 Grieb Avenue, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ARTHUR B. BAINES a/k/a ARTHUR B. BAINES, SR., MARIE E. BAINES.**

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

DOCKET #2015-08546

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

Beginning at a point formed by the intersection of the Southeasterly side of Walnut Street (50 feet wide) with the Northeasterly side of Belmont Road (50 feet wide) thence extending along Walnut Street North 34 degrees 26 minutes East 44.05 feet to a point of curve; thence extending still along said Walnut Street on the arc of a circle curving to the right having a radius of 100.28 feet the arc distance of 34.68 feet to a point of tangent; thence extending still along said Walnut Street Northeasterly 18.02 feet to a point; in line of land of Bristol Terrace; thence extending along some South 55 degrees 34 minutes East 110.45 feet to a point; thence extending through the center of Lot #2 South 34 degrees 26 minutes West 95 feet to a point on the Northeasterly side of Belmont Road; thence extending along the same North 55 degrees, 34 minutes West 122.5 feet to the Southeasterly side of Walnut Street, being the first mentioned point and place of beginning. And the said Walnut Street is now known as Fayette Drive, and the said Belmont Road is now know as Bayard Street.

BEING more fully described in a Deed dated December 4, 2009, among the land records of the County and State set forth above, in Deed Volume 6304, Page 220.

TAX PARCEL #05-060-043.

PROPERTY ADDRESS: 916 Bayard Street, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **RANDALL STROBELE, MARBOLY STROBELE, RITA H. STROBELE, ROBERT J. STROBELE.**

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

DOCKET #2016-00633

ALL THAT CERTAIN lot, piece of land with the buildings and improvements thereon, situate, lying and being a Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania.
TAX PARCEL #05-037-040.

PROPERTY ADDRESS: 36 Goldenridge Drive, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2016-00635

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

TAX PARCEL #05-037-279.

PROPERTY ADDRESS: 18 Gingerbush Road, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANK CRESPO, ANGELINA A. CRESPO.**

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

DOCKET #2016-01045

U.S. Bank National Association v. CHRISTOPHER W. O'CONNOR, JR. owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 276 Indian Creek Drive, Levittown, PA 19057-2737.

TAX PARCEL #05-033-480.

PROPERTY ADDRESS: 276 Indian Creek Drive, Levittown, PA 19057-2737.

JUDGMENT AMOUNT: \$190,270.83.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER W. O'CONNOR, JR.**

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

DOCKET #2016-01627

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

TAX PARCEL #05-072-362.

PROPERTY ADDRESS: 15 Sweetbriar Lane, Levittown, PA 19055.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:
GRETCHEN GARDNER.
MICHAEL T. McKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-02325

ALL THAT CERTAIN lot, piece or parcel of land located in Levittown in **BRISTOL TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #05-038-151.
 PROPERTY ADDRESS: 23 Gamewood Road, Levittown, PA 19057.
 IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **THOMAS S. MACKUSE, BARBARA A. WILSON.**
MICHAEL T. McKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-02601

Wells Fargo Bank, NA v. Meredyth Smith a/k/a Meredyth Sari Smith, Seneca Smith a/k/a Seneca David Smith owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 6 Pumpkin Hill Road, Levittown, PA 19056-3529.
 TAX PARCEL #05-021-195.
 PROPERTY ADDRESS: 6 Pumpkin Hill Road, Levittown, PA 19056-3529.
 JUDGMENT AMOUNT: \$136,336.35.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF:
MEREDYTH SMITH a/k/a MEREDYTH SARI SMITH, SENECA SMITH a/k/a SENECA DAVID SMITH.
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-02634

ALL THAT CERTAIN lot or piece of ground, SITUATE in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pennsylvania.
 TAX PARCEL #5-22-701.
 PROPERTY ADDRESS: 1050 VILLAGE DRIVE, CROYDON, PA 19021.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **DONALD GILBERT MOSKOVITZ, LISA A.**

MOSKOVITZ a/k/a LISA ANTOINETTE MOSKOVITZ.
POWERS, KIRN & ASSOCIATES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-03451

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN **BRISTOL TOWNSHIP**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA.
 TAX PARCEL #05-037-523.
 PROPERTY ADDRESS: 101 GREEN LYNNE DRIVE, LEVITTOWN, PA 19057.
 IMPROVEMENTS: RESIDENTIAL REAL ESTATE.
 SOLD AS THE PROPERTY OF: **ROBERT BOWERS, JR.**
JESSICA N. MANIS, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-03858

All that certain lot or piece of ground with the buildings and improvements thereon erected situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, Penna., as laid out on a Plan of Pennfield (formerly Laings Gardens) made by Edward Pickering, Jr., Surveyor, Woodbourne, Penna., dated April 25, 1925, recorded in the Office for the Recording of Deeds in and for The County of Bucks in Plan Book #2 Page 4, as laid out on the Township Street Enumeration Plan; said lot being more particularly bounded and described by Pickering, Corts and Summerson, Registered Surveyors, on February 3, 1954, as follows, to wit:
 TAX PARCEL #05-026-230.
 PROPERTY ADDRESS: 2926 Lawnton Avenue, Bristol, PA 19007.
 IMPROVEMENTS: A RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **EMMA SAXTON.**
SARAH K. McCAFFERY, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

BUCKINGHAM TOWNSHIP

DOCKET #2014-07049

Premises A:
 ALL THAT CERTAIN tract or parcel of land with the improvements thereon erected,

known as Lot #3 on a Final Plan of Large Brothers Farm, situate in **BUCKINGHAM TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania; and Premises B:

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Buckingham, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #06-001-014.

PROPERTY ADDRESS: 3686 Route 202, Mechanicsville, PA 18934.

IMPROVEMENTS: PREMISES "A"—TRACT OR PARCEL OF LAND WITH IMPROVEMENTS ERECTED THEREON. PREMISES "B"—LOT OR PIECE OF GROUND. RESIDENTIAL/COMMERCIAL (BED & BREAKFAST).

SOLD AS THE PROPERTY OF: **EDMONDO CRIMI, LAURA CRIMI.**

KURT ALTHOUSE, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-02485

Wells Fargo Bank, N.A. v. Manfred P. Marotta owner(s) of property situate in the **BUCKINGHAM TOWNSHIP**, BUCKS County, Pennsylvania, being 3775 Buckingham Drive, Doylestown, PA 18902-1665.

TAX PARCEL #06-033-015.

PROPERTY ADDRESS: 3775 Buckingham Drive, Doylestown, PA 18902-1665.

JUDGMENT AMOUNT: \$308,405.71.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MANFRED P. MAROTTA.**

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

DOYLESTOWN BOROUGH

DOCKET #2016-03776

ALL THAT CERTAIN lot or parcel of ground with buildings and improvements thereon erected situation in the **BOROUGH OF DOYLESTOWN**, County of Bucks, Commonwealth of Pennsylvania, described according to a Final Plan of Sandy Ridge Twins, prepared by Tri State Engineers and Land Surveyors dated February 18, 1976

and recorded in the Office of the Recorder of Deeds, Bucks County, Doylestown, Pennsylvania on January 2, 1980 in Plan Book 191 Page 31.

BEING Lot No. 88 on said Plan.

ALSO KNOWN AS BUCKS COUNTY UNIFORM PARCEL IDENTIFIER: Tax Parcel # 8-17-340

TAX PARCEL #08-017-340.

PROPERTY ADDRESS: 48 Pearl Drive, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TROY F. TOMCZAK AND JENNIFER R. TOMCZAK.**

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

EAST ROCKHILL TOWNSHIP

DOCKET #2016-02901

ALL THAT certain piece or parcel of land situated in the **TOWNSHIP OF EAST ROCKHILL**, County of Bucks and State of Pennsylvania, bounded and described according to a recent survey and plan dated August 21, 1944, as prepared by Stanley F. Moyer, Registered Professional Engineer and land surveyor, of Souderton, Pa., as follows, to wit:

TAX PARCEL #12-008-098.

PROPERTY ADDRESS: 1631 Park Avenue, Sellersville, PA 18960.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STEVEN A. CAIN, IRENE L. CAIN, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY—INTERNAL REVENUE SERVICE.**

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

FALLS TOWNSHIP

DOCKET #2016-03894

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP OF FALLS**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #13-041-041.

PROPERTY ADDRESS: 6 PEARTREE LANE, LEVITTOWN, PA 19054.

IMPROVEMENTS: A ONE STORY RANCH-STYLE DWELLING APPROXIMATELY 70X101' WITH APPROX. 3 ROOMS AND 1 BATH.

SOLD AS THE PROPERTY OF: **BRIAN McNAMEE, JR., CO-ADMINISTRATOR OF THE ESTATE OF BRIAN M. McNAMEE, DECEASED AND JUSTINE McNAMEE, CO-ADMINISTRATOR OF THE ESTATE OF BRIAN M. McNAMEE, DECEASED.**

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

HILLTOWN TOWNSHIP

DOCKET #2014-03691

ALL THAT CERTAIN Unit in the property know, named and identified in the Declaration Plan referred to below as The Townhouse at Centennial Ridge, located at Township Line Road and Reliance Road, **HILLTOWN TOWNSHIP**, Bucks County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office of the Recording of Deeds of Bucks County, a Declaration dated June 5, 1974, and recorded June 12, 1974 in Deed Book 2129 page 112; and Declaration Plan dated April 30, 1974 and recorded June 12, 1974 in Deed Book 123 page 8; and a Code of Regulations dated June 7, 1974, and recorded June 12, 1974, in Deed Book 2129 page 123; being designated on Declaration Plan as Unit 43—Building H, as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

TAX PARCEL #15-3-8-43.

PROPERTY ADDRESS: 43 Centennial Ridge, Telford, PA 18969.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SANDRA BAUM.**

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

DOCKET #2015-07559

Wells Fargo Bank, N.A. v. Judith C. Deming, in Her Capacity as Executrix and Devisee of The Estate of John H. Deming, Jr., Laurel R. Michael, in Her capacity as Devisee of The Estate of John H. Deming, Jr., Eamon Von Pramba, in His Capacity as Devisee of The Estate of John H. Deming, Jr. owner(s) of property situate in the **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 2408 Diamond Street, Sellersville, PA 18960-3426.

TAX PARCEL #15-22-140.

PROPERTY ADDRESS: 2408 Diamond Street, Sellersville, PA 18960-3426.

JUDGMENT AMOUNT: \$207,000.22.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JUDITH C. DEMING, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JOHN H. DEMING, JR., LAUREL R. MICHAEL, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF JOHN H. DEMING, JR., EAMON VON PRAMBA, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF JOHN H. DEMING, JR.**

PHELAN HALLINAN

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

DOCKET #2015-08399

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

TAX PARCEL #15-022-051-001.

PROPERTY ADDRESS: 126 Fairhill School Road, Hatfield, PA 19440.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JENNIFER L. DEZZI, JOHN L. DEZZI.**

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

DOCKET #2016-02892

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF HILLTOWN**, County of Bucks, Commonwealth of PA, bounded and described according to a Final Recorded Plan "Hilltown Village" dated 10-14-88, last revised 7-20-89 made by Gilmore

and Associates, Inc., Consulting Engineers and Land Surveyors, in the Office of the Recorder of Deeds in and for the County of Bucks, Doylestown, PA, in Plan book 258, Page 27.

TAX PARCEL #15-034-161-002.

PROPERTY ADDRESS: 1904 Hilltown Pike, Township of Hilltown, Bucks County, PA.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN C. BROWN.**

WILLIAM J. LEVANT, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

LOWER MAKEFIELD TOWNSHIP

DOCKET #2016-04315

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon. SITUATE in **LOWER MAKEFIELD TOWNSHIP**, Bucks County, Pennsylvania, as shown on Plan of Cambridge Estates made by Pennoni Associates, Inc., Consulting Engineers, dated April 29, 1977 and last revised June 23, 1977 and recorded in Plan Book 158 Page 2.

TAX PARCEL #20-062-059.

PROPERTY ADDRESS: 1288 Barclay Crescent, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LANCE R. DEVAUL.**

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2015-08848

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania, being parts of Lot 121 and 122, Section "A" and all of Lot No. 14, Section "B" on a certain Plan of Lots of Pine Tree Farms, recorded in the Office for the Recording of Deeds & C., at Doylestown, Pennsylvania in Plan Book 3, Page 36 and also described according to a Plan thereof made by George B. Mebus, Registered Engineer of Glenside

Pennsylvania, on the 22nd day of November A.D. 1949, as follows, to wit:

TAX PARCEL #21-010-001.

PROPERTY ADDRESS: 12 Woodland Road, Feasterville Trevose, PA 19053.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOAN C. FIGUEROA.**

LESLIE J. RASE, Esquire

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

DOCKET #2016-00516

PREMISES "A"

ALL THOSE FIVE CERTAIN lots or pieces of ground, Situate in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania; being known as 1481 Buck Road, Feasterville, Pennsylvania 19053. PREMISES "B"

ALL THOSE FOUR CERTAIN lots or pieces of ground, Situate in Lower Southampton Township, Bucks County, Pennsylvania, being Lots numbered 17, 18, 19, and 20, Section "C" on a certain Plan of Lots of Feasterville Heights.

PREMISES "C"

ALL THAT CERTAIN tract or parcel of land known as Helen Street, together with improvements thereon, Situate in Lower Southampton Township, Bucks County, Pennsylvania.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN tract of ground, Situate in the Lower Southampton Township, Bucks County, Pennsylvania conveyed to William Shulski, by Deed recorded in Deed Book 2811 page 452, being Parcel #21-8-55 and part of the bed of the former Helen Street.

BEING PARCEL NUMBER 21-8-53-1 and described in the Deed recorded October 28, 1999 in the Office of the Recorder of Deeds in and for Bucks County in Book 1951, Page 1973.

TAX PARCEL #21-008-054.

PROPERTY ADDRESS: 1481 Buck Road, Feasterville, Pennsylvania 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BETH ANN LEVINE a/k/a BETH ANN BREADY.**

CHARLES N. SHURR, JR., Esquire

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

MIDDLETOWN TOWNSHIP

DOCKET #2015-04741

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

TAX PARCEL #22-051-030.

PROPERTY ADDRESS: 112 Hedge Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **VICENTE B. DE LA CRUZ, AMELIA V. DE LA CRUZ.**

JESSICA N. MANIS, Esquire

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

DOCKET #2015-07151

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

TAX PARCEL #22-053-168.

PROPERTY ADDRESS: 65 SWEETGUM ROAD, LEVITTOWN, PA 19056.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **DILLON C. TATE, SHERI M. TATE a/k/a SHERI MARIE TATE.**

JESSICA N. MANIS, Esquire

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

DOCKET #2016-02929

Wells Fargo Bank, N.A. v. John A. Fitzpatrick, Jr., Linda M. Fitzpatrick owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 46 Sandybrook Drive, a/k/a 46 Sandybrooke Drive, Langhorne, PA 19047-5742.

TAX PARCEL #22-049-407-00A.

PROPERTY ADDRESS: 46 Sandybrook Drive, a/k/a 46 Sandybrooke Drive, Langhorne, PA 19047-5742.

JUDGMENT AMOUNT: \$160,040.16.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN A. FITZPATRICK, JR., LINDA M. FITZPATRICK.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-03648

Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Jody T. Mcgeachy owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 29 Belle Air Avenue a/k/a 29 Belle Aire Avenue, Langhorne, PA 19047-5763.

TAX PARCEL #22-049-460-00A.

PROPERTY ADDRESS: 29 Belle Air Avenue a/k/a 29 Belle Aire Avenue, Langhorne, PA 19047-5763.

JUDGMENT AMOUNT: \$120,313.64.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JODY T. MCGEACHY.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP

DOCKET #2016-00065

All that certain lot or piece of ground situate in **MILFORD TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #23-10-326.

PROPERTY ADDRESS: 1850 ALAMINGO DRIVE, QUAKERTOWN, PA 18951.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KARA J. SYKES.**

POWERS, KIRN & ASSOCIATES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2015-06109

JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation v. Norman J. Kremer, Christina L. Kremer a/k/a Christina Kremer owner(s) of property situate in the **BOROUGH OF MORRISVILLE**, BUCKS County, Pennsylvania, being 21 Carlisle Circle, Morrisville, PA 19067-6821.

TAX PARCEL #24-002-015.

PROPERTY ADDRESS: 21 Carlisle Circle, Morrisville, PA 19067-6821.

JUDGMENT AMOUNT: \$74,391.94.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **NORMAN
 J. KREMER, CHRISTINA L. KREMER
 a/k/a CHRISTINA KREMER.
 PHELAN HALLINAN DIAMOND & JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-06999

ALL THAT CERTAIN lot, tract or parcel
 of land, together with the dwelling house
 thereon erected known as 27 Philadelphia
 Avenue, situate in the **BOROUGH OF
 MORRISVILLE**, County of Bucks and State
 of Pennsylvania, being more particularly
 bounded and described as follows, to wit:
 TAX PARCEL #24-010-053.
 PROPERTY ADDRESS: 27 Philadelphia
 Avenue, Morrisville, PA 19067.
 IMPROVEMENTS: A RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **JANE
 ELIZABETH HILL, YOLANDE RENEE
 HILL.**
SARAH K. McCAFFERY, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-07107

All those Two Certain Lots, pieces or parcels
 of land, situate, lying and being in the Fourth
 Ward (formerly part of the Second Ward)
 of the **BOROUGH OF MORRISVILLE**,
 County of Bucks and State of Pennsylvania,
 being known and designed as Lots Number
 Thirty-two and Thirty-three on the East Side
 Plan of Lots of Charles A. Wright, Recorded
 in the Office for the Recording of Deeds in and
 for Bucks County, at Doylestown, PA in Plan
 Book 1 Page 33, the said lots being together
 more particularly bounded and described as
 follows, to wit:
 TAX PARCEL #24-10-5.
 PROPERTY ADDRESS: 233 WEST
 PHILADELPHIA AVENUE a/k/a 233 W.
 PHILADELPHIA AVE., MORRISVILLE, PA
 19067.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **JAMES E.
 FORD a/k/a JAMES FORD a/k/a JAMES
 E. FORD, SR.**

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

DOCKET #2016-01986

Wells Fargo Financial Pennsylvania,
 Inc. v. Yvonne Brandau a/k/a Yvonne M.
 Brandau owner(s) of property situate in the
MORRISVILLE BOROUGH, BUCKS
 County, Pennsylvania, being 457 Mckinley
 Avenue, Morrisville, PA 19067-2339.
 TAX PARCEL #24-006-291.
 PROPERTY ADDRESS: 457 Mckinley
 Avenue, Morrisville, PA 19067-2339.
 JUDGMENT AMOUNT: \$262,975.57.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **YVONNE
 BRANDAU a/k/a YVONNE M. BRANDAU.
 PHELAN HALLINAN DIAMOND & JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-04018

ALL THAT CERTAIN LOT OR PIECE
 OF GROUND, SITUATE IN **BOROUGH
 OF MORRISVILLE**, COUNTY OF
 BUCKS, AND COMMONWEALTH OF
 PENNSYLVANIA.
 TAX PARCEL #24-011-009.
 PROPERTY ADDRESS: 39 EAST POST
 ROAD, MORRISVILLE, PA 19067.
 IMPROVEMENTS: RESIDENTIAL REAL
 ESTATE.
 SOLD AS THE PROPERTY OF: **MONICA
 WILDEY.**
M. TROY FREEDMAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

NEW BRITAIN TOWNSHIP

DOCKET #2016-04042

Wells Fargo Bank, N.A., s/b/m to Wells Fargo
 Home Mortgage, Inc. v. Joseph Ciccimaro
 a/k/a Joseph F. Ciccimaro owner(s) of property
 situate in the **NEW BRITAIN TOWNSHIP**,
 BUCKS County, Pennsylvania, being 305
 Remington Court, Chalfont, PA 18914-2207.
 TAX PARCEL #26-007-394-305.
 PROPERTY ADDRESS: 305 Remington
 Court, Chalfont, PA 18914-2207.
 JUDGMENT AMOUNT: \$125,132.37.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH CICCIMARO a/k/a JOSEPH F. CICCIMARO.**

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

NORTHAMPTON TOWNSHIP

DOCKET #2015-06537

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

TAX PARCEL #31-77-185.

PROPERTY ADDRESS: 470 Golden Gate Drive, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN M. SMITH, BARBARA D. SMITH, THE UNITED STATES OF AMERICA c/o THE U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA.**

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

DOCKET #2015-07215

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

TAX PARCEL #31-063-098.

PROPERTY ADDRESS: 58 Michael Road, Southampton, PA 18966.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JUDITH KRIEGLER, NATHAN KRIEGLER, THE UNITED STATES OF AMERICA.**

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

DOCKET #2016-01115

Wells Fargo Bank, N.A. v. Frederick Wetzel, in His Capacity as Heir of Rosalie Wetzel, Deceased, Ronald Wetzel, Jr., in His Capacity as Heir of Rosalie Wetzel, Deceased, Steven Wetzel, in His Capacity as Heir of Rosalie Wetzel, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Rosalie Wetzel,

Deceased owner(s) of property situate in the **NORTHAMPTON TWP.**, BUCKS County, Pennsylvania, being 19013 Bennett Place, Holland, PA 18966-5517.

TAX PARCEL #31-36-195-010-005.

PROPERTY ADDRESS: 19013 Bennett Place, Holland, PA 18966-5517.

JUDGMENT AMOUNT: \$140,931.46.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FREDERICK WETZEL, IN HIS CAPACITY AS HEIR OF ROSALIE WETZEL, DECEASED, RONALD WETZEL, JR., IN HIS CAPACITY AS HEIR OF ROSALIE WETZEL, DECEASED, STEVEN WETZEL, IN HIS CAPACITY AS HEIR OF ROSALIE WETZEL, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER ROSALIE WETZEL, DECEASED.**

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

DOCKET #2016-02506

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

TAX PARCEL #31-065-246.

PROPERTY ADDRESS: 3241 East Durham Place, Southampton, PA 18966.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRIS HORVATH a/k/a CHRIS F. HORVATH, KATHLEEN HORVATH a/k/a KATHLEEN J. KUHN.**

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

PERKASIE BOROUGH

DOCKET #2013-08293

ALL THAT CERTAIN LOT OR PIECE OF GROUND, Situate in the **BOROUGH OF PERKASIE** and Township of Hilltown, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #15-011-105-001.
 PROPERTY ADDRESS: 518 UNION STREET, PERKASIE, PA 18944.
 IMPROVEMENTS: RESIDENTIAL REAL ESTATE.
 SOLD AS THE PROPERTY OF: **CHERIE SANTAI, BRIAN SANTAI.**
JESSICA N. MANIS, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

PLUMSTEAD TOWNSHIP

DOCKET #2013-06653
 ALL THAT CERTAIN tract of land situated in **PLUMSTEAD TOWNSHIP**, Bucks County, Pennsylvania, identified as Unit 1 of The Point Pleasant Woods Condominium, also being shown on a plan entitled "Condominium Plan for Point Pleasant Woods Condominium," prepared by Van Cleef Engineering Associates, dated March 21, 2006:
 Containing a total area of 0.4684 acres (20,407 s.f.).
 BEING COUNTY PARCEL NUMBER 34-018-054-001.
 BEING THE SAME PREMISES WHICH Douglas B. Sanders and Linda S. Sanders by Deed dated 11/3/2008 and recorded 11/17/2008 in the Office of the Recorder of Deeds for the County of Bucks, Commonwealth of Pennsylvania in Land Record Book 5949, Page 176, granted and conveyed unto DOUGLAD B. SANDERS and LINDA S. SANDERS, TRUSTEES OF THE RIVER VIEW ASSOCIATES REVOCABLE TRUST, dated 10/1/2008, in fee.
 TAX PARCEL #34-018-054-001.
 PROPERTY ADDRESS: 6800 Point Pleasant Pike, Doylestown, PA.
 IMPROVEMENTS: RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **DOUGLAS B. SANDERS AND LINDA S. SANDERS, AS TRUSTEES OF THE RIVER VIEW ASSOCIATES REVOCABLE TRUST.**
BONNIE R. GOLUB, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-00233
 ALL THAT CERTAIN lot or piece of ground situate in **PLUMSTEAD TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania.

TAX PARCEL #34-039-131.
 PROPERTY ADDRESS: 4458 Honeysuckle Lane, Doylestown, PA 18901.
 IMPROVEMENTS: RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **ANTONIO CARANNANTE, REAL OWNER AND ORIGINAL MORTGAGOR.**
ROBERT W. WILLIAMS, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

QUAKERTOWN BOROUGH

DOCKET #2016-00391
 ALL THAT CERTAIN lot or piece of ground situate in **QUAKERTOWN BOROUGH**, County of Bucks, and Commonwealth of Pennsylvania.
 TAX PARCEL #35-006-048-072.
 PROPERTY ADDRESS: 204 Washington Ct., Quakertown, PA 18951.
 IMPROVEMENTS: RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **PAUL DAVID ROCHELLE, KRISTA SUE ROCHELLE.**
ROBERT W. WILLIAMS, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-01679
 ALL THAT CERTAIN message and lot of land, situate in the **BOROUGH OF QUAKERTOWN**, County of Bucks and State of Pennsylvania, bounded and described according to a survey and plan of "Knightsbridge" dated October 10, 1972 and later revisions made by Engineering and Planning Associates, Inc., Consulting Engineers and Surveyors of Warrington, PA., and recorded in Bucks County in Plan Book 106, Page 40 as follows, to wit:
 TAX PARCEL #35-013-052.
 PROPERTY ADDRESS: 6 Essex Court, Quakertown, PA 18951.
 IMPROVEMENTS: A RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **MICHAEL M. GAWRONSKI, JR. a/k/a MICHAEL GAWRONSKI, KATHERINE N. GAWRONSKI a/k/a KATHERINE GAWRONSKI.**
SARAH K. McCAFFERY, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-03286

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

TAX PARCEL #35-006-048-050.

PROPERTY ADDRESS: 118 Jefferson Court, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LORNA M. AMBRUS**.

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-04362

ALL THAT CERTAIN LOT OF LAND SITUATE IN 3RD WARD OF THE **QUAKERTOWN BOROUGH**, BUCKS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 309 N. Penrose St., Quakertown, PA 18951.

TAX PARCEL #35-009-180.

PROPERTY ADDRESS: 309 N. Penrose St., Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **BRIAN C. LEHMAN a/k/a BRIAN LEHMAN, LINDA S. LEHMAN a/k/a LINDA S. ZAWADZKI**.

MARK J. UDREN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2014-05527

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 06/11/1974 and last revised 12/15/1980 and recorded 12/08/1981 at Doylestown, Pennsylvania in Plan Book 312 page 12 as follows to wit:

TAX PARCEL #36-25-123.

PROPERTY ADDRESS: 99 Laurel Court, Quakertown, PA 18951.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NATALE VIVIAN, MAE VIVIAN**.

SARAH K. McCAFFERY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-03482

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

All that certain lot of piece of land situate in Richland Township, Bucks County, PA., described according to a Final Plan of Richland Mead 11-B made by Charles E. Shoemaker, Inc., dated 7/2/1979 as last revised 1/7/1981 and recorded at Doylestown, Bucks County in Plan Book 229 page 83 as follows, to wit:

Beginning at a point of curve on the Southeasterly side of Cypress Drive (50 Feet wide) a corner of Lot 6 on aforementioned Plan, said point being measured the three following courses and distances from a point of curve on the Southerly side of Cedar Drive (50 feet wide); (1) leaving said side of Cedar Drive on the arc of a circle curving to the left Southwardly, having a radius of 15.00 feet the arc distance of 23.56 feet to a point of tangent on the Easterly side of Cypress Drive; (2) along same; South 00 degrees 67 minutes 20 seconds East 74.00 feet to a point of curve; and (3) on the arc of a circle curving to the right, Southwestwardly, having a radius of 175 feet to arc distance of 220.15 feet to a point of beginning; thence extending from said beginning point along aforesaid Lot 8, South 18 degrees 53 minutes 14 seconds East 150.74 feet to a point, a corner; thence extending South 88 degrees 51 minutes 00 seconds West 63.53 feet to a point, a corner of Lot 4 on the aforementioned Plan: thence extending along said Lot North 07 degrees 42 minutes 24 secondes West 137.04 feet to a point of curve on the aforesaid Cypress Drive; thence extending along the same on the arc of a circle curving to the left, Northeastwardly, having a radius of 175.00 feet the arc distance of 34.15 feet to the first mentioned point and place of beginning.

BEING more fully described in a Deed dated March 28, 1997, among the land records of the County and State set forth above, in Deed Volume 1374, Page 479.

TAX PARCEL #36-049-106.

PROPERTY ADDRESS: 115 Cypress Drive, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **GRETA L. KRAUSE, KEVIN G. KRAUSE.**

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

DOCKET #2016-00220

ALL THAT CERTAIN tract or parcel of land located in **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania, being shown on a Plan of Lot Consolidation prepared for Tax Block 24, Units 18 & 19, sheet number 1 of 1, prepared by ProTract Engineering, Inc., Hatboro, PA dated September 6, 2005.

TAX PARCEL #36-24-18.

PROPERTY ADDRESS: 221 Woodland Avenue, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **AMY J. TULIO, DAVID NEUMANN.**

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

SELLERSVILLE BOROUGH

DOCKET #2012-09493

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

TAX PARCEL #39-5-198.

PROPERTY ADDRESS: 174 Green Street, Sellersville, PA 18960.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STEPHEN C. TRADEWELL.**

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

DOCKET #2016-02494

Wells Fargo Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust, Series 2004-Opt1, Asset Backed Pass-Through Certificates, Series 2004-Opt1 v. Anne E. Haring f/k/a Anne E. Carpenter, Brian Haring owner(s) of property situate in the **SELLERSVILLE BOROUGH**, BUCKS

County, Pennsylvania, being 516 North Main Street, Sellersville, PA 18960-2112.

TAX PARCEL #39-003-219.

PROPERTY ADDRESS: 516 North Main Street, Sellersville, PA 18960-2112.

JUDGMENT AMOUNT: \$169,867.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANNE E. HARING f/k/a ANNE E. CARPENTER, BRIAN HARING.**

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

SOLEBURY TOWNSHIP

DOCKET #2007-10736

Real property located at 2729 River Road, **SOLEBURY TOWNSHIP**, Bucks County, PA 18938, being more particularly described as: PREMISES "A" & "B."

ALL THAT CERTAIN messuage or tract of land situate in the Township of Solebury, County of Bucks, Commonwealth of Pennsylvania bounded and described according to a survey plan dated November 15, 1961 and prepared by Harris, Henry & Potter, Inc., Consulting Engineers, Buckingham, Pennsylvania.

Being County Tax Parcel Nos. #41-028-052 AND #41-028-053-003.

Subject to any and all building lines, rights of way, easements, mining and mineral rights, restrictions, reservations and exceptions as set forth on the recorded plan and as may appear in prior instruments of record.

TAX PARCEL #41-028-052 AND #41-028-053-003.

PROPERTY ADDRESS: 2729 River Road, Solebury Township, Bucks County, PA 18938.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

ANITA J. MURRAY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-01198

ALL THAT CERTAIN tract of land, hereditaments and appurtenance, situate in **SOLEBURY TOWNSHIP**, Bucks County, Pennsylvania, bounded and described according to a Final Plan of Solebury Farms

East, made by Michael Brilts, Registered Surveyor dated May 21, 1980 and recorded in the Office of the Recorder of Deeds as in Plan 236 page 39, bonded and described as follows, to wit;

TAX PARCEL #41-008-045.

PROPERTY ADDRESS: 5958 Shetland Drive, Doylestown, PA 18901.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JUDITH A. BAILEY, ANDREW C. BAILEY, JR.**

SARAH K. McCAFFERY, Esquire

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

SPRINGFIELD TOWNSHIP

DOCKET #2016-03583

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

TAX PARCEL #42-009-127.

PROPERTY ADDRESS: 1513 Route 212, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARLENE S. TROCCOLI.**

MICHAEL T. McKEEVER, Esquire

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

TULLYTOWN BOROUGH

DOCKET #2016-02179

Lakeview Loan Servicing, LLC v. Brenda L. Snyder a/k/a Brenda Leigh Snyder, in Her Capacity as Administratrix and Heir of The Estate of Charles F. Snyder a/k/a Charles Franklin Snyder, Sr., David J. Snyder a/k/a David John Snyder, in His Capacity as Heir of The Estate of Charles F. Snyder a/k/a Charles Franklin Snyder, Sr., Charles F. Snyder, Jr., in His Capacity as Heir of The Estate of Charles F. Snyder a/k/a Charles Franklin Snyder, Sr., Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Charles F. Snyder a/k/a Charles Franklin Snyder, Sr., Deceased owner(s) of property situate in the **BOROUGH OF TULLYTOWN, BUCKS**

County, Pennsylvania, being 648 Pond Street, Bristol, PA 19007-6209.

TAX PARCEL #46-012-046.

PROPERTY ADDRESS: 648 Pond Street, Bristol, PA 19007-6209.

JUDGMENT AMOUNT: \$122,979.68.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRENDA L. SNYDER a/k/a BRENDA LEIGH SNYDER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CHARLES F. SNYDER a/k/a CHARLES FRANKLIN SNYDER, SR., DAVID J. SNYDER a/k/a DAVID JOHN SNYDER, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CHARLES F. SNYDER, JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF CHARLES F. SNYDER a/k/a CHARLES FRANKLIN SNYDER, SR., UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES F. SNYDER a/k/a CHARLES FRANKLIN SNYDER, SR., DECEASED. PHELAN HALLINAN DIAMOND & JONES**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

UPPER MAKEFIELD TOWNSHIP

DOCKET #2011-04207

ALL THAT CERTAIN tract or parcel of land, Hereditaments and Appurtenances, Situate in the **TOWNSHIP OF UPPER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania, being known as Lot No. 7 on the Final Major Subdivision Plan of Tory Ponds, dated November 13, 1995 last revised December 8, 1995 bounded and described as follows by All County, Inc., Professional Engineers and Land Surveyors of Washington County, Pennsylvania as follows:

TAX PARCEL #47-004-054-010.

PROPERTY ADDRESS: 1285 Eagle Road, New Hope, PA 18938.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARYANNE APPEGATE.**

SARAH K. McCAFFERY, Esquire

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

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2013-00745

ALL THAT CERTAIN tract or parcel of land located in the **TOWNSHIP OF UPPER SOUTHAMPTON**, County of Bucks, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

TAX PARCEL #48-17-66.

PROPERTY ADDRESS: 822 CHURCHVILLE ROAD, SOUTHAMPTON, PA 18966.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ELEANOR GREEN**.**POWERS, KIRN & ASSOCIATES**

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

DOCKET #2014-02116

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

TAX PARCEL #48-002-063.

PROPERTY ADDRESS: 104 SPRINGWOOD DRIVE, SOUTHAMPTON, PA 18966-3057.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **KATHY FOLK a/k/a KATHY HICKMAN a/k/a KATHY S. HICKMAN, HAROLD HICKMAN a/k/a H. HICKMAN a/k/a HAROLD O. HICKMAN**.

JESSICA N. MANIS, Esquire

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

DOCKET #2015-07365

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the **TOWNSHIP OF UPPER SOUTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Survey, made 9/28/1948, by Russell S. Lyman, Registered Professional Engineer, Surveyor, Bryn Athyn, Pennsylvania, as follows, to wit:

TAX PARCEL #48-015-003.

PROPERTY ADDRESS: 917 County Line Road, Huntingdon Valley, PA 19006.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TARAS POPILYUK**.**SARAH K. McCAFFERY**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2014-06815

Lsf9 Master Participation Trust v. Cheryl A. Pfleger, Rudolf A. Pfleger, Jr. owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 329 Grape Street, Warminster, PA 18974-4707.

TAX PARCEL #49-019-126-001.

PROPERTY ADDRESS: 329 Grape Street, Warminster, PA 18974-4707.

JUDGMENT AMOUNT: \$215,861.28.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHERYL A. PFLEGER, RUDOLF A. PFLEGER, JR.****PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-04870

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

TAX PARCEL #49-6-111.

PROPERTY ADDRESS: 1252 Beverly Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CARMELA R. HEENAN, FRANK W. HEENAN.****ROBERT W. WILLIAMS**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-08366

ALL THAT CERTAIN unit or parcel of land located in the **TOWNSHIP OF WARMINSTER**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #49-003-007-435.

PROPERTY ADDRESS: 1575 West Street Road, Apartment 435, Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STEPHEN POTOCHNY.**

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

DOCKET #2016-00038

ALL THAT CERTAIN Unit located in the **TOWNSHIP OF WARMINSTER**, County of Bucks and Commonwealth of Pennsylvania, being Unit No. 831 in Meadowod Condominium, as shown on a plan recorded with the Declaration in the Office of the Recorder of Deeds in and for the County of Bucks, Pennsylvania.

TAX PARCEL #49-003-007-831.

PROPERTY ADDRESS: 1575 West Street Road, Unit 831, Apartment 831, Warminster, PA 18974.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH D. WEBER, JR. a/k/a JOSEPH WEBER, JR.**

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

DOCKET #2016-00630

Wells Fargo Bank, NA v. Curtis G. Gress a/k/a Curtis Glen Gress, Victoria A. Woods-Gress a/k/a Victoria Ann Woods-Gress owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 685 Sheldon Drive, Warminster, PA 18974-2952.

TAX PARCEL #49-034-011-011.

PROPERTY ADDRESS: 685 Sheldon Drive, Warminster, PA 18974-2952.

JUDGMENT AMOUNT: \$298,971.57.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CURTIS G. GRESS a/k/a CURTIS GLEN GRESS, VICTORIA A. WOODS-GRESS a/k/a VICTORIA ANN WOODS-GRESS.**

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

DOCKET #2016-01929

LSF9 MASTER PARTICIPATION TRUST v. Steven Mceachern, Amy Mceachern owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 830 Ivyland Road, Warminster, PA 18974-2226.

TAX PARCEL #49-013-076.

PROPERTY ADDRESS: 830 Ivyland Road, Warminster, PA 18974-2226.

JUDGMENT AMOUNT: \$501,523.07.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEVEN McEACHERN, AMY McEACHERN.**

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

WARRINGTON TOWNSHIP

DOCKET #2010-02091

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

TAX PARCEL #50-21-87.

PROPERTY ADDRESS: 721 Country Club Lane, Warrington, PA 18976.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KIM ZAFFINO, UNITED STATES OF AMERICA.**

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

DOCKET #2012-06331

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected.

SITUATE in the **TOWNSHIP OF WARRINGTON**, County of Bucks and Commonwealth of Pennsylvania described according to a Subdivision Plan prepared for Ronald B. Mignon prepared by Pro Tract Engineering, Inc., dated 10/12/2000 and last revised 10/01/2001, recorded 11/15/2001 in Plan Book 307, page 18.

TAX PARCEL #51-10-2-1.

PROPERTY ADDRESS: 2627 Valley Road, Jamison, PA 18929.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM TELESKO, ELISE TELESKO.**

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

DOCKET #2014-05526

Federal National Mortgage Association v. Richard Marrone, Michael Marrone owner(s)

of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 1473 Easton Road, Warrington, PA 18976-1503.

TAX PARCEL #50-026-081-001.

PROPERTY ADDRESS: 1473 Easton Road, Warrington, PA 18976-1503.

JUDGMENT AMOUNT: \$535,219.53.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD MARRONE, MICHAEL MARRONE.**

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

DOCKET #2015-02774

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

TAX PARCEL #50-048-199.

PROPERTY ADDRESS: 969 Red Coat Farm Drive, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN WISNIEWSKI, KAREN WISNIEWSKI.**

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

DOCKET #2016-03509

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **TOWNSHIP OF WARRINGTON**, County of BUCKS, Commonwealth of PENNSYLVANIA, located at 3091 Street Road.

BEING the same premises which ROBERT S. PORTER by Deed dated December 15, 1993 and recorded in Bucks County in Land Record Book 816 page 1627 conveyed unto GEERLINGS FLORIST, INC., in fee.

TAX PARCEL #50-4-150.

PROPERTY ADDRESS: 3091 Street Road, Warrington, PA 18976.

IMPROVEMENTS: COMMERCIAL.

SOLD AS THE PROPERTY OF:
GEERLINGS INC. WHOLESALE GREENHOUSES, GEERLINGS FLORIST INC., HERMAN J. GEERLINGS,

MARGARIT GOLDSMITH, MARK GOLDSMITH.

SCOTT M. KLEIN, Esquire

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

WARWICK TOWNSHIP

DOCKET #2015-01733

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

TAX PARCEL #51-015-002.

PROPERTY ADDRESS: 2164 Harmony Lane, Jamison, PA 18929.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD T. FLEISCH.**

RICHARD M. SQUIRE, Esquire
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.

Nov. 17, 24; Dec. 1

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2016-06333

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 **JULIANNA NORTON-BAXTER** to **JARED JAMES NORTON**.

The Court has fixed the 19th day of December 2016 at 9:30 A.M. in Courtroom No. 450, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have why the prayer of said Petition should not be granted.

Nov. 17

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2016-06454

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 **SAMANTHA CRISTINE TELEGADIS** to **SAMANTHA TELEGADIS McMURRAY**.

The Court has fixed the 19th day of December 2016 at 9:30 a.m. in Courtroom No. 450, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Nov. 17

Classified Ad

FULL-TIME ASSOCIATE

Doylestown law firm seeks attorney to assist with municipal practice. Minimum 3 years' municipal experience preferred. Send resume and writing sample to

deller@clemonslaw.com or 107 East Oakland Avenue, Doylestown, PA 18901, ATTN.: Donna Lee.

Oct. 27; Nov. 3, 10, 17

Associate Attorney

Well-respected, boutique, Upper Bucks County-based General Practice law firm is seeking a motivated Attorney to join their growing practice.

This is an excellent opportunity to join a dynamic, growing law firm with a lot of long-term employees and a very friendly, professional working environment. This practice group handles a variety of matters with a focus on defense litigation.

The ideal candidate will have at least 2-4+ years' litigation experience, excellent academic credentials, strong research and writing skills along with exceptional interpersonal skills. Must be admitted to practice in PA.

The successful candidate will show demonstrated ability and willingness to work as part of a team, manage multiple responsibilities, solve complex problems, and adapt easily to changing priorities. Must excel at developing good working relationships with professionals, clients and colleagues. Must also be interested in developing and building a client base.

Competitive salary, realistic billable requirement, generous bonus structure, and excellent benefits package offered.

Please e-mail your resume to: resumes@wkclaw.net or mail to P.O. Box 258, Perkasio, PA 18944.

Nov. 10, 17

PART-TIME PARALEGAL OR ATTORNEY

25-30 hrs. @ wk. Flexible hours.

Must have Estate administration experience and knowledge in preparing: PA Rev-1500, IRS 706, 1040s & 1041s.

Indep. contractor preferred.

Please e-mail resume and hourly rate to: cgdoylestown@gmail.com.

Nov. 17, 24

Corporate Dissolution

Pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended, notice is hereby given that

NICHOLAS V. SARACINO INSURANCE AGENCY, INC. is currently in the process of voluntarily dissolving.

Charles Bender, Solicitor

Fox Rothschild, LLP

2700 Kelly Road

Suite 300

Warrington, PA 18976

Nov. 17

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

AGREE, GWEN, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **BERYL Z. KRAVETZ**, 5009

F. S. Convent Lane, Philadelphia, PA 19114.

AKER, JEFFREY MICHAEL a/k/a **JEFFREY M. AKER**, dec'd.

Late of Bristol Township, Bucks County, PA.

Administratrix: **JENNIFER R. AKER** c/o Don F. Marshall, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

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

BARANSKI, EDWARD S., SR. a/k/a **EDWARD S. BARANSKI**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **TOMMASINA BARANSKI**, 854 Pelham Avenue, Warminster, PA 18974.

Attorney: **ADAM R. DELUCA**, 61 West Louther Street, Carlisle, PA 17013.

BOOS, MARGARET K. a/k/a **MARGARET KOCH BOOS**, dec'd.

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

Executrix: **BARBARA J. MALETZ** c/o Randal J. McDowell, Esq., 221 Noble Plaza, 801 Old York Rd., Jenkintown, PA 19046.

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

COHEN, HENRIETTA R., dec'd.

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

Executors: **MICHAEL B. COHEN**, 139 Forsythia Drive N., Levittown, PA 19056 and **RANDALL G. COHEN**, 304 N. Sycamore Street, Newtown, PA 18940.

Attorney: **LIBERATO P. VERDERAME**, 3 Terry Drive, Suite 205, Newtown, PA 18940.

COHEN, RONA S. a/k/a **RONA COHEN**, dec'd.

Late of Holland City, Northampton Township, Bucks County, PA.

Administrator: **LESLIE A. COHEN**, 55 Polder Drive, Langhorne, PA 19053.

CONSTANTINE, WILLIAM J., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **SHARON HARTMAN** c/o Jeffrey A. Drake, Esq., Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P.O. Box 1306, Doylestown, PA 18901.

Attorney: **JEFFREY A. DRAKE**, Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P.O. Box 1306, Doylestown, PA 18901.

DIAMOND, JOSEPH P., dec'd.

Late of Southampton, Bucks County, PA.

Administratrix: **PATRICIA DIAMOND**, 1366 Stephen Way, Southampton, PA 18966.

DWORNITSKI, HELEN, dec'd.

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

Executors: **N.A. DWORNITSKI, JR.** a/k/a **NICHOLAS DWORNITSKI** and **ANTHONY DWORNITSKI** c/o Arthur G. Krevitz, Esq., 4230 Bensalem Blvd., Bensalem, PA 19020.

Attorney: **ARTHUR G. KREVITZ**, Krevitz & Associates, 4230 Bensalem Blvd., Bensalem, PA 19020.

FORD, CATHERINE M., dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **ANNA FORD FOX**, 221 White St., Belmont, MA 02478.

GESUALDI, JOSEPH J., SR., dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **PATRICIA M. HARKNESS**, 2 Cobalt Ridge Drive East, Levittown, PA 19057.

Attorney: **HENRY A. CARPENTER, II.**

GODIN, CAROLYN LOUISE, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **MICHAEL GODIN**, 10 Cranberry Lane, Levittown, PA 19055.

Attorney: **DAVID J. SOWERBUTTS**, 4 Terry Drive, Suite #4, Newtown, PA 18940.

GOLDICH, GUY LEWIS a/k/a **GUY L. GOLDICH**, dec'd.

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

Executor: **ROY GOLDICH** 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.

GRIFFEN, KATHRYN A., dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **ADRIANE KATHRYN GRIFFEN**, 343 Snowball Drive, Levittown, PA 19056.

Attorney: **WILLIAM M. COWAN, JR.**, 402 Middletown Blvd., Suite 202, Langhorne, PA 19047.

HOFMEISTER, NORMA J. a/k/a **NORMA JUNE HOFMEISTER**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **DAWN J. HOFMEISTER** c/o Law Office of William F. Lucas, 2750 Trenton Road, Levittown, PA 19056.

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

ICKOVICS, BARRY D., dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **JEANNETTE ICKOVICS**, 252 Hunters Trail, Madison, CT 06443.

KOBUS, TIMOTHY J. a/k/a **TIMOTHY JASON KOBUS**, dec'd.

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

Administrator: **DAVID B. KOBUS** c/o William J. Benz, Esq., 307 Lakeside Dr., Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, 307 Lakeside Dr., Southampton, PA 18966.

KUNKEL, DOLORES E., dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **TERESA MUMPER** c/o Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

Attorney: **ANTHONY A. MANDIO**, Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

LEAMING, JAMES G., JR. a/k/a **JIM LEAMING**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **ELLEN F. LEAMING**, 31506 Ann's Choice Way, Warminster, PA 18974.

Attorney: **RONALD C. ISGATE**, The Conley Bldg., 80 N. Main St., Suite 2A, Doylestown, PA 18901.

MARSHALL, WILLIAM L., dec'd.

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

Executrix: **KELLI L. MARSHALL** a/k/a **KELLI MARSHALL** c/o Joseph J. Witiw, Esq., 1140-B York Rd., Warminster, PA 18974-2072.

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

MATTIUCCI, MARIE J. a/k/a **MARIE CAROMANO**, dec'd.

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

Executrix: **CHANTEL FARRELLO** 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.

MAZUR, BERNICE, dec'd.

Late of Levittown/Middletown, Bucks County, PA.

Executor: **VICTOR V. MAZUR**, 950 N. Kings Rd. #370, West Hollywood, CA 90069.

MILLER, AUDREY a/k/a **AUDREY SUSAN MILLER** a/k/a **AUDREY S. CESPUGLIO** and **AUDREY S. MILLER**, dec'd.

Late of Richland Township, Bucks County, PA.

Administratrices: **LORI J. MONGILLO** and **NICHOLE AMANDA BANGERT** c/o The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

Attorney: **ROBERT B. ROTH**, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

MITCHELL, SUSAN, dec'd.

Late of Richland Township, Bucks County, PA.

Executor: **THOMAS MITCHELL** c/o Andrew D. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.

Attorney: **ANDREW D. COTLAR**, 23 West Court Street, Doylestown, PA 18901

NEELY, PETER, dec'd.

Late of Morrisville, Bucks County, PA.

Administratrix: **MELISSA DIRETTO**, 35 Hill Ave., Morrisville, PA 19067.

NOEL, NEVILLE, dec'd.

Late of Yardley/Lower Makefield Township, Bucks County, PA.

Executrix: **DONNA NOEL**, 2017 Quarry Rd., Yardley, PA 19067.

OLSON, FLORENCE V., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **NANCY OLSON**, 298 Surrey Rd., Warminster, PA 18974.

PITCHER, VIRGINIA a/k/a **VIRGINIA C. PITCHER**, dec'd.

Late of Telford, Bucks County, PA.

Executrix: **LAURA P. SYKES**, 206 Wyckford Dr., Perkasie, PA 18944.

POPIELARSKI, LEON a/k/a **LEON R. POPIELARSKI**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executrix: **NANCY SCINICARELLO**, 511 Recone Street, Feasterville, PA 19053.

Attorney: **JOHN T. KALITA, JR.**, 7 Crest View Drive, Holland, PA 18966.

POWELL, AVIS D., dec'd.

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

Executor: **RUSSELL A. DALTON, JR.** 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.

REIDY, ROBERT, dec'd.

Late of Langhorne Township, Bucks County, PA.

Administratrix: **KATHLEEN REIDY** c/o Peter L. Reiss, Esquire, 107 E. Oakland Avenue, Doylestown, PA 18901.

Attorney: **PETER L. REISS**, Clemons Richter & Reiss, P.C., 107 E. Oakland Avenue, Doylestown, PA 18901.

REISNER, HILDA V., dec'd.

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

Executor: **MARK REISNER**, 426 Washington Ave., Pennndel, PA 19047.

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

RICE, MARIE a/k/a **MARIE C. RICE**, dec'd.

Late of Telford Borough, Bucks County, PA.

Executrix: **NANCY BARNDT**, 1667 Leon Drive, Hatfield, PA 19440.

SARNESE, KIRSTEN A., dec'd.

Late of New Britain Township, Bucks County, PA.

Executrix: **SUSAN M. ONRAET**, 524 Barrington Ct., Sellersville, PA 18960.

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

SHELKEY, JAMES DAVID, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **SANDRA D. SHELKEY** c/o Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

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

SILK, JOYCE a/k/a **JOYCE E. SILK**, dec'd.

Late of Middletown, Bucks County, PA.

Executor: **DONALD W. SILK, JR.** c/o Harry J. Agzigian, Esquire, 2750 Trenton Road, Levittown, PA 19056.

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

SQUIRE, LILLIAN LYNCH, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Administratrix: **LISA A. LYNCH**, 28 Sutphin Pines, Yardley, PA 19067.

TAYLOR, SARAH E., dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

Administratrix: **JOY M. TAYLOR** 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.

**TOTH, LOUIS J. a/k/a LOUIS JOHN
TOTH,** dec'd.

Late of Outside the County of Bucks.

Executrix: **DEBORAH ANN BARBER**
c/o Highpoint Law Offices, 200 Highpoint
Drive, #211, Chalfont, PA 18914.

Attorney: **JEFFREY BAXTER.**

**TSHUDY, EARL DAVID a/k/a EARL
TSHUDY,** dec'd.

Late of Bristol Borough, Bucks County,
PA.

Executrix: **KATHLEEN TSHUDY**, 315
Jackson St., Bristol, PA 19007.

WAGNER, ANNA J., dec'd.

Late of Bristol Township, Bucks County,
PA.

Executor: **RICHARD T. WAGNER**, 45
Margin Road, Levittown, PA 19056.

Attorney: **JACK J. HETHERINGTON.**

**WILSON, SANDRA J. a/k/a SANDRA JO
WILSON and SANDRA WILSON,**
dec'd.

Late of Hilltown Township, Bucks
County, PA.

Executrix: **DONNA L. LEWIS** c/o
Grim, Biehn & Thatcher, P.O. Box 215,
Perkasie, PA 18944-0215.

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

ZIMMERMAN, HERBERT E., dec'd.

Late of Falls, Bucks County, PA.

Executor: **MARK ZIMMERMAN**, 228
Waltham Rd., Fairless Hills, PA 19030.

*Second Publication***ANDERSON, PATRICIA a/k/a PATRICIA
E. ANDERSON,** dec'd.

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

Executrix: **DEBORAH POUST**, 2635
Byberry Rd., Hatboro, PA 19040.

BARTLETT, CLARA S., dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

Co-Executors: **JEFFREY BARTLETT**
and **JEANETTE MINNES** 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.

BUTLER, RICHARD T., dec'd.

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

Executrix: **LYNN BUTLER-BELING**
c/o Dirk M. Simpson, Esq., Union Meeting
Corporate Center, 910 Harvest Dr., P.O.
Box 3037, Blue Bell, PA 19422-0765.

Attorney: **DIRK M. SIMPSON**, Kaplin
Stewart Meloff Reiter & Stein, PC,
Union Meeting Corporate Center, 910
Harvest Dr., P.O. Box 3037, Blue Bell,
PA 19422-0765.

CAMPBELL, THELMA S., dec'd.

Late of Fairless Hills, Falls Township,
Bucks County, PA.

Executor: **THAD L. CAMPBELL** c/o
John J. Cook, Jr., Esquire, 312 Oxford
Valley Road, Fairless Hills, PA 19030.

Attorney: **JOHN J. COOK, JR.,**
Jackson, Cook, Caracappa & Scott, P.C.,
312 Oxford Valley Road, Fairless Hills,
PA 19030.

CORR, MARIAN J., dec'd.

Late of Warminster Township, Bucks
County, PA.

Executrix: **DIANE M. HEAL**, 974
Gravel Pike, Schwenksville, PA 19473.

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

COUTROS, LYNDA GORDON, dec'd.

Late of New Britain Township, Bucks
County, PA.

Administrator: **JOHN ANTHONY
COUTROS**, 81 Creek Rd., P.O. Box 31,
Chalfont, PA 18914.

EISEMANN, FREDERICK DONALD,
dec'd.

Late of Feasterville, Bucks County, PA.

Executrix: **LINDA BROWN**, 1120 Hoover Ave., Feasterville, PA 19053.

ESPOSITO, BERTHA M., dec'd.

Late of Bristol Borough, Bucks County, PA.

Executor: **PAUL ESPOSITO** c/o Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

Attorney: **ANTHONY A. MANDIO**, Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

GANZEL, ROBIN, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **AMY GANZEL**, 750 Jackson St., Lansdale, PA 19446.

GREGG, KATHRYN F. a/k/a **KAY F. GREGG**, dec'd.

Late of New Britain Township, Bucks County, PA.

Administratrix: **KIMBERLY KELLY**, 247 Creek Rd., Doylestown, PA 18901.

HAFFT, HARRY W., dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **CRAIG EATON** c/o Toner and Toner Law Offices, 91 E. Court Street, Doylestown, PA 18901.

Attorney: **JEFFREY E. TONER**.

JOHNSON, JANE, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executor: **RAYMOND F. JOHNSON** c/o Maza, David & Hoeffel, 507 Salfordville Road, P.O. Box 369, Lederach, PA 19450-0369.

Attorney: **JAMES W. MAZA**, Maza, David & Hoeffel, 507 Salfordville Road, P.O. Box 369, Lederach, PA 19450-0369.

KARSCH, MARK H., dec'd.

Late of Middletown Township, Bucks County, PA.

Administratrix: **KYRA K. KARSCH**, 140 Playwicki Street, Langhorne, PA 19047.

Attorney: **PAUL S. BILKER**, 538 Durham Road, Newtown, PA 18940.

KLOSS, MARY POLVOORDE a/k/a **MARY P. KLOSS**, dec'd.

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

Executrix: **MARY BETH POLVOORDE** **DIVIS** c/o April Charleston, Esq., 60 W. Boot Rd., Ste. 201, West Chester, PA 19380.

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

LOEBLE, JUANITA M. a/k/a **JUANITA LOEBLE**, dec'd.

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

Executor: **EDWARD LOEBLE**, 15 Cottonwood Court, Newark, DE 19702.

Attorney: **MARK D. FREEMAN**, P.O. Box 457, Media, PA 19603.

NALASCO, JEANNE M., dec'd.

Late of Falls Township, Bucks County, PA.

Executor: **JAMES A. NALASCO**, 1099 Delacroix Circle, Nokomis, FL 34275-4573.

Attorney: **STACEY L. SMITH**, Law Offices of Lang & Smith, 375 Indian Creek Drive, Levittown, PA 19057.

POLIS, JOHN C. a/k/a **JOHN CHARLES POLIS** and **JOHN POLIS**, dec'd.

Late of Richboro, Bucks County, PA.

Administrator: **JOHN R. POLIS**, 11 Pine Avenue, Richboro, PA 18954.

PONCZEK, STELLA a/k/a **STELLA A. PONCZEK**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **STEVEN S. PONCZEK**, 27 Kenwood Drive N., Levittown, PA 19055.

Attorney: **THOMAS J. PROFY, III**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047-0308.

RICCARDI, JANE F., dec'd.

Late of Oakford, Bucks County, PA.

Executor: **MICHAEL A. RICCARDI**, 735 Corinthian Ave., Philadelphia, PA 19130.

SCIUTO, STEPHAN J., dec'd.

Late of Bensalem Township, Bucks County, PA.

Administratrix: **LORRAINE SCIUTO-BALLASY**, 1412 Long Pond Road, Warrington, PA 18976.

Attorney: **SCOTT A. PETRI**, Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.

UNGER, JOHN VICTOR EDWARD, JR., dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **DR. CHRISTOPHER UNGER**, 4809 Upton St. NW, Washington, DC 20016.

*Third and Final Publication***ADAMS, WALTER J.,** dec'd.

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

Administratrix: **PAMELA ANNE ADAMS** c/o Steven M. Zelinger, Esq., 2322 Fitzwater St., Philadelphia, PA 19146.

Attorney: **STEVEN M. ZELINGER**, Law Office of Steven M. Zelinger, LLC, 2322 Fitzwater St., Philadelphia, PA 19146.

ADAMSON, CARYL J., dec'd.

Late of Southampton Township, Bucks County, PA.

Executrix: **SUSAN A. SPITKO**, 124 Drake Lane, North Wales, PA 19454.

BARNES, SHIRLEY, dec'd.

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

Administratrix: **DONNA GALENTY**, 700 Sackettsford Rd., Warminster, PA 18974.

BELAC, LORETTA C., dec'd.

Late of Quakertown, Bucks County, PA.

Executrix: **FAITH BELAC COPE** c/o Williams and Schildt, 1007 W. Broad Street, Quakertown, PA 18951.

Attorneys: **WILLIAMS AND SCHILDT**, 1007 W. Broad Street, Quakertown, PA 18951.

CASS, STANLEY, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executrices: **CHRISTINE MAGUIRE** and **JEANETTE TOTTEN** c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.

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

CLUCK, IRENE, dec'd.

Late of Yardley, Bucks County, PA.

Executrix: **WENDY ELSKAMP**, 832 Queens Dr., Yardley, PA 19067.

DORKO, ANDREW J., JR., dec'd.

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

Administratrix: **AMBER K. DORKO STOPPER** c/o Charles K. Plotnick, Esq., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.

Attorney: **CHARLES K. PLOTNICK**, Plotnick & Ellis, P.C., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.

FAHNESTOCK, JOAN M., dec'd.

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

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

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

FEKETE, GAZA J., dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **JOHN A. FEKETE** c/o Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.

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

FLAX, DOROTHY, dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **NEIL FLAX** 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.

GARVIN, WILLIAM R., JR. a/k/a BILL GARVIN, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **EVE BARNETT**, 718 Ellsworth St., Philadelphia, PA 19147.

GOSNELL, ANN B. a/k/a ANN GOSNELL, dec'd.

Late of Perkasio Borough, Bucks County, PA.

Administratrix: **ELLEN G. MYERS** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

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

GUTHRIE, RUTH, dec'd.

Late of Nockamixon Township, Bucks County, PA.

Executor: **DAVID GUTHRIE**, 30 Guthrie Road, Ottsville, PA 18942.

Attorney: **BRIAN R. KEYES**.

HAMBURG, JULES F., JR., dec'd.

Late of Northampton Township, Bucks County, PA.

Co-Executors: **LISA M. PEYTON** and **JULIUS D. HAMBURG**.

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

HENDERSON, DONALD, JR., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executor: **CHARLES FURST**, P.O. Box 221, Solebury, PA 18963.

Attorney: **BRIAN R. KEYES**.

HESSENTHALER, MICHAEL J., dec'd.

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

Executor: **BRIAN HESSENTHALER**, 375 Cottonwood Drive, Langhorne, PA 19047.

HIPPELI, DAVID M., dec'd.

Late of Milford Township, Bucks County, PA.

Co-Administratrices: **REBECCA J. HIPPELI** and **AMANDA M. HIPPELI** c/o Grim, Biehn & Thatcher, 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.

HOFF, RUSSELL D., dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **JOAN L. HOFF** c/o Don F. Marshall, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

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

HOLZWORTH, ANNE I., dec'd.

Late of Feasterville, Bucks County, PA.

Administrator: **FREDERICK F. BAKER**, 5949 Edgehill Court, Alexandria, VA 22303.

Attorney: **MICHAEL H. LANDIS**.

LATCH, WILLIAM W., III, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **KENNETH C. LATCH** c/o Law Offices of Emil F. Toften, 43 N. Main Street, Chalfont, PA 18914.

Attorneys: **LAW OFFICES OF EMIL F. TOFTEN**, 43 N. Main Street, Chalfont, PA 18914.

LEWIS, CLARENCE ANDREW a/k/a **ANDREW LEWIS**, dec'd.

Late of Chalfont, Bucks County, PA.

Executor: **DAVID LEWIS**, 111 Gift Cir., North Wales, PA 19454.

LEWIS, PATRICIA C., dec'd.

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

Executor: **CHARLES M. LEWIS** c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.

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

McCONNELL, JOSEPH ASHER a/k/a **JOSEPH A. McCONNELL**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **ELISABETH A. ROTH**, 844 N. Lafayette Ave., Yardley, PA 19067.

Attorney: **HENRY A. CARPENTER, II**.

MORRONE, ALICE A., dec'd.

Late of Southampton City, Bucks County, PA.

Executor: **DAVID MORRONE**, 535 Jason Drive, Southampton, PA 18966.

Attorney: **CHARLES MORONE**, 63 Great Oak Dr., Churchville, PA 18966.

NAYLOR, JOAN L., dec'd.

Late of Warminster Township, Bucks County, PA.

Administratrix: **KELLY TUMELTY** 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.

PARR, KENNETH W. a/k/a **KENNETH WILLIAM PARR**, dec'd.

Late of Levittown, Bucks County, PA.

Executor: **DANIEL A. MULHERN**, 27 Sunset Ln., Levittown, PA 19055.

RODGERS, GUY A., dec'd.

Late of Bristol Township, Bucks County, PA.

Administrator: **ROBERT CROSS**, 226 Burnam Wood Drive, Mount Laurel, NJ 08054.

Attorney: **MARC S. STOLEE**, Stolee & Associates, 132 Mill Street, Bristol, PA 19007.

SBARRA, YOLANDA R., dec'd.

Late of Hilltown Township, Bucks County, PA.

Executor: **ANTHONY SBARRA**, 156 Sterling Drive, Perkasio, PA 18944.

Attorney: **J. OLIVER GINGRICH**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

SPER, REBECCA, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **ROBERT KULP** c/o Maza, David & Hoeffel, 507 Salfordville Road, P.O. Box 369, Lederach, PA 19450-0369.
Attorney: **PATRICIA M. DAVID**, Maza, David & Hoeffel, 507 Salfordville Road, P.O. Box 369, Lederach, PA 19450-0369.

WALSH, MARION, dec'd.

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

Executor: **DENNIS MURRAY**, 137 Steeple Chase Drive, North Wales, PA 19454.

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

WINNER, GREGORY SCOTT a/k/a **GREG WINNER**, dec'd.

Late of Perkasio Borough, Bucks County, PA.

Executrix: **SANDRA ANN WINNER**, 199 Wyckford Drive, Perkasio, PA 18944.

YURKANIN, AGNES M., dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **BEVERLY A. YURKANIN**, 1 Lilac Lane, Levittown, PA 19054.

Attorney: **STACEY L. SMITH**, Law Offices of Lang & Smith, 375 Indian Creek Drive, Levittown, PA 19057.

ZAGORNY, DELORA a/k/a **DELORA B. ZAGORNY**, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executor: **JAMES M. KOSH, SR.** 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.

in Bucks County, Pennsylvania, under the assumed or fictitious name, style or designation of:

BEACON FINANCIAL SERVICES GROUP with its principal place of business One Oxford Valley, Suite 150, Langhorne, Bucks County, Pennsylvania 19047.

The name and address of the individual owning or interested in said business are Brian Connolly, 213 W. Maple Avenue, Langhorne, PA 19047.

The certificate will be filed on or after September 30, 2016.

Joseph P. Caracappa, Solicitor
Jackson, Cook, Caracappa & Scott PC
312 Oxford Valley Road
Fairless Hills, PA 19030
(215) 946-4342

Nov. 17

PRESSMAN CONSULTING with its principal place of business 219 Hilltop Drive, Churchville, PA 18966.

The name and address of the individual owning or interested in said business are Steven Pressman, 219 Hilltop Drive, Churchville, PA 18966.

The certificate will be filed on or after October 27, 2016.

Nov. 17

WagMore U with its principal place of business 958 Jackaway Road, Jamison, PA 18929.

The name and address of the individual owning or interested in said business are Stacey Manzo, 958 Jackaway Road, Jamison, PA 18929.

The certificate will be filed on or after November 1, 2016.

Nov. 17

Miscellaneous

NO. 2016-9086

In Re: **B.M.M.**

TO: **AMANDA NICOLE LEONARD**
and **ERIK RYAN MEULSTEE** a/k/a **ERIC RYAN MEULSTEE**

A Petition has been filed by the Bucks County Children and Youth Social Services Agency to Involuntarily Terminate your Parental Rights with respect to the child **B.M.M.** A Hearing on the Petition has been

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

fixed for **10:00 a.m., November 30, 2016** in **Courtroom 260** of the Bucks County Justice Center, 100 N. Main Street, Doylestown, Pennsylvania. Should you wish to defend this Petition, you should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford, one call the Bucks County Bar Association at (215) 348-9413.

Take notice of an option that may be available to you to have Post-Adoption contact with your birth child pursuant to Act 101 of 2010. Under the law, it is possible for a written agreement for continuing contact entered into voluntarily by a birth parent, birth relative, adoptive parent(s) and children age 12 or older to be enforced by the Court. Such contact may take different forms. To consider this option you must immediately contact Marlyn Gershman-Gelb, your caseworker from the Bucks County Children and Youth Social Services Agency at (215) 348-6900.

Brad M. Jackman, Esquire

Jackman Law

Attorneys for Petitioner

107 N. Broad Street

Doylestown, PA 18901

(215) 348-1511

Nov. 17

COURT OF COMMON PLEAS
CIVIL DIVISION
BUCKS COUNTY, PENNSYLVANIA
NO.: 2014-06629

Inez Tillman, Plaintiff

vs.

Nicholas C. Burkholder, Michael Celec, James A. Link, Ryan P. McConnell, Buyer Topia Authorized, Inc.

TO: The Defendant Nicholas C. Burkholder, his heirs, personal representatives, executors, administrators, successors and assigns having or claiming to have a right, title or interest in or claim against Nicholas C. Burkholder

TAKE NOTICE THAT the Plaintiff, Inez Tillman has filed an action against you as captioned above.

NOTICE TO DEFEND

If you wish to defend against the claims set forth in the following pages, you must take action within TWENTY (20) DAYS after this Complaint and Notice are served by entering a written appearance personally or by attorney, and filing in writing with the Court your defense 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE.

Bucks County Lawyer Referral Service

135 East State Street

P.O. Box 300

Doylestown, PA 18901

Telephone (215) 348-9413

1-800-273-2929

John S. Benson, Esquire

Attorney for Plaintiff

110 North Main Street

Doylestown, PA 18901

Nov. 17

IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2016-04957

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
WELLS FARGO BANK, N.A. s/b/m TO WACHOVIA BANK, NATIONAL ASSOCIATION Plaintiff

vs.

ROBERTO GONZALEZ, JR., in his capacity as Heir of ROBERTO GONZALEZ, Deceased; WILLIAM GONZALEZ, in his capacity as Heir of ROBERTO GONZALEZ, Deceased; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERTO GONZALEZ, DECEASED
Defendants

NOTICE

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERTO GONZALEZ, DECEASED

You are hereby notified that on August 9, 2016, Plaintiff, WELLS FARGO BANK, N.A. s/b/m TO WACHOVIA BANK, NATIONAL ASSOCIATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County, Pennsylvania, docketed to No. 2016-04957. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2650 OGDEN AVENUE, BENSALEM, PA 19020-5348 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 E. State Street
P.O. Box 300
Doylestown, PA 18901
Telephone: (215) 348-9413

Nov. 17

IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NO. 2016-04012

NOTICE OF ACTION IN

MORTGAGE FORECLOSURE

BANK OF AMERICA, N.A. Plaintiff

vs.

THE DECLARATION OF TRUST DATED SEPTEMBER 25, 1998 f/b/o HARVEY S. ZUCKER; UNKNOWN SUCCESSOR TRUSTEE OF THE DECLARATION OF TRUST DATED SEPTEMBER 25, 1998 f/b/o HARVEY S. ZUCKER; UNKNOWN BENEFICIARIES OF THE DECLARATION OF TRUST DATED SEPTEMBER 25, 1998 f/b/o HARVEY S. ZUCKER; BETH ZUCKER, in her capacity as Beneficiary of the Estate of HARVEY S. ZUCKER Defendants

NOTICE

TO: THE DECLARATION OF TRUST DATED SEPTEMBER 25, 1998 f/b/o HARVEY S. ZUCKER, UNKNOWN SUCCESSOR TRUSTEE OF THE DECLARATION OF TRUST DATED SEPTEMBER 25, 1998 f/b/o HARVEY S. ZUCKER and UNKNOWN BENEFICIARIES OF THE DECLARATION OF TRUST DATED SEPTEMBER 25, 1998 f/b/o HARVEY S. ZUCKER

You are hereby notified that on June 29, 2016, Plaintiff, BANK OF AMERICA, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County, Pennsylvania, docketed to No. 2016-04012. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 15015 HOPKINS COURT, HOLLAND, PA 18966 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 E. State Street
P.O. Box 300
Doylestown, PA 18901
Telephone: (215) 348-9413

Nov. 17

Trust Notice

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

First Publication

JOANNE BOOTHERSTONE IRREVOCABLE TRUST.

JOANNE BOOTHERSTONE, dec'd.

Late of Middletown Township, Bucks County, PA.

Settlor: **JOANNE BOOTHERSTONE**.

Trustee: **THE FIRST NATIONAL BANK AND TRUST COMPANY OF NEWTOWN** c/o Donna J. Wengiel, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

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

FLORENCE FEDERICI REVOCABLE LIVING TRUST DATED MARCH 29, 1993, AS AMENDED FEBRUARY 22, 1994, OCTOBER 31, 2000, AUGUST 13, 2008, OCTOBER 27, 2010, AUGUST 16, 2013 AND FEBRUARY 12, 2015.

FLORENCE FEDERICI, dec'd.

Late of Middletown Township, Bucks County, PA.

Trustee: **DAVID V. FEDERICI** c/o Susan L. Fox, Esq., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.

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

LILLIAN J. KOZAK TRUST.

LILLIAN J. KOZAK, dec'd.

Trustee: **MARK S. KOZAK** c/o Michelle C. Berk, Esquire, Law Offices of Michelle C. Berk, P.C., 1300 Virginia Drive, Ste. 325A, Fort Washington, PA 19034.

Attorney: **MICHELLE C. BERK**, Law Offices of Michelle C. Berk, P.C., 1300 Virginia Drive, Ste. 325A, Fort Washington, PA 19034.