

**Sheriff's Sale***First Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, May 8, 2015 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit.

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

**BENSALEM TOWNSHIP**

DOCKET #2009-02781

ALL THOSE TWO CERTAIN CONTIGUOUS LOTS OR PIECES OF GROUND, SITUATE IN THE **TOWN OF BENSALEM**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED ACCORDING TO A PLAN THEREOF MADE BY WILLIAM T. MULDREW, SURVEYOR AND REGULATOR, JENKINTOWN, PENNSYLVANIA ON 7/17/1922 AND RECORDED AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK 1, PAGE 138 AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE MIDDLE LINE OF WILLOW STREET (40 FEET WIDE) AT THE DISTANCE OF 133.20 FEET SOUTHWESTWARD FROM THE MIDDLE LINE OF BRISTOL ROAD (33 FEET WIDE). CONTAINING TOGETHER IN FRONT OR BREADTH ON THE SAID MIDDLE LINE OF WILLOW STREET, 40 FEET (EACH LOT BEING 20 FEET IN FRONT) AND EXTENDING TOGETHER OF THAT WIDTH IN LENGTH OR DEPTH NORTHWESTWARD BETWEEN PARALLEL LINES AT RIGHT ANGLES TO THE SAID MIDDLE LINE OF WILLOW STREET, 120 FEET.

TAX PARCEL #02-016-131.

PROPERTY ADDRESS: 4408 WILLOW AVENUE, FEASTERVILLE-TREVOSE, PA 19053-3414.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ZAHID KHAN**.

**POWERS, KIRN & ASSOCIATES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2010-02420

Santander Bank, N.A., Formerly Known as Sovereign Bank v. Nathan Cooper, Manah Cooper owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 940 Clovernook Avenue, Bensalem, PA 19020-5721.

TAX PARCEL #02-061-173-002.

PROPERTY ADDRESS: 940 Clovernook Avenue, Bensalem, PA 19020-5721.

JUDGMENT AMOUNT: \$436,659.36.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NATHAN COOPER, MANAH COOPER**.

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-03453

Jpmc Specialty Mortgage LLC f/k/a Wm Specialty Mortgage LLC v. James Walter Scott, III owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 6343 Craig Avenue, Bensalem, PA 19020-2525.

TAX PARCEL #02-053-028.

PROPERTY ADDRESS: 6343 Craig Avenue, Bensalem, PA 19020-2525.

JUDGMENT AMOUNT: \$181,778.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES WALTER SCOTT, III**.

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-05196

Fifth Third Mortgage Company v. Ryan P. McConnell, Kristin Michelle McConnell a/k/a Kristin M. McConnell owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 3121 Dalton Court, Bensalem, PA 19020-1818.

TAX PARCEL #02-091-097.

PROPERTY ADDRESS: 3121 Dalton Court, Bensalem, PA 19020-1818.

JUDGMENT AMOUNT: \$267,449.12.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RYAN P. McCONNELL, KRISTIN MICHELLE McCONNELL a/k/a KRISTIN M. McCONNELL.**

**PHELAN HALLINAN**

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

DOCKET #2014-02895

ALL THAT CERTAIN lots of pieces of ground located in the **BENSALEM TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #02-055-529.

PROPERTY ADDRESS: 1141 Texas Avenue, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL B. MOELLER, JR.**

**MICHAEL T. McKEEVER**, Esquire

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

DOCKET #2014-03390

CitiMortgage, Inc., s/b/m to Principal Residential Mortgage, Inc. v. John C. Lewandowski owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 3225 Reading Avenue, Trevose, PA 19053-6620.

TAX PARCEL #02-004-282.

PROPERTY ADDRESS: 3225 Reading Avenue, Trevose, PA 19053-6620.

JUDGMENT AMOUNT: \$81,539.62.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN C. LEWANDOWSKI.**

**PHELAN HALLINAN**

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

DOCKET #2014-04347

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

TAX PARCEL #02-013-403.

PROPERTY ADDRESS: 3104 Richlieu Road, Bensalem, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES E. TIBBS.**

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

DOCKET #2014-04894

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

TAX PARCEL #2-7-57-1.

PROPERTY ADDRESS: 2635 Buffalo Avenue, Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JONATHAN FITT, ASHLEY E. FITT a/k/a ASHLEY FITT.**

**ROBERT W. WILLIAMS**, Esquire

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

DOCKET #2014-06718

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH THE BUILDING AND IMPROVEMENTS THEREON, SITUATE IN THE **TOWNSHIP OF BENSALEM**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN MADE BY WILLIAM S. ERWIN, REGISTERED PROFESSIONAL ENGINEER, FAIRLESS HILLS, PENNSYLVANIA ON THE 29<sup>TH</sup> DAY OF MARCH, 1956 AND LATEST REVISION BEING ON THE 7<sup>TH</sup> DAY OF APRIL, 1977.

TAX PARCEL #02-013-382.

PROPERTY ADDRESS: 3600 Street Road, Bensalem, PA 19020.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRANCIS J. RONCA, JR., STREET, INC., JUDITH RONCA.**

**RON L. WOODMAN**, Esquire

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

DOCKET #2014-07849

ALL THAT CERTAIN contiguous lots or pieces of ground, with the buildings erected thereon, located in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #02-016-144.

PROPERTY ADDRESS: 4407 Willow Avenue, Feasterville-Trevoze, PA 19053.  
IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **BRENDA LEE PASTOR, LUIS RODRIGUEZ, JR. MICHAEL T. McKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**BRIDGETON TOWNSHIP**

DOCKET #2013-08970-19-6

ALL THAT MESSUAGE and tract of land, together with the dwelling house and building now thereon erected, situate along the West side of Township Road No. 467 leading from the Revere-Upper Black, Eddy Road to Upper Black Eddy in **BRIDGETON TOWNSHIP**, Bucks County, Pennsylvania.  
TAX PARCEL #03-002-012.  
PROPERTY ADDRESS: 1124 Lonely Cottage Road, Bridgeton Township, Pennsylvania.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **NICHOLAS J. PASTORE. JAMES R. WOOD**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2014-05359

OCWEN Loan Servicing, LLC v. Kristin Mountes, Matthew Mountes owner(s) of property situate in the **BRIDGETON TOWNSHIP**, BUCKS County, Pennsylvania, being 1372 Birch Road, Upper Black Eddy, PA 18972-9705.  
TAX PARCEL #03-003-087-001.  
PROPERTY ADDRESS: 1372 Birch Road, Upper Black Eddy, PA 18972-9705.  
JUDGMENT AMOUNT: \$228,729.31.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **KRISTIN MOUNTES, MATTHEW MOUNTES. PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**BRISTOL BOROUGH**

DOCKET #2014-05853

ALL that certain message and lot of land, Situate, on the Northeasterly side of Washington Street, in the 2nd Ward of the **BOROUGH OF BRISTOL**, in the County

of Bucks and State of Pennsylvania, bounded and described as follows:

TAX PARCEL #04-023-052.

PROPERTY ADDRESS: 449 Washington Street, Bristol, PA 19007.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

**LEEANE O. HUGGINS**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2014-07025

Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association v. Joan E. Delia owner(s) of property situate in **BRISTOL BOROUGH**, 6TH BUCKS County, Pennsylvania, being 333 Cleveland Street, Bristol, PA 19007.

TAX PARCEL #04-028-122.

PROPERTY ADDRESS: 333 Cleveland Street, Bristol, PA 19007.

JUDGMENT AMOUNT: \$112,064.31.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOAN E. DELIA.**

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

---

DOCKET #2014-08149

Citifinancial Servicing LLC, A Delaware Limited Liability Company v. Erika Hillesland a/k/a Erika E. Hillesland owner(s) of property situate in **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 348 Lafayette Street, Bristol, PA 19007-5218.

TAX PARCEL #04-023-232.

PROPERTY ADDRESS: 348 Lafayette Street, Bristol, PA 19007-5218.

JUDGMENT AMOUNT: \$141,651.86.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ERIKA HILLESLAND a/k/a ERIKA E. HILLESLAND.**

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

---

DOCKET #2014-08450

Santander Bank, N.A. v. Mary Stevens owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania,

being 238 Cleveland Street, Bristol, PA 19007-4408.

TAX PARCEL #04-028-277.

PROPERTY ADDRESS: 238 Cleveland Street, Bristol, PA 19007-4408.

JUDGMENT AMOUNT: \$109,617.86.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARY STEVENS.**

**PHELAN HALLINAN**

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

---

**BRISTOL TOWNSHIP**

DOCKET #2008-11186-33-1

Wells Fargo Bank, N.A. v. Francis T. Naughton, Jr., Donna L. Naughton owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, BUCKS County, Pennsylvania, being 9 Shelter Lane, Levittown, PA 19055-2008.

TAX PARCEL #05-043-651.

PROPERTY ADDRESS: 9 Shelter Lane, Levittown, PA 19055-2008.

JUDGMENT AMOUNT: \$105,638.14.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRANCIS T. NAUGHTON, JR., DONNA L. NAUGHTON.**

**PHELAN HALLINAN**

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

---

DOCKET #2010-09387

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. Successor to JPMorgan Chase Bank N.A. v. Robert A. Scott owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 53 Mistletoe Lane, Levittown, PA 19054-2032.

TAX PARCEL #05-049-170.

PROPERTY ADDRESS: 53 Mistletoe Lane, Levittown, PA 19054-2032.

JUDGMENT AMOUNT: \$126,070.48.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT A. SCOTT.**

**PHELAN HALLINAN**

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

DOCKET #2012-02152

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

TAX PARCEL #05-043-320.

PROPERTY ADDRESS: 26 Greenbrook Drive, Levittown, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM CLARK, CHRISTY CLARK.**

**TERENCE J. McCABE**, Esquire

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

---

DOCKET #2012-02566

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

TAX PARCEL #05 032 351.

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

JUDGMENT AMOUNT: \$253,658.97.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**

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

---

DOCKET #2012-04608

JPMorgan Chase Bank, National Association v. Charles E. White, III, Belinda Y. White a/k/a Belinda Morris White owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 70 Parkside Circle, Levittown, PA 19056-3502.

TAX PARCEL #05-021-280.

PROPERTY ADDRESS: 70 Parkside Circle, Levittown, PA 19056-3502.

JUDGMENT AMOUNT: \$219,469.45.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES E. WHITE, III, BELINDA Y. WHITE a/k/a BELINDA MORRIS WHITE.**

**PHELAN HALLINAN**

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

**DOCKET #2012-07761**

Wells Fargo Bank, N.A. v. Jennifer Louise Glover, Erik Chrupalyk owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 3518 Carnarvon Avenue, Bristol, PA 19007-2518.

TAX PARCEL #05-026-574.

PROPERTY ADDRESS: 3518 Carnarvon Avenue, Bristol, PA 19007-2518.

JUDGMENT AMOUNT: \$116,938.93.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JENNIFER LOUISE GLOVER, ERIK CHRUPALYK.**

**PHELAN HALLINAN**

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

**DOCKET #2012-10878**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH THE BUILDING AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING AT LETTITOWN IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS, COMMONWEALTH OF PA.

TAX PARCEL #05-037-381.

PROPERTY ADDRESS: 70 GREAT OAK ROAD, LEVITTOWN, PA 19057.

IMPROVEMENTS: TWO STORY DWELLING.

SOLD AS THE PROPERTY OF: **STEPHEN SCHWARTZ, STEPHANIE SCHWARTZ.**

**POWERS, KIRN & ASSOCIATES**

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

**DOCKET #2013-01918**

Wells Fargo Bank, N.A. v. Dennis P. Fleming, Jr., Betty Jane Tallett owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 905 Emily Avenue, Croydon, PA 19021-7909.

TAX PARCEL #05-012-452.

PROPERTY ADDRESS: 905 Emily Avenue, Croydon, PA 19021-7909.

JUDGMENT AMOUNT: \$187,483.06.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DENNIS P. FLEMING, JR., BETTY JANE TALLETT.**

**PHELAN HALLINAN**

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

**DOCKET #2013-02056**

Central Mortgage Company v. Andre J. Ondercin, Erika Gnipova owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 521 Stanford Road, Fairless Hills, PA 19030-4021.

TAX PARCEL #05-003-029.

PROPERTY ADDRESS: 521 Stanford Road, Fairless Hills, PA 19030-4021.

JUDGMENT AMOUNT: \$251,430.38.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANDRE J. ONDERCIN, ERIKA GNIPOVA.**

**PHELAN HALLINAN**

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

**DOCKET #2013-06665**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING AT LEVITTOWN IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS AND STATE OF PENNSYLVANIA.

TAX PARCEL #05-035-119.

PROPERTY ADDRESS: 8 Appletree Drive, Levittown, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONNA McELVEEN KNOWN SURVIVING HEIR OF WILLIAM SWEENEY, DECEASED MORTGAGOR AND REAL OWNER, WILLIAM SWEENEY, JR., KNOWN SURVIVING HEIR OF WILLIAM SWEENEY, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF WILLIAM SWEENEY, DECEASED MORTGAGOR AND REAL OWNER.**

**TERRENCE J. McCABE**, Esquire

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

**DOCKET #2013-07387**

Wells Fargo Bank, N.A. v. Richard A. Powell, Kelly M. Powell owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 59 Roundwood Lane, Levittown, PA 19055-1428.

TAX PARCEL #05-038-475.

PROPERTY ADDRESS: 59 Roundwood Lane, Levittown, PA 19055-1428.

JUDGMENT AMOUNT: \$206,378.42.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD A. POWELL, KELLY M. POWELL.**

**PHELAN HALLINAN**

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

DOCKET #2013-08564

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

TAX PARCEL #05-072-156.

PROPERTY ADDRESS: 88 Kentucky Lane, Levittown, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KATHLEEN O'DONNELL, KNOWN SURVIVING HEIR OF JOHN R. O'DONNELL, DECEASED MORTGAGOR AND REAL OWNER, JOHN R. O'DONNELL, KNOWN SURVIVING HEIR OF JOHN R. O'DONNELL, DECEASED MORTGAGOR AND REAL OWNER, KELLY A. ARMSTRONG a/k/a KELLY A. BIRELY, KNOWN SURVIVING HEIR OF JOHN R. O'DONNELL, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF JOHN R. O'DONNELL, DECEASED MORTGAGOR AND REAL OWNER.**

**TERRENCE J. McCABE**, Esquire

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

DOCKET #2013-09722

JPMorgan Chase Bank, National Association v. Christine Matrullo, John Burkhardt owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 2 Plumtree Road, Levittown, PA 19056-3521.

TAX PARCEL #05-021-070.

PROPERTY ADDRESS: 2 Plumtree Road, Levittown, PA 19056-3521.

JUDGMENT AMOUNT: \$216,464.71.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTINE MATRULLO, JOHN BURKHARDT.**

**PHELAN HALLINAN**

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

DOCKET #2014-00384

Wells Fargo Bank, N.A. v. Nicholas Arena, Kerry Arena owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 36 Openwood Lane, Levittown, PA 19055-1514.

TAX PARCEL #05-043-024.

PROPERTY ADDRESS: 36 Openwood Lane, Levittown, PA 19055-1514.

JUDGMENT AMOUNT: \$161,924.95.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NICHOLAS ARENA, KERRY ARENA.**

**PHELAN HALLINAN**

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

DOCKET #2014-01100

ALL THAT CERTAIN lot or piece or parcel of land, with the buildings and improvements thereon erected, situate at Levittown, **BRISTOL TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #05-043-279.

PROPERTY ADDRESS: 28 Crimson King Lane, Levittown, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JULIEANN WILLIAMSON, JOHN J. WILLIAMSON.**

**TERRENCE J. McCABE**, Esquire

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

DOCKET #2014-01594

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:

BEING more fully described in a Deed dated October 10, 1947, among the land records of the County and State set forth above, in Deed Volume 841, Page 522.

TAX PARCEL #05-014-151.

PROPERTY ADDRESS: 1716 Hazel Avenue, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF:  
**KATHERINE J. WADE.**  
**SCOTT A. DIETTERICK**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2014-02313  
 ALL THAT CERTAIN LOT OR PIECE  
 OF LAND WITH THE IMPROVEMENTS  
 THEREON ERECTED, HEREDITAMENTS  
 AND APPURTENANTS, SITUATE IN  
**BRISTOL TOWNSHIP.**

TAX PARCEL #05-058-138.  
 PROPERTY ADDRESS: 3528 Snowden  
 Avenue, Bristol, Pennsylvania 19007.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.

SOLD AS THE PROPERTY OF: **SHARON  
 M. RAPP, WILLIAM RAPP, UNITED  
 STATES OF AMERICA c/o UNITED  
 STATES ATTORNEY FOR THE EASTERN  
 DISTRICT OF PENNSYLVANIA.**  
**TERRENCE J. McCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2014-02451  
 PHH Mortgage Corporation v. Joseph E.  
 Bongard owner(s) of property situate in  
**BRISTOL TOWNSHIP**, BUCKS County,  
 Pennsylvania, being 54 Greenbrier Road,  
 a/k/a 54 Greenbriar Road, Levittown, PA  
 19057-3306.  
 TAX PARCEL #05-037-467.  
 PROPERTY ADDRESS: 54 Greenbrier Road,  
 a/k/a 54 Greenbriar Road, Levittown, PA  
 19057-3306.  
 JUDGMENT AMOUNT: \$207,298.83.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **JOSEPH E.  
 BONGARD.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2014-03510  
 ALL THAT CERTAIN lot, piece or parcel of  
 land with the buildings and improvements  
 thereon erected, situate, lying and being at  
 Levittown, **BRISTOL TOWNSHIP**, Bucks  
 County, Commonwealth of Pennsylvania,  
 known and designated as Lot Number 1557R  
 on a certain map entitled Subdivision Map,  
 Appletree Hill, Levittown, Section 26,

situated in Bristol Township, Bucks County,  
 Pennsylvania, owned by Levitt and Sons,  
 Incorporated, dated May 1953 survey and map  
 by C.A. Monroe, P.E. & L.S., recorded on July  
 17, 1953 at Doylestown in the Office for the  
 Recording of Deeds in and for the County of  
 Bucks in Plan Book 6 page 45 and which lot  
 is more particularly bounded and described  
 according to a survey thereof made by C.A.  
 Monroe, P.E. & L.S., dated October 15, 1953  
 as follows, to wit:

TAX PARCEL #05-039-539.  
 PROPERTY ADDRESS: 63 Aster Lane,  
 Levittown, PA 19055.  
 IMPROVEMENTS: A RESIDENTIAL  
 DWELLING.

SOLD AS THE PROPERTY OF: **MARIE  
 GOULD, JOHN L. GOULD.**  
**LEEANE O. HUGGINS**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2014-04126  
 ALL THAT CERTAIN property situated in  
 the **TOWNSHIP OF BRISTOL**, County of  
 Bucks and Commonwealth of Pennsylvania,  
 described as follows: Lot 4455. BEING more  
 fully described in a Deed dated June 14, 2007,  
 among the land records of the County and  
 State set forth above, in Deed Volume 5520  
 and Page 1610.

TAX PARCEL #05-042-188.  
 PROPERTY ADDRESS: 84 Daffodil Lane,  
 Levittown, PA 19055.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

SOLD AS THE PROPERTY OF: **ANN E.  
 FOWLER, DECEASED, WILLIAM E.  
 FOWLER, THE UNITED STATES OF  
 AMERICA.**

**KATHRYN L. MASON**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2014-04311  
 Nationstar Mortgage LLC v. Matthew McCoy,  
 in His Capacity as Heir of Frances McCoy  
 a/k/a Frances L. McCoy, Deceased, Unknown  
 Heirs, Successors, Assigns and All Persons,  
 Firms or Associations Claiming Right, Title or  
 Interest From or Under Frances McCoy a/k/a  
 Frances L. McCoy, Deceased owner(s) of  
 property situate in **BRISTOL TOWNSHIP**,  
 BUCKS County, Pennsylvania, being 154  
 Birch Drive, Levittown, PA 19054-2106.

TAX PARCEL #05-049-224.

PROPERTY ADDRESS: 154 Birch Drive,  
Levittown, PA 19054-2106.

JUDGMENT AMOUNT: \$211,510.96.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MATTHEW  
McCOY, IN HIS CAPACITY AS HEIR OF  
FRANCES McCOY a/k/a FRANCES L.  
McCOY, DECEASED**

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
FRANCES McCOY a/k/a FRANCES L.  
McCOY, DECEASED**

**PHELAN HALLINAN**

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

DOCKET #2014-05094

ALL THAT CERTAIN lot or piece of ground  
with the buildings and improvements thereon  
erected, situate in **BRISTOL TOWNSHIP**,  
Bucks County, Pennsylvania and described  
according to a certain plan thereof known as  
Final Plan of "Drexelwood" Unit K Section  
No. 3 made by Benjamin Queen, Registered  
Land Surveyor, dated October 16, 1967  
said plan being recorded in the Office for  
the Recorder of Deeds for Bucks County at  
Doylestown, Pennsylvania in Plan Book 51  
Page 5.

BEING KNOWN AS Lot No. 175 on the  
abovementioned Plan.

BEING KNOWN AS 514 Cassingham Road,  
Fairless Hills, PA 19030.

TAX PARCEL #05-047-177.

PROPERTY ADDRESS: 514 Cassingham  
Road, Fairless Hills, PA 19030.

IMPROVEMENTS: TWO STORY  
DWELLING, APPROX. 9 ROOMS, 2 1/2  
BATHS, 1 GARAGE.

SOLD AS THE PROPERTY OF: **JOYCE  
TUFANO.**

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

DOCKET #2014-06026

All those four certain lots, tracts or parcels  
of land and premises hereinafter particularly  
described, hereditaments and appurtenances,  
situate, lying and being in the **TOWNSHIP  
OF BRISTOL**, in the County of Bucks and  
State of Pennsylvania.

TAX PARCEL #05-061-254.

PROPERTY ADDRESS: 1416 Ashby Avenue,  
Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **DESHAWN  
NEWKIRK, LORETTA C. NEWKIRK.**

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

DOCKET #2014-07419

Wells Fargo Bank, N.A. v. Matt S. Pankraz,  
John Pankraz, in His Capacity as Executor and  
Devisee of The Estate of Robert J. Pankraz  
owner(s) of property situate in **BRISTOL  
TOWNSHIP**, BUCKS County, Pennsylvania,  
being 34 Huckleberry Lane, Levittown, PA  
19055-1304.

TAX PARCEL #05-048-276.

PROPERTY ADDRESS: 34 Huckleberry  
Lane, Levittown, PA 19055-1304.

JUDGMENT AMOUNT: \$104,822.72.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MATT  
S. PANKRAZ, JOHN PANKRAZ, IN  
HIS CAPACITY AS EXECUTOR AND  
DEVISEE OF THE ESTATE OF ROBERT  
J. PANKRAZ.**

**PHELAN HALLINAN**

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

DOCKET #2014-08098

Gsmgs Mortgage Loan Trust 2005-Rp2,  
Mortgage Pass-Through Certificates, Series  
2005-Rp2, U.S. Bank National Association,  
as Trustee, Successor-in-Interest to Wachovia  
Bank National Association, as Trustee v.  
Thomas O'Neill a/k/a Thomas O'Neil, Patricia  
O'Neill a/k/a Patricia O'Neil owner(s) of  
property situate in **BRISTOL TOWNSHIP**,  
BUCKS County, Pennsylvania, being 925  
First Avenue, Croydon, PA 19021-7409.

TAX PARCELS #05-011-174, 05-011-175.

PROPERTY ADDRESS: 925 First Avenue,  
Croydon, PA 19021-7409.

JUDGMENT AMOUNT: \$36,406.91.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS  
O'NEILL a/k/a THOMAS O'NEIL,  
PATRICIA O'NEILL a/k/a PATRICIA  
O'NEIL.**

**PHELAN HALLINAN**

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

**DOCKET #2014-08189**

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

TAX PARCEL #05-032-120.

PROPERTY ADDRESS: 34 Ivory Rock Road, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MAURO PEREZ, MIRNA PEREZ.**

**MICHAEL T. McKEEVER**, Esquire

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

**DOCKET #2014-08191**

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

TAX PARCEL #05-048-378.

PROPERTY ADDRESS: 59 Coral Lane, Bristol, PA 19055.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **GARY L. EGE, JR., TAMARA EGE.**

**EDWARD J. McKEE**, Esquire

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

**DOCKET #2014-08349**

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

TAX PARCEL #05-048-115.

PROPERTY ADDRESS: 85 Hawthorne Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JEAN BOGARDUS a/k/a JEAN A. BOGARDUS.**

**ANDREW J. MARLEY**, Esquire

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

**DOCKET #2014-08630**

ALL THAT CERTAIN lot or piece of land, SITUATE in the **TOWNSHIP OF**

**BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, described according to a Subdivision Plan made for A.V. Construction Inc., by Joseph H. Mixner, Civil Engineer dated 10/1/1999, last revised 2/22/2000 and recorded in the Office of the Recorder of Deeds in and for the County of Bucks at Doylestown, Pennsylvania in Plan Book 300 page 7 as follows, to wit:

TAX PARCEL #05-054-025.

PROPERTY ADDRESS: 804 Logan Avenue, Croydon, PA 19021.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROGER B. DEGUZMAN a/k/a ROGER B. DeGUZMAN, DALIA DEGUZMAN a/k/a DALIA DeGUZMAN.**

**LEEANE O. HUGGINS**, Esquire

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

**BUCKINGHAM TOWNSHIP****DOCKET #2014-08016**

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

TAX PARCEL #06-053-037.

PROPERTY ADDRESS: 2784 STOKE PLACE, DOYLESTOWN, PA 18901.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **STEPHEN BENSON, KIMBERLY BENSON.**

**ANDREW J. MARLEY**, Esquire

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

**CHALFONT BOROUGH****DOCKET #2014-08805**

Hsbc Bank USA, National Association, as Trustee for Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-Ab1 v. Donna Lynn Conley a/k/a Donna Lynn Champion a/k/a Donna L. Conley owner(s) of property situate in the **CHALFONT BOROUGH**, BUCKS County, Pennsylvania, being 52 Eagle Road, Chalfont, PA 18914-3114.

TAX PARCEL #07-008-052.

PROPERTY ADDRESS: 52 Eagle Road, Chalfont, PA 18914-3114.

JUDGMENT AMOUNT: \$382,527.19.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **DONNA  
 LYNN CONLEY a/k/a DONNA LYNN  
 CHAMPION a/k/a DONNA L. CONLEY.  
 PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

---

#### DOYLESTOWN BOROUGH

DOCKET #2014-05018  
 ALL THAT CERTAIN lot **DOYLESTOWN  
 BOROUGH.**  
 TAX PARCEL #8-9-53.  
 PROPERTY ADDRESS: 139 EAST  
 OAKLAND AVENUE, DOYLESTOWN, PA  
 18901.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **EDWARD  
 R. DICK, HEIDI M. DICK.  
 POWERS, KIRN & ASSOCIATES, LLC**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

---

#### EAST ROCKHILL TOWNSHIP

DOCKET #2014-06567  
 ALL THAT CERTAIN lot or piece of  
 ground situate in **TOWNSHIP OF EAST  
 ROCKHILL**, County of Bucks, and  
 Commonwealth of Pennsylvania.  
 TAX PARCEL #12-9-4-1.  
 PROPERTY ADDRESS: 1936 North Rockhill  
 Road, Sellersville, PA 18960.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **SUZANNE  
 EDWARDS, CLIFFORD E. EDWARDS,  
 JR.**  
**ROBERT W. WILLIAMS**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

---

#### FALLS TOWNSHIP

DOCKET #2009-01863  
 Wells Fargo Bank, N.A., as Trustee for Bnc  
 Mortgage Loan Trust 2007-4, Mortgage Pass-  
 Through Certificates, Series 2007-4 v. Angela  
 Boyle, in Her Capacity as Administratrix of  
 The Estate of Edward P. Boyle Unknown  
 Heirs, Successors, Assigns and All Persons,  
 Firms or Associations Claiming Right, Title

or Interest From or Under Edward P. Boyle,  
 Deceased owner(s) of property situate in  
 the **FALLS TOWNSHIP**, BUCKS County,  
 Pennsylvania being 648 Lincoln Highway,  
 Fairless Hills, PA 19030-1410.  
 TAX PARCEL #13-017-226.  
 PROPERTY ADDRESS: 648 Lincoln  
 Highway, Fairless Hills, PA 19030-1410.  
 JUDGMENT AMOUNT: \$168,942.81.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **ANGELA  
 BOYLE, IN HER CAPACITY AS  
 ADMINISTRATRIX OF THE ESTATE OF  
 EDWARD P. BOYLE, UNKNOWN HEIRS,  
 SUCCESSORS, ASSIGNS AND ALL  
 PERSONS, FIRMS OR ASSOCIATIONS  
 CLAIMING RIGHT, TITLE OR  
 INTEREST FROM OR UNDER EDWARD  
 P. BOYLE, DECEASED.  
 PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

---

#### DOCKET #2011-11130

ALL THAT CERTAIN lot, piece or parcel of  
 land with the buildings and improvements  
 thereon, lying and being at Levittown, in the  
**TOWNSHIP OF FALLS**, County of Bucks  
 Commonwealth of Pennsylvania, shown and  
 designated as Lot #4920R on Subdivision  
 Map of Varmillion Hill, Levittown, Section  
 55, filed in the Office of the Recorder of  
 Deeds of Bucks County, Pennsylvania, on  
 March 16th, 1954 in Plan Book 8 page 1, and  
 more particularly bounded and described as  
 follows, to wit:  
 BEGINNING at a point on the Southeasterly  
 side of Vicar Lane (50 foot wide) at the  
 distance of 83 feet measured North 30  
 degrees 41 minutes 11 seconds East along  
 the said side of Vicar Lane from a point of  
 tangent, which point of tangent is at the arc  
 distance of 107.56 feet measured along the  
 arc of a circle curving to the right having a  
 radius of 200 feet from a point of curve on  
 the Northeasterly side of said Vicar Lane,  
 which point of curve is at the distance of  
 15.21 feet measured North 00 degrees 7  
 minutes 33 seconds West along the said side  
 of Vicar Lane from its intersection with the  
 Northerly side of Vermillion Drive 56 feet  
 wide thence extending from said beginning  
 point and along the said Southeasterly side of  
 Vicar Lane North 30 degrees 41 minutes 11  
 seconds East the distance of 61 feet to a point;

thence extending along line of Lot #4921R on said Plan South 59 degrees 18 minutes 49 seconds East the distance of 106.44 feet to a point; thence extending along the rear line of Lot #4915R on said Plan South 27 degrees 18 minutes 20 seconds West the distance of 61.10 feet to a point; thence extending along line of Lot #4919R on said Plan North 59 degrees 18 minutes 49 seconds West the distance of 110.05 feet to the first mentioned point and place of BEGINNING.

TAX PARCEL #13-019-453.

PROPERTY ADDRESS: 10 Vicar Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM KOLICH, BONNIE JEAN KOLICH. POWERS, KIRN & ASSOCIATES**

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

---

DOCKET #2013-04009

Bank of America, N.A. v. David M. Conkin, Pamela L. Conkin owner(s) of property situate in **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 84 Thornyapple Lane, Levittown, PA 19054-2308.

TAX PARCEL #13-024-124.

PROPERTY ADDRESS: 84 Thornyapple Lane, Levittown, PA 19054-2308.

JUDGMENT AMOUNT: \$212,090.36.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID M. CONKIN, PAMELA L. CONKIN. PHELAN HALLINAN**

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

---

DOCKET #2013-06434

Wells Fargo Bank, N.A. v. Ronald R. Vandermark, Jr. owner(s) of property situate in **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 203 Yorkshire Road, Fairless Hills, PA 19030-3213.

TAX PARCEL #13-002-131.

PROPERTY ADDRESS: 203 Yorkshire Road, Fairless Hills, PA 19030-3213.

JUDGMENT AMOUNT: \$181,518.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RONALD R. VANDERMARK, JR. PHELAN HALLINAN**

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

DOCKET #2013-07551-25

ALL THAT CERTAIN tract or parcels of ground, situate in the **TOWNSHIP OF FALLS**, County of Bucks, Commonwealth of PA, bounded and described according to a Subdivision Plan of Penns Place made by MGL Inc., Consulting Engineers, dated 5/14/1987 and recorded 5/26/1995 in Plan Book 279 Page 39.

TAX PARCEL #13-33-111.

PROPERTY ADDRESS: 70 Jennifer Lane, Falls Township, Bucks County, PA.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DEBORAH EARNEST, AS TRUSTEE OF THE SIMONS TRUST, AND NOT INDIVIDUALLY DONALDSON MARSHALL SIMONS, II, AS TRUSTEE OF THE SIMONS TRUST, AND NOT INDIVIDUALLY SIMONS TRUST.**

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

---

DOCKET #2013-09927

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

TAX PARCEL #13-27-290.

PROPERTY ADDRESS: 31 Nutmeg Lane, Levittown, PA 19054.

IMPROVEMENTS: TWO STORY DWELLING.

SOLD AS THE PROPERTY OF: **ADEL OMRAN.**

**POWERS, KIRN & ASSOCIATES**

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

---

DOCKET #2014-00933

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING AT LEVITTOWN IN THE **TOWNSHIP OF FALLS**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #13-042-113.

PROPERTY ADDRESS: 273 Pinewood Drive, Levittown, Pennsylvania 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KIMBERLY CHERRY, KNOWN SURVIVING HEIR OF JANE A. TODD, DECEASED MORTGAGOR AND REAL OWNER, KATHLEEN WRIGHT, KNOWN SURVIVING HEIR OF JANE A. TODD, DECEASED MORTGAGOR AND REAL OWNER, JESSICA RUNNER a/k/a JESSICA CHERRY, KNOWN SURVIVING HEIR OF JANE A. TODD, DECEASED MORTGAGOR AND REAL OWNER, JOHN P. TODD, JR., KNOWN SURVIVING HEIR OF JANE A. TODD, DECEASED MORTGAGOR AND REAL OWNER, FREDRICK W. CHERRY a/k/a FREDRICK KOSTRAS, KNOWN SURVIVING HEIR OF JANE A. TODD, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF JANE A. TODD, DECEASED MORTGAGOR AND REAL OWNER.**

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

---

DOCKET #2014-01766

JPMorgan Chase Bank, N.A. v. Debra R. Kuske owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 9175 New Falls Road, Fallsington, PA 19054.

TAX PARCEL #13-020-168.

PROPERTY ADDRESS: 9175 New Falls Road, Fallsington, PA 19054.

JUDGMENT AMOUNT: \$157,148.60.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DEBRA R. KUSKE.**

**PHELAN HALLINAN**

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

---

DOCKET #2014-02318

ALL THAT CERTAIN lot, or piece or parcel of land with the building improvements thereon, situate, lying and being at Levittown in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot 4986R on Subdivision Map of "Vermilion Hill," Levittown, Section 55, filed in the office of the Recorder of Deeds of Bucks County, Pennsylvania on March 16, 1954 in Plan Book 8 at Page 1, bounded and described as follows, to wit:

TAX PARCEL #13-019-412.

PROPERTY ADDRESS: 46 Viewpoint Lane, Levittown, PA 19054.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANK A. BASTA a/k/a FRANK A. BASTA, JR., JANET A. BASTA.**

**LEEANE O. HUGGINS**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2014-05812

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon, situate, lying and being at Levittown, in the **TOWNSHIP OF FALLS**, County of Bucks, Commonwealth of Pennsylvania, shown and designated as Lot 4978J on Subdivision Map of "Vermilion Hill", Levittown, Section 55, filed in the office of the Recorder of Deeds of Bucks County, Pennsylvania, on March 16, 1954 in Plan Book 8 at Page 1.

TAX PARCEL #13-019-404.

PROPERTY ADDRESS: 20 Viewpoint Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KRISTINA CRABTREE, RONALD P. CRABTREE. POWERS, KIRN & ASSOCIATES**

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

---

DOCKET #2014-07688

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

TAX PARCEL #13-023-421.

PROPERTY ADDRESS: 32 Timothy Lane, Levittown, Pennsylvania 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SANDRA M. FREITAG, PAUL H. FREITAG.**

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

---

DOCKET #2014-07899

Wells Fargo Bank, N.A. v. Chandra J. Walters owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 297 Thornridge Drive, Levittown, PA 19054-2230.

TAX PARCEL #13-023-200.

PROPERTY ADDRESS: 297 Thornridge Drive, Levittown, PA 19054-2230.

JUDGMENT AMOUNT: \$143,747.94.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHANDRA J. WALTERS.**

**PHELAN HALLINAN**

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

DOCKET #2014-08603

Wells Fargo Bank, NA v. John T. Gancarz, Thomas R. Gancarz, Raina D. Gancarz owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 41 Birch Drive, Levittown, PA 19054-2133.

TAX PARCEL #13-022-020.

PROPERTY ADDRESS: 41 Birch Drive, Levittown, PA 19054-2133.

JUDGMENT AMOUNT: \$143,017.99.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN T. GANCARZ, THOMAS R. GANCARZ, RAINA D. GANCARZ.**

**PHELAN HALLINAN**

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

#### HAYCOCK TOWNSHIP

DOCKET #2014-01146

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

BEING KNOWN AS 1307 Woodcock Lane, Kintnersville, PA 18930.

TAX PARCEL #14-5-2-6.

PROPERTY ADDRESS: 1307 Woodcock Lane, Kintnersville, PA 18930.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **DELFINA CABALLERO, ISAURO GUZMAN.**

**MARK J. UDREN**, Esquire

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

#### HILLTOWN TOWNSHIP

DOCKET #2011-07128

Wells Fargo Bank, NA d/b/a Americas Servicing Company v. Paul H. Brown, Juanita

M. Brown a/k/a Juanita Marie Greer owner(s) of property situate in the **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 1201 Revere Drive, Chalfont, PA 18914-1067.

TAX PARCEL #15-057-048.

PROPERTY ADDRESS: 1201 Revere Drive, Chalfont, PA 18914-1067.

JUDGMENT AMOUNT: \$433,299.90.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PAUL H. BROWN, JUANITA M. BROWN a/k/a JUANITA MARIE GREER.**

**PHELAN HALLINAN**

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

DOCKET #2013-05669

Wells Fargo Bank, N.A. v. Georgine Rene Cronmiller, James Cronmiller owner(s) of property situate in **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 833 Wynnefield Drive, Souderton, PA 18964-1034.

TAX PARCEL #15-009-059.

PROPERTY ADDRESS: 833 Wynnefield Drive, Souderton, PA 18964-1034.

JUDGMENT AMOUNT: \$468,899.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GEORGINE RENE CRONMILLER, JAMES CRONMILLER.**

**PHELAN HALLINAN**

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

DOCKET #2014-06690

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

TAX PARCEL #15-41-81.

PROPERTY ADDRESS: 81 Reliance Square, Telford, PA 18969.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MANUEL ANGEL RUFASTO a/k/a MANUEL RUFASTO.**

**ROBERT W. WILLIAMS**, Esquire

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

## DOCKET #2014-07727

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

TAX PARCEL #15-022-009.

PROPERTY ADDRESS: 599 Cherry Road, Hilltown Township, Bucks County, PA.

IMPROVEMENTS: A RESIDENTIAL DWELLING (FARM HOUSE).

SOLD AS THE PROPERTY OF: **PROSOURCE TWO, LLC, MICHAEL S. CLASS.**

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

**LOWER MAKEFIELD TOWNSHIP**

## DOCKET #2013-05401

ALL THAT CERTAIN lot or piece of ground land, known as Lot No. 1, Block F, Arboles Extension Plan No. 5, Hereditaments and Appurtenances, located in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #20-050-125.

PROPERTY ADDRESS: 1230 Pine Grove Road, Yardley, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY I. SKLUTE.**

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

## DOCKET #2014-07500

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

BEING more fully described in a Deed dated October 2, 2013, among the land records of the County and State set forth above, in Deed Volume , Page Instrument #2013085340.

TAX PARCEL #20-063-214.

PROPERTY ADDRESS: 1424 Overlook Road, Yardley, PA 19067.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTINE M. EMIG.**

**SCOTT A. DIETTERICK**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2014-07587

Bank of America, N.A. v. Paul Moscato a/k/a Paul F. Moscato a/k/a Paul Frank Moscato, Narda M. Moscato a/k/a Narda Merle M. Moscato owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 906 Big Oak Road, Yardley, PA 19067-4726.

TAX PARCEL #20-049-004.

PROPERTY ADDRESS: 906 Big Oak Road, Yardley, PA 19067-4726.

JUDGMENT AMOUNT: \$249,941.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PAUL MOSCATO a/k/a PAUL F. MOSCATO a/k/a PAUL FRANK MOSCATO, NARDA M. MOSCATO a/k/a NARDA MERLE M. MOSCATO.**

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

**LOWER SOUTHAMPTON TOWNSHIP**

## DOCKET #2010-10322

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

TAX PARCEL #21-012-109.

PROPERTY ADDRESS: 112 Woodbine Avenue, Feasterville Trevose, Pennsylvania 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARIE Y. DODAIN.**

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

## DOCKET #2013-08784

JPMorgan Chase Bank, National Association v. Philip R. Blaetz, Jr., Lisa M. Blaetz owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 611 Clearview Avenue, Feasterville Trevose, PA 19053-3326.

TAX PARCEL #21-016-442.

PROPERTY ADDRESS: 611 Clearview Avenue, Feasterville Trevose, PA 19053-3326.

JUDGMENT AMOUNT: \$46,352.55.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **PHILIP R. BLAETZ, JR., LISA M. BLAETZ, PHELAN HALLINAN**

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

DOCKET #2014-04766

JPMorgan Chase Bank, National Association  
v. Daniel P. Hazley a/k/a Daniel Hazley, Kim E.  
Hazley a/k/a Kim Hazley owner(s) of property  
situate in **LOWER SOUTHAMPTON**  
**TOWNSHIP**, BUCKS County, Pennsylvania,  
being 14 Lewis Street, Feasterville Trevose,  
PA 19053-4320.

TAX PARCEL #21-007-214.

PROPERTY ADDRESS: 14 Lewis Street,  
Feasterville Trevose, PA 19053-4320.

JUDGMENT AMOUNT: \$235,896.34.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **DANIEL P. HAZLEY a/k/a DANIEL HAZLEY, KIM E. HAZLEY a/k/a KIM HAZLEY, PHELAN HALLINAN**

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

DOCKET #2014-08417

ALL THAT CERTAIN lot or piece of  
ground with the buildings and improvements  
thereon erected, situate in the **TOWNSHIP**  
**OF LOWER SOUTHAMPTON**, County  
of Bucks and State of Pennsylvania and  
described according to a "Final Plan of  
Lands of Joseph Bunse," made by Edward  
B. Blumrick R.S. and Robert Foster Assoc.,  
dated 9/22/1971 and revised 11/16/1971,  
which Plan is recorded in the Office of the  
Recorder of Deeds in and for the County of  
Bucks, at Doylestown, Pa., in Plan Book 107  
Page 23, as follows to wit:

TAX PARCEL #21-20-86-2.

PROPERTY ADDRESS: 105 Berry Lane,  
Feasterville, PA 19053.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF:  
**KATHLEEN M. MOFFETT, LANCE**  
**CORBETT, KATHLEEN CORBETT.**

**LEEANE O. HUGGINS**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## MIDDLETOWN TOWNSHIP

DOCKET #2012-01199

Wells Fargo Bank, N.A. v. Stuart A. Madden,  
Lisa M. Madden owner(s) of property situate  
in the **TOWNSHIP OF MIDDLETOWN**,  
BUCKS County, Pennsylvania, being 854  
Sunflower Avenue, Langhorne, PA 19047-  
3749.

TAX PARCEL #22 016 029.

PROPERTY ADDRESS: 854 Sunflower  
Avenue, Langhorne, PA 19047-3749.

JUDGMENT AMOUNT: \$331,001.77.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **STUART A. MADDEN, LISA M. MADDEN.**

**PHELAN HALLINAN**

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

DOCKET #2013-02167

ALL THAT CERTAIN lot or parcel of land  
with the buildings and improvements thereon  
erected SITUATE, lying and being in the  
**TOWNSHIP OF MIDDLETOWN**, County  
of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #22-061-114.

PROPERTY ADDRESS: 27 South Cobalt  
Ridge Drive, Levittown, PA 19056.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **ROY**  
**RUTTER, JAMES SIESSER.**

**LEEANE O. HUGGINS**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-08646

Wells Fargo Bank, N.A. v. Kevin P. Landis,  
Paul Landis a/k/a Paul J. Landis owner(s)  
of property situate in the **MIDDLETOWN**  
**TOWNSHIP**, BUCKS County, Pennsylvania,  
being 1696 Ramble Road, Langhorne, PA  
19047-3744.

TAX PARCEL #22-016-110.

PROPERTY ADDRESS: 1696 Ramble Road,  
Langhorne, PA 19047-3744.

JUDGMENT AMOUNT: \$174,199.12.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **KEVIN P. LANDIS, PAUL LANDIS a/k/a PAUL J. LANDIS.**

**PHELAN HALLINAN**

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

**DOCKET #2014-00187**

Wells Fargo Bank, N.A. v. Rachel Yates, in Her Capacity as Administratrix and Heir of The Estate of Daniel H. Yates, Daniel B. Yates, in His Capacity as Heir of The Estate of Daniel H. Yates, Scott Yates, in His Capacity as Heir of The Estate of Daniel H. Yates, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Daniel H. Yates, Deceased owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 1008 Highland Avenue, Langhorne, PA 19047-3833.

TAX PARCEL #22-016-245-001.

PROPERTY ADDRESS: 1008 Highland Avenue, Langhorne, PA 19047-3833.

JUDGMENT AMOUNT: \$200,143.99.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RACHEL YATES, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DANIEL H. YATES, DANIEL B. YATES, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DANIEL H. YATES, SCOTT YATES, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DANIEL H. YATES, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DANIEL H. YATES, DECEASED.**

**PHELAN HALLINAN**

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

**DOCKET #2014-00386**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH THE BUILDING AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING AT LEVITTOWN, IN THE **TOWNSHIP OF MIDDLETOWN**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #22-051-185.

PROPERTY ADDRESS: 138 Harmony Road, Levittown, Pennsylvania 19056.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONNA HARE, KNOWN SURVIVING HEIR OF PATRICIA CALDERBANK, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF PATRICIA CALDERBANK, DECEASED MORTGAGOR AND REAL OWNER, MARY ELLEN WILSON, KNOWN SURVIVING HEIR OF PATRICIA CALDERBANK, DECEASED MORTGAGOR AND REAL OWNER.**

**TERRENCE J. McCABE**, Esquire

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

**DOCKET #2014-02255**

All That Certain lot of ground situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #22-045-530.

PROPERTY ADDRESS: 525 Gables Court, Langhorne, Pennsylvania 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONNA L. DEAN f/k/a DONNA L. CAMPBELL.**

**TERRENCE J. McCABE**, Esquire

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

**DOCKET #2014-05270**

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

TAX PARCELS #22-019-234 and 22-019-231.001.

PROPERTY ADDRESS: 1117 West Lincoln Highway, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **IMAC S. HOLMES, PETER T. HOLMES.**

**ANDREW J. MARLEY**, Esquire

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

**DOCKET #2014-06300**

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Nancy J. Kolk owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 457 Durham Road, Penndel, PA 19047-7562.

TAX PARCEL #22-045-337-002.

PROPERTY ADDRESS: 457 Durham Road,  
Pennndel, PA 19047-7562.

JUDGMENT AMOUNT: \$219,240.30.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **NANCY J. KOLK.**

**PHELAN HALLINAN**

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

---

DOCKET #2014-07908

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

TAX PARCEL #22-079-020.

PROPERTY ADDRESS: 225 Adeline Place,  
Langhorne, PA 19047.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM  
C. DOYLE.**

**MICHAEL T. McKEEVER**, Esquire

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

---

DOCKET #2014-08634

OCWEN Loan Servicing, LLC v. Michael  
McCarty owner(s) of property situate in the  
**MIDDLETOWN TOWNSHIP**, BUCKS  
County, Pennsylvania, being 27 Katie Drive,  
Langhorne, PA 19047-2334.

TAX PARCEL #22-069-043.

PROPERTY ADDRESS: 27 Katie Drive,  
Langhorne, PA 19047-2334.

JUDGMENT AMOUNT: \$377,081.17.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL  
McCARTY.**

**PHELAN HALLINAN**

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

---

**MILFORD TOWNSHIP**

DOCKET #2013-05048

ALL THAT CERTAIN LOT OR PIECE OF  
GROUND, SITUATE IN THE **TOWNSHIP  
OF MILFORD**, COUNTY OF BUCKS AND  
COMMONWEALTH OF PENNSYLVANIA,  
DESCRIBED ACCORDING TO A RECORD  
PLAN OF STREAMVIEW SUBDIVISION

PLAN BY MEASE ENGINEERING, PC,  
QUAKERTOWN, PA DATED 1/7/2004  
AND LAST REVISED ON 2/10/2006 AND  
RECORDED 5/11/2006 IN PLAN BOOK 339  
PAGE 82, AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON  
THE SOUTHEASTERLY SIDE OF  
STREAMVIEW WAY (50.00 FEET WIDE)  
SAID POINT BEING A CORNER OF LOT  
NO. 10 AS SHOWN ON THE ABOVE  
MENTIONED PLAN AND PLACE OF  
BEGINNING; THENCE EXTENDING  
FROM SAID PLACE OF BEGINNING  
AND ALONG LOT NO. 10 AND PARTLY  
ALONG LOT NO. 9 SOUTH 75 DEGREES  
18 MINUTES 00 SECONDS EAST 183.48  
FEET TO A POINT IN LINE OF LOT NO. 9;  
THENCE EXTENDING ALONG LOT NO. 9  
AND PARTLY ALONG LOT NO. 13 SOUTH  
14 DEGREES 42 MINUTES 00 SECONDS  
WEST 125.00 FEET TO A POINT A CORNER  
OF LOT NO. 13; THENCE EXTENDING  
ALONG LOT NO. 13 AND ALONG LOT  
NO. 12 NORTH 75 DEGREES 18 MINUTES  
00 SECONDS WEST 183.48 FEET TO  
A POINT ON THE SOUTHEASTERLY  
SIDE OF STREAMVIEW WAY;  
THENCE EXTENDING ALONG  
THE SOUTHEASTERLY SIDE OF  
STREAMVIEW WAY, NORTH 14 DEGREES  
42 MINUTES 00 SECONDS EAST 125.00  
FEET TO A POINT, A CORNER OF LOT  
NO. 10, AFORESAID; BEING THE FIRST  
MENTIONED POINT AND PLACE OF  
BEGINNING.

TAX PARCEL #23-10-201.

PROPERTY ADDRESS: 1871 Streamview  
Way, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **TIMOTHY  
R. GLUCK, LEAH T. GLUCK.**

**POWERS, KIRN & ASSOCIATES**

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

---

DOCKET #2013-09577

ALL THAT CERTAIN message and two  
building lots located in the **TOWNSHIP  
OF MILFORD**, County of Bucks and  
Commonwealth of Pennsylvania.

TAX PARCEL #23-013-025.

PROPERTY ADDRESS: 2041 Allentown  
Road, Milford Square, PA 18935.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH D. SLAGEL, DECEASED, HEATHER SLAGEL IN HER CAPACITY AS ADMINISTRATOR AND HEIR-AT-LAW OF JOSEPH D. SLAGEL, DECEASED, JOSEPH SLAGEL, JR. IN HIS CAPACITY AS ADMINISTRATOR AND HEIR-AT-LAW OF JOSEPH D. SLAGEL, DECEASED.**

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

---

#### MORRISVILLE BOROUGH

DOCKET #2013-02132

Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS9 v. Rita L. Bratton, Earl L. Bratton, Jr. owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 207 Mercer Avenue, Morrisville, PA 19067-2214.

TAX PARCEL #24-004-630.

PROPERTY ADDRESS: 207 Mercer Avenue, Morrisville, PA 19067-2214.

JUDGMENT AMOUNT: \$259,140.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RITA L. BRATTON, EARL L. BRATTON, JR.**

**PHELAN HALLINAN**

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

---

DOCKET #2013-07940

Wells Fargo Bank, N.A. v. Candace C. Cosenza owner(s) of property situate in the **BOROUGH OF MORRISVILLE**, BUCKS County, Pennsylvania being 814 North Pennsylvania Avenue, Yardley, PA 19067-2022.

TAX PARCEL #24-007-025.

PROPERTY ADDRESS: 814 North Pennsylvania Avenue, Yardley, PA 19067-2022.

JUDGMENT AMOUNT: \$20,762.73.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CANDACE C. COSENZA.**

**PHELAN HALLINAN**

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

---

DOCKET #2014-01986

ALL THAT CERTAIN LOT OF LAND WHEREIN THE SAME IS ERECTED, SITUATE, LYING AND BEING IN THE SECOND WARD OF THE **BOROUGH OF MORRISVILLE**, COUNTY OF BUCKS AND STATE OF PENNSYLVANIA.

TAX PARCEL #24-006-266.

PROPERTY ADDRESS: 323 WOODLAND AVENUE, MORRISVILLE, PA 19067.

IMPROVEMENTS: A TWO STORY DWELLING APPROXIMATELY 1214 SQUARE FEET, 3 ROOMS, 1 BATH.

SOLD AS THE PROPERTY OF: **TIMOTHY S. YARBOROUGH.**

**POWERS, KIRN & ASSOCIATES**

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

---

#### NEW BRITAIN BOROUGH

DOCKET #2014-06632

ALL THAT CERTAIN tract or parcel of land, with buildings and improvements thereon erected, situate in the **BOROUGH OF NEW BRITAIN**, County of Bucks and Commonwealth of Pennsylvania, and known as Lot No. 1 of the 'Wynne James, Jr., Plan of Lots', Southwest of the Doylestown-Chalfont concrete state highway, which plan is duly recorded in and for the County of Bucks at Doylestown, Pennsylvania, in Plan Book 1 page 157 and being part Oldie Original Carl Myers Farm on the Southwest side of the state highway aforesaid, bounded and described according to a recent survey thereof made by W.O. Weisel and on, Civil Engineers and Surveyors, Doylestown, Pennsylvania.

TAX PARCEL #25-9-37.

PROPERTY ADDRESS: 524 East Butler Avenue, New Britain, PA 18901.

IMPROVEMENTS: 3,000 SQUARE FEET, COMMERCIAL BUILDING WITH PARKING, 2 STORY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER W. FORLANO.**

**STEVEN H. SAILER**, Esquire

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

**NEW BRITAIN TOWNSHIP**

DOCKET #2012-06387

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE **TOWNSHIP OF NEW BRITAIN**, COUNTY OF BUCKS, COMMONWEALTH OF PA.

TAX PARCEL #26-007-297.

PROPERTY ADDRESS: 76 Queens Circle, Chalfont, PA 18914.

IMPROVEMENTS: TWO STORY DWELLING.

SOLD AS THE PROPERTY OF: **PETER MALTEZOS**.

**POWERS, KIRN & ASSOCIATES**

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

DOCKET #2014-06503

JPMorgan Chase Bank, N.A. v. Joan Bennett, Travis Bennett owner(s) of property situate in the **NEW BRITAIN TOWNSHIP**, BUCKS County, Pennsylvania being 114 Tartan Terrece, Chalfont, PA 18914-2265.

TAX PARCEL #26-7-349.

PROPERTY ADDRESS: 114 Tartan Terrece, Chalfont, PA 18914-2265.

JUDGMENT AMOUNT: \$236,429.66.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOAN BENNETT, TRAVIS BENNETT**.

**PHELAN HALLINAN**

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

**NOCKAMIXON TOWNSHIP**

DOCKET #2012-10569

BEGINNING at a point in the title line of Township Road No. 481 (33 feet wide) a corner of lands now or late of Anthony Farrell said place of beginning being South 41 degrees 15 minutes West along the title line of Township Road No. 481 219.82 feet form its intersection with the Southerly line of Traffic Route 412 (40 feet wide). **NOCKAMIXON TOWNSHIP**.

TAX PARCEL #30-004-007.002.

PROPERTY ADDRESS: 11 Fachets Lane, Kintnersville, Pennsylvania 18930.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANTHONY HOCK a/k/a ANTHONY J. HOCK, BARBARA L. HOCK a/k/a BARBARA LYNN STEVENS HOCK**.

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

**NORTHAMPTON TOWNSHIP**

DOCKET #2010-02966

ALL THAT CERTAIN LOT OF LAND SITUATE IN **NORTHAMPTON**, BUCKS COUNTY, PENNSYLVANIA.

TAX PARCEL #31-64-58.

PROPERTY ADDRESS: 1274 Old Jordan Road, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

**MARK J. UDREN**, Esquire

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

DOCKET #2011-05073

All that certain lot or piece of ground, hereditaments and appurtenances, Situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #31-24-171.

PROPERTY ADDRESS: 2 E. Pickering Bend, Richboro, PA 18954.

IMPROVEMENTS: A ONE STORY DWELLING WITH 2 BEDROOMS, 2.5 BATHS & GARAGE.

SOLD AS THE PROPERTY OF: **LUCIA LAURITO, OTIS JOHNSON a/k/a OTIS MATTHEWS JOHNSON-DAVENPORT**.

**PAUL J. FANELLI**, Esquire

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

DOCKET #2014-05623

ALL THAT CERTAIN unit in the property known, named and identified as Hamlet, a Condominium, located in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #31-081-022-00H.

PROPERTY ADDRESS: 60 Banbury Court, Unit 2212H, Holland, Pennsylvania 18966.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **ZORINA MIKHELSON, ALEX MIKHELSON**.

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

DOCKET #2014-06573

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

TAX PARCEL #31-058-187.

PROPERTY ADDRESS: 82 Poplar Drive, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GARY GOLDSMITH, SHERI ANN GOLDSMITH.**

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

DOCKET #2014-07600

ALL THOSE CERTAIN lot or piece of land, situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, Pennsylvania. Beginning at a point on the Northeasterly side of East Elizabeth Lane, and described in the deed dated June 15, 2001, recorded in Book 2328, page 1277.

TAX PARCEL #31-009-050.

PROPERTY ADDRESS: 181 E. Elizabeth Lane, Richboro, PA 18954.

IMPROVEMENTS: SINGLE FAMILY TWO STORY DWELLING WITH 4 BEDROOMS, 2.5 BATHS AND A POOL AND APPROX. 2,736 S.F.

SOLD AS THE PROPERTY OF: **DENNIS CAREY a/k/a DENNIS F. CAREY, MARYANN CAREY a/k/a MARY ANN CAREY a/k/a MARYANNE CAREY.**

**CRAIG H. FOX**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

#### PERKASIE BOROUGH

DOCKET #2014-08143

ALL THAT CERTAIN lot or piece of ground located in the **PERKASIE BOROUGH**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #33-011-058.

PROPERTY ADDRESS: 404 Dorchester Lane, Perkasio, PA 18944.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SYED M. AFZAL, ZAREEN A. JAFFRI AND AJMAL S. JAFFRI.**

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

DOCKET #2014-08411

ALL THAT CERTAIN messuage and tract of land together with the dwelling now there erected located in the **PERKASIE BOROUGH**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #33-006-059.

PROPERTY ADDRESS: 318 North 6th Street, Perkasio, PA 18944.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHARLES F. McNALLY, III.**

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

#### PLUMSTEAD TOWNSHIP

DOCKET #2014-01876

ALL THAT CERTAIN unit in the property known, named and identified as Patriots Ridge Condominium, Situate in **PLUMSTEAD TOWNSHIP**, Bucks County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act by the recording in the Recorder of Deeds Office of Bucks County of a Declaration of Condominium, dated 8-23-94 and recorded in Land Record Book 957 page 1899 Amendments thereto recorded in Land Record Books 1024 page 1157 and 1118 page 1487, 1191 page 694 and 1225 page 2347, re-recorded in Land Record Book 1234 page 1204, the plats and plans attached thereto as Exhibits.

Being designated thereon as Unit 261.

TAX PARCEL #34-49-82-261.

PROPERTY ADDRESS: 5410 Simpson Court, Unit #261, Doylestown, PA 18902.

IMPROVEMENTS: 1260 SQ. FOOT CONDO HOME HAS 2 BEDROOMS AND 1.5 BATHROOMS.

SOLD AS THE PROPERTY OF: **SHARON GILBERT TIMM.**

**CHRISTOPHER P. COVAL**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**QUAKERTOWN BOROUGH**

DOCKET #2014-05754

OCWEN Loan Servicing, LLC v. Henry E. Reichstine owner(s) of property situate in the **QUAKERTOWN BOROUGH**, BUCKS County, Pennsylvania, being 24 South Third Street, Quakertown, PA 18951-1655.

TAX PARCEL #35-008-237.

PROPERTY ADDRESS: 24 South Third Street, Quakertown, PA 18951-1655.

JUDGMENT AMOUNT: \$266,487.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HENRY E. REICHSTINE.**

**PHELAN HALLINAN**

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

DOCKET #2014-08623

ALL THAT CERTAIN message and tract of land located in the **BOROUGH OF QUAKERTOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #35-009-195-005.

PROPERTY ADDRESS: 403 Erie Avenue a/k/a 403 Erie Street, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **REBECCA L. MILLER, JARED N. MILLER.**

**MICHAEL T. McKEEVER**, Esquire

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

**RICHLAND TOWNSHIP**

DOCKET #2011-09981

PNC Bank, National Association sbm National City Mortgage Company, A Division of National City Bank v. Jennifer K. Frye, Timothy J. Godshall owner(s) of property situate in the **RICHLAND TOWNSHIP**, BUCKS County, Pennsylvania being 286 Johnson Lane, Quakertown, PA 18951-2737.

TAX PARCEL #36-025-273.

PROPERTY ADDRESS: 286 Johnson Lane, Quakertown, PA 18951-2737.

JUDGMENT AMOUNT: \$222,699.04

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JENNIFER K. FRYE, TIMOTHY J. GODSHALL.**

**PHELAN HALLINAN**

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

DOCKET #2012-02458

JPMorgan Chase Bank, National Association s/b/m Chase Home Finance, LLC v. Sharon A. Carney owner(s) of property situate in the **TOWNSHIP OF RICHLAND**, BUCKS County, Pennsylvania being 116 Sacramento Drive, Quakertown, PA 18951-3509.

TAX PARCEL #36-049-189.

PROPERTY ADDRESS: 116 Sacramento Drive, Quakertown, PA 18951-3509.

JUDGMENT AMOUNT: \$362,810.62.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHARON A. CARNEY.**

**PHELAN HALLINAN**

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

DOCKET #2013-00583

Deutsche Bank National Trust Company as Trustee for Hsi Asset Loan Obligation Trust 2007-1 v. Silestine Copeland, Willie Copeland owner(s) of property situate in **RICHLAND TOWNSHIP**, BUCKS County, Pennsylvania being 1215 Cobblestone Drive a/k/a 1215 Cobblestone Way, Quakertown, PA 18951-2657.

TAX PARCEL #36-021-171.

PROPERTY ADDRESS: 1215 Cobblestone Drive a/k/a 1215 Cobblestone Way, Quakertown, PA 18951-2657.

JUDGMENT AMOUNT: \$410,906.46.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SILESTINE COPELAND, WILLIE COPELAND.**

**PHELAN HALLINAN**

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

DOCKET #2013-09227

Wells Fargo Bank, N.A. v. Janelle L. Morris, Robert J. Morris, Jr. a/k/a J. Robert Morris owner(s) of property situate in the **RICHLAND TOWNSHIP**, BUCKS County, Pennsylvania being 1125 Liberty Court, Quakertown, PA 18951-2787.

TAX PARCEL #36-026-096.

PROPERTY ADDRESS: 1125 Liberty Court, Quakertown, PA 18951-2787.

JUDGMENT AMOUNT: \$270,896.71.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JANELLE L. MORRIS, ROBERT J. MORRIS, JR. a/k/a J. ROBERT MORRIS.**

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

DOCKET #2014-05714

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

TAX PARCEL #36-015-120.

PROPERTY ADDRESS: 1713 Pheasant Lane, Quakertown, Pennsylvania 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD W. SLABINSKI, JR., CARMEN I. SLABINSKI.**

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

DOCKET #2014-06053

Matrix Financial Services Corporation v. Troy A. Fratrik owner(s) of the property situate in the **RICHLAND TOWNSHIP**, BUCKS County, Pennsylvania being 1475 California Road, Quakertown, PA 18951-4525.

TAX PARCEL #36-009-154.

PROPERTY ADDRESS: 1475 California Road, Quakertown, PA 18951-4525.

JUDGMENT AMOUNT: \$170,060.51.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TROY A. FRATRIK.**

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

#### **RIEGELSVILLE BOROUGH**

DOCKET #2014-05052

ALL THAT CERTAIN message and tract of land, Situate in **RIEGELSVILLE BOROUGH**, in the County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by J.G. Park and Associates, dated July 21, 1951, being Lots #1, #2 and #3, on "Plan of Lots known as Bidwell Development", recorded in the Office of the Recorder of Deeds in Plan Book 5, page 4, & etc., as follows, to wit:

TAX PARCEL #38-002-045.

PROPERTY ADDRESS: 573 Easton Road, Riegelsville, PA 18077.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THIERRY J. SOURSAC.**

**LEEANE O. HUGGINS**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

#### **SOLEBURY TOWNSHIP**

DOCKET #2014-08683

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to as Yorkshire Meadow located in the **SOLEBURY TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #41-26-71-17-B.

PROPERTY ADDRESS: 172 Shire Drive, New Hope, PA 18938.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MELISSA DONDERO.**

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

#### **SPRINGFIELD TOWNSHIP**

DOCKET #2010-09305

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

TAX PARCEL #42-012-004.

PROPERTY ADDRESS: 1443 Parkland Road, Coopersburg, PA 18036.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JANICE COOK, ROY JOHN COOK.**

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

DOCKET #2013-09124

ALL THAT CERTAIN lot or tract of land situate South of Parkland Road (R-497) and on the Easterly Side of a 62 feet wide private road, located in the **TOWNSHIP OF SPRINGFIELD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #42-5-132.

PROPERTY ADDRESS: 3010 Peach Tree Way, Coopersburg, Pennsylvania 18036.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **JAMES R. PAVLICHKO, MAIA R. LAMONT. TERRENCE J. McCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

#### TINICUM TOWNSHIP

DOCKET #2014-02596  
ALL THAT CERTAIN Lot or tract of ground situate in the **TOWNSHIP OF TINICUM**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Realignment Plan prepared for Allan J. Nowicki and William C. Brooks, made by Daniel R. Hendricks, Registered Surveyor dated June 20, 1978 as follows, to wit:  
TAX PARCEL #44-007-046.  
PROPERTY ADDRESS: 1 Sanctuary Hill Lane, Upper Black Eddy, PA 18972.  
IMPROVEMENTS: A RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **IRVING S. SOBLE a/k/a IRVIN S. SOBLE, MARY D'ANGELO-SOBLE. LEEANE O. HUGGINS**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2014-06696  
ALL THAT CERTAIN tract or parcel of land situate on the Northeasterly side of Bunker Hill Road, T 441 in the **TOWNSHIP OF TINICUM**, County of Bucks, Commonwealth of Pennsylvania.  
TAX PARCEL #44-005-013-003.  
PROPERTY ADDRESS: 114 Bunker Hill Road, Ottsville, Pennsylvania 18942.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **G. DAVID TABER, DEBORAH TABER, UNITED STATES OF AMERICA. TERRENCE J. McCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

#### TULLYTOWN BOROUGH

DOCKET #2014-06692  
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDING

AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING AT LEVITTOWN, IN THE **BOROUGH OF TULLYTOWN**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, SHOWN AND DESIGNATED AS LOT NO. 158 ON SUBDIVISION MAP OF LEVITTOWN, SECTION 1, FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUCKS COUNTY, PENNSYLVANIA, ON JANUARY 28, 1952, IN PLAN BOOK 4, PAGE 40, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:  
TAX PARCEL #46-003-124.  
PROPERTY ADDRESS: 46 Stonybrook Drive, Levittown, PA 19055.  
IMPROVEMENTS: A RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **BRUCE FISHER, ELLYN FISHER. LEEANE O. HUGGINS**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

#### UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2014-02595  
Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. v. Jan Franzman owner(s) of property situate in **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania being 21 Cheswold Drive, Southampton, PA 18966-3012.  
TAX PARCEL #48-002-084.  
PROPERTY ADDRESS: 21 Cheswold Drive, Southampton, PA 18966-3012.  
JUDGMENT AMOUNT: \$192,151.23.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **JAN FRANZMAN. PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

#### WARMINSTER TOWNSHIP

DOCKET #2013-07658  
JPMorgan Chase Bank, National Association v. Sandra L. Scott a/k/a Sandra L. Sterling owner(s) of property situate in **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania being 909 West County Line Road a/k/a 909 County Line Road, Hatboro, PA 19040-1008.

TAX PARCEL #49-010-143, 49-010-223-001.  
PROPERTY ADDRESS: 909 West County  
Line Road a/k/a 909 County Line Road,  
Hatboro, PA 19040-1008.

JUDGMENT AMOUNT: \$286,469.52.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **SANDRA  
L. SCOTT a/k/a SANDRA L. STERLING.  
PHELAN HALLINAN**

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

---

DOCKET #2014-02191

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

TAX PARCEL #49-15-216-1.

PROPERTY ADDRESS: 539 Kalmia Street,  
Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHELE  
A. WALEK, RICHARD P. WALEK.**

**MICHAEL T. McKEEVER**, Esquire

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

---

DOCKET #2014-05381

ALL THAT CERTAIN tract of land situate  
in **WARMINSTER TOWNSHIP**, Bucks  
County, Pennsylvania.

TAX PARCEL #49-005-178.

PROPERTY ADDRESS: 1430 Bradley Lane,  
Warminster, PA 18974.

IMPROVEMENTS: A TWO STORY  
COLONIAL DWELLING CONTAINING 9  
ROOMS, 4 BEDROOMS AND 1.5 BATHS  
ON A LOT SIZE OF 11,475 SQUARE FEET.  
SOLD AS THE PROPERTY OF: **COREY  
A. KOLODZIEJCZAK, THE UNITED  
STATES OF AMERICA.**

**DOUGLAS G. THOMAS**, Esquire

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

---

DOCKET #2014-05457

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

TAX PARCEL #49-019-077-002.

PROPERTY ADDRESS: 419 Maple Street,  
Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD  
A. HARVEY.**

**MICHAEL T. McKEEVER**, Esquire

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

---

DOCKET #2014-07485

Wells Fargo Bank, N.A. v. Melissa  
Finley, owner(s) of property situate in the  
**WARMINSTER TOWNSHIP**, BUCKS  
County, Pennsylvania being 1575 West Street  
Road, Apartment 134, Warminster, PA 18974-  
3150.

TAX PARCEL #49-003-007-134.

PROPERTY ADDRESS: 1575 West Street  
Road, Apartment 134, Warminster, PA 18974-  
3150.

JUDGMENT AMOUNT: \$52,571.75.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MELISSA  
FINLEY.**

**PHELAN HALLINAN**

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

---

**WARRINGTON TOWNSHIP**

DOCKET #2013-01733

ALL THAT CERTAIN lot or piece of ground,  
Hereditaments and Appurtenances, SITUATE  
in the **TOWNSHIP OF WARRINGTON**,  
County of Bucks and Commonwealth  
of Pennsylvania bounded and described  
according to a Plan for Bradford Greene made  
by Irick & Eberhardt, Incorporated dated  
10/1/1998 last revised 4/4/01 and recorded  
4/20/01 as in Plan Book 305 page 2 as  
follows, to wit:

BEGINNING at a point on the Northwesterly  
side of Mockingbird Way (46 feet wide); said  
point being a common corner of Lot 115 and  
Lot 116; thence extending from said point of  
beginning along the Northwesterly side of  
Mockingbird Way South 40 degrees 0 minutes  
14 seconds West 24.00 feet to a point, a corner  
of Lot 114, thence extending along same  
North 49 degrees 59 minutes 46 seconds West  
117.67 feet to a point in line of Open Space  
No. 2; thence extending along same North 40  
degrees 0 minutes 14 seconds East 24.00 feet to  
a point a corner of Lot 115; thence extending

along same North 59 minutes 46 seconds East 117.67 feet to the first mentioned point and place of beginning.

BEING LOT 115 on said plan.

BEING CPN: 50-15-155.

BEING the same premises which NVR Inc. VA Corp t/a Ryan Homes by Deed Dated 7/15/02 and Recorded at Bucks Co., in Deed Book 2850, page 1349 granted and conveyed unto Pranik J. Dalia, in fee.

TAX PARCEL #50-015-155.

PROPERTY ADDRESS: 514 Mockingbird Way, Warrington, PA 18976-3019.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HEEYUN LEEPARK.**

**POWERS, KIRN & ASSOCIATES**

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

#### DOCKET #2013-03203

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

TAX PARCEL #50-017-009.

PROPERTY ADDRESS: 2491 Orchard Place, Warrington, PA 18976.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KATHLEEN M. STANLEY, WOODROW W. STANLEY.**

**MICHAEL T. McKEEVER**, Esquire

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

#### DOCKET #2013-09544

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

TAX PARCEL #50-020-102.

PROPERTY ADDRESS: 405 Burgandy Boulevard, Warrington, Pennsylvania 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SERGE NEMTSEV, ALLA NEMTSEV.**

**TERRENCE J. McCABE**, Esquire

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

#### DOCKET #2014-01593

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected SITUATE, lying and being in the **TOWNSHIP OF WARRINGTON**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #50-23-78.

PROPERTY ADDRESS: 2326 Evergreen Avenue, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES M. TREVETHAN a/k/a JAMES TREVETHAN, ROSE M. TREVETHAN.**

**POWERS, KIRN & ASSOCIATES**

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

#### WRIGHTSTOWN TOWNSHIP

#### DOCKET #2012-08559

ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF WRIGHTSTOWN**, County of Bucks, Commonwealth of Pennsylvania, being comprised of Lot No. 1 of the Subdivision Plan prepared for Philip Leiggi, dated July 17, 1989, last revised June 6, 1990 and Parcel A of a Resubdivision Plan prepared for Philip Leiggi, dated November 28, 1991, last revised March 23, 1992, both Plans prepared by Anderson Engineering Associates, Inc., Newtown, PA, bounded and described as follows to wit:

TAX PARCEL #53-002-086-001.

PROPERTY ADDRESS: 1046 Cherry Lane, Wycombe, PA 18980.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARY ANN LACEY, DANIEL P. LACEY, UNITED STATES OF AMERICA.**

**LEEANE O. HUGGINS**, 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.

Apr. 16, 23, 30

## Charter Amendment

NOTICE IS HEREBY GIVEN THAT Articles of Amendment to the Articles of Incorporation of Hill Crest Dairy Farms, Inc. with its registered office(s) located in the County of Bucks, have been filed under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

The nature and character of the amendment is to change its name to **HCDF, Inc.** The Articles of Amendment were filed on March 4, 2015 with the Department of State. **Matthew M. Mayer**, Solicitor  
Leisawitz Heller Abramowitch Phillips, P.C.  
2755 Century Boulevard  
Wyomissing, PA 19610

Apr. 16

## Charter Application Nonprofit

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

The name of the corporation is **Morrisville Borough Neighborhood Watch, Inc.**

The Articles of Incorporation (filing date): March 24, 2015.

The purpose or purposes for which it was organized are as follows: Aim to safely and effectively deter crime through awareness, alertness, diligence and intelligence.

**D. Keith Brown**, Solicitor  
Stuckert and Yates  
Two North State Street  
P.O. Box 70  
Newtown, PA 18940

Apr. 16

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on March 10, 2015 for the purpose of obtaining a charter of a Nonprofit Corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is **ReEngaged Ministries.**

The corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

**Semanoff, Ormsby, Greenberg & Torchia, LLC**, Solicitors  
2617 Huntingdon Pike  
Huntingdon Valley, PA 19006-5125

Apr. 16

## Classified Ad

### Situation Wanted

Experienced solo practitioner seeks associate position. I am primarily a family lawyer with background in real estate and workers' compensation and excellent communication, research and legal analysis skills. If you are looking to grow your practice, I would love to help you do it. Contact Elise S. Salisbury, (215) 284-8641.

Apr. 16, 23

## Corporate Dissolution

Pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended, notice is hereby given that **Play 4 the Cure, Inc.** is currently in the process of voluntarily dissolving.

**James F. Carney**, Solicitor  
610 W. Germantown Pike  
Suite 400  
Plymouth Meeting, PA 19462

Apr. 16

Pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended, notice is hereby given that **US Gauge Employees Mutual Benefit Association of Sellersville, PA** is currently in the process of voluntarily dissolving.

**Ronald R. Bolig**, Solicitor  
Robert A. Lechowicz Law Offices  
5 Temple Avenue  
Sellersville, PA 18960

Apr. 16

## 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*

**ADAMS, GLADYS MARY, dec'd.**

Late of Newtown, Bucks County, PA.

Administrator: **THOMAS ADAMS**, 430 Rosewood Ave., Langhorne, PA 19047.

**ARONSON, MARVIN E. a/k/a MARVIN EDWARD ARONSON, dec'd.**

Late of Northampton Township, Bucks County, PA.

Executor: **DAVID J. ARONSON** c/o Highpoint Law Offices, 200 Highpoint Drive #211, Chalfont, PA 18914.

Attorney: **PETER J. GILBERT.**

**BILGER, CRAIG D., JR., dec'd.**

Late of Haycock Township, Bucks County, PA.

Executor: **CRAIG D. BILGER, SR.** c/o Williams and Schildt, 1007 W. Broad Street, Quakertown, PA 18951.

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

**BRETH, ELSIE A., dec'd.**

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

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

Attorney: **TODD M. SAILER**, Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

**COATES, MARY WINIFRED a/k/a MARY W. COATES and MARY COATES, dec'd.**

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

Executrix: **NANCY M. COATES** a/k/a **NANCY MARIE COATES** c/o Jonathan H. Ellis, Esquire, 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.

Attorney: **JONATHAN H. ELLIS**, Plotnick & Ellis, P.C., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.

**CONTINO, ROBERT J., dec'd.**

Late of Doylestown Borough, Bucks County, PA.

Executrix: **HOPE MAMMANA**, 12 Highgate Lane, Blue Bell, PA 19422.

Attorney: **DONALD WILLIFORD.**

**EDWARDS, ELINOR D., dec'd.**

Late of Warrington Township, Bucks County, PA.

Executors: **DENISE LYNN BETTS** and **PETER NELSON HARRISON** c/o Peter N. Harrison, Esquire, 107 East Court Street, Doylestown, PA 18901.

Attorney: **PETER N. HARRISON.**

**ELLIOTT, ELIZABETH J. a/k/a BETTY J. ELLIOTT, dec'd.**

Late of Warminster Township, Bucks County, PA.

Executrix: **ELIZABETH J. FEAN** c/o Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL.**

**ELY, THOMAS HAYES a/k/a TOM ELY, dec'd.**

Late of Buckingham Township, Bucks County, PA.

Executrix: **JOAN M. ELY**, 4702 Woodfield Cir., Doylestown, PA 18902.

**ENGARD, FRANK KIRK, dec'd.**

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

Executor: **FRANK GORHAM-ENGARD** c/o Joseph A. Walheim, Esquire, 40 W. Eagle Rd., Suite Two, Havertown, PA 19083-1425.

Attorney: **JOSEPH A. WALHEIM**, Joseph A. Walheim & Associates, P.C., 40 W. Eagle Rd., Suite Two, Havertown, PA 19083-1425.

**HANEY, MICHAEL, dec'd.**

Late of Bensalem Township, Bucks County, PA.

Administratrix: **ANN HANEY**, 2822 Eddington Ave., Bensalem, PA 19020.

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

**HAYDOCK, PAULINE, dec'd.**

Late of Chalfont Borough, Bucks County, PA.

Executor: **JOSEPH C. GABRIEL** c/o R. Leonard Davis, III, Esquire, Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P.O. Box 1306, Doylestown, PA 18901.

Attorney: **R. LEONARD DAVIS, III**, Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P.O. Box 1306, Doylestown, PA 18901.

**HESSENTHALER, MARY D.,** dec'd.

Late of Bristol Township, Bucks County, PA.

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

**HOLLAND, GERTRUDE C. a/k/a GERTRUDE W. COLEMAN HOLLAND,** dec'd.

Late of Bensalem, Bucks County, PA.

Co-Executrices: **EUNICE C. MERRITT**, 1228 E. Barringer Street, Philadelphia, PA 19119, **LILLIE C. GOODMAN**, 620 Cristina Place, Philadelphia, PA 19139, **HELEN O. BROWN**, 105 Fairmont Avenue, Williamstown, NJ 08094 and **SYLIVA C. EDMONDS**, 530 W. Mt. Pleasant Avenue, Philadelphia, PA 19119. Attorney: **ANN R. LEVIN, JD.**

**HOLZGERMAN, CHARLES H.,** dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrix: **DENEEN H. ORDOG**, 216 Harleysville Pike, Souderton, PA 18964.

Attorney: **DOUGLAS M. JOHNSON**, Buschman & Johnson, 228 North Main Street, Souderton, PA 18964.

**LANE, ALICE C.,** dec'd.

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

Executrix: **ALICE C. McCLOSKEY** c/o James R. Flick, Esquire, 117 N. Monroe Street, P.O. Box 87, Media, PA 19063.

Attorney: **JAMES R. FLICK**, 117 N. Monroe Street, P.O. Box 87, Media, PA 19063.

**MATTHIESEN, ELEANOR WYROUGH a/k/a ELEANOR W. MATTHIESEN,** dec'd.

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

Executor: **RICHARD R. WYROUGH** c/o William L. Antheil, Esquire, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

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

**MAURER, RONALD a/k/a RONALD J. MAURER a/k/a RON MAURER and RONALD JOHN MAURER,** dec'd.

Late of Buckingham Township, Bucks County, PA.

Executrix: **WENDY S. BAER**, 3855 Nanlyn Farm Circle, Doylestown, PA 18902.

Attorney: **JOSHUA F. LAFF.**

**MOONEY, NANCY a/k/a NANCY Y. MOONEY,** dec'd.

Late of Warminster/Warminster Twp., Bucks County, PA.

Executor: **ROBERT MILLER**, 578 Oxford Rd., New Oxford, PA 17350.

**MORRIS, JAMES J., SR. a/k/a JAMES MORRIS,** dec'd.

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

Executrix: **DOROTHY MORRIS**, 16 Wilbur Rd., Yardley, PA 19067.

Attorney: **RICHARD J. HABGOOD**, 300 W. Trenton Ave., Morrisville, PA 19067.

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

Late of Warwick, Bucks County, PA.

Executrix: **SUSAN LILLIS**, 1211 Laurel Lane, Huntingdon Valley, PA 19006.

**NEWTON, ADELINE,** dec'd.

Late of 308 Lantern Ln., Doylestown, Bucks County, PA.

Executor: **DOUGLAS J. NEWTON**, 221 Buchanan Ct., Downingtown, PA 19335.

Attorney: **JAMES J. BALDWIN**, 241 South 6<sup>th</sup> Street, Unit 2404, Philadelphia, PA 19106.

**QUINN, WANDA E. a/k/a WANDA QUINN,** dec'd.

Late of New Hope Borough, Bucks County, PA.

Executrix: **CAROL ANN QUINN**, 732 Spruce Road, Warminster, PA 18974.

**REBECK, ANN W.,** dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **MARY E. BYRNE**, 9 Locke Ct., West Trenton, NJ 08628.

Attorney: **JEREMY A. WECHSLER.**

**SERFASS, RICK M.,** dec'd.

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

Administrator: **KERMIT W. SERFASS** c/o David J. Kramer, Esquire, 425 Commerce Dr., Ste. 150, Ft. Washington, PA 19034-2727.

Attorney: **DAVID J. KRAMER**, 425 Commerce Dr., Ste. 150, Ft. Washington, PA 19034-2727.

**STAFFORD, KATHRYN H.,** dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **GAYLE FLOWERS** c/o Janet E. Amacher, 311 N. Sumneytown Pike, Ste. 1A, North Wales, PA 19454.

Attorney: **JANET E. AMACHER.**

**TURNER, DEBORAH,** dec'd.

Late of New Hope/Solebury Township, Bucks County, PA.

Administratrix: **KELLY TURNER** c/o Allen S. Kellerman, Esquire, 255 S. 17th Street, Suite 2609, Philadelphia, PA 19103.

Attorney: **ALLEN S. KELLERMAN.**

**WARD, DOROTHY HELEN,** dec'd.

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

Executrix: **GAIL M. THOMPSON** c/o William J. Benz, Esquire, 307 Lakeside Drive, Southampton, PA 18966.

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

**WINTER, CHRISTINE GADEKAR,** dec'd.

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

Administrator: **ROGER WINTER** c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.

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

**WOLF, CLARE B. a/k/a CLARE WOLF,** dec'd.

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

Executor: **STEVE WOLF,** 38 Westervelt Place, Westwood, NJ 07675.

*Second Publication***ALFONSO, MARILYN H.,** dec'd.

Late of Milford Township, Bucks County, PA.

Executor: **MANUEL D. ALFONSO,** 2570 Willow Stream Dr., Quakertown, PA 18951.

**BUHNER, FREDERICK WILLIAM a/k/a FREDERICK W. BUHNER a/k/a FREDERICK BUHNER and FRED BUHNER,** dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **MARTHA R. BUHNER,** 2701 Narcissa Road, Plymouth Meeting, PA 19462.

**BUSCH, LESTER J.,** dec'd.

Late of Chalfont Borough, Bucks County, PA.

Executrix: **MARY C. BUSCH** c/o Sommar, Tracy & Sommar, 210 S. Broad Street, Lansdale, PA 19446.

Attorney: **KEVIN J. SOMMAR,** Sommar, Tracy & Sommar, 210 S. Broad Street, Lansdale, PA 19446.

**COFFEY, FRANCIS GERARD, JR.,** dec'd.

Late of Northampton, Bucks County, PA.

Executrix: **CATHERINE ANN BARTON,** 3979 Captain Molly Circle, Doylestown, PA 18902.

Attorney: **RICHARD P. WILSON.**

**DeWOLF, DOROTHY,** dec'd.

Late of Richland Township, Bucks County, PA.

Co-Administrators: **CATHERINE OLLIS** and **EDWARD DeWOLF** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

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

**DRISCOLL, DONALD R.,** dec'd.

Late of Virginia Beach, VA.

Executor: **DONALD R. DRISCOLL, JR.,** 728 Applebachsville Rd., Quakertown, PA 18951.

**EDWARDS, LOIS,** dec'd.

Late of Yardley Borough, Bucks County, PA.

Executrix: **JANICE McGOWAN** c/o John J. Hare, Jr., Esquire, 2370 York Road, Suite A-6, Jamison, PA 18929.

Attorney: **JOHN J. HARE, JR.**

**FELLMETH, ADOLPH C., JR.,** dec'd.

Late of 2834 High Avenue, Bensalem, Bucks County, PA.

Administrators: **CAROLINE L. LoCASALE,** 714 Kentwood Street, Philadelphia, PA 19116 and **CHRISTOPHER A. FELLMETH,** 324 Easton Road, Apt. #2, Horsham, PA 19044.

**GALDI, KATHARINE T.,** dec'd.

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

Administrator: **ANDREW S. GALDI** c/o Michael W. Mills, Esquire, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.  
Attorney: **MICHAEL W. MILLS,** Antheil, Maslow and MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

**Giantomass, Helen** a/k/a **HELEN E. GIANTOMASS**, dec'd.

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

Co-Executors: **ROBERT G. WING** and **DAVID LUCISANO** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**GULICK, MAY** a/k/a **MAY (WENN) GULICK**, dec'd.

Late of Pipersville, Plumsteadville, Bucks County, PA.

Executrix: **JOANNE KYLE**, 1742 Horne Road, Sumter, SC 29154.

**GULICK, SUSAN**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executrix: **NANCY S. DETWILER** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944.

**GWALTHNEY, LOUIS**, dec'd.

Late of Warminster Twp., Bucks County, PA.

Administrator: **STEPHEN GWALTHNEY** c/o John G. Younglove, Esquire, 25 West Moreland Avenue, Hatboro, PA 19040.

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

**KELLER, HELEN F.** a/k/a **HELEN FOGARTY KELLER**, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executors: **ROBERT J. KELLER**, 416 Whittier Dr., Langhorne, PA 19053 and **SHEILA A. KELLER**, 175 Colony Dr., Holbrook, NY 11741.

**MARTIN, CECILIA LYNN** a/k/a **CEIL MARTIN**, dec'd.

Late of Warminster, Bucks County, PA.

Administratrix: **DOROTHY E. WOOD**, 440 Juniper St., Warminster, PA 18974.

**MCCANN, CHRISTOPHER F.**, dec'd.

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

Administrator: **KELLY L. MCCANN**, 303 Walnut Hill Lane, Havertown, PA 19018.

Attorney: **CHRISTOPHER M. BROWN**.

**McLAUGHLIN, MARY ANN**, dec'd.

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

Executor: **SAMUEL C. MILLER, JR.**, 1461 Bristol Pike, Lot 12, Morrisville, PA 19067.

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

**McNAMARA, WILLIAM M.**, dec'd.

Late of Feasterville Township, Bucks County, PA.

Executrix: **PEGGY McNAMARA**, 2040 Haworth St., Philadelphia, PA 19124.

**MERTZ, HAROLD R.** a/k/a **HAROLD ROBERT MERTZ**, dec'd.

Late of Warminster Township, Bucks County, PA.

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

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

**ROSS, LORETTA E.** a/k/a **LORETTA ROSS**, dec'd.

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

Executrix: **JANICE C. KISTNER** c/o Robert A. Godwin, Esquire, 110 South State St., P.O. Box 450, Newtown, PA 18940.

Attorney: **ROBERT A. GODWIN**, 110 South State St., P.O. Box 450, Newtown, PA 18940.

**SARNECKI, ANNE BIEDKA** a/k/a **ANNE B. SARNECKI**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **CAROL URBACH**, 102 Rittenhouse Circle, Newtown, PA 18940.

**SCHWALJE, CHARLES W., SR.** a/k/a **BILL SCHWALJE**, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executrix: **MARY SCHWALJE**, 4150 Herbst Dr., Doylestown, PA 18902.

**SHEFCIK, GLORIA**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **KENNETH S. SHEFCIK**, P.O. Box 621, New Hope, PA 18938-0621.

**SURGEONER, ROBERT, JR.,** dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **NADINE M. GARVIN**, 143 Hart Avenue, Doylestown, PA 18901.

Attorney: **MAHLON J. BOYER**, 2 Meridian Boulevard, Suite 100, Wyomissing, PA 19610.

**THOMPSON, ALICE LOUISE**, dec'd.

Late of Middletown Township, Bucks County, PA.

Administrator C.T.A.: **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.

**TOKARSKI, WALTER J., JR.,** dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **MARYANN CHROSTEK** c/o Melissa J. Cantwell, Esquire, Cantwell Law Offices, 16 Carriage Knoll Court, Langhorne, PA 19047.

Attorney: **MELISSA J. CANTWELL**.

**WEBB, WILBER C. a/k/a WILBER CHARLES WEBB**, dec'd.

Late of Richland Township, Bucks County, PA.

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

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

**WILLIAMS, DORIS E. a/k/a DORIS WILLIAMS**, dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **PATRICIA KOEHLER**, 220 Madison Ave., Fort Washington, PA 19034.

**WILLIAMS, KENNETH E.,** dec'd.

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

Executor: **DANA L. WILLIAMS**, 616 Auburn Rd., Fairless Hills, PA 19030.

Attorney: **DARRELL M. ZASLOW**, Walder Zaslow, P.C., 312 One Oxford Valley, Langhorne, PA 19047.

*Third and Final Publication***BISHOP, EARL M.,** dec'd.

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

Executor: **ROGER E. BISHOP** c/o Susan E. Piette, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

Attorney: **SUSAN E. PIETTE**, Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C., 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

**BITNER, SHIRLEY A. a/k/a SHIRLEY ANN BITNER**, dec'd.

Late of Milford Township, Bucks County, PA.

Executor: **STEVEN R. BITNER**, 824 Topaz Drive, West Chester, PA 19382.

**CALKINS, FREDERIC H., II a/k/a FREDERIC H. CALKINS and FREDERIC H. CALKINS, SR.,** dec'd.

Late of Langhorne Borough, Bucks County, PA.

Executors: **FREDERIC H. CALKINS, JR., THOMAS E. CALKINS and THOMAS J. PROFY, III, ESQUIRE**, 680 Middletown Boulevard, Langhorne, PA 19047-0308.

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

**CARGILL, N. ALLEN**, dec'd.

Late of Warwick, Bucks County, PA.

Executrix: **SUSAN B. COYLE**, 667 Lily Rd., Warminster, PA 18974.

**CIESIELKA, MARIE**, dec'd.

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

Administratrix: **BARBRA GEHAN** c/o Edward R. Sutton, Esquire, 1014 Millcreek Dr., Feasterville, PA 19053.

Attorney: **EDWARD R. SUTTON**, 1014 Millcreek Dr., Feasterville, PA 19053.

**ERNST, ROSE M.,** dec'd.

Late of Middletown Township, Bucks County, PA.

Co-Executors: **ROBERT A. ERNST, JR. and FRANCIS J. ERNST** 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.

**FOGLIA, LUCA**, dec'd.

Late of Bucks County, PA.

Co-Administrators: **GEORGE PARENTE and JOANN PARENTE** c/o Law Office of Sheena A. Bediako, 118 North State Street, Newtown, PA 18940.

Attorney: **SHEENA A. BEDIAKO**, Law Office of Sheena Bediako, LLC, 118 North State St., Newtown, PA 18940.

**FOX, SHARON M. a/k/a SHARON FOX**, dec'd.

Late of Trumbauersville Borough, Bucks County, PA.

Executrix: **DENISE L. HECKLER** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944.

**GALLAGHER, JAMES**, dec'd.

Late of Bristol Township, Bucks County, PA.

Co-Executors: **JAMES R. GALLAGHER**, 1070 Pennsylvania Ave., Harrisburg, PA 17111 and **KAREN GALLAN**, 3709 Kingston Way, Bensalem, PA 19020.

Attorney: **MICHAEL P. KELLY**, 402 Middletown Blvd., Suite 202, Langhorne, PA 19047.

**GODSHALL, JAY M. a/k/a JAY GODSHALL**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **JONATHAN L. GODSHALL** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944.

**GRIMES, RICHARD P.**, dec'd.

Late of Levittown, Bucks County, PA.

Executrix: **CHARLOT EHRLER**, 29 Twin Leaf Lane, Levittown, PA 19054.

Attorney: **WILLIAM R. A. RUSH**.

**HARVISON, ALAN R.**, dec'd.

Late of Newtown Borough, Bucks County, PA.

Executrix: **BARBARA W. GLAESER** 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.

**HAVILAND, PAUL ROBBINS, JR.**, dec'd.

Late of Southampton Township, Bucks County, PA.

Executor: **JONATHAN H. CHASE**, 3220 Grandview Dr., Whitehall, PA 18052.

**JOHNSON, CATHERINE E.**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **LINDA HOLLINGSWORTH** 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.

**KARPINSKI, RICHARD A.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **KATHLEEN M. TOMASELLI**, 2671 Woodsvie Drive, Bensalem, PA 19020.

**KOSEMPEL, ERWIN**, dec'd.

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

Administrator C.T.A.: **JOHN W. KOSEMPEL** c/o Larry Scott Auerbach, Esquire, 1000 Easton Rd., Abington, PA 19001.

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

**KRACKE, CARMELA CENTRELLA a/k/a CARMELA CENTRELLA**, dec'd.

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

Executor: **JAMES A. CENTRELLA** c/o Maryanne Huha Finigan, Esquire, 123 S. Broad St., 28<sup>th</sup> Fl., Philadelphia, PA 19109.

Attorney: **MARYANNE HUHA FINIGAN**, 123 S. Broad St., 28<sup>th</sup> Fl., Philadelphia, PA 19109.

**LIPSITZ, PAUL**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **BARRY R. LIPSITZ**, 8374 Market Street, #123, Lakewood Ranch, FL 34202.

Attorney: **ROBERT C. GERHARD, III**, Gerhard & Gerhard, 222 South Easton Road, Suite 104, Glenside, PA 19038.

**LONG, MURIEL VIVIAN a/k/a MURIEL LONG**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **SUSAN LONG**, 146 Mt. Hope Rd., Lincoln University, PA 19352.

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

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **NANCY L. HODGSON**,  
1034 Cultipacker Rd., Yardley, PA 19067.  
**MAYER, ELIZABETH M.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **GEORGE E. MAYER, III** c/o William E. Scott, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

**MONTINI, CONCETTA**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **ANNAMARIA C. MONTINI** c/o Thomas J. Hornak, Esquire, Goldsmith Hark & Hornak, PC, 7716 Castor Ave., Philadelphia, PA 19152.

Attorneys: **GOLDSMITH HARK & HORNAK, PC**, 7716 Castor Ave., Philadelphia, PA 19152.

**MORTIMER, JAMES S.**, dec'd.

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

Executor: **JAMES J. MORTIMER** c/o Linda M. McDonough, Esquire, P.O. Box 694, Doylestown, PA 18901.

Attorney: **LINDA M. McDONOUGH**, P.O. Box 694, Doylestown, PA 18901.

**NEWCOMB, DOLORES**, dec'd.

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

Executor: **RAYMOND J. DONOVAN, JR.**, 716 Shearer Street, North Wales, PA 19454.

**NEWELL, BONNIE BEATRICE**, dec'd.

Late of 267 Doone Rd., Fairless Hills, Falls Twp., Bucks County, PA.

Executors: **DENNIS D. NEWELL**, 691 Pennsdale Dr., Yardley, PA 19067 and **CHARLES E. NEWELL**, 4 Forest Rd., Browns Mills, NJ 08015.

**PEARSON, FRANCIS PETER** a/k/a **F. PETER PEARSON**, dec'd.

Late of Plumstead Twp., Bucks County, PA.

Executrix: **SUSAN MARIE MUNRO**, 12 Twisting Lane, Levittown, PA 19054.

**ROYER, TROY T.** a/k/a **TROY ROYER**, dec'd.

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

Executrix: **ELIZABETH PEIFFER**, 3 Mary Lane, Levittown, PA 19057.

Attorney: **PAMELA MILLER McGRATH**, Krevitz & Associates, P.C., 4230 Bensalem Boulevard, Bensalem, PA 19020.

**SCHIEDLER, CATHERINE J.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **ERIC PERSSON** c/o Karen M. Quinn, Esquire, Three Friends Lane, 2nd Floor, Newtown, PA 18940.

Attorney: **KAREN M. QUINN**.

**SIGAFOOS, ESTHER R.** a/k/a **ESTHER RUTH SIGAFOOS** and **ESTHER SIGAFOOS**, dec'd.

Late of the City of Upper Black Eddy, Bucks County, PA.

Executor: **BARRY L. SIGAFOOS**, 432 Easton Road, Riegelsville, PA 18077.

Attorney: **JAMES L. PFEIFFER**, Pfeiffer, Bruno, Minotti & DeEsch, P.C., P.O. Box 468, Easton, PA 18044-0468.

**SINGER, GERALD L.**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **MEGAN E. CALIFANO** 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.

**STEARNES, ANNA M.**, dec'd.

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

Executrix: **MARGARET M. CONNORS**, 33 Spring La., Levittown, PA 19055.

**STERBAKOV, STANLEY S.**, dec'd.

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

Executor: **IRA STERBAKOV**, 1612 Lawrence Rd., Havertown, PA 19083.

Attorney: **JACQUELINE J. SHAFER**, Shafer Elder Law, 21 E. Lincoln Ave., Ste. 120, Hatfield, PA 19440.

**TALOCCI, ANTHONY W.**, dec'd.

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

Executor: **CARL A. TALOCCI** c/o Melissa V. Bond, Esquire, 16 N. Franklin St., Ste. 300, Doylestown, PA 18901.

Attorney: **MELISSA V. BOND**, Bond & McCullough, 16 N. Franklin St., Ste. 300, P.O. Box 853, Doylestown, PA 18901.

**TRYON, JACOB G., III a/k/a JACOB G.****TRYON**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **NANCY J. TRYON** c/o Richard C. Osterhout, Esquire, 1744 Bridgetown Pike, Feasterville, PA 19053.Attorney: **RICHARD C. OSTERHOUT**, 1744 Bridgetown Pike, Feasterville, PA 19053.**VonDIETSCH, ROBERT E.**, dec'd.

Late of Plumstead Township, Bucks County, PA.

Administratrix: **JOAN VonDIETSCH** c/o Williams and Schildt, 1007 W. Broad Street, Quakertown, PA 18951.Attorneys: **WILLIAMS AND SCHILDT**, 1007 W. Broad Street, Quakertown, PA 18951.**WAMSHER, MILDRED M.** a/k/a**MILDRED WAMSHER**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Co-Executrices: **LINDA MANNHERZ** and **ROBERTA CIOCCO** c/o McNamara, Bolla & Panzer, 116 East Court Street, Doylestown, PA 18901.Attorney: **STEPHANIE M. SHORTALL**.**Fictitious Name**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, approved December 16, 1982, effective March 16, 1983, of intention to file in the office of the Secretary of the Commonwealth of Pennsylvania, Department of State, Bureau of Corporations at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Bucks County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**AURIMAS****GRUDYS****CONSTRUCTION** with its principal place of business 75 Brooks Ave., Morrisville, PA 19067.

The name and address of the person owning or interested in said business is: Aurimas Grudys, 75 Brooks Ave., Morrisville, PA 19067.

The certificate will be filed on or after February 2, 2015.

Apr. 16

**The Calla Lily Event Planning** with its principal place of business 1318 Fairgrounds Rd., Hatfield, PA 19440.

The name and address of the person owning or interested in said business is: Naticia Fonseca, 1318 Fairgrounds Rd., Hatfield, PA 19440.

The certificate will be filed on or after February 10, 2015.

Apr. 16

**Heritage Plumbing** with its principal place of business 448 East Broad Street, Quakertown, PA 18951.

The name and address of the person owning or interested in said business is: Sean Patrick Carroll, 448 East Broad Street, Quakertown, PA 18951.

The certificate will be filed on or after February 27, 2015.

Apr. 16

**Kristin Rockhill Design** with its principal place of business 124 Walker Road, Washington Crossing, PA 18977.

The name and address of the person owning or interested in said business is: Kristin Rockhill, 124 Walker Road, Washington Crossing, PA 18977.

The certificate will be filed on or after February 27, 2015.

Apr. 16

**PB & Yay!** with its principal place of business 148 Flint Rd., Langhorne, PA 19047.

The name and address of the person owning or interested in said business is: Michelle Von Brockdorff, 148 Flint Rd., Langhorne, PA 19047.

The certificate will be filed on or after February 27, 2015.

Apr. 16

**Torbert Landscaping** with its principal place of business 1396 Oxford Valley Road, Yardley, PA 19067.

The name and address of the person owning or interested in said business is: John Torbert, 1396 Oxford Valley Road, Yardley, PA 19067.

The certificate will be filed on or after February 10, 2015.

Apr. 16

**uniontwofifteen** with its principal place of business 657 Spencer Dr., Tullytown, PA 19007.

The name and address of the person owning or interested in said business is: Tramar Roberts, 657 Spencer Dr., Tullytown, PA 19007.

The certificate will be filed on or after February 12, 2015.

Apr. 16

**Warwick Shotokan** with its principal place of business 2632 Virginia Lane, Jamison, PA 18929.

The name and address of the person owning or interested in said business is: Andrew Spivack, 2632 Virginia Lane, Jamison, PA 18929.

The certificate will be filed on or after February 12, 2015.

Apr. 16

## Foreign Corporation

The name of the corporation is **Rytec Corporation** duly incorporated under the laws of the State of Illinois.

The address of the principal office of the corporation under the laws of the State of Illinois in which it is incorporated is W223 N16601 Cedar Parkway, Jackson, WI 53037.

The proposed registered office of the corporation in the Commonwealth of Pennsylvania is 812 North Easton Rd., Suite 4A, Doylestown, PA 18902, Bucks County, Pennsylvania.

The corporation will file its application for the Foreign Corporation Certificate of Authority on or after (filing date) March 27, 2015.

Apr. 16

## Miscellaneous

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
NO. 2014-02999

### PHH MORTGAGE CORPORATION

v.

**VALERIE M. McLAUGHLIN, IN HER CAPACITY AS HEIR OF NANCY C. WARD, DECEASED, JOSEPH P. WARD, III, IN HIS CAPACITY AS HEIR OF NANCY C. WARD, DECEASED and**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NANCY C. WARD, DECEASED**

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

NOTICE TO: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NANCY C. WARD, DECEASED**

Being Premises: 10206 CENTENNIAL STATION, WARMINSTER, PA 18974-5461.

Being in WARMINSTER TOWNSHIP, County of BUCKS, Commonwealth of Pennsylvania, 49-024-041-010-206.

Improvements consist of residential property.

Sold as the property of **VALERIE M. McLAUGHLIN, IN HER CAPACITY AS HEIR OF NANCY C. WARD, DECEASED, JOSEPH P. WARD, III, IN HIS CAPACITY AS HEIR OF NANCY C. WARD, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NANCY C. WARD, DECEASED.**

Your house (real estate) at 10206 CENTENNIAL STATION, WARMINSTER, PA 18974-5461 is scheduled to be sold at the Sheriff's Sale on June 12, 2015 at 11:00 A.M. at the Bucks County Justice Center, 100 N. Main Street, Doylestown, PA 18901, to enforce the Court Judgment of \$117,431.35, obtained by, PHH MORTGAGE CORPORATION (the mortgagee), against the above premises.

**Phelan Hallinan Diamond & Jones, LLP**  
Attorneys for Plaintiff

Apr. 16

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: 09-05871-27-1

**U.S. Bank, National Association, as Trustee for the LXS 2006-12N, Plaintiff**

vs.

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming**

**Right, Title or Interest From or Under  
Stephen G. Chino, deceased, Defendant(s)****NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

**TO: Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title or  
Interest From or Under Stephen G. Chino,  
deceased, Defendant(s), whose last known  
address is 128 Winding Way, Morrisville,  
PA 19067**

Your house (real estate) at: 128 Winding Way, Morrisville, PA 19067, 13-30-61, is scheduled to be sold at Sheriff's Sale on July 10, 2015 at 11:00 A.M., at James Lorah Auditorium, Corner of Broad & Main Streets, Doylestown, PA 18901, to enforce the court judgment of \$282,765.57, obtained by U.S. Bank, National Association, as Trustee for the LXS 2006-12N (the mortgagee) against you.

**NOTICE OF OWNER'S RIGHTS –  
YOU MAY BE ABLE TO PREVENT  
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to U.S. Bank, National Association, as Trustee for the LXS 2006-12N, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (610) 278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE  
YOUR PROPERTY AND YOU HAVE  
OTHER RIGHTS EVEN IF THE  
SHERIFF'S SALE DOES TAKE PLACE**

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff

the full amount due in the sale. To find out if this has happened you may call (215) 348-6138. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:**

Bucks County Lawyer Referral Service  
135 E. State St.  
P.O. Box 300  
Doylestown, PA 18901  
(888) 991-9922

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

**Christopher A. DeNardo, Esquire**  
**Bradley J. Osborne, Esquire**  
**Leeane O. Huggins, Esquire**  
**Sarah K. McCaffery, Esquire**  
**Kristin D. Little, Esquire**  
**Katherine M. Wolf, Esquire**  
Shapiro & DeNardo, LLC  
Attys. for Plaintiff  
3600 Horizon Dr.  
Ste. 150  
King of Prussia, PA 19406  
(610) 278-6800

Apr. 16

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
NO. 2014-06886

**CHRISTIANA TRUST, A DIVISION  
OF WILMINGTON SAVINGS FUND  
SOCIETY, FSB, NOT IN ITS INDIVIDUAL  
CAPACITY BUT AS TRUSTEE OF ARLP  
TRUST 3**

v.

**JO ANN MEADOWS, IN HER CAPACITY  
AS HEIR OF LOIS SEADER, DECEASED  
and UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
LOIS SEADER, DECEASED**

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

NOTICE TO: **UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER LOIS  
SEADER, DECEASED**

Being Premises: 4 PLUMTREE ROAD,  
LEVITTOWN, PA 19056.

Being in BRISTOL TOWNSHIP, County  
of BUCKS, Commonwealth of Pennsylvania,  
05-021-071.

Improvements consist of residential  
property.

Sold as the property of **JO ANN  
MEADOWS, IN HER CAPACITY AS  
HEIR OF LOIS SEADER, DECEASED  
and UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
LOIS SEADER, DECEASED.**

Your house (real estate) at 4 PLUMTREE  
ROAD, LEVITTOWN, PA 19056 is  
scheduled to be sold at the Sheriff's Sale on  
June 12, 2015 at 11:00 A.M. at the BUCKS  
County Justice Center, 100 N. Main Street,  
Doylestown, PA 18901, to enforce the Court  
Judgment of \$228,811.09, obtained by,  
CHRISTIANA TRUST, A DIVISION OF  
WILMINGTON SAVINGS FUND SOCIETY,  
FSB, NOT IN ITS INDIVIDUAL CAPACITY  
BUT AS TRUSTEE OF ARLP TRUST 3 (the  
mortgagee), against the above premises.

**Phelan Hallinan Diamond & Jones, LLP**  
Attorneys for Plaintiff

Apr. 16

**THE BUCKS COUNTY  
CONTRIBUTIONSHIP  
NOTICE OF ANNUAL MEETING**

To: **The Members**

NOTICE IS HEREBY GIVEN THAT the  
Annual Meeting of the Members of the Bucks  
County Contributionship will be held at the  
Spring Mill Country Club, 80 Jacksonville  
Road, Ivyland, Pennsylvania, on April 23,  
2015 at 12:00 o'clock noon, in accordance  
with the By-Laws for the following purposes:

1. To elect Directors as follows:

- a. Karen S. Fulton for a three-year term.
- b. Peter S. Toft for a three-year term.
- c. Gregory Scozzari for a three-year term.

2. For the transaction of such other  
business as may be properly brought before  
the meeting.

Apr. 2, 9, 16

**Trust Notice**

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

*Second Publication*

**HENRIQUE E. MORGADO REVOCABLE  
LIVING TRUST AGREEMENT DATED  
OCTOBER 14, 2008**

**HENRIQUE E. MORGADO**, deceased  
Late of Wrightstown Township, Bucks  
County, PA.

Trustee: **ADRIENNE TAFFONI-  
MORGADO** c/o Jackson, Cook,  
Caracappa & Scott, P.C., 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.