

Sheriff's Sale*First Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, September 13, 2019 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1st Floor, located at 55 E. Court Street, in the Borough of Doylestown, Bucks County, PA, the following real estate to wit:

BEDMINSTER TOWNSHIP

DOCKET #2018-01291

ALL THAT CERTAIN Unit designated as Unit No. 218 in Stonebridge Commons, a Condominium, situate in **BEDMINSTER TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania, which as heretofore been submitted to the Pennsylvania Uniform Condominium Act as designated in the Declaration of Condominium Ownership of Stonebridge Commons, a condominium including the Plats and Plans attached thereto as Exhibit "D" dated November 15, 1983 and recorded in the Office of the Recorder of Deeds in and for Bucks County, Pennsylvania on November 17, 1983 in Deed Book 2530, age 357, as amended by First Amendment of Declaration of Condominium Ownership dated May 24, 1984 and recorded May 30, 1984 in Deed Book 2557, page 378, and a Second Amendment recorded in Deed Book 2576, page 345 and a Third Amendment thereto recorded in Deed Book 2681, page 51. TAX PARCEL #01-023-080-003-218.

PROPERTY ADDRESS: 218 Allem Lane, Perkasia, PA 18944.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD CUTLER, JANET CUTLER.**

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

BENSALEM TOWNSHIP

DOCKET #2014-07615

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in **TOWNSHIP OF BENSALEM**,

County of Bucks and Commonwealth of Pennsylvania, being known as 4482 Somerton Road, Township of Bensalem, Trevose/Bensalem, Pennsylvania 19053.

TAX PARCEL #02-007-032.

PROPERTY ADDRESS: 4482 Somerton Road, Township of Bensalem, Trevose/Bensalem, Pennsylvania 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DALE O. BROWN.**

ANITA J. MURRAY, Esquire
MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-04816

ALL THAT CERTAIN UNIT, BEING designated at Unit No. 579 "Bensalem Village, Section II", a Condominium, SITUATE in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania, as in a certain Declaration of Condominium dated June 7, 1973, and recorded in the Office of the Recorder of Deeds of Bucks County on August 15, 1973 in Deed Book 2098 page 7; Amended and Restated Declaration of Condominium of "Bensalem Village", a Condominium dated March 18, 1988 and recorded in the office aforesaid on March 22, 1988 in Deed Book 2807 page 1075; as amended; Code of Regulations of "Bensalem Village", a Condominium dated June 10, 1973 and recorded in the office aforesaid on August 13, 1973 in Deed Book 2098 page 7; amended and restated code of regulations of "Bensalem Village" a Condominium dated March 18, 1998 and recorded in the office aforesaid on March 22, 1988 in Deed Book 2807 page 1054; and Plans for "Bensalem Village", a Condominium dated March 12, 1973 and recorded in the office aforesaid on August 15, 1973 in Plan Book 112 page 47; Amended Plans for "Bensalem Village", a Condominium dated December 5, 1973 and recorded in the office aforesaid on December 14, 1973 in Plan Book 117 page 21; Amended and Restated Plats and Plans of "Bensalem Village", a Condominium dated March 18, 1988 and recorded in the office aforesaid on March 22, 1988 in Plan Book 244 page 39, TOGETHER with all right, title and interest, being a 0.509662% undivided interest, in the Common Elements as therein described.

TAX PARCEL #2-94-179.
 PROPERTY ADDRESS: 579 South Mount
 Vernon Circle, Bensalem, PA 19020.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING—CONDOMINIUM UNIT.
 SOLD AS THE PROPERTY OF: **ROMAN
 SEMKIW, BARBARA SEMKIW,
 STEFAN RICHTER**, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2018-01495

ALL THAT CERTAIN lot or piece of ground
 situate in **BENSALEM TOWNSHIP**, Bucks
 County, Pennsylvania and fully described in a
 Final Subdivision Plan of Executed Park made
 by Creative Design Associates, Inc., Architect,
 Engineers and Planners, dated June 17, 1977;
 last revised August 28, 1977 and recorded in
 the Office of the Recorder of Deeds in and for
 Bucks County at Doylestown, Pennsylvania in
 Plan Book 160 page 30.

Being more fully described in Deed dated
 December 28, 1993, and recorded on February
 1, 1994, in the Bucks County Recorder of
 Deeds Office at Deed Book Volume 842 at
 Page 1126.

TAX PARCEL #2-44-157.
 PROPERTY ADDRESS: 3602 Peach Tree
 Lane, Bensalem, PA 19020.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.

SOLD AS THE PROPERTY OF: **RASIK
 PATEL, SHARDABEN R. PATEL ET AL.
 STEPHEN M. HLADIK**, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2018-05270

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

TAX PARCEL #2-92-56.
 PROPERTY ADDRESS: 1383 ARGYLE
 WAY, BENSALEM, PA 19020.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.

SOLD AS THE PROPERTY OF: **CINDY
 A. GREENLEAF, INDIVIDUALLY AND
 AS HEIR OF BARBARA WRIGHT a/k/a
 BARBARA N. WRIGHT, DECEASED;
 DONNA L. WRIGHT, IN HER CAPACITY
 AS HEIR OF BARBARA WRIGHT a/k/a**

**BARBARA N. WRIGHT, DECEASED;
 GERALD N. WRIGHT, JR., IN HIS
 CAPACITY AS HEIR OF BARBARA
 WRIGHT a/k/a BARBARA N. WRIGHT,
 DECEASED; UNKNOWN HEIRS,
 SUCCESSORS, ASSIGNS AND ALL
 PERSONS, FIRMS OR ASSOCIATIONS
 CLAIMING RIGHT, TITLE OR
 INTEREST FROM OR UNDER BARBARA
 WRIGHT a/k/a BARBARA N. WRIGHT,
 DECEASED.**

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

DOCKET #2019-01528

Wells Fargo Bank, N.A. v. David Solomin
 owner(s) of property situate in the
BENSALEM TOWNSHIP, BUCKS County,
 Pennsylvania, being 2453 Williamson Court,
 Bensalem, PA 19020-2227.

TAX PARCEL #02-049-100.
 PROPERTY ADDRESS: 2453 Williamson
 Court, Bensalem, PA 19020-2227.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID
 SOLOMIN.**

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

DOCKET #2019-02360

ALL THAT CERTAIN lot or piece of ground
 Situate in **BENSALEM TOWNSHIP**,
 Bucks County, Pennsylvania, and described
 according to a Final Plan of Berkeley Trace
 Section 1 made by Tri-State Engineers and
 Land Surveyors, Inc., dated April 12, 1974,
 and revised May 7, 1974, said Plan being
 recorded in the Office of the Recorder of
 Deeds for Bucks County in Plan Book 123,
 Page 43 and later revised August 8, 1975.

BEING Lot Number 18 as shown on the above
 mentioned Plan.

TAX PARCEL #02-072-049.
 PROPERTY ADDRESS: 1102 Bromley
 Court, Bensalem, PA 19020.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.

SOLD AS THE PROPERTY OF: **LISA ANN
 BERKOWITZ.**

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

BRISTOL BOROUGH

DOCKET #2019-01746

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN **BOROUGH OF BRISTOL**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #05-075-032.

PROPERTY ADDRESS: 6 Jonquil Lane, Levittown, Pennsylvania 19055-2306.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JAMES N. REARICK, SHARON REARICK.**

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

BRISTOL TOWNSHIP

DOCKET #2012-01053

Wells Fargo Bank, N.A. v. Denise G. Breiner, Linda M. Breiner, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 28 Greenbriar Road a/k/a 28 Greenbrier Road, Levittown, PA 19057-3306.

TAX PARCEL #05-037-459.

PROPERTY ADDRESS: 28 Greenbriar Road a/k/a 28 Greenbrier Road, Levittown, PA 19057-3306.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DENISE G. BREINER, LINDA M. BREINER.**

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

DOCKET #2015-05429

ALL THAT CERTAIN LOT OR PIECE OF LAND WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED, SITUATE AT LEVITTOWN IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS, PA. BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION MAP INDIAN CREEK LEVITTOWN SECTION 47 MADE BY C.A. MONROE, PROFESSIONAL ENGINEER AND LAND SURVEYOR, DATED NOV. 1953 AND RECORDED IN THE BOOK OFFICE FOR THE RECORDING OF DEEDS IN

AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PA IN PLAN BOOK NO. 7 PAGE 36.

LOT #4982 NL SEC #47, LEVITTOWN, 70X109.

TAX PARCEL #05-032-281.

PROPERTY ADDRESS: 15 INDIAN CREEK PASS, LEVITTOWN, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TANYA IVAN.**

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

DOCKET #2016-00098

Finance of America Mortgage LLC f/k/a Gateway Funding Diversified Mortgage Services, L.P. v. Christina Hirsch, Stephen Hirsch owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1616 State Road, Croydon, PA 19021-6708.

TAX PARCEL #05-012-364.

PROPERTY ADDRESS: 1616 State Road, Croydon, PA 19021-6708.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTINA HIRSCH, STEPHEN HIRSCH.**

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

DOCKET #2017-05197

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

TAX PARCEL #05-043-261.

PROPERTY ADDRESS: 11 Chestnut Lane, Levittown, PA 19055.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **B.R. A MINOR SOLELY IN HIS CAPACITY AS HEIR OF DOROTHY REPERT, DECEASED, IN CARE OF LORI SNYDER, THE UNKNOWN HEIRS OF DOROTHY REPERT DECEASED.**

REBECCA A. SOLARZ, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-02911

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

TAX PARCEL #05-035-027.

PROPERTY ADDRESS: 66 RIDGE LANE, LEVITTOWN, PA 19055.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:

ROBERTO DEL CASTILLO a/k/a ROBERTO DELCASTILLO, MILLER DELCASTILLO, EVA DELCASTILLO c/o ARTHUR G. KREVITZ, ESQUIRE.

ROBERT CRAWLEY, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2018-04610

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

TAX PARCEL #05-013-283.

PROPERTY ADDRESS: 214 Harris Avenue, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MT, A MINOR IN HER CAPACITY AS HEIR OF DAVID TRYON, DECEASED c/o LIA TRYON, JUSTIN TRYON SOLEY IN HIS CAPACITY AS HEIR OF DAVID TRYON, DECEASED.**

KEVIN G. McDONALD, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2018-05869

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

TAX PARCEL #05-060-376.

PROPERTY ADDRESS: 1305 Bath Road, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ARTHUR WILLIAMS AS ADMINISTRATOR OF THE ESTATE OF ISABELLE H. WILLIAMSON a/k/a ISABELLE WILLIAMSON, DECEASED, GLEN WILLIAMS AS ADMINISTRATOR OF THE ESTATE OF ISABELLE**

H. WILLIAMSON a/k/a ISABELLE WILLIAMSON, DECEASED, JERITA WILLIAMS AS ADMINISTRATRIX OF THE ESTATE OF ISABELLE H. WILLIAMSON a/k/a ISABELLE WILLIAMSON, DECEASED, MARK WILLIAMS AS ADMINISTRATOR OF THE ESTATE OF ISABELLE H. WILLIAMSON a/k/a ISABELLE WILLIAMSON, DECEASED, TIMOTHY WILLIAMS AS ADMINISTRATOR OF THE ESTATE OF ISABELLE H. WILLIAMSON a/k/a ISABELLE WILLIAMSON, DECEASED.

MICHAEL T. McKEEVER, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2018-07640

Wells Fargo Bank, N.A. v. Dalila Concepcion, Luis Alberto Cruz a/k/a Luis A. Cruz owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 20 Margin Road, Levittown, PA 19056-3630.

TAX PARCEL #05-032-065.

PROPERTY ADDRESS: 20 Margin Road, Levittown, PA 19056-3630.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DALILA CONCEPCION, LUIS ALBERTO CRUZ a/k/a LUIS A. CRUZ.**

KENYA BATES, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-00225

Primelending, a Plainscapital Company v. Jason Pease, Nicole Gioffre owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 2 Clover Lane, Levittown, PA 19055-1608.

TAX PARCEL #05-039-610.

PROPERTY ADDRESS: 2 Clover Lane, Levittown, PA 19055-1608.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JASON PEASE, NICOLE GIOFFRE.**

PETER WAPNER, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-00262

ALL THAT CERTAIN lot of land located in the **BRISTOL TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #05-015-076.
 PROPERTY ADDRESS: 1916 Parkview Avenue, Bristol, PA 19007.
 IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **GINA R. ADAMS, JAMES E. OWEN, JR. NORA C. VIGGIANO**, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2019-00611

U.S. Bank National Association, as Trustee for The C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-Cb6 v. Ryan M. Meister, Shannon Meister owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 68 Verdant Road, Levittown, PA 19057-4205.
 TAX PARCEL #05-042-083.
 PROPERTY ADDRESS: 68 Verdant Road, Levittown, PA 19057-4205.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **RYAN M. MEISTER, SHANNON MEISTER. PETER WAPNER**, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2019-00800

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 800 Magnolia Avenue, Croydon, PA 19021.
 TAX PARCEL #05-008-234-002.
 PROPERTY ADDRESS: 800 Magnolia Avenue, Croydon, PA 19021.
 IMPROVEMENTS: SINGLE FAMILY DWELLING.
 SOLD AS THE PROPERTY OF: **MARLENE EDWARDS a/k/a MARLENE M. EDWARDS, MARLENE CARRA. CRISTINA L. CONNOR**, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2019-01160

All that certain lot, piece or parcel of land with the buildings and improvements thereon erected, situate in **BRISTOL TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania, being known as Lot No. 3902-R.
 TAX PARCEL #05-033-050.
 PROPERTY ADDRESS: 6 Inland Road, Levittown, PA 19057.
 IMPROVEMENTS: RESIDENTIAL.
 SOLD AS THE PROPERTY OF: **CHARLES WALKER MATTHIAS, NICOLE RIVETTI a/k/a NICOLE MATTHIAS. PATRICK J. WESNER**, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2019-01757

Tax Parcel No. 05-032-071, **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, also known as 5201 Bristol Emilie Road, Levittown, PA 19057-2505.
 Tax Parcel No. 05-032-072-001, Township of Bristol, County of Bucks, Commonwealth of Pennsylvania, also known as Bristol Oxford Valley Road, Levittown, PA 19057-2505.
 TAX PARCEL #05-032-071 and #05-032-072-001.
 PROPERTY ADDRESS: 5201 Bristol Emilie Road, Levittown, PA 19057-2505 and Bristol Oxford Valley Road, Levittown, PA 19057-2505.
 IMPROVEMENTS: COMMERCIAL PROPERTY AND LAND.
 SOLD AS THE PROPERTY OF: **UNITED AMERICAN MUSLIM ASSOCIATION OF NY, INC. MARC A. ZAIRD**, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2019-01945

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA.
 TAX PARCEL #05-072-383.
 PROPERTY ADDRESS: 29 Schoolhouse Lane, Levittown, PA 19055.
 IMPROVEMENTS: RESIDENTIAL REAL ESTATE.
 SOLD AS THE PROPERTY OF: **MICHELLE HOPWOOD SOLELY AS ADMINISTRATRIX OF THE ESTATE**

OF LILLIAN PITTS a/k/a LILLIAN S. PITTS, RENEE PITTS SOLEY AS ADMINISTRATRIX OF THE ESTATE OF LILLIAN PITTS a/k/a LILLIAN S. PITTS. EDWARD J. McKEE, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-02130

ALL THAT CERTAIN lot or piece of land situate in the **TOWNSHIP OF BRISTOL**, County of Bucks Commonwealth of Pennsylvania, described in Accordance with a Final Plan of Martin Minor Subdivision for Coralie Marlin by Ezra Golub Associates, Engineers-Surveyors, dated 5-2-78 and recorded in Plan Book 177 page 17 as follows, to wit:

TAX PARCEL #05-009-095-001.

PROPERTY ADDRESS: 1330 Prospect Avenue, Croydon, PA 19021.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RUTH LEO, ADMINISTRATRIX OF THE ESTATE OF PAUL ONCU.**

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

BUCKINGHAM TOWNSHIP

DOCKET #2010-12692

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks, and Commonwealth of Pennsylvania, described according to a Plan of Subdivision—Phase 1 only prepared as part of The Ridings of Buckingham, prepared for the Culter Group, Inc., made by Richard C. Mast Associated, P. C. Consulting Engineers, dated 3/31/1989 and last revised 7/15/1999 said plan being recorded in and for the Office of the Recorder of Deeds at Doylestown, PA., in Plan Book 297 page 39, described as follows, to wit:

TAX PARCEL #06-27-102.

PROPERTY ADDRESS: 3901 Charter Club Drive, Doylestown, PA 18901.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **COLLEEN K. KAMENIK, MIRO KAMENIK, UNITED STATES OF AMERICA.**

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

CHALFONT BOROUGH

DOCKET #2018-04886

Freedom Mortgage Corporation v. John William Cotton, Jr owner(s) of property situate in the **CHALFONT BOROUGH**, BUCKS County, Pennsylvania, being 91 Hellberg Avenue, Chalfont, PA 18914-2712.

TAX PARCEL #07-010-027.

PROPERTY ADDRESS: 91 Hellberg Avenue, Chalfont, PA 18914-2712.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN WILLIAM COTTON, JR.**

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

FALLS TOWNSHIP

DOCKET #2016-07920

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

TAX PARCEL #13-041-061.

PROPERTY ADDRESS: 45 Primrose Lane, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANNE RAYMOND, CURTIS RAYMOND.**

MATTHEW K. FISSEL, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-05931

Wells Fargo Bank, NA v. Erin Dubs owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 119 Everturn Lane, Levittown, PA 19054-2725.

TAX PARCEL #13-026-082.

PROPERTY ADDRESS: 119 Everturn Lane, Levittown, PA 19054-2725.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ERIN DUBS.**

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

HILLTOWN TOWNSHIP

DOCKET #2018-04676

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

TAX PARCEL #15-028-021-031.

PROPERTY ADDRESS: 618 Hartzel Way, Sellersville, PA 18960.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL CANCELLIERE, NICOLE CANCELLIERE.**

NORA C. VIGGIANO, Esquire

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

DOCKET #2019-01359

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

TAX PARCEL #15-060-014.

PROPERTY ADDRESS: 604 Edwin Lane, Hatfield, PA 19440.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HYO J. KIM, HYUNG T. KIM.**

MICHAEL T. McKEEVER, Esquire

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

LOWER MAKEFIELD TOWNSHIP

DOCKET #2017-06720

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

TAX PARCEL #20-076-004-424.

PROPERTY ADDRESS: 5608 Spruce Mill Drive, Yardley, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GREGORY HARTMAN.**

NORA C. VIGGIANO, Esquire

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

DOCKET #2019-01221

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF LOWER**

MAKEFIELD, Bucks County, Pennsylvania, and being known as 1708 Wrightfield Avenue, Yardley, Pennsylvania 19067.

TAX PARCEL #20-039-125.

PROPERTY ADDRESS: 1708 Wrightfield Avenue, Yardley, Pennsylvania 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JULIANNE ARNOLDI, KNOWN SURVIVING HEIR OF MARGARET LEITER AND UNKNOWN SURVIVING HEIRS OF MARGARET LEITER.**

JOSEPH I. FOLEY, Esquire

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

DOCKET #2019-01739

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

TAX PARCEL #20-061-050.

PROPERTY ADDRESS: 778 Mill Road, Yardley, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BETTY JO PRINCE, JOSEPH W. PRINCE.**

NORA C. VIGGIANO, Esquire

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2013-09096

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

TAX PARCEL #21-025-160.

PROPERTY ADDRESS: 751 Bridge View Road, Feasterville Trevoise, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GISELA R. PRIETO, UNITED STATES OF AMERICA.**

ROGER FAY, Esquire

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

DOCKET #2014-07875

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF LOWER**

SOUTHAMPTON, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #21-023-161.

PROPERTY ADDRESS: 1845 Overlook Road, Feasterville-Trevoise, PA 19053.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CLAUDINENE MOTA, WELLINGTON TEIXEIRA.**

POWERS KIRN, LLC

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

DOCKET #2018-06685

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

TAX PARCEL #21-016-260.

PROPERTY ADDRESS: 456 LARCHWOOD AVENUE, FEASTERVILLE TREVOISE, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DIANE E. BURKE, MARTIN STANGER.**

ROBERT CRAWLEY, Esquire

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

DOCKET #2018-06771

SPECIALIZED LOAN SERVICING, LLC v. Emily C. Stang, Carl W. Stang owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 1160 Haines Avenue, Feasterville Trevoise, PA 19053-3622.

TAX PARCEL #21-032-148.

PROPERTY ADDRESS: 1160 Haines Avenue, Feasterville Trevoise, PA 19053-3622.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EMILY C. STANG, CARL W. STANG.**

PETER WAPNER, Esquire

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

MIDDLETOWN TOWNSHIP

DOCKET #2019-00796

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Christine A.

Marsh owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 171 South Clearview Avenue, Langhorne, PA 19047-2520.

TAX PARCEL #22-013-139.

PROPERTY ADDRESS: 171 South Clearview Avenue, Langhorne, PA 19047-2520.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTINE A. MARSH.**

PETER WAPNER, Esquire

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

DOCKET #2019-02094

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

TAX PARCEL #22-028-229.

PROPERTY ADDRESS: 134 Garrison Ct., Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTOPHER HERRMANN.**

RICHARD M. SQUIRE, Esquire

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

MILFORD TOWNSHIP

DOCKET #2019-00885

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank v. Deborah R. Martin a/k/a Debbie R. Martin owner(s) of property situate in the **MILFORD TOWNSHIP**, BUCKS County, Pennsylvania, being 303 Bedford Court, Quakertown, PA 18951-3759.

TAX PARCEL #23-022-044-303.

PROPERTY ADDRESS: 303 Bedford Court, Quakertown, PA 18951-3759.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEBORAH R. MARTIN a/k/a DEBBIE R. MARTIN.**

PETER WAPNER, Esquire

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

MORRISVILLE BOROUGH

DOCKET #2018-02599

ALL THAT CERTAIN lot or piece of ground situate in **BOROUGH OF MORRISVILLE**, Bucks County, Pennsylvania, as described in a Plan made by H.H. Lee, Jr., Registered Surveyor, dated August 14, 1965.

Being more fully described in Deed dated August 21, 1985, and recorded on January 13, 1986, in the Bucks County Recorder of Deeds Office at Deed Book Volume 2654 at Page 720.

TAX PARCEL #24-003-046.

PROPERTY ADDRESS: 269 Althea Avenue, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LOUISETTE R. TITUS**.

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

NEW BRITAIN BOROUGH

DOCKET #2019-00997

Ditech Financial LLC v. Robert Belchic a/k/a Robert L. Belchic, Individually and in His Capacity as Executor of The Estate of Marjory A. Belchic a/k/a Marjory Belchic owner(s) of property situate in the **NEW BRITAIN BOROUGH**, BUCKS County, Pennsylvania, being 27 Mohawk Avenue a/k/a 27 Mohawk Road, New Britain, PA 18901-5139.

TAX PARCEL #25-011-023.

PROPERTY ADDRESS: 27 Mohawk Avenue a/k/a 27 Mohawk Road, New Britain, PA 18901-5139.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT BELCHIC a/k/a ROBERT L. BELCHIC INDIVIDUALLY AND IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF MARJORY A. BELCHIC a/k/a MARJORY BELCHIC**.

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

NEW BRITAIN TOWNSHIP

DOCKET #2019-02113

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE **NEW**

BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA:

TAX PARCEL #26-007-487.

PROPERTY ADDRESS: 113 KRISTA COURT, CHALFONT, PA 18914.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **BILLIE JO M. SCHOTT a/k/a BILLIE J. SCHOTT**.

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

NEWTOWN TOWNSHIP

DOCKET #2017-00322

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF NEWTOWN**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 33 Walton Court, Newtown, PA 18940.

TAX PARCEL #29-047-164.

PROPERTY ADDRESS: 33 Walton Court, Newtown, PA 18940.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **HYUNG DAL KO**.

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

DOCKET #2017-03597

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF NEWTOWN**, County of Bucks and Commonwealth of Pennsylvania bounded and described according to a plan entitled "Record Plan" SF-3B, for Orleans Construction Company, prepared by Boucher and James, Inc., Consulting Engineers and Land Surveyors, plan dated August 16, 1989 and last revised May 26, 1993, recorded on June 29, 1993 in plan book 271, page 33.

Being more fully described in Deed dated November 30, 1994, and recorded on December 5, 1994, in the Bucks County Recorder of Deeds Office at Deed Book Volume 1003 at Page 0578 and Instrument# 113734.

TAX PARCEL #29-043-421.

PROPERTY ADDRESS: 20 Crocus Lane, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES G. HEWITT, SUSAN D. HEWITT, STEPHEN M. HLADIK**, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

NORTHAMPTON TOWNSHIP

DOCKET #2017-07208

PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage CO., Doing Business as Eastern Mortgage Services v. Marie D. Lang, John P. Lang a/k/a John P. Lang, Jr. owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 33 Meer Drive, Langhorne, PA 19053-1517.

TAX PARCEL #31-066-075.

PROPERTY ADDRESS: 33 Meer Drive, Langhorne, PA 19053-1517.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARIE D. LANG, JOHN P. LANG a/k/a JOHN P. LANG, JR.**

PETER WAPNER, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-01391

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

TAX PARCEL #31-005-106.

PROPERTY ADDRESS: 29 Beverly Hills Drive, Ivyland, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EUGENE URITSKY.**

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

PERKASIE BOROUGH

DOCKET #2018-05770

OWNER OF PROPERTY SITUATE IN **BOROUGH OF PERKASIE**, BUCKS COUNTY, PA, BEING KNOWN AS: 326 S.

Fourth Street, Perkasio, Bucks County, PA 18944.

TAX PARCEL #33-005-073.

PROPERTY ADDRESS: 326 S. FOURTH STREET, PERKASIE, BUCKS COUNTY, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NICE CONTRACTORS INC A PENNSYLVANIA CORPORATION.**

DENISE L. WESTER, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-07345

ALL that certain parcel of land lying and being situate in the **BOROUGH OF PERKASIE**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 516 Vine Street, Perkasio, PA 18944.

TAX PARCEL #33-005-583.

PROPERTY ADDRESS: 516 Vine Street, Perkasio, PA 18944.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **LUCY GONZALEZ, GEORGE A. MacMILLAN, III.**

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

DOCKET #2019-01538

ALL THAT CERTAIN lot or piece of ground situate in, 1st Ward of **PERKASIE BOROUGH**, Bucks County, State of Pennsylvania.

TAX PARCEL #33-006-064.

PROPERTY ADDRESS: 308 N. 6TH STREET, PERKASIE, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH JAMES McGLORY, KATHERINE A. McGLORY.**

RICHARD M. SQUIRE, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

PLUMSTEAD TOWNSHIP

DOCKET #2015-05122

All that certain lot or land Situate in the **TOWNSHIP OF PLUMSTEAD**, County of

Bucks and Commonwealth of Pennsylvania, bounded and described by a recent Survey made by G. Marvin Hendricks Registered Surveyor.

TAX PARCEL #34-4-35-1-1.

PROPERTY ADDRESS: 5587 Stump Road, Pipersville, PA 18947.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **MICHAEL KANTER, TAMARA KANTER.**

PATRICK J. WESNER, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-00498

ALL THAT CERTAIN lot or parcel of ground together with improvements erected thereon, situate in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks Commonwealth of Pennsylvania, described according to a Final Site Plan for Section III Approval Only "Patriots Ridge" prepared by Carroll Engineering Corporation, Consulting Engineers, dated 8-27-93, last revised 1-23-95 and recorded in the Office of the Recorder of Deeds Bucks County in Plan Book 278 page 68 as follows to wit:

TAX PARCEL #34-010-068.

PROPERTY ADDRESS: 4608 Louise Saint Claire Drive, Doylestown, PA 18902.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **IRA KATZ, LISA KATZ.**

KATHERINE M. WOLF, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

QUAKERTOWN BOROUGH

DOCKET #2019-02373

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

TAX PARCEL #35-008-011.

PROPERTY ADDRESS: 516 Juniper Street, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MYLINDA MANNION.**

MICHAEL McKEEVER, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2018-00175

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

TAX PARCEL #36-022-233-208.

PROPERTY ADDRESS: 208 Prairie Court, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KIMBERLEY ANNE SCHMILEWSKE, THEODORE L. CAMERON.**

RICHARD M. SQUIRE, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

SELLERSVILLE BOROUGH

DOCKET #2019-01400

ALL that certain parcel of land lying and being situate in the **BOROUGH OF SELLERSVILLE**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 133 Green Street, Sellersville, PA 18960.

TAX PARCEL #39-005-171.

PROPERTY ADDRESS: 133 Green Street, Sellersville, PA 18960.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **TODD JOHNSTON a/k/a TODD M. JOHNSTON, KIMBERLY JOHNSTON a/k/a KIMBERLY D. JOHNSTON.**

CRISTINA L. CONNOR, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

SOLEBURY TOWNSHIP

DOCKET #2018-04194

Carisbrook Asset Holding Trust v. John W. Loudon a/k/a John Loudon, Lauren Q. Loudon a/k/a Lauren Loudon owner(s) of property situate in the **SOLEBURY TOWNSHIP**, BUCKS County, Pennsylvania, being 5926 Mechanicsville Road, Mechanicsville, PA 18934-9518.

TAX PARCEL #41-001-031.

PROPERTY ADDRESS: 5926 Mechanicsville Road, Mechanicsville, PA 18934-9518.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN W. LOUDON a/k/a JOHN LOUDON, LAUREN Q. LOUDON a/k/a LAUREN LOUDON.**

PETER WAPNER, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

TRUMBAUERSVILLE BOROUGH

DOCKET #2018-05784

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

TAX PARCEL #45-004-020.

PROPERTY ADDRESS: 1740 Pine Creek Drive, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTINE L. PHILLIPS, STANLEY T. PHILLIPS.**

NORA C. VIGGIANO, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

UPPER MAKEFIELD TOWNSHIP

DOCKET #2017-05373

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

TAX PARCEL #47-004-003-001.

PROPERTY ADDRESS: 348 Pineville Road, Newtown, PA 18940.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MANUEL A. ANTUNES, JUDITH M. ANTUNES.**

NORA C. VIGGIANO, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2016-00840

MUNICIPALITY: **UPPER SOUTHAMPTON TWP.**

TAX PARCEL #48-022-063.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES TOPLEY, JACQUELINE TOPLEY.**

HENRY E. VAN BLUNK, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-06177

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

TAX PARCEL #48-003-102.

PROPERTY ADDRESS: 65 Stahl Road, Southampton, PA 18966.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JACLYN LENTINI f/k/a JACLYN WART, MICHAEL J. LENTINI.**

KEVIN McDONALD, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-02046

ALL THAT CERTAIN or piece of ground with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, Bucks County and Commonwealth of Pennsylvania, Being Lot No. 25 on a certain plan known as "Final Plan Woodgate" which plan is recorded in the Office of the Recording of Deeds in and for Bucks County at Doylestown, PA, in Plan Book 60, Page 35.

TAX PARCEL #48-028-011-003.

PROPERTY ADDRESS: 1228 Marge Drive, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SAMANTHA E. WOODARD, ANTHONY T. WOODARD.**

JILL M. FEIN, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2016-05637

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks and Commonwealth of Pennsylvania, and recorded at Doylestown in Plan Book 17 page 5, as follows, to wit: BEING Lot No. 236 on said Plan.

TAX PARCEL #49-5-178.

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

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **COREY
A. KOLODZIEJCZAK, THE UNITED
STATES OF AMERICA.**

JOHN J. McANENEY, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

WARRINGTON TOWNSHIP

DOCKET #2019-00199

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

TAX PARCEL #50-036-093.

PROPERTY ADDRESS: 810 Philadelphia
Avenue, Warrington, PA 18976.

IMPROVEMENTS: A SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **KATHLEEN
WALKER, LUCILLE WALKER,
MORTGAGOR(S) AND RECORD
OWNER(S) ALICE BRACISZEWSKI
AS CO-ADMINISTRATRIX OF THE
ESTATE OF HARRY W. WALKER III
DECEASED, HARRY WALKER IV AS
CO-ADMINISTRATOR OF THE ESTATE
OF HARRY W. WALKER III DECEASED.**

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

WARWICK TOWNSHIP

DOCKET #2009-13604

Hsbc Bank USA, National Association as
Trustee for Wells Fargo Asset Securities
Corporation, Mortgage Asset-Backed Pass-
Through Certificate Series 2007-PA1 v.
Kimberly Brown, Richard Brown owner(s)
of property situate in the **WARWICK
TOWNSHIP**, BUCKS County, Pennsylvania,
being 1748 Lafayette Drive, Jamison, PA
18929-1673.

TAX PARCEL #51-005-042.

PROPERTY ADDRESS: 1748 Lafayette
Drive, Jamison, PA 18929-1673.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **KIMBERLY
BROWN, RICHARD BROWN.**

PETER WAPNER, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-07411

ALL THAT CERTAIN lot or piece of ground,
situate in the **TOWNSHIP OF WARWICK**,
County of Bucks and Commonwealth of
Pennsylvania, as shown on a Plan for Eric and
Erna Wormser, made by Eastern Engineers and
Surveyors, Inc., dated 12/16/86, last revised
4/16/87 and recorded at Doylestown in Plan
Book 239 page 64, bounded and described as
follows, to wit:

TAX PARCEL #51-3-5-2.

PROPERTY ADDRESS: 1452 Guinea Lane,
Township of Warwick, County of Bucks, and
Commonwealth of Pennsylvania.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **WAYNE S.
MARKOVICH.**

JOHN J. McANENEY, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

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

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

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

Aug. 22, 29; Sept. 5

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2019-04683

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **PATRICK MICHAEL DAUBER** to **PATRICK MICHAEL GUILLIAMS**.

The Court has fixed the 26 day of September, 2019 at 1:00 p.m. in courtroom 330, Bucks County Justice Center at 100 N. Main Street, Doylestown, Bucks County, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Aug. 22

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2019-04008

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **ABRIA NEVAEH GARNETT** to **ABRIA NEVAEH BEATTIE**.

The Court has fixed the 24th day of September, 2019 at 1:00 p.m. in Courtroom No. 440, Bucks County Justice Center, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Aug. 22

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2019-04613

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name of **KURT HEINZ PANZER** to **KURT HEINZ PANZER, JR.**

The Court has fixed the 6th day of September, 2019 at 9:30 a.m. in Courtroom

No. 350, Bucks County Justice Center, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Aug. 22

Charter Application

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Blue Ink Films Inc., has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Aug. 22

Lennon Insurance Advisors, Inc., has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Aug. 22

Classified Ad

Small Bensalem Firm seeking to replace a PI Partner with a merger or hire.

Should have 5 years' plus experience in arbitrations and trial work with a partial case load to merge with our existing files. We own our office building.

Bring your own Secretary or Paralegal if you wish or we can hire for you.

This is an Outstanding Opportunity. Call me. Let's meet and talk. (215) 570-0082.

Aug. 15, 22, 29

Confirmation of Account

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

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and

Fiduciaries Code that the following Fiduciaries will present their accounts, theretofore filed with the Clerk of the Orphans' Court Division for Audit and Confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code, at 10:00 A.M. on **September 3, 2019**, in Courtroom #260 on the second floor of the BUCKS COUNTY JUSTICE CENTER, 100 N. MAIN STREET, DOYLESTOWN, PA.

ANY PERSON who fails to present his/her claim or make objections in person or by attorney at the audit or confirmation of the account will be barred forever from so doing. Estate of **JOSEPHINE G. CARAVAN**, Deceased – Edward Rudolph, Executor Estate of **ANDREW J. RUMSEY**, an Incapacitated Person; Account of PNC Bank, National Association – PNC Bank, National Association, Joseph and Barbara Rumsey, Co-Guardians

Estate of **BARRY COHEN**, Deceased – Charles R. Cohen, Executor

Estate of **HILDA M. SHUPP**, Deceased – Wayne N. Cordes, Executor

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

Aug. 22, 29

Estate Notice

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the person named. All persons having claims or demands against said estates are requested to make known the same, and all person indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

First Publication

ALBERICI, SERAFINA, dec'd.

Late of Richboro, Bucks County, PA.

Executrix: **JANET ROCK**, 124 W. Chestnut Hill Ave., Philadelphia, PA 19118.

AUCH, JOHN DAVID a/k/a **JOHN D. AUCH**, dec'd.

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

Executrix: **TARALYN MARIE AUCH** c/o John J. Cook, Jr., Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030

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

BAUER, WILLIAM R., dec'd.

Late of Haycock Township, Bucks County, PA.

Executor: **CHRISTOPHER BAUER** 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.

BERUBE, YOLANDE P., dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **ROBERT G. BERUBE**, 424 Taylor Avenue, Newtown, PA 18940.

BIRKBECK, MARY M., dec'd.

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

Executor: **ROGER M. BIRKBECK** c/o D. Keith Brown, Esq., 2 N. State Rd., Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert & Yates, 2 N. State Rd., Newtown, PA 18940.

BURKE, CHARLOTTE E., dec'd.

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

Executor: **KEITH MICHAEL BURKE**, 367 SW Panther Trace, Port St. Lucie, FL 34953.

Attorney: **REBECCA S. MIRRA**, Thomas F. Crawford Law Office, 1361 Taylor Dr., Langhorne, PA 19047.

CASELE, MARY ELIZABETH a/k/a **MARY E. CASELE**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **HOLLY HOLDEN, M.D.** c/o Douglas G. Thomas, Esquire, 104 North York Road, Hatboro, PA 19040. Attorney: **DOUGLAS G. THOMAS**, 104 North York Road, Hatboro, PA 19040.

COLBS, RUTHE A., dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **JOANNE B. McMAHON**, 1718 State Road, Croydon, PA 19021.

ELKER, ROBERT F., dec'd.

Late of Newtown, Bucks County, PA.
 Executrix: **JILL D. EBELING**, 1678 Wrightstown Road, Newtown, PA 18940.
 Attorney: **THOMAS J. PROFY, IV**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

ELLIS, RICHARD F., dec'd.

Late of the Township of Warminster, Bucks County, PA.
 Administrator: **PETER L. KLENK**, 1701 Walnut St., 6th Fl., Philadelphia, PA 19103.
 Attorney: **AMY H. BESSER**, The Law Offices of Peter L. Klenk & Associates, 1701 Walnut St., 6th Fl., Philadelphia, PA 19103.

FELL, DEREK JOHN a/k/a DEREK J. FELL, dec'd.

Late of the Township of Tinticum, Bucks County, PA.
 Co-Executors: **CAROLYN K. FELL** and **DEREK J. FELL, JR.** c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.
 Attorney: **BRADFORD D. WAGNER**, 662 Main Street, Hellertown, PA 18055-1726.

FISK, GEORGE, dec'd.

Late of the Township of Middletown, Bucks County, PA.
 Executrix: **DONNA J. WENGIEL**, Two N. State St., Newtown, PA 18940.
 Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, Two N. State St., Newtown, PA 18940.

GERENSER, LOUISA S. a/k/a LOUISA MABON GERENSER and LOUISA M. GERENSER, dec'd.

Late of Richlandtown Borough, Bucks County, PA.
 Executrix: **JULIE A. ALLEBACH**, 8121 Grant Road, Coopersburg, PA 18036.
 Attorney: **WENDY J. ASHBY**, 314 West Broad Street, Suite 118, Quakertown, PA 18951.

GILJE, JOAN E., dec'd.

Late of West Rockhill Township, Bucks County, PA.
 Executrix: **ELIZABETH ANN WALSH**, 22 Leapson Lane, Doylestown, PA 18901.

GLASSMAN, EPHRAIM P., dec'd.

Late of Lower Makefield Township, Bucks County, PA.
 Administratrix c.t.a.: **JACQUELINE G. AFRICK** c/o Clemons Richter and Reiss, 2003 S. Easton Rd., Suite 300, Doylestown, PA 18901.
 Attorney: **PETER L. REISS**, 2003 S. Easton Rd., Suite 300, Doylestown, PA 18901.

HAINES, LORETTA, dec'd.

Late of the Township of Bristol, Bucks County, PA.
 Executrix: **MELANIE BUCHMAN**, 27 West Rambler Drive, Holland, PA 18966.
 Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

HAYS, MARY ELY, dec'd.

Late of Bristol Township, Bucks County, PA.
 Administratrix: **KATHERINE M. HAYS** c/o Donald Williford, Esquire, 114 Radcliffe Street, Bristol, PA 19007.
 Attorney: **DONALD WILLIFORD**, 114 Radcliffe Street, P.O. Box 2, Bristol, PA 19007.

HENNING, EMMA LOUISE, dec'd.

Late of Hilltown Township, Bucks County, PA.
 Administratrix: **ROBYN L. HENNING**, 202 Moyer Rd., Perkasio, PA 18944.

HOWLAND, ROSE M., dec'd.

Late of Bristol Township, Bucks County, PA.
 Executrix: **SUZANNE ADDESA** c/o Marte and Toadvine, 344 South Bellevue Avenue, Langhorne, PA 19047.
 Attorney: **TRACY L. CASSELBROPHY**, 344 South Bellevue Avenue, Langhorne, PA 19047.

HUGHES, PATRICIA ANNE, dec'd.

Late of Bristol Township, Bucks County, PA.
 Executrices: **PATRICIA ANNE HUGHES**, 7 Sioux Trail, Brown Mills, NJ 08015 and **JENNIFER MARIE RISSMILLER**, 309 W. 4th Street, East Greenville, PA 18041.

HUTTON, THOMAS J., dec'd.

Late of Newtown, Bucks County, PA.
 Administrator: **KENNETH R. HUTTON**, 412 Pierre Drive, Kennet Square, PA 19348.

HYATT, CORINNE B., dec'd.

Late of Warrington Township, Bucks County, PA.

Executor: **JAMES B. HYATT** c/o Laura M. Mercuri, Esq., 104 North York Road, Hatboro, PA 19040.
Attorney: **LAURA M. MERCURI**, 104 North York Road, Hatboro, PA 19040.

KAELIN, GERTRUDE E., dec'd.

Late of Croydon, Bucks County, PA.

Executor: **STEPHEN A. KAELIN**, 74 Brookfield Rd., Lititz, PA 17543.
Attorney: **ROSALUND KARLIN**, 7848 Old York Rd., Suite 200, Elkins Park, PA 19027.

KIRK, J. ELLWOOD a/k/a **JOSEPH ELLWOOD KIRK**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **JOAN E. KIRK** c/o Douglas G. Thomas, Esq., 104 N. York Road, Hatboro, PA 19040.
Attorney: **DOUGLAS G. THOMAS**, 104 North York Road, Hatboro, PA 19040.

LEDERACH, BETTY JANE, dec'd.

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

Executor: **SCOTT A. LEDERACH** c/o Ronald R. Bolig, Esquire, 301 N. Main Street, Telford, PA 18969.
Attorney: **RONALD R. BOLIG**, 301 North Main Street, Telford, PA 18969.

MANNING, BERNARD J. a/k/a **BERNIE MANNING**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **DANA McDADE**, 15 Weatherfield Dr., Newtown, PA 18940.

MANNING, JERI a/k/a **JERI L. MANNING** and **JERI BORST**, dec'd.

Late of Feasterville/Lower Southampton Township, Bucks County, PA.

Executor: **DENNIS MANNING**, 1288 Tressler Drive, Fort Washington, PA 19034.

McCOY, JOAN T. a/k/a **JOAN THERESA McCOY**, dec'd.

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

Executrix: **MaryKay CORNINE WALSH**, 167 Tanyard Road, Richboro, PA 18954.

McVEIGH, JONATHAN W., dec'd.

Late of Buckingham, Bucks County, PA.
Administrator: **KEVIN E. McVEIGH**, 5815 Stoney Hill Road, New Hope, PA 18938.

RACINOWSKI, DEBORAH A., dec'd.

Late of Bucks County, PA.

Executor: **NEAL J. RACINOWSKI** c/o Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.
Attorney: **GERALD L. BOWEN, JR.**, Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.

REILLY, JANET C., dec'd.

Late of Warrington, Bucks County, PA.

Executrix: **JEAN-MARIE TORPEY**, 71 Great Oak Dr., Churchville, PA 18966.

ROBERTS, FREDERICK E., dec'd.

Late of Upper Black Eddy, Bucks County, PA.

Executor: **KEVIN E. ROBERTS**, 6409 Durham Road, Pipersville, PA 18947.
Attorney: **PETER KLENK**, Regus Business Center, 196 W. Ashland Street, Doylestown, PA 18901.

RODGERS, PATRICIA L., dec'd.

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

Executors: **SUZANNE DiBRINO** and **MICHAEL RODGERS** c/o Michael W. Mills, Esq., P.O. Box 50, Doylestown, PA 18901.

Attorney: **MICHAEL W. MILLS**, Anheil Maslow & MacMinn, LLP, P.O. Box 50, Doylestown, PA 18901.

ROGACHENKO, ROSE, dec'd.

Late of Bedminster Township, Bucks County, PA.

Executrix: **COLETTE GALDO**, 2 Springer Farm Lane, Ottsville, PA 18942.

SANTELLA, MARY F., dec'd.

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

Executors: **EUGENE S. SANTELLA** and **TERENCE M. SANTELLA** c/o D. Keith Brown, Esq., 2 N. State Rd., Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert & Yates, 2 N. State Rd., Newtown, PA 18940.

SCANLON-D'ALONZO, MARY ANNE a/k/a **MARY A. SCANLON-D'ALONZO**, and **MARY A. McLAUGHLIN**, dec'd.

Late of Warminster Township, Bucks County, PA.

- Executor: **JOSEPH P. McLAUGHLIN, JR.** c/o Douglas G. Thomas, Esq., 104 N. York Road, Hatboro, PA 19040.
 Attorney: **DOUGLAS G. THOMAS**, 104 North York Road, Hatboro, PA 19040.
- SNYDER, ELIZABETH K. a/k/a BETSY SNYDER**, dec'd.
 Late of New Britain Township, Bucks County, PA.
 Executrix: **MARY STEINMETZ**, 95 Cowbell Lane, Chalfont, PA 18914.
- SOUDER, GERALD GORDON a/k/a JERRY SOUDER**, dec'd.
 Late of Telford, Bucks County, PA.
 Executor: **DALE SOUDER**, 130 Forrester Rd., Telford, PA 18969.
- STICH, LEONARD L.**, dec'd.
 Late of Morrisville, Falls Township, Bucks County, PA.
 Executor: **JEFFERY L. STICH**, 2 Myrtle Ln., Levittown, PA 19054.
- STILES, ALFRED L., JR.**, dec'd.
 Late of the Township of Northampton, Bucks County, PA.
 Executors: **JAMES G. STILES**, 1321 Beaver Rd., Southampton, PA 18966 and **JOSEPH E. STILES a/k/a JOSEPH EDWARD STILES**, 1512 Brook Ln., Jamison, PA 18929.
 Attorney: **APRIL M. TOWNSEND**, Karen Ann Ulmer, P.C., 174 Middletown Blvd., Ste. 300, Langhorne, PA 19047.
- URGLAVITCH, DOLORES L.**, dec'd.
 Late of Yardley Borough, Bucks County, PA.
 Administrator and Executor: **RICHARD URGLAVITCH, JR.**, 142 Byram-Kingwood Road, Stockton, NJ 08559.
- WATSON, DONALD E.**, dec'd.
 Late of Doylestown, Bucks County, PA.
 Executrix: **THERESA KEEGAN**, 3011 Dorchester St. E., Furlong, PA 18925.
- Second Publication*
- BADE, OTTO R.**, dec'd.
 Late of the Township of Buckingham, Bucks County, PA.
 Executrix: **BETH ANN WAHL** c/o Charles Bender, Esq., 2700 Kelly Rd., Ste. 300, Warrington, PA 18976-3624.
 Attorney: **CHARLES BENDER**, Fox Rothschild LLP, Stone Manor Corporate Center, 2700 Kelly Rd., Ste. 300, Warrington, PA 18976-3624.
- BOFINGER, VIRGINIA M.**, dec'd.
 Late of Chalfont, Bucks County, PA.
 Administratrices: **JEAN M. OLINIK**, 413 Newton Rd., Hatboro, PA 19040 and **PATRICIA A. KERSHNER**, 22 Vaux Ln., Phoenixville, PA 19460.
- BOYCE, RICHARD A., JR.**, dec'd.
 Late of Northampton Township, Bucks County, PA.
 Executrix: **MARIA BOYCE-PASSANTE**, 473 Birch Road, Wapwallopen, PA 19660.
 Attorney: **THOMAS J. PROFY, IV**, 680 Middletown Boulevard, Langhorne, PA 19047.
- DERR, BYARD AARON, JR.**, dec'd.
 Late of Quakertown, Richland Township, Bucks County, PA.
 Administratrix: **BRENDA LYNN DERR**, 645 W. Thatcher Road, Apt. 2, Quakertown, PA 18951.
- DOLL, JOYCE MARGARET a/k/a JOYCE DOLL**, dec'd.
 Late of Telford, Bucks County, PA.
 Executrix: **KIMBERLY GALLAGHER**, 460 Maregan Drive, Sellersville, PA 18960.
- HARTLEY, ALICE MARIE a/k/a ALICE M. HARTLEY**, dec'd.
 Late of Falls Township, Bucks County, PA.
 Executor: **GREGORY HARTLEY a/k/a GREGORY B. HARTLEY**, 78 Kenwood Drive South, Levittown, PA 19055.
- KEITH, GLADYS LOIS a/k/a GLADYS L. KEITH**, dec'd.
 Late of Richlandtown, Bucks County, PA.
 Executrix: **PAULA CLIFFORD**, 195 Gross Road, Quakertown, PA 18951.
- KELLY, GEORGE F. a/k/a GEORGE F. KELLY, JR.**, dec'd.
 Late of the Township of Warminster, Bucks County, PA.
 Executrix: **BEVERLY A. KELLY**, 85 Villa Dr., Warminster, PA 18974.
 Attorney: **LAWRENCE J. SCHWARTZ**, 910 Town Center, New Britain, PA 18901.
- KING, JAMES F., SR.**, dec'd.
 Late of the Township of Bristol, Bucks County, PA.
 Executrix: **MELISSA L. ROBERTS a/k/a MELISSA ROBERTS** c/o D. Keith Brown, Esq., 2 N. State St., Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert and Yates, 2 N. State St., Newtown, PA 18940.

LAZARUS, ERMALEA EDNA, dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **ARTHUR LAZARUS** c/o Michael F. Frisbie, Esquire, Weber Kracht & Chellew, 847 West Market Street, P.O. Box 258, Perkasio, PA 18944-0258.

Attorney: **MICHAEL F. FRISBIE**, Weber Kracht & Chellew, 847 West Market Street, P.O. Box 258, Perkasio, PA 18944-0258.

LOMBARDO, DOLORES E., dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executors: **ANNA A. SIMS** and **MARK E. SIMS** c/o John J. Hare, Jr., Esq., 2370 York Rd., Ste. A-6, Jamison, PA 18929.

Attorney: **JOHN J. HARE, JR.**, 2370 York Rd., Ste. A-6, Jamison, PA 18929.

LYON, SAMUEL D. a/k/a **SAMUEL DALE LYON**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **GEORGE SOFTLY** c/o John H. Filice, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

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

McLAUGHLIN, ELGIE P., dec'd.

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

Executrix: **ELGIE R. McLAUGHLIN**, 1111 Welsh Rd., Huntingdon Valley, PA 19006.

Attorney: **KATHLEEN M. O'CONNELL**, Schubert Gallagher Tyler & Mulcahey, 121 S. Broad St., 20th Fl., Philadelphia, PA 19107.

MURRAY, WILLIAM D., dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **CHRISTINE GREEN** c/o David A. Peckman, Esquire, Peckman Chait LLP, 29 Mainland Road, Harleysville, PA 19438.

Attorney: **DAVID A. PECKMAN**, Peckman Chait LLP, 29 Mainland Road, Harleysville, PA 19438.

RODENBAUGH, MARLENE, dec'd.

Late of Levittown, Bucks County, PA.

Administrator: **SHANNON TOOTELL**, 15 Jester Lane, Levittown, PA 19055.

TANNENBAUM, GERALDINE, dec'd.

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

Executors: **ALAN H. TANNENBAUM** and **RANDI TANNENBAUM** a/k/a **RANDI LEE TANNENBAUM** c/o

Stephanie M. Shortall, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

Attorney: **STEPHANIE M. SHORTALL**, Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

WARKULWIZ, VICTOR P. a/k/a **REV. VICTOR P. WARKULWIZ MSS**, dec'd.

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

Executrix: **KATHLEEN M. O'CONNELL**, 121 S. Broad St., 20th Fl., Philadelphia, PA 19107.

Attorney: **KATHLEEN M. O'CONNELL**, Schubert Gallagher Tyler & Mulcahey, 121 S. Broad St., 20th Fl., Philadelphia, PA 19107.

Third and Final Publication

CARSON, PHYLLIS R., dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **ROBERT A. GOLDMAN** 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.

CLARK, GLENN ALAN, dec'd.

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

Executor: **GORDON SCOTT CLARK** c/o John N. Schaeffer, III, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

Attorney: **JOHN N. SCHAEFFER, III**, Eastburn & Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

FLANNERY, ANNMARIE a/k/a **ANNMARIE C. FLANNERY**, dec'd.

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

- Administratrix: **ROSEMARY McGOVERN** c/o John N. Schaeffer, III, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.
Attorney: **JOHN N. SCHAEFFER, III**, Eastburn & Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.
- FREDERICK, NORMAN W.**, dec'd.
Late of Warminster Township, Bucks County, PA.
Executor: **NORMAN G. FREDERICK** c/o Douglas G. Thomas, Esq., 104 N. York Road, Hatboro, PA 19040.
Attorney: **DOUGLAS G. THOMAS**, 104 North York Road, Hatboro, PA 19040.
- GEORGE, VARUGHESE**, dec'd.
Late of Northampton Township, Bucks County, PA.
Administrator: **ROOPA VARUGHESE** c/o Law Offices of Michael Kuldiner, P.C., 922 Bustleton Pike, Feasterville, PA 19053.
Attorney: **MICHAEL KULDINER**, Law Offices of Michael Kuldiner, P.C., 922 Bustleton Pike, Feasterville, PA 19053.
- GOLDBERG, BARBARA LYDIA**, dec'd.
Late of Bensalem Township, Bucks County, PA.
Administrator C.T.A.: **JOSEPH P. CARACAPPA**, 312 N. Oxford Valley Road, Fairless Hills, PA 19030.
Attorney: **JOSEPH M. RAMAGLI**, Jackson, Cook, Caracappa & Scott P.C., 312 Oxford Valley Road, Fairless Hills, PA 19030.
- GRAFF, HELEN D.**, dec'd.
Late of Hilltown Twp., Bucks County, PA.
Executrix: **DOROTHY K. WEIKHANGE**, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.
- HARMAN, PATRICIA BARBARA** a/k/a **PAT HARMAN**, dec'd.
Late of Levittown/Falls Twp., Bucks County, PA.
Executrix: **LAURA K. PUCHER**, 57 Cape May Ave., Dorothy, NJ 08317.
- HARMAN, RUTH E.** a/k/a **RUTH HARMAN**, dec'd.
Late of Richland Township, Bucks County, PA.
Executor: **DENNIS E. HARMAN**, 6679 Landis Mill Road, Center Valley, PA 18034.
- HERLING, EDWARD BOWLING, JR.**, dec'd.
Late of Warwick, Bucks County, PA.
Administratrix: **JO ANN HERLING**, 2356 Jericho Drive, Jamison, PA 18929.
Attorney: **THOMAS J. PROFY, IV**, Begley Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.
- INGERSOLL, THERESA M.** a/k/a **THERESA INGERSOLL**, dec'd.
Late of Hilltown Township, Bucks County, PA.
Executrix: **DAWN MASON**, P.O. Box 431, Sellersville, PA 18960.
- ISLEIB, DONALD F.**, dec'd.
Late of Newtown Township, Bucks County, PA.
Executor: **TIMOTHY S. ISLEIB** c/o Joseph P. Caracappa, Esquire, 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.
- KEEBLE, ELWOOD, III**, dec'd.
Late of Rieglesville, Bucks County, PA.
Executor: **BYRON KEEBLE, IV**, 920 Mansion St., Apt. B, Bristol, PA 19007.
- KNAUTH, GEORGE J., JR.**, dec'd.
Late of Bensalem Township, Bucks County, PA.
Administratrix: **JOY DICKSTEIN FINKEL** a/k/a **JOY DICKSTEIN**, 668 Woodbourne Road, Suite 101, Langhorne, PA 19047.
Attorney: **JOY DICKSTEIN**, 668 Woodbourne Road, Suite 101, Langhorne, PA 19047.
- KNAUTH, ROY L.**, dec'd.
Late of the Township of Lower Southampton, Bucks County, PA.
Executrix: **SHARON KNAUTH**, 20 W. Myrtle Ave., Feasterville, PA 19053.
Attorney: **THOMAS J. BARNES**, Egbert & Barnes, P.C., 349 York Rd., Ste. 100, Willow Grove, PA 19090.

KOCH, HEINRICH, dec'd.

Late of Richland Township, Bucks County, PA.

Executrix: **MARY ANN KOCH-LOHMAN** c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.

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

KRASOVEC, FRANK P., dec'd.

Late of Southampton, Bucks County, PA.
 Executor: **JOSEPH M. ALEXANDER** a/k/a **JOSEPH ALEXANDER**, 44 Lincoln Avenue, Clifton Park, NY 12065.
 Attorney: **ALEXANDER M. WATSON**, Dumont & Watson, PC, 600 Alexander Road, Suite 1-1, Princeton, NJ 08540.

KUPIEC, JEAN G., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **JOHN T. KUPIEC, JR.** c/o Curtin & Heefner LLP, 1040 Stony Hill Road, Suite 150, Yardley, PA 19067.

Attorney: **PAUL R. COHEN**, Curtin & Heefner LLP, 1040 Stony Hill Road, Suite 150, Yardley, PA 19067.

LEEGARD, ROBERT L., dec'd.

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

Executor: **FREDERICK M. SCHILLINGER** c/o Don F. Marshall, Esq., 2 N. State St., Newtown, PA 18940.
 Attorney: **DON F. MARSHALL**, Stuckert & Yates, 2 N. State St., Newtown, PA 18940.

LORINO, ANTHONY E., dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **LINDA A. LORINO**, 172 Mansion Rd., Newtown Square, PA 19073.

Attorney: **KRISTINE F. HUGHEY**, Speare and Hughey, 22 W. Second St., Media, PA 19063.

MARTINI, JOSEPH F., dec'd.

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

Executrix: **SONIA L. MARTINI**, 280 Middle Holland Rd., Apt. 807, Holland, PA 18966.

Attorney: **ANTHONY L. LOSCALZO**, Floral Vale Professional Park, 410 Floral Vale Blvd., Yardley, PA 19067-5526.

MILLION, JANET I. a/k/a **JANET MILLION**, dec'd.

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

Administratrix: **GINA M. CHARLTON** a/k/a **GINA CHARLTON** c/o Joseph J. Witiw, Esq., 1140-B York Rd., Warminster, PA 18974.

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

PRUSIK, ELIZABETH ANN, dec'd.

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

Executrix: **NANCY L. BIROC**, 10 Pine Brook Court, Hamilton, NJ 08620.

RIEGER, ANTHONY a/k/a **ANTHONY A. RIEGER**, dec'd.

Late of Bristol Township, Bucks County, PA.

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

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

ROBB, JAMES C., dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **KARL EDWARDS CARTER** c/o David R. Bane, Esq., Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

Attorney: **DAVID R. BANE**, Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

SAFONOFF, IVAN M., M.D., dec'd.

Late of Yardley, Bucks County, PA.

Executrix: **LAURA GILI**, 3906 Ave. R, Brooklyn, NY 11234.

SATIJA, SUNIL a/k/a **DR. SUNIL SATIJA** and **SUNIL SATIJA, Ph.D.**, dec'd.

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

Executrix: **HENG SHENG JESSICA TORNG** a/k/a **HENG-SHENG JESSICA TORNG** a/k/a **HENG-SHENG J. TORNG** c/o Thomas O. Hiscott, Esq., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428.

Attorney: **THOMAS O. HISCOTT**, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428.

SHEEHAN, MICHAEL J., dec'd.

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

Executor: **DENNIS A. CORRY** c/o Michael J. Korolishin, Esq., 11 Addison Ct., Doylestown, PA 18901.

Attorney: **MICHAEL J. KOROLISHIN**, 11 Addison Ct., Doylestown, PA 18901.

WEBER, MARK B., dec'd.

Late of Sellersville Borough, Bucks County, PA.

Executors: **DIANE L. RAPP** and **JOHN R. WEBER** c/o F. Craig La Rocca, Esquire, 800 N. Broad Street, Lansdale, PA 19446. Attorney: **F. CRAIG LA ROCCA**, 800 N. Broad Street, Lansdale, PA 19446.

WEIS, WILLIAM, JR. a/k/a **BILL WEIS**, dec'd.

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

Executrix: **PATRICIA WILKINS**, 22 Deep Dale Dr. West, Levittown, PA 19056.

WESTDYKE, JOSEPH E., dec'd.

Late of Sellersville Borough, Bucks County, PA.

Administratrix: **MARLESE WESTDYKE** c/o Nicole M. Thomas, Esquire, 2940 William Penn Highway, Easton, PA 18045.

Attorney: **NICOLE M. THOMAS**, Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045.

WIDUCH, TADEUSZ J. a/k/a **TADEUZ WIDUCH** and **TADEUSZ WIDUCH**, dec'd.

Late of Tincum, Bucks County, PA.

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

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

WILSON, SHIRLEY, dec'd.

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

Executrix: **ANN McCLAIN** c/o Samuel C. Totaro, Jr., Esq., 2005 S. Easton Rd., Ste. 100, Doylestown, PA 18901.

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

YOTHERS, STEPHEN S., dec'd.

Late of Perkasio Borough, Bucks County, PA.

Administratrix: **CHRISTINE M. YOTHERS**, 454 Bangor Jct. Rd., Bangor, PA 18013.

Attorney: **P. CHRISTOPHER COTTURO**, 75 Bangor Jct. Rd., Bangor, PA 18013.

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:

Perceiving Light with its principal place of business 161 Apple Valley Dr., Langhorne, PA 19047.

The name and address of the person owning or interested in the said business are Timothy Stanford, 161 Apple Valley Dr., Langhorne, PA 19047.

The certificate will be filed on or after June 21, 2019.

Aug. 22

Miscellaneous

COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 2019-00723

NOTICE OF ENTRY OF RULE TO SHOW
CAUSE FOR SEEKING ORDER
IN FOR REM JUDGMENT

Hampton Crossing Condominium Owners Association, Plaintiff
vs.

Estate of Doris J. DeCandro, Peter Cosenza and the Unknown Heirs, Administrators, Executors and Devisees of the Estate of Doris J. DeCandro, Defendants

TO: **The Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or**

Interest From or Under Doris DeCandro, Deceased

TAKE NOTICE THAT The Bucks County Court of Common Pleas entered a Rule to Show Cause dated August 1, 2019 in response to a Motion for Default Judgment filed by HAMPTON CROSSING CONDOMINIUM OWNERS ASSOCIATION. The Rule to Show Cause provides as follows:

AND NOW, this 1st day of August 2019, upon consideration of the attached Motion for Default Judgment, it is hereby ORDERED that:

1. A Rule issued upon the Respondent(s) to show cause why the relief requested should not be granted;

2. On or before August 19, 2019, the Respondent(s) may file a response to the motion attached;

3. In the event of a response, the matter shall be decided under Pa. R.C.P. No. 206.7 and Bucks County Rule of Civil Procedure No. 208.3(b);

4. Depositions shall be completed within 30 days of the date of response; and,

5. Notice of the entry of this order shall be provided to all parties by the moving party.

Should you fail to take action in response to the Rule to Show Cause, the Court may enter an Order against the property of Doris J. DeCandro, Decedent known as Hampton Crossing Condominium Unit No. G101, 598 Belmont Avenue, Southampton, PA 18960 (Tax Parcel No. 48-12-15-1-101G). Hampton Crossing has sought an Order, that may be modified by the Court, but that may provide substantially as follows:

AND NOW, this ___ day of _____, 2019 upon consideration of the Motion for Judgment, it is hereby ORDERED and DECREED that the Motion is GRANTED and Judgment is entered IN REM in the amount of Twenty Six Thousand Four Hundred Eighty Eight Dollars and Eighteen Cents (\$26,488.18) against unknown heirs, successors, assigns and all persons, firms or associations claiming right, title and interest from or under Doris DeCandro, Deceased and Peter Cosenza, known heir of Doris DeCandro, Deceased, for failure to file an Answer to Plaintiff's Complaint within twenty (20) days of service thereof and as to Peter Cosenza, for failure to

respond to a Notice of Default issued pursuant to Pa. R.C.P. 237.1.

Pursuant to Pa. R.C.P. 229, the action is marked discontinued without prejudice as to the Estate of Doris DeCandro.

Edward M. Wild, Esquire
Benner and Wild
Attorneys for Plaintiff
174 West State Street
Doylestown, PA 18901

Aug. 22

COURT OF COMMON PLEAS
BUCKS COUNTY
CIVIL DIVISION
NO. 2019-01145

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

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

Joanne Haman Hoy, Known Heir of Anna Mae K. Haman, Deceased and William Haman, Known Heir of Anna Mae K. Haman, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Anna Mae K. Haman, Deceased, DEFENDANTS

NOTICE

TO: **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Anna Mae K. Haman, Deceased. 51 TULIP TREE ROAD, LEVITTOWN, PA 19056**

Your house (real estate) at: 51 Tulip Tree Road, Levittown, PA 19056, 22-052-024, is scheduled to be sold at Sheriff's Sale on November 8, 2019 at: Bucks County Administration Building, Community Room, 1st Floor, 55 E. Court Street, Doylestown, PA 18901 at 11:00 A.M. to enforce the court judgment of \$250,179.99 obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE

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

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

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

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

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

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (215)348-6138.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be

paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

Bucks County Lawyer Referral Service
135 E. State Street
P.O. Box 300
Doylestown, PA 18901
(888) 991-9922

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

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the Township of Middletown, in the County of Bucks, and Commonwealth of Pennsylvania, bounded and described according to a "Subdivision Map of Twin Oaks, Levittown," Section No. 82. made by C.A. Monroe, Professional Engineer and Land Surveyor, dated May 1955, and recorded October 5, 1955, in the office of the Recording of Deeds, in and for the County of Bucks, at Doylestown, Pennsylvania, in Plan Book No. 10 page 28, as follows, to wit:

BEGINNING at a point at the intersection of the Southerly side of Tinsel Road (50 feet wide) on the Westerly side of Tulip Tree Road (50 feet wide); thence extending from said beginning point, along the Southerly side of Tinsel Road, North 89 degrees 49 minutes 57 seconds West 80 feet to a point; thence extending along the Easterly line of Lot No. 9704-J on said plan, South 00 degrees 10 minutes 03 seconds West 103.57 feet to a point; thence extending partly along the Northerly line of Lot NO. 9706-J on said plan, North 86 degrees 13 minutes 24 seconds East

81.85 feet to a point on the Westerly side of Tulip Tree Road; thence extending along the Westerly side of Tuli Tree Road, the following two courses and distances: (1) along the arc of a circle curving to the right, having a radius of 300 feet, the arc distance of 31.52 feet to a point of tangency, and, (2) North 00 degrees 10 minutes 03 seconds East 64.49 feet to the first mentioned point and place of Beginning.

BEING Lot No. 9705-J as shown on the above-mentioned plan.

BEING known as No. 51 Tulip Tree Road, Levittown, Pennsylvania.

COUNTY Tax Parcel No. 22-52-24.

BEING THE SAME PREMISES which Levitt and Sons, Incorporated, by Deed dated May 27, 1958 and recorded June 2, 1958 in the Office of the Recorder of Deeds in and for the County of Bucks, Pennsylvania in Book 1429, Page 366, granted and conveyed unto William F. Haman and Anna Mae K. Haman, his wife, in fee.

AND THE SAID William F. Haman departed this life on or about May 25, 1992 thereby vesting title unto Anna Mae K. Haman by operation of law.

AND THE SAID Anna Mae K. Haman departed this life on or about September 24, 2018 thereby vesting title unto Joanne Haman Hoy, known Heir of Anna Mae K. Haman and William Haman, known Heir of Anna Mae K. Haman, and any Unknown Heirs, Successors, or Assigns of Anna Mae K. Haman, Deceased. **Christopher A. DeNardo**, Esquire, PA I.D. NO. 78447

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

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

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

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

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

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

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

Shapiro & Denardo, LLC

3600 Horizon Drive,

Suite 150

King of Prussia, PA 19406

Telephone: (610) 278-6800

Aug. 22

COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2019-04377

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
**NATIONSTAR MORTGAGE LLC d/b/a
CHAMPION MORTGAGE COMPANY,**
Plaintiff

vs.

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER ALBERTA R. WERNER,**
Defendants

COMPLAINT IN
MORTGAGE FORECLOSURE

TO: **UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
ALBERTA R. WERNER, Defendant(s),
6344 MILITIA COURT, BENSALEM, PA
19020**

You are hereby notified that Plaintiff, NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County, PA docketed to No. 2019-04377, seeking to foreclose the mortgage secured on your property located, 6344 MILITIA COURT, BENSALEM, PA 19020.

NOTICE

YOU HAVE BEEN SUED IN COURT.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH

BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

Jenine Davey, Esquire, ID No. 87077
RAS Citron, LLC
Attorneys for Plaintiff
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855)225-6906

Aug.22

Second Publication

TRUST OF WILLIAM D. MURRAY.

Late of Falls Township, Bucks County, PA.

Trustee: **CHRISTINE GREEN** c/o David A. Peckman, Esquire, 29 Mainland Road, Harleysville, PA 19438.

Attorney: **DAVID A. PECKMAN**, 29 Mainland Road, Harleysville, PA 19438.

Third Publication

DJS GUN TRUST DATED 09/29/2015.

Late of Bucks County, PA.

Settlor: **DANIEL J. SMITH.**

Trustee: **ANDREW S. JENKINS**, 81 South Traymore Avenue, Warminster, PA 18974.

Attorney: **JOSHUA G. PRINCE**, Prince Law Offices P.C., 646 Lenape Road, Bechtelsville, PA 19505.

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:

***** APPROVED FOR 3 CLE CREDITS *****



SIGN UP TODAY FOR ONLY \$69.00

Mandatory Notary Public Education

NOTARIES EQUIPMENT COMPANY

2021 Arch Street, Philadelphia, PA 19103

Call: 215-563-8190



www.NotariesEquipment.com