

Sheriff's Sale*Second Publication*

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

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

BENSALEM TOWNSHIP

DOCKET #2013-05870

ALL THAT CERTAIN lot or piece of ground situate in **BENSALEM TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania, described according to a Minor Subdivision Plan for Harry and Josephine Lodge prepared by Joseph H. Mixner, Civil Engineer, dated October 5, 1987.

TAX PARCEL #02-039-086-001.
PROPERTY ADDRESS: 2300 Virginia Avenue, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANKLIN B. WARREN, LAJEEN WARREN.**

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

DOCKET #2015-01927

Wells Fargo Bank, N.A. v. Helene J. Gray, Michael Wismer owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 1183 Byberry Road, Bensalem, PA 19020-3960.

TAX PARCEL #02-074-114.

PROPERTY ADDRESS: 1183 Byberry Road, Bensalem, PA 19020-3960.

JUDGMENT AMOUNT: \$146,060.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HELENE J. GRAY, MICHAEL WISMER.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-00328

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank v. Patricia S. Kremer a/k/a Patricia Sharon Kremer a/k/a Patricia Kremer owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 1372 Argyle Way, Bensalem, PA 19020-3809.

TAX PARCEL #02-092-046.

PROPERTY ADDRESS: 1372 Argyle Way, Bensalem, PA 19020-3809.

JUDGMENT AMOUNT: \$187,502.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICIA S. KREMER a/k/a PATRICIA SHARON KREMER a/k/a PATRICIA KREMER.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-06466

ALL THOSE FOUR CERTAIN contiguous lots or pieces of ground Situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, and Commonwealth of Pennsylvania, described according to a Plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, PA in Plan Book #1 page 1559 as follows, to wit:

TAX PARCEL #02-05-134.

PROPERTY ADDRESS: 4634 Wunder Avenue, Trevose, PA 19053.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MIKHAIL SOSNOVSKY, AILEEN PICKMAN.**

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

DOCKET #2016-06491

1 Declaration Drive, Bensalem, PA 19020.
BENSALEM TOWNSHIP.

TAX PARCEL #02-046-028-001 and 02-090-180-001.

PROPERTY ADDRESS: 1 Declaration Drive, Bensalem, PA 19020.

IMPROVEMENTS: Parcel of land consisting of (2) tax parcels, totaling 9.72+/- acres [residential and specialty use facilities used as a day camp, including an in-ground swimming pool and supporting facilities].

SOLD AS THE PROPERTY OF: **MARLINDA YIAMBILIS, NICHOLAS YIAMBILIS, KIDS FIRST, MA, LLC.**

WILLIAM T. MacMINN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-06530

The Bank of New York Mellon fka The Bank of New York as Successor Indenture Trustee to JPMorgan Chase Bank, N.A., as Indenture Trustee for The Cwabs Revolving Home Equity Loan Trust, Series 2004-E v. Doreen Stoa owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania being 6341 Musket CT, Bensalem, PA 19020-1913.

TAX PARCEL #02-089-597.

PROPERTY ADDRESS: 6341 Musket CT, Bensalem, PA 19020-1913.

JUDGMENT AMOUNT: \$10,257.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DOREEN STOIA.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2017-01163

Lakeview Loan Servicing, LLC v. Ravi Roopnarine owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania being 5112 Lighthouse Lane, Bensalem, PA 19020-4054.

TAX PARCEL #02-084-103.

PROPERTY ADDRESS: 5112 Lighthouse Lane, Bensalem, PA 19020-4054.

JUDGMENT AMOUNT: \$184,991.67.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RAVI ROOPNARINE.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2017-01376

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

BEING KNOWN AS 477 Mill Road, Bensalem, PA 19020.

TAX PARCEL #02-023-033.

PROPERTY ADDRESS: 477 Mill Road, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH ROBINSON a/k/a JOSEPH B. ROBINSON, PATRICIA K. ROBINSON.**

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

DOCKET #2017-01848

ALL THAT CERTAIN unit, being designated as Unit No. 645, "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 06.07.1973 and recorded in the Office of the Recorder of Deeds of Bucks County on 08.15.1973 in Deed Book 2098 Page 7; Amended and Restated Declaration of Condominium of "Bensalem Village", a Condominium, dated 03.18.1988 and recorded in the Office aforesaid on 03.22.1988 in Deed Book 2807 page 1075; Amendment to Declaration of Condominium dated 01.24.1989 and recorded in the Office aforesaid on 01.24.1989 in Land Record Book 12 page 253; revised amendment to Declaration of Condominium dated 02.28.1989 and recorded in the Office aforesaid on 02.28.1989 in Land Record Book 22 page 964; revised amendment to Declaration of Condominium dated 06.05.1989 and recorded in the Office aforesaid on 06.12.1989 in Land Record Book 59, page 853; revised amendment to Declaration of Condominium dated 06.07.1989 and recorded in the Office aforesaid on 06.12.1989 in Land Record Book 59, page 862; revised amendment to Declaration of Condominium dated 06.06.1989 and recorded in the Office aforesaid on 06.12.1989 in Land Record Book 59 page 871; revised amendment to Declaration of Condominium dated 09.26.1989 and recorded in the Office aforesaid on 09.27.1989 in Land Record Book 97 page 1953; Code of Regulations of "Bensalem Village", a Condominium dated 06.10.1973 and recorded in the Office aforesaid on 08.13.1973 in Deed Book 2098 page 7; Amended and Restated Code of Regulations of "Bensalem Village", a Condominium dated 03.18.1988 and recorded in the Office aforesaid on 03.22.1988 in Deed Book 2807 page 1054; and Plan for "Bensalem

Village”, a Condominium, dated 03.12.1973 and recorded in the Office aforesaid on 08.15.1973 in Plan Book 112 page 47; amended Plans for “Bensalem Village”, a Condominium dated 12.05.1973 and recorded in the Office aforesaid on 12.14.1973 in Plan Book 117 page 21; Amended and Restated Plats and Plans of “Bensalem Village”, a Condominium dated 03.18.1988 and recorded in the Office aforesaid on 03.22.1988 in Plan Book 244 page 39.

TAX PARCEL #02-094-245.

PROPERTY ADDRESS: 645 Yale Court, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BARBARA AFMAN a/k/a BARBARA REHEIL, ROBERT W. AFMAN.**

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

BRISTOL BOROUGH

DOCKET #2016-05208

Bank of America, N.A. v. Ryan Redmond, Meredith Redmond owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 205 New Brook Street, Bristol, PA 19007.

TAX PARCEL #04-026-083-001.

PROPERTY ADDRESS: 205 New Brook Street, Bristol, PA 19007.

JUDGMENT AMOUNT: \$126,730.38.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RYAN REDMOND, MEREDITH REDMOND.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-06520

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. v. Robert N. Saunders owner(s) of property situate in the **BRISTOL BOROUGH**, 1ST, BUCKS County, Pennsylvania, being 320 Market Street, Bristol, PA 19007-4906.

TAX PARCEL #04-018-043.

PROPERTY ADDRESS: 320 Market Street, Bristol, PA 19007-4906.

JUDGMENT AMOUNT: \$176,819.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT N. SAUNDERS.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2017-01653

ALL THAT CERTAIN LOT OF LAND SITUATE IN 5TH WARD OF THE **BOROUGH OF BRISTOL**, BUCKS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 910 Wood Street, Bristol, PA 19007.

TAX PARCEL #04-025-065.

PROPERTY ADDRESS: 910 Wood Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JASON M. ANGELO.**

MARK J. UDREN, Esquire

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

BRISTOL TOWNSHIP

DOCKET #2015-01164

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE, lying and being at Levittown in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot 39 on Subdivision Map of Levittown, Section 1, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on the 28th day of January, A.D. 1952, in Plan Book 4, Page 40, BOUNDED AND DESCRIBED as follows;

TAX PARCEL #5-72-194.

PROPERTY ADDRESS: 34 South Lane, Levittown, PA 19055.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT SMITH, JR., CARRI LEHMAN-SMITH.**

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

DOCKET #2015-05989

Lsf9 Master Participation Trust v. Kimberly Goldacker a/k/a Kim Goldacker owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1900 Hazel Avenue, Bristol, PA 19007-6706.

TAX PARCEL #05-014-164.

PROPERTY ADDRESS: 1900 Hazel Avenue, Bristol, PA 19007-6706.

JUDGMENT AMOUNT: \$174,514.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KIMBERLY GOLDACKER a/k/a KIM GOLDACKER, PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2015-06414

Wells Fargo Bank, NA v. Margaret Orkowski owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1922 Buchanan Avenue a/k/a 1922 Buchanan Street, Croydon, PA 19021-8005.

TAX PARCEL #05-013-048.

PROPERTY ADDRESS: 1922 Buchanan Avenue a/k/a 1922 Buchanan Street, Croydon, PA 19021-8005.

JUDGMENT AMOUNT: \$121,272.14.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-08546

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 916 Bayard Street, Bristol, PA 19007.

TAX PARCEL #05-060-043.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **RANDALL STROBELE, MARBOLY STROBELE,**

RITA H. STROBELE, ROBERT J. STROBELE.

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

DOCKET #2016-01432

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust v. Russell Eavers owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 10 Inland Road, Levittown, PA 19057 Parcel No. 05-033-052 .

TAX PARCEL #05-033-052.

PROPERTY ADDRESS: 10 Inland Road, Levittown, PA 19057.

JUDGMENT AMOUNT: \$132,838.03.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RUSSELL EAVERS.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-02224

All that certain piece or parcel or Tract of land situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, and being known as 3 Oaktree Drive, Levittown, Pennsylvania 19055.

TAX PARCEL #05-043-083.

PROPERTY ADDRESS: 3 Oaktree Drive, Levittown, Pennsylvania 19055.

REAL DEBT: \$137,828.57.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PAUL E. PRICE, CAROL A. PRICE.**

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

DOCKET #2016-06166

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. v. Nancy Carter owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 5631 Beaver Dam Road, Bristol, PA 19007-2907.

TAX PARCEL #05-061-427.

PROPERTY ADDRESS: 5631 Beaver Dam Road, Bristol, PA 19007-2907.

JUDGMENT AMOUNT: \$154,229.36.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NANCY CARTER.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-07045

ALL THAT CERTAIN property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being more fully described at DBV 680, PG 750.

Having erected thereon a dwelling known as 14 Michelle Court, Bristol Township, PA 19057.

TAX PARCEL #05-025-082-112.

PROPERTY ADDRESS: 14 Michelle Court, Bristol Township, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LEE A. SUNDERLAND.**

MICHAEL C. MAZACK, Esquire

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

DOCKET #2016-07844

ALL THAT CERTAIN property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being more fully described at DBV 3688, PG 1032.

Having erected thereon a dwelling known as 125 Kenwood Drive N, Bristol Township, PA 19055.

TAX PARCEL #05-072-179.

PROPERTY ADDRESS: 125 Kenwood Drive N, Bristol Township, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SUZANNE M. BELL a/k/a SUE M. BELL, JODY FITZSIMMONS a/k/a JODY L. FITZSIMMONS.**

MICHAEL C. MAZACK, Esquire

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

DOCKET #2017-00503

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

Pennsylvania, described according to a Plan of Croydon Manor, Plot No.5, recorded in the Office for the Recording of Deeds for the County of Bucks at Doylestown Plan Book No. 1, Page 182, being Lot Nos. 48, 50 and part 52, Section "C".

TAX PARCEL #05-005-046.

PROPERTY ADDRESS: 148 Clover Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANTHONY PAZDAN, KATHLEEN GILLESPIE.**

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

DOCKET #2017-01315

Pingora Loan Servicing, LLC v. Renee Jones, Zaida Jones owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 41 Kingwood Lane, Levittown, PA 19055-2422.

TAX PARCEL #05-075-088.

PROPERTY ADDRESS: 41 Kingwood Lane, Levittown, PA 19055-2422.

JUDGMENT AMOUNT: \$214,776.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RENEE JONES, ZAIDA JONES.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2017-01624

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

TAX PARCEL #05-009-647.

PROPERTY ADDRESS: 1942 Colonial Drive, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **CHRISTINA WAITE a/k/a TINA WAITE, MICHAEL WAITE.**

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

DOCKET #2017-01714

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

County of Bucks, and Commonwealth of Pennsylvania.

TAX PARCEL #05-046-390.

PROPERTY ADDRESS: 634 Saxony Drive, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FREDERICK W. JOHNSON, JR., CHRISTOPHER JOHNSON, AMIE BRETT JOHNSON.**

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

DOYLESTOWN TOWNSHIP

DOCKET #2015-08799

ALL THAT CERTAIN lot or piece of ground, situate in **DOYLESTOWN TOWNSHIP**, Bucks County, Pennsylvania described according to a Final Plan of Stock Tract prepared by Gilmore and Associates, dated September 20, 1988 last revised December 2, 1988 and recorded in Plan Book 250 Page 55 more fully bounded and described as lot 11 within the three lots described in total as follows, to wit:

TAX PARCEL #09-001-005.

PROPERTY ADDRESS: 520 Iron Hill Road, Doylestown, PA 18901.

JUDGMENT AMOUNT: \$93,117.07.

IMPROVEMENTS: RESIDENTIAL SINGLE.

SOLD AS THE PROPERTY OF: **FORMTECHNOLOGY, INC., MAX K. MIETHE, JR. a/k/a MAX MIETHE, INDIVIDUALLY AND IN HIS CAPACITY AS PRESIDENT AND GUARANTOR OF FORMTECHNOLOGY, INC., MAX KARL MIETHE, SR., INDIVIDUALLY AND IN HIS CAPACITY AS GUARANTOR FOR FORMTECHNOLOGY, INC., RICHARD SCHAFFER, JR., INDIVIDUALLY AND IN HIS CAPACITY AS TREASURER AND GUARANTOR OF FORMTECHNOLOGY, INC.**

PAUL J. FANELLI, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-01155

ALL THAT CERTAIN property situated in the **TOWNSHIP OF DOYLESTOWN**, County

of Bucks, Commonwealth of Pennsylvania, and being described as Parcel No. 09-059-119. Being more fully described in a deed dated 6/6/1996 and recorded 6/18/1996, among the land records of the County and State set forth above, in Land Record Book 1244 and Page 1862. Known as 26 Bittersweet Drive, Doylestown, PA 18901.

TAX PARCEL #09-059-119.

PROPERTY ADDRESS: 26 Bittersweet Drive, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PAUL O'HARA, KATHRYN O'HARA. ASHLEY L. BEACH**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-01999

1375 Pebble Hill Road, **DOYLESTOWN TOWNSHIP**, BUCKS County, PA.

TAX PARCEL #9-22-140-2.

PROPERTY ADDRESS: 1375 Pebble Hill Road, Doylestown Township, Bucks County, PA.

JUDGMENT AMOUNT: \$448,499.92.

IMPROVEMENTS: VACANT LOT.

SOLD AS THE PROPERTY OF: **BELA ROSSMANN.**

PATRICIA M. MAYER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

EAST ROCKHILL TOWNSHIP

DOCKET #2017-01217

The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for The Benefit of The Certificateholders of Equity One Abs, Inc. Mortgage Pass-Through Certificates Series 2004-1 v. Neil H. Helverson, Sharon Helverson owner(s) of property situate in the **EAST ROCKHILL TOWNSHIP**, BUCKS County, Pennsylvania, being 5787 Clymer Road, Quakertown, PA 18951-3267.

TAX PARCEL #12-006-019.

PROPERTY ADDRESS: 5787 Clymer Road, Quakertown, PA 18951-3267.

JUDGMENT AMOUNT: \$178,184.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NEIL H. HELVERSON, SHARON HELVERSON. PHELAN HALLINAN DIAMOND & JONES**

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

FALLS TOWNSHIP

DOCKET #2015-05398

U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee for The Rmac Trust, Series 2016-Ctt v. Carol A. Clark a/k/a Carol Clark, David J. Clark a/k/a David Clark owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 248 Willow Drive, Levittown, PA 19054-3119.

TAX PARCEL #13-025-108.

PROPERTY ADDRESS: 248 Willow Drive, Levittown, PA 19054-3119.

JUDGMENT AMOUNT: \$260,000.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CAROL A. CLARK a/k/a CAROL CLARK, DAVID J. CLARK a/k/a DAVID CLARK.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-07270

Wells Fargo Bank, NA v. Christina Anderson, Aaron Rea owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 12 Tiger Lily Lane, Levittown, PA 19054-2904.

TAX PARCEL #13-023-547.

PROPERTY ADDRESS: 12 Tiger Lily Lane, Levittown, PA 19054-2904.

JUDGMENT AMOUNT: \$167,538.71.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTINA ANDERSON, AARON RECA.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-06612

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks, and Commonwealth of

Pennsylvania, known and numbered as 228 Devon Road, Fairless Hills, PA 19030.

TAX PARCEL #13-006-059.

PROPERTY ADDRESS: 228 Devon Road, Fairless Hills, PA 19030.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KIMBERLY LAKE a/k/a KIMBERLY A. LAKE, HARRY LAKE a/k/a HARRY L. LAKE, III, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE.**

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

DOCKET #2017-01203

HSBC Bank USA, National Association as Trustee for Nomura Home Equity Loan Trust, Series 2006-Wf1 Asset Backed Pass-Through Certificates v. Kimberly Holloway owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 13 Robin Hood Drive a/k/a 13 Robinhood Drive, Levittown, PA 19054-2627.

TAX PARCEL #13-036-099.

PROPERTY ADDRESS: 13 Robin Hood Drive a/k/a 13 Robinhood Drive, Levittown, PA 19054-2627.

JUDGMENT AMOUNT: \$547,529.76.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KIMBERLY HOLLOWAY.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2017-01638

All that certain piece or parcel or Tract of land situate in **FALLS TOWNSHIP**, Bucks County, Pennsylvania, and being known as 100 Fallsington Tullytown Road, Levittown, Pennsylvania 19054.

TAX PARCEL #13-024-119.

PROPERTY ADDRESS: 100 Fallsington Tullytown Road, Levittown, Pennsylvania 19054.

REAL DEBT: \$207,327.31.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ALBERTA A. WINDFELDER.**

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

DOCKET #2017-02078

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon, Situate, lying and being located in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #13-019-354.

PROPERTY ADDRESS: 33 Valentine Lane, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH S. BETHMAN**.

MICHAEL T. McKEEVER, Esquire

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

HILLTOWN TOWNSHIP

DOCKET #2016-02697

CitiMortgage, Inc., Successor by Merger to Abn Amro Mortgage Group, Inc. v. Bruce C. Trout owner(s) of property situate in the **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 1300 Hilltown Pike, Hilltown, PA 18927.

TAX PARCEL #15-032-077.

PROPERTY ADDRESS: 1300 Hilltown Pike, Hilltown, PA 18927.

JUDGMENT AMOUNT: \$217,192.99.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-03459

ALL THAT CERTAIN tract of ground, situate in the **TOWNSHIP OF HILLTOWN**, County of Bucks and Commonwealth of Pennsylvania, according to a recent survey and dated the 28th day of July, A.D., 1938 as prepared by Stanley F. Moyer, Registered Surveyor, and described as follows, to wit:

TAX PARCEL #15-004-007.

PROPERTY ADDRESS: 125 E. Central Avenue, Telford, PA 18969.

JUDGMENT AMOUNT: \$271,348.04.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **ROBERT P. RICHARDSON, RACHEL D. RICHARDSON**.

PATRICK J. WESNER, Esquire

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

DOCKET #2017-01102

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN **TOWNSHIP OF HILLTOWN**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #15-029-057.

PROPERTY ADDRESS: 1441 Route 113, Perkasio, PA 18944.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **KATHERINE BAKER**.

JESSICA N. MANIS, Esquire

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

DOCKET #2017-01131

The Bank of New York Mellon Trust Company, N.A. as Successor-in-Interest to All Permitted Successors and Assigns of JPMorgan Chase Bank, National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2005-Ab3 v. Christopher H. Myers owner(s) of property situate in the **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 967 Bypass Road, Perkasio, PA 18944-3004.

TAX PARCEL #15-029-124-007.

PROPERTY ADDRESS: 967 Bypass Road, Perkasio, PA 18944-3004.

JUDGMENT AMOUNT: \$329,831.23.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER H. MYERS**.

PHELAN HALLINAN DIAMOND & JONES

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2017-01662

Wells Fargo Bank, N.A. v. Jeffrey C. Kitzmiller, Jennifer L. Kitzmiller owner(s) of property

situate in the **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 2612 Brownsville Road, Feasterville Trevose, PA 19053-1903.

TAX PARCEL #21-034-061.

PROPERTY ADDRESS: 2612 Brownsville Road, Feasterville Trevose, PA 19053-1903.

JUDGMENT AMOUNT: \$302,078.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY C. KITZMILLER, JENNIFER L. KITZMILLER.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2017-01841

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

SITUATE in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, described according to a plan of Section No. 3 of Pinecrest Farms, dated February 4th, A.D. 1954, made by Pickering, Cortis and Summerson, Civil Engineers and Surveyors of Woodbourne, Pennsylvania.

TAX PARCEL #21-015-315.

PROPERTY ADDRESS: 607 Shortleaf Street, Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRYAN J. WALDRON, MELISSA WALDRON.**

MARTHA E. VON ROSENSTIEL, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

MIDDLETOWN TOWNSHIP

DOCKET #2016-05687

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 81 Hedge Road, Levittown, PA 19056.

TAX PARCEL #22-047-150.

PROPERTY ADDRESS: 81 Hedge Road, Levittown, PA 19056.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **TRACE BUTTRY, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF JOSEPH BUTTRY a/k/a JOSEPH C. BUTTRY; JOHN BUTTRY, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF JOSEPH BUTTRY a/k/a JOSEPH C. BUTTRY; EMILY BUTTRY, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF JOSEPH BUTTRY a/k/a JOSEPH C. BUTTRY; UNKNOWN HEIRS, AND/OR ADMINISTRATORS OF THE ESTATE OF JOSEPH BUTTRY a/k/a JOSEPH C. BUTTRY.**

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

DOCKET #2017-01544

Wells Fargo Bank, NA v. Praveen Chakravarthy Yedluri a/k/a Praveen C. Yedluri owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 1573 Hickory Lane, Langhorne, PA 19047-4700.

TAX PARCEL #22-057-028-074.

PROPERTY ADDRESS: 1573 Hickory Lane, Langhorne, PA 19047-4700.

JUDGMENT AMOUNT: \$379,039.58.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PRAVEEN CHAKRAVARTHY YEDLURI a/k/a PRAVEEN C. YEDLURI.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP

DOCKET #2013-07486

Bayview Loan Servicing, LLC, A Delaware Limited Liability Company v. Andrew P. Marek, Colleen Marek a/k/a Colleen A. Marek owner(s) of property situate in the **MILFORD TOWNSHIP**, BUCKS County, Pennsylvania, being 1305 Sleepy Hollow Road, Pennsburg, PA 18073.

TAX PARCEL #23-001-119.

PROPERTY ADDRESS: 1305 Sleepy Hollow Road, Pennsburg, PA 18073.

JUDGMENT AMOUNT: \$308,408.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANDREW P. MAREK, COLLEEN MAREK a/k/a COLLEEN A. MAREK.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-07831

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

TAX PARCEL #23-024-057.

PROPERTY ADDRESS: 2514 Cedarfield Lane, Quakertown, PA 18951.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIELE CONNOLLY, JOSEPH M. CONNOLLY.**

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

MORRISVILLE BOROUGH

DOCKET #2016-01540

Wells Fargo Bank, NA v. Michele Mullaney owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 190 West Hendrickson Avenue, Morrisville, PA 19067-6609.

TAX PARCEL #24-008-196.

PROPERTY ADDRESS: 190 West Hendrickson Avenue, Morrisville, PA 19067-6609.

JUDGMENT AMOUNT: \$129,573.60.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHELE MULLANEY.**

PHELAN HALLINAN DIAMOND & JONES

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

NEW HOPE BOROUGH

DOCKET #2017-01285

All that certain piece or parcel or Tract of land situate in the **BOROUGH OF NEW HOPE**, Bucks County, Pennsylvania, and being

known as 25 Tahoe Village 2, New Hope, Pennsylvania 18938.

TAX PARCEL #27-0028-005-115.

PROPERTY ADDRESS: 25 Tahoe Village 2, New Hope, Pennsylvania 18938.

REAL DEBT: \$196,526.31.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ALLEN TWER, EXECUTOR OF THE ESTATE OF AARON TWER.**

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

NEWTOWN TOWNSHIP

DOCKET #2016-01036

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Barry L. Smith a/k/a Barry Lee Smith, Ruth A. Goldberg-Smith f/k/a Ruth A. Goldberg a/k/a Ruth Smith owner(s) of property situate in the **NEWTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 15 Crabapple Place, Newtown, PA 18940-9280.

TAX PARCEL #29-043-304.

PROPERTY ADDRESS: 15 Crabapple Place, Newtown, PA 18940-9280.

JUDGMENT AMOUNT: \$120,630.27.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BARRY L. SMITH a/k/a BARRY LEE SMITH, RUTH A. GOLDBERG-SMITH f/k/a RUTH A. GOLDBERG a/k/a RUTH SMITH. PHELAN HALLINAN DIAMOND & JONES**

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

NORTHAMPTON TOWNSHIP

DOCKET #2013-06171

HSBC Bank USA, National Association as Indenture Trustee for Fbr Securitization Trust 2005-3, Callable Mortgage-Backed Notes 2005-3 v. Brad Marks, Janet Marks owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania being 31 Jericho Road, Holland, PA 18966-2682.

TAX PARCEL #31-053-086.

PROPERTY ADDRESS: 31 Jericho Road, Holland, PA 18966-2682.

JUDGMENT AMOUNT: \$676,729.59.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **BRAD
 MARKS, JANET MARKS.**
**PHELAN HALLINAN DIAMOND
 & JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-07181

All that certain piece or parcel or Tract of land
 situate in **NORTHAMPTON TOWNSHIP**,
 Bucks County, Pennsylvania, and being
 known as 279 New Road, Churchville,
 Pennsylvania 18966.
 TAX PARCEL #31-046-067.
 PROPERTY ADDRESS: 279 New Road,
 Churchville, Pennsylvania 18966.
 REAL DEBT: \$366,821.59.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF:
DAWNMARIE P. QUINN.
TERRENCE J. McCABE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-07842

ALL THAT CERTAIN PROPERTY SITUATE
 IN THE **TOWNSHIP OF NORTHAMPTON**,
 BUCKS COUNTY, PENNSYLVANIA,
 BEING MORE FULLY DESCRIBED AT
 DBV 4132, PG 1582.
 HAVING ERECTED THEREON A
 DWELLING KNOWN AS 33 MEER DRIVE,
 LANGHORNE, PA 19053.
 TAX PARCEL #31-066-075.
 PROPERTY ADDRESS: 33 Meer Drive,
 Langhorne, PA 19053.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **MARIE
 D. LANG, JOHN P. LANG a/k/a JOHN P.
 LANG, JR., THE UNITED STATES OF
 AMERICA.**
MICHAEL C. MAZACK, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

PLUMSTEAD TOWNSHIP

DOCKET #2012-10258

ALL THAT CERTAIN lot or piece of
 ground located in the **TOWNSHIP OF**

PLUMSTEAD, County of Bucks and
 Commonwealth of Pennsylvania.
 TAX PARCEL #34-015-067.
 PROPERTY ADDRESS: 5010 Point Pleasant
 Pike, Doylestown, PA 18901.
 IMPROVEMENTS: A SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **MARY E.
 SUDHOP, CHARLES J. SUDHOP.**
MICHAEL T. McKEEVER
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

QUAKERTOWN BOROUGH

DOCKET #2016-07638

Wells Fargo Bank, NA v. William Hoier,
 owner(s) of property situate in the
QUAKERTOWN BOROUGH, 4TH,
 BUCKS County, Pennsylvania, being 228
 South 8th Street, Quakertown, PA 18951-
 1522.
 TAX PARCEL #35-007-054.
 PROPERTY ADDRESS: 228 South 8th Street,
 Quakertown, PA 18951-1522.
 JUDGMENT AMOUNT: \$166,282.17.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **WILLIAM
 HOIER.**
**PHELAN HALLINAN DIAMOND
 & JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2017-01271

ALL THAT CERTAIN LOT OR PIECE
 OF GROUND, SITUATE IN **BOROUGH
 OF QUAKERTOWN**, COUNTY OF
 BUCKS, AND COMMONWEALTH OF
 PENNSYLVANIA.
 TAX PARCEL #35-001-103.
 PROPERTY ADDRESS: 7 Naylor Court,
 Quakertown, PA 18951.
 IMPROVEMENTS: RESIDENTIAL REAL
 ESTATE.
 SOLD AS THE PROPERTY OF: **MICHAEL
 J. KEENY, DENISE M. KEENY.**
M. TROY FREEDMAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2016-05154

Bayview Loan Servicing, LLC v. Jaden Ventriglia, in His Capacity as Heir of Anthony L. Ventriglia, Deceased, Natalia Ventriglia, in Her Capacity as Heir of Anthony L. Ventriglia, Deceased, Colton Ventriglia, in His Capacity as Heir of Anthony L. Ventriglia, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Anthony L. Ventriglia, Deceased, owner(s) of property situate in the **RICHLAND TOWNSHIP**, BUCKS County, Pennsylvania being 208 Hyacinth Court, Quakertown, PA 18951.
TAX PARCEL #36-025-236.

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

JUDGMENT AMOUNT: \$124,851.95.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JADEN VENTRIGLIA, IN HIS CAPACITY AS HEIR OF ANTHONY L. VENTRIGLIA, DECEASED, NATALIA VENTRIGLIA, IN HER CAPACITY AS HEIR OF ANTHONY L. VENTRIGLIA, DECEASED, COLTON VENTRIGLIA, IN HIS CAPACITY AS HEIR OF ANTHONY L. VENTRIGLIA, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY L. VENTRIGLIA, DECEASED.**

PHELAN HALLINAN DIAMOND & JONES

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

SOLEBURY TOWNSHIP

DOCKET #2016-08077

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

TAX PARCEL #41-001-020-009.

PROPERTY ADDRESS: 5 Brendon Knoll a/k/a 5 Brendan Knoll, Doylestown, PA 18901.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS OF RICHARD RESTIFO DECEASED, CHRISTINE RESTIFO SOLELY IN HER CAPACITY AS HEIR OF RICHARD RESTIFO DECEASED, FRANK RESTIFO SOLELY IN HIS CAPACITY AS HEIR OF RICHARD RESTIFO DECEASED, RICHARD RESTIFO SOLELY IN HIS CAPACITY AS HEIR OF RICHARD RESTIFO DECEASED, THE UNITED STATES OF AMERICA.**

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

UPPER MAKEFIELD TOWNSHIP

DOCKET #2016-03067

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

TAX PARCEL #47-004-029-003.

PROPERTY ADDRESS: 485 Brownsburg Road a/k/a 485 West Brownsburg Road, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL G. NOVAK, GAIL A. NOVAK, UNITED STATES OF AMERICA.**

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

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2016-03937

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust v. Julie Luther, owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 208 New Road, Southampton, PA 18966-3607.

TAX PARCEL #48-005-121.

PROPERTY ADDRESS: 208 New Road, Southampton, PA 18966-3607.

JUDGMENT AMOUNT: \$265,900.11.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JULIE LUTHER.**

**PHELAN HALLINAN DIAMOND
& JONES**

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

WARMINSTER TOWNSHIP

DOCKET #2015-08748

Wells Fargo Bank, NA v. Fred Makar, owner(s)
 of property situate in the **WARMINSTER
 TOWNSHIP**, BUCKS County, Pennsylvania,
 being 842 Ivyland Road, Warminster, PA
 18974-2226.

TAX PARCEL #49-009-071.

PROPERTY ADDRESS: 842 Ivyland Road,
 Warminster, PA 18974-2226.

JUDGMENT AMOUNT: \$125,575.15.

IMPROVEMENTS: RESIDENTIAL
 PROPERTY.

SOLD AS THE PROPERTY OF: **FRED
 MAKAR.**

**PHELAN HALLINAN DIAMOND
& JONES**

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

DOCKET #2016-06863

ALL THAT CERTAIN lot or parcel of land,
 with the buildings and improvements thereon
 erected, situate, lying and being in the
TOWNSHIP OF WARMINSTER, County
 of Bucks, Commonwealth of Pennsylvania,
 being Lot No. 33 in block No. 36 upon a
 certain plan of lots of the Philadelphia Motor
 Speedway Association recorded in the Office
 for the Recording of Deeds in and for the
 County of Bucks in Plan Book 1 page 119 and
 more particularly bounded and described as
 follows, to wit:

TAX PARCEL #49-019-200.

PROPERTY ADDRESS: 319 Maple Street,
 Warminster, PA 18974.

IMPROVEMENTS: A RANCH DWELLING
 CONTAINING 4 ROOMS, 2 BEDROOMS
 AND ONE BATH WITH ONE CAR GARAGE
 ON A LOT SIZE OF 8,250 SQUARE FEET.

SOLD AS THE PROPERTY OF: **THE
 ESTATE OF SHANE KELLY ABBOTT,
 SR. DEC'D, SHANE KELLY ABBOTT,
 JR., ADMINISTRATOR AND SHANE
 KELLY ABBOTT, JR., KNOWN HEIR OF
 SHANE KELLY ABBOTT, SR., DEC'D,
 UNKNOWN SURVIVING HEIRS OF
 SHANE KELLY ABBOTT, SR., DEC'D.**

DOUGLAS G. THOMAS, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2017-01281

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

TAX PARCEL #49-019-177.

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

IMPROVEMENTS: A RESIDENTIAL
 DWELLING.

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

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

DOCKET #2017-01575

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

TAX PARCEL #49-025-072.

PROPERTY ADDRESS: 216 Barbara Lane,
 Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL
 PROPERTY.

SOLD AS THE PROPERTY OF: **AMOLIA
 MARCINKEVICH f/k/a AMY POLIS.**

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

DOCKET #2017-01908

Deutsche Bank National Trust Company,
 as Trustee for Home Equity Mortgage Loan
 Asset-Backed Trust Series Inabs 2006-E,
 Home Equity Mortgage Loan Asset-Backed
 Certificates Series Inabs 2006-E v. Thomas
 Mannon, Jacquelyn R. Mannon, owner(s)
 of property situate in the **WARMINSTER
 TOWNSHIP**, BUCKS County, Pennsylvania,
 being 948 Marian Road, Warminster, PA
 18974-2726.

TAX PARCEL #49-16-115.
 PROPERTY ADDRESS: 948 Marian Road,
 Warminster, PA 18974-2726.
 JUDGMENT AMOUNT: \$242,671.95.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **THOMAS
 MANNON, JACQUELYN R. MANNON,
 PHELAN HALLINAN DIAMOND
 & JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

WARRINGTON TOWNSHIP

DOCKET #2016-05819
 JPMorgan Chase Bank, National Association
 v. Robert A. Devine, Amy E. Devine, owner(s)
 of property situate in the **WARRINGTON
 TOWNSHIP**, BUCKS County, Pennsylvania,
 being 2312 Evergreen Avenue, Warrington,
 PA 18976-2334.
 TAX PARCEL #50-023-080-003.
 PROPERTY ADDRESS: 2312 Evergreen
 Avenue, Warrington, PA 18976-2334.
 JUDGMENT AMOUNT: \$215,348.10.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **ROBERT
 A. DEVINE, AMY E. DEVINE,
 PHELAN HALLINAN DIAMOND
 & JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

WARWICK TOWNSHIP

DOCKET #2016-03907
 ALL THAT CERTAIN lot or piece of ground
 situate in the **TOWNSHIP OF WARWICK**,
 County of Bucks and Commonwealth of
 Pennsylvania.

TAX PARCEL #51-28-14.
 PROPERTY ADDRESS: 2684 Fallow Hill
 Lane, Jamison, PA 18929.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **JEANETTE
 C. DeJESUS a/k/a JEANETTE DeJESUS
 a/k/a JEANNETTE DeJESUS a/k/a
 JEANNETTE C. DeJESUS,
 POWERS, KIRN & ASSOCIATES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

WRIGHTSTOWN TOWNSHIP

DOCKET #2016-05762
 ALL THAT CERTAIN lot or piece of
 ground, situate in the **TOWNSHIP OF
 WRIGHTSTOWN**, County of Bucks and
 State of Pennsylvania.
 TAX PARCEL #53-016-054.
 PROPERTY ADDRESS: 212 Ridge Avenue,
 Newtown, PA 18940.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **JOHN P.
 LEICHNER,
 POWERS, KIRN & ASSOCIATES**
 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.

July 20, 27; Aug. 3

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

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2017-03679

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 **ELAINE FRANCES APSCHE** to **ELAINE FRANCES KELLY**.

The Court has fixed the 18th day of August, 2017 at 9:30 a.m. in Courtroom No. 450, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

July 27

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2016-04204

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 **NIEMCZURA ROBINSON**, **NOA KALIL** to **ROBINSON**, **NOAH KALIL**.

The Court has fixed the 18th day of August, 2017 at 9:30 a.m. in Courtroom No. 450, 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.

July 27

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2017-04034

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 **ANTHONY JOSEPH SARACENI IV** to **ANTOINETTE JOSEPHINE SARACENI**.

The Court has fixed the 31st day of August, 2017 at 10:30 A.M. in Courtroom No. 460, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

July 27

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.

1st Call Fleet Service has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

July 27

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **Ben's Best Bread Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

July 27

Community Karting Association for Racing, Technology, and Education, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Gabrielle Sellei, Solicitor
339 Fisher Road
Jenkintown, PA 19046

July 27

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

July 27

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

July 27

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

July 27

WORLD OF ANIMALS AT BENSLEM, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Gregory Prosmushkin, Solicitor
9637 Bustleton Avenue
Philadelphia, PA 19115

July 27

Charter Application Limited Liability Company

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

BELLA VITA PROPERTY DEVELOPMENT LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

July 27

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 **1526 Ridge Ave Condominium Association, Inc.** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Frank P. Ermilio, Jr., Solicitor
1608 Spruce Street
Fourth Floor
Philadelphia, PA 19103

July 27

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 July 10, 2017, 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: **Cobblestone Estates Community Association, Inc.**

The corporation is organized for the following purpose and purposes. To act as the homeowners' association through which the owners of homes in the residential community known as "Cobblestone Estates" may implement and enforce the Declaration of Covenants, Restrictions, Easements, Charges and Lines for Cobblestone Estates, as the same may be amended from time to time, and any other lawful business purpose to be conducted on a not-for-profit basis.

Riley, Riper, Hollin & Colagreco, P.C.,
Solicitors
717 Constitution Dr.
Ste. 201
P.O. Box 1265
Exton, PA 19341-1265

July 27

The name of the corporation is **Greenbrier Preserve, a Planned Community Association.**

The Articles of Incorporation (filing date) May 17, 2017.

The purpose or purposes for which it was organized are as follows: To manage, maintain, care for, preserve and administer a planned unit community to be known as Greenbrier Preserve located in Warrington Township, Bucks County, Pennsylvania.

Paul A. Bauer, III, Solicitor

July 27

Charter Application Professional

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 Professional Corporation Law of 1988, as amended.

NewAgeDental PC has been incorporated under the provisions of the Pennsylvania Professional Corporation Law of 1988, as amended.

July 27

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 August 7, 2017 in Courtroom #260 on the second floor of the BUCKS COUNTY JUSTICE CENTER, 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.

CHARLES C. BRINKER – Robert L. Lansberry, Trustee

ELEANOR L. LONG – Wayne W. Long, Executor

GRACE S. McINTIRE – James F. McIntire, Administrator

ANITA MOON – The First National Bank & Trust Company of Newtown, Executor

LEONARD SMOLSKY – Samuel C. Totaro, Jr., Esquire

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

July 27; Aug. 3

Corporate Dissolution

NOTICE IS HEREBY GIVEN THAT **EWDJ, Inc.**, a Pennsylvania corporation having its registered office at 4444 Bergstrom Road, Doylestown, PA 18902 intends to file Articles of Dissolution with the Department of

State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, pursuant to and in accordance with the provisions of the Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, as amended, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall be terminated upon the filing of the Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania.

Fitzpatrick Lentz & Bubba, P.C., Solicitors
4001 Schoolhouse Lane
P.O. Box 219
Center Valley, PA 18034-0219

July 27

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

BARTLE, ALICE F., dec'd.

Late of Bristol Borough, Bucks County, PA.

Executor: **DONALD BARTLE**, 82 N. Marmic Dr., Holland, PA 18966.

BOLLING, MARGARET a/k/a **MARGE BOLLING**, dec'd.

Late of Yardley, Bucks County, PA.

Executor: **RAYMOND L. BOLLING, III**, 13 Plum Ridge Dr., New Egypt, NJ 08533.

BOWMAN, BARBARA A., dec'd.

Late of Warrington, Bucks County, PA.

Executors: **ROBERT J. BOWMAN**, 102 Mill View Lane, Newtown Square, PA 19073 and **CHARLES J. BOWMAN**, 244 Hemlock Lane, Springfield, PA 19064.

COSTANTINI, ANTHONY, dec'd.

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

- Executor: **ANTHONY L. COSTANTINI**
c/o William J. Salerno, Esquire, 220
Radcliffe Street, Bristol, PA 19007.
Attorney: **WILLIAM J. SALERNO**, 220
Radcliffe Street, Bristol, PA 19007.
- HAGER, LENORA M.** a/k/a **LENORA
HAGER**, dec'd.
Late of Levittown, Bristol Twp., Bucks
County, PA.
Administratrix: **SUSAN LYNN HAGER**,
3401 Oxford Valley Rd., A-3, Levittown,
PA 19057.
- HAMILTON, ELEANOR**, dec'd.
Late of the Township of Bristol, Bucks
County, PA.
Executrix: **DIANE MIGLIACCI** c/o
William J. Salerno, Esquire, 220 Radcliffe
Street, Bristol, PA 19007.
Attorney: **WILLIAM J. SALERNO**, 220
Radcliffe Street, Bristol, PA 19007.
- HAZZARD, RONALD THOMAS** a/k/a
RONALD HAZZARD, dec'd.
Late of Solebury Township, Bucks
County, PA.
Executor: **HEINKE HAZZARD**, 72
Sunset Drive, New Hope, PA 18938.
Attorney: **BRIAN R. KEYES**.
- HIGH, MICHAEL W.** a/k/a **MICHAEL
WILLIAM HIGH**, dec'd.
Late of Milford Township, Quakertown,
Bucks County, PA.
Administratrix: **KELI HIGH**, 1863
Alamigo Drive, Quakertown, PA 18951.
- HURAK, JUNE ELIZABETH** a/k/a **JUNE
ELIZABETH CANNEY** and **JUNE
HURAK**, dec'd.
Late of Bristol Township, Bucks County,
PA.
Executor: **CHRISTOPHER LEE
SCHMEIDEL**, 40 Quickset Road,
Levittown, PA 19057.
Attorney: **FRANCIS GERARD
JANSON**, P.O. Box 567, Langhorne, PA
19047.
- KELLER, ADAM** a/k/a **ADAM M.
KELLER**, dec'd.
Late of New Hope, Bucks County, PA.
Administrator: **RICH GALAUSKI**, 53
Burton Drive, Howell, NJ 07731-2708.
Attorney: **JAMES S. GODDERZ**, 333
North Princeton Avenue, Suite 100,
Swarthmore, PA 19081.
- KOLENDA, MARCELLA M.**, dec'd.
Late of Middletown Township, Bucks
County, PA.
- Executor: **WILLIAM L. KOLENDA**,
CPA, Kolenda & Associates, PC, 301
Oxford Valley Road, Ste. 1106B, Yardley,
PA 19067.
- LANDES, CURTIS H.**, dec'd.
Late of West Rockhill Township, Bucks
County, PA.
Executrices: **MARLENE A.
CLEMMER**, 19 Forrest Road,
Telford, PA 18969, **CAROL JANE
LEATHERMAN**, 1706 Mill Road,
Perkasie, PA 18944 and **LISAA. YODER**,
2059 Skippack Road, Woxall, PA 18979.
Attorney: **R. WAYNE CLEMENS**,
Clemens, Nulty and Gifford, 510 E.
Broad Street, P.O. Box 64439, Souderton,
PA 18964-0439.
- LaPOLLA, JEANNE E.**, dec'd.
Late of the Township of Bristol, Bucks
County, PA.
Executor: **MICHAEL T. LaPOLLA** c/o
Stuckert and Yates, Two North State St.,
Newtown, PA 18940.
Attorney: **D. KEITH BROWN**, Stuckert
and Yates, Two North State Street,
Newtown, PA 18940.
- LAYOK, LOUIS P.** a/k/a **LOUIS LAYOK**,
dec'd.
Late of the Township of Newtown, Bucks
County, PA.
Executrix: **ELAINE VANDEWATER**
a/k/a **ELAINE VAN DeWATER** c/o
Susan E. Piette, Esq., 375 Morris Rd.,
P.O. Box 1479, Lansdale, PA 19446.
Attorney: **SUSAN E. PIETTE**, Hamburg,
Rubin, Mullin, Maxwell & Lupin, PC,
375 Morris Rd., P.O. Box 1479, Lansdale,
PA 19446.
- MANSARAY, SULAIMAN** a/k/a **SULAY
MANSARAY**, dec'd.
Late of Bensalem, Bucks County, PA.
Administrator: **MOHAMED A.
BANGURA**, 1431 Bedford Ave., Apt.
3B, Brooklyn, NY 11216.
- McCORMICK, ETHEL L.**, dec'd.
Late of Sellersville, Bucks County, PA.
Executrix: **ELIZABETH A.
McMAHON**, 424 Oreland Mill Rd.,
Oreland, PA 19075.
- McHUGH, EILEEN**, dec'd.
Late of Chalfont Borough, Bucks County,
PA.
Executrix: **MARGARET DIXON**, 713
Worthington Drive, Warminster, PA
18974.

- McLAREN, KATHRYN H.** a/k/a **KATHRYN D. McLAREN**, dec'd.
Late of Newtown Township, Bucks County, PA.
Co-Executors: **ROBERT H. McLAREN**, 276 Peel Road, Langhorne, PA 19047, **JOHN P. McLAREN**, 30 White Birch Lane, Holland, PA 18966, **SCOTT McLAREN**, 3715 Spangler Court, Doylestown, PA 18902 and **GREGORY E. McLAREN**, 1066 Wellington Road, Jenkintown, PA 19046.
- MOORE, WILLIAM WALLACE**, dec'd.
Late of Bristol Borough, Bucks County, PA.
Executor: **PATRICK J. MOORE**, 1025 Amelia Ave., State College, PA 16801.
- MOYER, DORIS E.**, dec'd.
Late of Levittown, Falls Township, Bucks County, PA.
Executor: **ROBERT J. MOYER**, 3838 Charter Club Dr., Doylestown, PA 18902.
- NISE, GEORGE W.**, dec'd.
Late of the Township of Upper Makefield, Bucks County, PA.
Executors: **TRACY EMILIUS** and **JEFFREY RYAN** c/o David A. Applebaum, Esq., 101 Greenwood Ave., 5th Fl., Jenkintown, PA 19046.
Attorney: **DAVID A. APPLEBAUM**, Friedman Schuman, 101 Greenwood Ave., 5th Fl., Jenkintown, PA 19046.
- NISE, SANDRA E.** a/k/a **SANDRA NISE**, dec'd.
Late of the Township of Upper Makefield, Bucks County, PA.
Executrix: **TRACY LYNN EMILIUS** a/k/a **TRACY L. EMILIUS** c/o David A. Applebaum, Esq., 101 Greenwood Ave., 5th Fl., Jenkintown, PA 19046.
Attorney: **DAVID A. APPLEBAUM**, Friedman Schuman, 101 Greenwood Ave., 5th Fl., Jenkintown, PA 19046.
- PHILLIPS, KENNETH H.**, dec'd.
Late of Langhorne, Bucks County, PA.
Executrix: **KARRIN PHILLIPS**, 1013 Sky Court, Lawrenceville, NJ 08648.
- ROBINSON, LORRAINE T.**, dec'd.
Late of Southampton, Bucks County, PA.
Executrix: **LORRAINE HARRISON**, 215 Windsor Ave., Southampton, PA 18966.
- RUTH, EUNICE** a/k/a **EUNICE M. RUTH**, dec'd.
Late of Richland Township, Bucks County, PA.
Executor: **MICHAEL R. RUTH**, 948 Old Bethlehem Road, Quakertown, PA 18951.
Attorney: **ALEXANDER S. PUSKAR**, Barley Snyder, LLP, 50 N. Fifth Street, 2nd Floor, Reading, PA 19603.
- SANDERSON, NEDRA C.**, dec'd.
Late of Solebury Township, Bucks County, PA.
Executrix: **SHANNON S. PENDLETON**, P.O. Box 147, Lahaska, PA 18931.
Attorney: **PETER S. THOMPSON**, 114 North Main Street, Doylestown, PA 18901.
- SEIBERT, JAMES P., SR.**, dec'd.
Late of Northampton Township, Bucks County, PA.
Executrix: **MAUREEN GOLDEN**, 250 Willow Wood Drive, Doylestown, PA 18901.
Attorney: **GEORGE M. DEMPSTER**, Fenningham, Dempster & Coval LLP, Five Neshaminy Interplex, Suite 315, Trevoise, PA 19053.
- STARRY, EDWARD J., JR.**, dec'd.
Late of the Township of Levittown, Bucks County, PA.
Executrix: **ROSE M. STARRY**, 63 Balsam Road, Levittown, PA 19057.
Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.
- STROBELE, HOWARD JAMES** a/k/a **HOWARD STROBELE**, dec'd.
Late of Morrisville, Bucks County, PA.
Executrix: **SONDRA MERVINE**, 510 Bryn Mawr Ave., Swarthmore, PA 19081.
- TULIBACK, CARL W.** a/k/a **CARL WILLIAM TULIBACK**, dec'd.
Late of Bristol Borough, Bucks County, PA.
Executrices: **PATRICIA DePIZZO** and **JOYCE WERT**, 417 McKinley Ave., Hulmeville, PA 19047.
- WADLINGTON, HYACINTH** a/k/a **HYACINTH J. WADLINGTON**, dec'd.
Late of Bristol Township, Bucks County, PA.
Executrix: **SANDRA BERLANGER**, 807 Foster St., Philadelphia, PA 19116.
Attorney: **ELLIOT MARK OWEN**, 333 Oxford Valley Rd., Fairless Hills, PA 19030.

WARNER, JOANNE H. a/k/a JOANNE H. WARNER, dec'd.
Late of the Borough of Quakertown, Bucks County, PA.
Executor: **JAMES W. INGLESON** c/o John M. Ashcraft, III, Esquire, 20 North 5th Street, Suite #1, Emmaus, PA 18049-2406.
Attorney: **JOHN M. ASHCRAFT, III**, 20 North 5th Street, Suite #1, Emmaus, PA 18049-2406.

ZEARFOSS, OLEAN GAIL a/k/a GAIL ZEARFOSS and O. GAIL ZEARFOSS, dec'd.
Late of Tinicum, Pipersville, Bucks County, PA.
Executrix: **DEBORAH DAVIS**, 3625 Essex Circle, Norfolk, VA 23513.

ZIEGLER, WILLARD D. a/k/a WILLARD ZIEGLER, dec'd.
Late of Telford, Bucks County, PA.
Executors: **RICHARD GROSS** and **PAMELA GROSS**, 141 Hopewell Ln., Telford, PA 18969.

Second Publication

BAKER, CHARLES D., dec'd.
Late of the Township of Buckingham, Bucks County, PA.
Executor: **STEPHEN B. HARRIS**, 1760 Bristol Road, P.O. Box 160, Warrington, PA 18976-0160.

BEBER, JOSEPHINE ANN a/k/a JOSEPHINE A. BEBER, dec'd.
Late of Doylestown, Doylestown Borough, Bucks County, PA.
Executrix: **BARBARA ANN BUTCH YATES**, P.O. Box 292, Ottsville, PA 18942.
Attorney: **WILLIAM H. R. CASEY**, 99 East Court Street, Doylestown, PA 18901.

BROWN, KENYON B., dec'd.
Late of Solebury Township, Bucks County, PA.
Executor: **CRAIG M. BROWN**, 233 Davisville Rd., Southampton, PA 18966.

CARAVAN, JOSEPHINE G., dec'd.
Late of Bensalem Township, Bucks County, PA.
Executor: **EDWARD RUDOLPH**, 7 Neshaminy Interplex, Suite 200, Trevose, PA 19053.
Attorney: **EDWARD RUDOLPH**, Seven Nesaminy Interplex, Suite 200, Trevose, PA 19053.

COHEN, BARRY, dec'd.
Late of Bucks County, PA.
Executor: **CHARLES R. COHEN a/k/a CHARLES ROBERT COHEN** c/o Lynelle A. Gleason, Esquire, 43 N. Pine Street, Doylestown, PA 18901.
Attorney: **LYNELLE A. GLEASON**, Williams Family Law, P.C., 43 N. Pine Street, Doylestown, PA 18901.

COSGROVE, GLORIA D. a/k/a GLORIA C. SKORODA, dec'd.
Late of Doylestown Township, Bucks County, PA.
Executors: **ALBERT BETZ** and **EDWARD V. SKORODA** c/o D. Keith Brown, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.
Attorney: **D. KEITH BROWN**, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

CURRY, EILEEN F., dec'd.
Late of Bristol Township, Bucks County, PA.
Administrator: **ROBERT M. CURRY** 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.

GARCIA, ROBERT DELIO a/k/a ROBERT D. GARCIA, dec'd.
Late of Warminster Township, Bucks County, PA.
Executrix: **ROCHELLE GARCIA**, 12420 Ann's Choice Way, Warminster, PA 18974.

GASH, ARNOLD K., dec'd.
Late of the Township of Lower Makefield, Bucks County, PA.
Executrix: **CELIAGASH**, 2501 Maryland Rd., Apt. W3, Willow Grove, PA 19090.
Attorney: **YVETTE E. TAYLOR-HACHOOSE**, 301 Oxford Valley Rd., Ste. 102A, Yardley, PA 19067.

GRIESBAUM, JOSEPH C., dec'd.
Late of the Township of Northampton, Bucks County, PA.
Executrix: **JILL M. KAHLEY**, 64 North Drive, Holland, PA 18966.
Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

HAUPERT, RICHARD G., dec'd.

Late of Warminster, Bucks County, PA.
 Executrix: **NANCY S. HAUPERT**,
 34105 Ann's Choice Way, Warminster,
 PA 18974.

HERRMANN, LORRAINE, dec'd.

Late of Warwick, Bucks County, PA.
 Executrix: **DIANE HERRMANN**, 1082
 Jamison Street, Warminster, PA 18974.
 Attorney: **ANNE SCHEETZ DAMON**.

MALONE, DENNIS P., dec'd.

Late of the Township of Plumstead,
 Bucks County, PA.
 Executor: **DARREN MALONE** c/o
 Jane K. Anastasia, Esq., P.O. Box 600,
 Jamison, PA 18929.
 Attorney: **JANE K. ANASTASIA**, P.O.
 Box 600, Jamison, PA 18929.

McHENRY, TIMOTHY BRIAN a/k/a
TIMOTHY McHENRY, dec'd.

Late of Upper Black Eddy, Nockamixon
 Twp., Bucks County, PA.
 Executor: **TRACY McHENRY**, P.O. Box
 54, Milford, NJ 08848.

MORANCIK, WILLIAM M., dec'd.

Late of West Plumstead Township, Bucks
 County, PA.
 Executrix: **MARJORIE L. SCHULTE**,
 319 Tower Rd., Sellersville, PA 18960.
 Attorney: **JACQUELINE J. SHAFER**,
 Shafer Elder Law, 21 E. Lincoln Ave.,
 Ste. 120, Hatfield, PA 19440.

NICHOLAS, JANE LOUISE a/k/a **JANE L.**
NICHOLAS, dec'd.

Late of Richlandtown, Bucks County, PA.
 Executor: **WILLIAM J. SHERIDAN,**
III c/o Fox, Differ, Callahan, Sheridan &
 McDevitt, 325 Swede Street, Norristown,
 PA 19401.
 Attorney: **BRIAN McDEVITT**, 325
 Swede Street, Norristown, PA 19401.

O'BRIEN, PAUL D., dec'd.

Late of Bristol Township, Bucks County,
 PA.
 Administratrix: **KELLY EHLINGER**, 9
 Deepgreen Lane, Levittown, PA 19055.

PARSONS, JEAN L. a/k/a **JEAN LOUISE**
PARSONS, dec'd.

Late of East Greenville, Milford
 Township, Bucks County, PA.
 Executor: **MORTON W. PARSONS**, 1065
 Baus Road, East Greenville, PA 18041.
 Attorney: **MARK H. SCOBLYONKO**,
 Scoblyonko, Scoblyonko, Muir &
 Melman, 2030 Tilghman Street, Suite
 105, Allentown, PA 18104.

PETRIE, KENNETH E., dec'd.

Late of Newtown, Bucks County, PA.
 Executor: **KEITH R. PETRIE**, 141 W.
 Farrell Ave., A-3, Ewing, NJ 08618.

POMEROY, IMMACULATA R., dec'd.

Late of the Township of Warminster,
 Bucks County, PA.
 Executor: **DENNIS M. POMEROY, SR.**
 c/o Charles P. Hehmeyer, Esq., 1845 Walnut
 St., 20th Fl., Philadelphia, PA 19103.
 Attorney: **CHARLES P. HEHMEYER**,
 Raynes McCarty, 1845 Walnut St., 20th
 Fl., Philadelphia, PA 19103.

RAICHLE, ERWIN, JR., dec'd.

Late of the Township of Northampton,
 Bucks County, PA.
 Executors: **ERWIN RAICHLE, III**,
ALEX RAICHLE and **TODD S.**
BENNING, 1300 Horizon Dr., Ste. 106,
 Chalfont, PA 18914.

SHORE, BERNICE I. a/k/a **BERNICE**
IVKER SHORE, dec'd.

Late of Warminster, Bucks County, PA.
 Executors: **JACQUELINE SHAHAR**,
 122 Steele Way, Huntingdon Valley, PA
 19006 and **STEPHEN SHORE**, 121
 Argyle St., Ardmore, PA 19003.

STINSMAN, LOIS T., dec'd.

Late of Warminster Township, Bucks
 County, PA.
 Executrix: **CYNTHIA LOIS SHEIDY**,
 1397 Upper State Rd., Chalfont, PA
 18914.
 Attorney: **WENDY J. ASHBY**, 246
 W. Broad St., Suite 3, Quakertown, PA
 18951.

TRYON MARY a/k/a **MARY A. TRYON**
and **MARYANN TRYON,** dec'd.

Late of Feasterville, Lower Southampton,
 Bucks County, PA.
 Administrators: **JOHN J. TRYON**,
 230A 76th St., Sea Isle City, NJ 08243
 and **ANDREA MARIE TRYON**, 3806
 Bensalem Blvd., Apt. 20, Bensalem, PA
 19020.

TURNER, JOSEPHINE S., dec'd.

Late of Bucks County, PA.
 Executor: **RALPH PASCERI** 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.

ZINKEWICZ, MICHAEL, JR., dec'd.
Late of Doylestown, Bucks County, PA.
Administratrix: **DIANE Z. CRESSMAN**,
P.O. Box 38, Perkasio, PA 18944.

Third and Final Publication

BAILEY, BERYL L., dec'd.
Late of Levittown, Bristol Twp., Bucks
County, PA.

Executrix: **JANICE B. ORDOG**, 29 4th
Ave., Roebling, NJ 08554.

CEVASCO, M. DIANE a/k/a **MAUREEN
DIANE CEVASCO**, dec'd.

Late of Doylestown Borough, Bucks
County, PA.

Executrices: **HEATHER G. PLATEK**,
3727 William Daves Road, Doylestown,
PA 18902 and **KELLEY MARESCA**, 239
Windsor Court, Quakertown, PA 18951.

Attorney: **JAMES P. BENSTEAD**.

CLARKE, MARY ANN, dec'd.

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

Administrator: **DANIEL KELLY**, 21
Thomas Place, Levittown, PA 19057.

CONSTANTINE, KEITH L., dec'd.

Late of Middletown Township, Bucks
County, PA.

Executor: **FRED CONSTANTINE**, 452
Eton Drive, Greensburg, PA 15601.

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

DEARDEN, ALBERT E., dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

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

Attorney: **LISA K. SCHUBEL**.

DEARDEN, STUART a/k/a **STUART S.
DEARDEN**, dec'd.

Late of Warwick Township, Bucks
County, PA.

Executrix: **SUSAN DEARDEN** c/o
Fisher Broyles, LLP, 25 S. Main Street,
#163, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**.

DICKSON, JOHN, dec'd.

Late of Southampton Township, Bucks
County, PA.

Executor: **JOHN G. DICKSON**, 6102
42nd Place, Hyattsville, MD 20781.

DiMARIA, JOHN N. a/k/a **JOHN
DiMARIA**, dec'd.

Late of Warminster, Bucks County, PA.

Administratrix: **PATRICIA A.**

DiMARIA, 1366 Barness Drive,
Warminster, PA 18974.

HEIMBACH, BEATRICE E., dec'd.

Late of Sellersville, Bucks County, PA.

Executrices: **SANDRA L. HINKLE**,
2180 Weiss Rd., Quakertown, PA 18951
and **MARGARET A. MARTH**, 4800
Sheep Rock Rd., Macungie, PA 18062.

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

HOCKEN, FLORENCE, dec'd.

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

Executrix: **HOLLIE JANE LINVILLE**,
1627 Highland Ave., Langhorne, PA
19047.

PARKER, ROSE MARIE L., dec'd.

Late of Warminster Twp., Bucks County,
PA.

Executor: **MICHAEL A. PARKER** c/o
Gary Tannenbaum, Esq., The Tannenbaum
Law Group, 600 West Germantown Pike,
Suite 400, Plymouth Meeting, PA 19462.

Attorneys: **THE TANNENBAUM LAW
GROUP**, 600 West Germantown Pike,
Suite 400, Plymouth Meeting, PA 19462.

PEAKS, CLARENCE EARL, SR., dec'd.

Late of Bensalem, Bucks County, PA.

Administrator: **CLARENCE EARL
PEAKS, JR.**, 203 Rogers Rd., Trooper,
PA 19403.

REED, AMY a/k/a **AMY J. REED**, dec'd.

Late of Yardley, Bucks County, PA.

Administrator: **HOOMAN
NOORHASHM**, 1682 Clydesdale Cir.,
Yardley, PA 19067.

Attorney: **TIMOTHY J. DENGLER**,
Giordano, Halleran & Ciesla PC, 125
Half Mile Road, #300, Red Bank, NJ
07701.

ROWE, BETTY LOU, dec'd.

Late of Falls Township, Bucks County,
PA.

Executor: **BRUCE ALAN ROWE** a/k/a
BRUCE A. ROWE 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.

SHELLY, WILLIAM H., dec'd.

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

Co-Executors: **KEVIN SHELLY** and
CHRISTOPHER SHELLY 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.

SMETHY, HELEN B., dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **LORRAINE H. NAGATA** c/o
Joseph J. Marinaro, Esq., 421 Bustleton
Pike, Feasterville, PA 19053.

Attorney: **JOSEPH J. MARINARO**, 421
Bustleton Pike, Feasterville, PA 19053.

SMITHEMAN, ELSA A. a/k/a **PEG
SMITHEMAN**, dec'd.

Late of Doylestown Township, Bucks
County, PA.

Executor: **THOMAS N. SMITHEMAN,
JR.**, 353 Ridge Rd., Sellersville, PA
18960.

THIROWAY, ANET, dec'd.

Late of Warrington, Bucks County, PA.

Executor: **JOSEPH T. THIROWAY**, 1546
Honeysuckle Circle, Jamison, PA 18929.

Attorneys: **LAW OFFICE OF COLE &
VARANO**, 110 South Oak Street, Mount
Carmel, PA 17851.

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

**KASHKASHIAN, DOVER &
ASSOCIATES** with its principal place of

business 10 Canal St., Ste. 204, Bristol, PA
19007.

The names and address of the persons
owning or interested in said business are
Arsen Kashkashian and Andre Dover, 10
Canal St., Ste. 204, Bristol, PA 19007.

The certificate will be filed on or after
June 21, 2017.

Arsen Kashkashian, Solicitor
Kashkashian & Assocs.

10 Canal St.
(204)

Bristol, PA 19007

July 27

Foreign Corporation

NOTICE IS HEREBY GIVEN THAT
**Cannae Corporation d/b/a Cannae
Technology Inc.**, a foreign corporation formed
under the laws of the State of Delaware where
its principal office is located at 388 Nina Way,
Warminster, PA 18974 has or will register
to do business in Pennsylvania with the
Department of State of the Commonwealth
of Pennsylvania, at Harrisburg, PA, on
July 11, 2017, under the provisions of the
Pennsylvania Business Corporation Law of
1988. The registered office in Pennsylvania
shall be deemed for venue and official
publication purposes to be located in Bucks
County.

July 27

Miscellaneous

IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA

CIVIL ACTION

NO. 2017-00045

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

**The Bank of New York Mellon f/k/a The
Bank of New York Successor Trustee for
JPMorgan Chase Bank, N.A. As Trustee for
the Structured Asset Mortgage Investments
II Trust, Mortgage Pass-Through
Certificates, Series 2006-AR4**, Plaintiff

vs.

**James G. Ambler, III, Real Owner and
Known Heir of James G. Ambler, Shannon
Ambler n/k/a Shannon Anderson, Real
Owner and Known Heir of James G.**

Ambler and Unknown Heirs of James G. Ambler, Defendants

NOTICE

TO: The Unknown Heirs of James G Ambler, Defendant(s)

You are hereby notified that on January 5, 2017, Plaintiff The Bank of New York Mellon f/k/a The Bank of New York Successor Trustee for JPMorgan Chase Bank, N.A. as Trustee for the Structured Asset Mortgage Investments II Trust, Mortgage Pass-Through Certificates, Series 2006-AR4, filed a Mortgage Foreclosure Complaint together with a Notice to Defend, against you in the Court of Common Pleas of Bucks County Pennsylvania, docketed as No. 2017-00045. Plaintiff seeks to foreclose on the mortgage secured on your property located at 1211 Sunset Lane, Bensalem, PA 19020, whereupon your property would be sold by the Sheriff of Bucks County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Bucks County Bar Assn.
135 E. State St.
P.O. Box 300
Doylestown, PA 18901
215.348.9413 / 800.273.2929

July 27

**NOTICE OF SALE OF
TAX PARCEL 34-3-63
CONSISTING OF 35.15 ACRES
LOCATED AT THE INTERSECTION OF
SILO HILL AND STUMP ROADS
IN PLUMSTEAD TOWNSHIP
BY THE CENTRAL BUCKS
SCHOOL DISTRICT**

NOTICE IS HEREBY GIVEN THAT the Central Bucks School District has filed a Petition in the Court of Common Pleas of Bucks County, Pennsylvania seeking approval of the sale of 35.15 acres and improvements to James M. Simpkins, and the Court has set a hearing for the 9th day of August, 2017 at 9:30 A.M. in Courtroom No. 320 in the Bucks County Justice Center, 100 N. Main Street, Doylestown, Pennsylvania.

The parcel of land for which the Petition to Sell was filed contains approximately 35.15 acres of land, and was previously acquired by the Central Bucks School District, Doylestown, Bucks County, Pennsylvania.

The School District proposes to sell said land to James M. Simpkins, for the sum of Six Hundred Fifty Thousand (650,000.00) Dollars pursuant to an Agreement of Sale dated May 2, 2017 and attached to said Petition, and the School District has received the affidavits of two (2) qualified appraisers who are familiar with the values of real estate in the Central Bucks School District and adjacent municipalities in Bucks County attesting to the fact that they have inspected the property; that the price offered therefor is a fair and reasonable price; that in their opinion a higher price could not be had at a public sale, and that they are not interested, either directly or indirectly, in the purchase or sale of the property or in or relating to the Agreement of Sale dated May 2, 2017 attached to said Petition.

Jeffrey P. Garton, Solicitor
Board of School Directors of
Central Bucks School District

July 13, 2017

Trust Notice

Notice is hereby given that the settlor of the revocable trust set forth below has died, and no personal representative has been appointed for said decedent's estate.

All persons having claims or demand against said decedent are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to the trustee or the trustee's attorney as named below:

First Publication

LEONORE G. STEIN REVOCABLE LIVING TRUST DATED FEBRUARY 26, 2004, AS AMENDED.
GISELA LEONORE STEIN a/k/a **LEONORE G. STEIN**, dec'd.
 Late of Warminster Twp., Bucks County, PA.

Trustee: **SYLVIA MAYOVER** c/o Charles K. Plotnick, Esq., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.

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

TRUST OF MARGARET E. WALSH, dec'd.
 Late of New Hope Borough, Bucks County, PA.

Trustee: **ANNA KLINE** 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.

**WANT TO ADVERTISE YOUR
 BUSINESS OR FIRM HERE?**



Bucks County Law Reporter has
 Commercial Ad Space available for 2017.
 Contact Kelly Neff at the BCBA Office for details!
 215-348-9413