

**Sheriff's Sale***Third and Final Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, October 9, 2015 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit:

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

**BEDMINSTER TOWNSHIP**

DOCKET #2011-01220

ALL THAT CERTAIN messuage and tract of land, together with the dwelling now therein erected, situate in **TOWNSHIP OF BEDMINSTER**, Bucks County, and State of Pennsylvania, known as 2427 Bedminster Road, bounded and described as follows, to wit:

TAX PARCEL #1-11-53 (includes 1-11-39 and 1-11-40).

PROPERTY ADDRESS: 2427 Bedminster Road, Perkasio, Pennsylvania 18944.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **CHRISTOPHER LONG, HEIDI LONG.**

**JEFFREY G. TRAUGER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-02358

OCWEN Loan Servicing, LLC v. Mark Giandomenico owner(s) of property situate in **BEDMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 501 Buchanan Road, Perkasio, PA 18944-4419.

TAX PARCEL #01-011-014-020.

PROPERTY ADDRESS: 501 Buchanan Road, Perkasio, PA 18944-4419.

JUDGMENT AMOUNT: \$238,830.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARK GIANDOMENICO.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**BENSALEM TOWNSHIP**

DOCKET #2015-01939

PHH Mortgage Corporation v. Talene Smith a/k/a Talene Sabari, Eva Coria Mizrahi owner(s) of property situate in **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4616 Grandview Avenue, Bensalem, PA 19020-1044.

TAX PARCEL #02-018-161.

PROPERTY ADDRESS: 4616 Grandview Avenue, Bensalem, PA 19020-1044.

JUDGMENT AMOUNT: \$212,946.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TALENE SMITH a/k/a TALENE SABARI, EVA CORIA MIZRAHI.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-03457

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Abs Capital I Inc. Trust 2006-He3 v. Marisa J. Held a/k/a Marisa J. Mullica owner(s) of property situate in **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 5413 Yarmouth Road, Bensalem, PA 19020-3911.

TAX PARCEL #02 084 257.

PROPERTY ADDRESS: 5413 Yarmouth Road, Bensalem, PA 19020-3911.

JUDGMENT AMOUNT: \$214,948.48.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARISA J. HELD a/k/a MARISA J. MULLICA.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**BRISTOL BOROUGH**

DOCKET #2015-03540

Wells Fargo Bank, NA v. Bertha M. Scott owner(s) of property situate in **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 401 Otter Street, Bristol, PA 19007-3613.

TAX PARCEL #04-006-007.

PROPERTY ADDRESS: 401 Otter Street, Bristol, PA 19007-3613.

JUDGMENT AMOUNT: \$189,152.81.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **BERTHA  
M. SCOTT.**

**PHELAN HALLINAN**

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

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**BRISTOL TOWNSHIP**

DOCKET #2010-05277

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-He2, Mortgage Pass-Through Certificates, Series 2006-He2 v. Herbert Fry, Deborah Fry owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, BUCKS County, Pennsylvania, being 7015 Beaver Dam Road, Levittown, PA 19057-4929.

TAX PARCEL #05-074-143.

PROPERTY ADDRESS: 7015 Beaver Dam Road, Levittown, PA 19057-4929.

JUDGMENT AMOUNT: \$303,860.88.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **HERBERT  
FRY, DEBORAH FRY.**

**PHELAN HALLINAN**

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

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DOCKET #2012-03840

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

TAX PARCEL #05-022-534.

PROPERTY ADDRESS: 2916 Steele Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS  
SHINN.**

**ROBERT W. WILLIAMS**, Esquire

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

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DOCKET #2013-02137

Wells Fargo Bank, NA dba Americas Servicing Company v. Brad Cohen, Gary Krusch, Marita Cohen owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 5 Kernel Lane, Levittown, PA 19055-2418.

TAX PARCEL #05-075-071.

PROPERTY ADDRESS: 5 Kernel Lane, Levittown, PA 19055-2418.

JUDGMENT AMOUNT: \$164,420.17.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **BRAD  
COHEN, GARY KRUSCH, MARITA  
COHEN.**

**PHELAN HALLINAN**

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

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DOCKET #2013-02408

US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Csab Mortgage-Backed Trust 2006-4, Csab Mortgage-Backed Pass-Through Certificates, Series 2006-4 v. Gary Krusch, Brad A. Cohen, Marita Cohen owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 49 Roundwood Lane, Levittown, PA 19055-1428.

TAX PARCEL #5-038-472.

PROPERTY ADDRESS: 49 Roundwood Lane, Levittown, PA 19055-1428.

JUDGMENT AMOUNT: \$201,705.68.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **GARY  
KRUSCH, BRAD A. COHEN, MARITA  
COHEN.**

**PHELAN HALLINAN**

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

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DOCKET #2013-04523

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

TAX PARCEL #5-32-321.

PROPERTY ADDRESS: 119 Indian Creek Drive, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TEENA  
LYNN BUCKALEW, DALE W.  
CUMMINGS, JR.**

**MICHAEL T. McKEEVER**, Esquire

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

**DOCKET #2014-03252**

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. v. Catherine Imperato owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 24 Old Brook Road a/k/a 24 Oldbrook Road, Levittown, PA 19057-3822.

TAX PARCEL #05-041-040.

PROPERTY ADDRESS: 24 Old Brook Road a/k/a 24 Oldbrook Road, Levittown, PA 19057-3822.

JUDGMENT AMOUNT: \$96,720.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CATHERINE IMPERATO.**

**PHELAN HALLINAN**

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

**DOCKET #2014-05340**

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10 v. Mary T. Donahue Widmer owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 120 Clover Avenue, Croydon, PA 19021-5416.

TAX PARCEL #05-008-059.

PROPERTY ADDRESS: 120 Clover Avenue, Croydon, PA 19021-5416.

JUDGMENT AMOUNT: \$105,035.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARY T. DONAHUE WIDMER.**

**PHELAN HALLINAN**

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

**DOCKET #2015-00494**

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

TAX PARCEL #5-26-317.

PROPERTY ADDRESS: 802 Arthur Ave., Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROY ARAYA BADILLA, ORIGINAL MORTGAGOR AND REAL OWNER, GABRIEL ARAYA BADILLA, REAL OWNER, SARA ARAYA, REAL OWNER.**

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

**DOCKET #2015-03048**

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

TAX PARCEL #05-041-227.

PROPERTY ADDRESS: 22 Violet Road, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROY HARRIS.**

**MICHAEL T. McKEEVER**, Esquire

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

**DOCKET #2015-03078**

Hsbc Bank USA, N.A., as Trustee on Behalf of Ace Securities Corp. Home Equity Loan Trust and for The Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2007-He2, Asset Backed Pass-Through Certificates v. Lischen Heldak, Edward Paul Heldak, Georgiann Heldak owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 2413 State Road, Croydon, PA 19021-6950.

TAX PARCEL #05-054-009.

PROPERTY ADDRESS: 2413 State Road, Croydon, PA 19021-6950.

JUDGMENT AMOUNT: \$208,864.66.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LISCHEN HELDAK, EDWARD PAUL HELDAK, GEORGIANN HELDAK.**

**PHELAN HALLINAN**

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

**DOCKET #2015-03356**

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R5 v. Deborah Ann Bonczyk a/k/a Deborah Ann Bonczyk, Richard A. Bonczyk owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 35 Jonquil Lane, Levittown, PA 19055-2305.

TAX PARCEL #05-071-295.

PROPERTY ADDRESS: 35 Jonquil Lane,  
Levittown, PA 19055-2305.

JUDGMENT AMOUNT: \$92,979.58.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **DEBORAH  
ANN BONCZYK a/k/a DEBORAH ANN  
BONCZYK, RICHARD A. BONCZYK.  
PHELAN HALLINAN**

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

### BUCKINGHAM TOWNSHIP

DOCKET #2015-03215

ALL THAT CERTAIN lot or piece of ground  
known as Lot No. 13 on the Final Plan of Apple  
Hill, **BUCKINGHAM TOWNSHIP**, Bucks  
County, Commonwealth of Pennsylvania,  
dated March 14, 1976 recorded in the Office  
of the Recorder of Deeds on July 29, 1976 in  
Plan Book 145 Page 44 as prepared by Weisel  
and Gilmore, Registered Surveyors and  
Engineers, Doylestown, PA.

BEING KNOWN AS: 4626 Sands Way,  
Buckingham, Pennsylvania 18912.

TAX PARCEL #06-012-059.

PROPERTY ADDRESS: 4626 Sands Way,  
Buckingham, Pennsylvania 18912.

IMPROVEMENTS: RESIDENTIAL  
TOWNHOUSE. APPROX. 1,649 SQ. FEET.

SOLD AS THE PROPERTY OF: **SHANE M.  
DRAKE, MARISA P. DRAKE.**

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

### DOYLESTOWN TOWNSHIP

DOCKET #2015-01309

Wells Fargo Bank, N.A. v. Paul M.  
O'Hara a/k/a Paul O'Hara a/k/a Paul M.  
Ohara, Kathryn E. Ohara a/k/a Kathryn  
O'Hara owner(s) of property situate in  
**DOYLESTOWN TOWNSHIP**, BUCKS  
County, Pennsylvania, being 26 Bittersweet  
Drive, Doylestown, PA 18901-2767.

TAX PARCEL #09-059-119.

PROPERTY ADDRESS: 26 Bittersweet  
Drive, Doylestown, PA 18901-2767.

JUDGMENT AMOUNT: \$212,544.16.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **PAUL M.  
O'HARA a/k/a PAUL O'HARA a/k/a PAUL  
M. OHARA, KATHRYN E. OHARA a/k/a  
KATHRYN O'HARA.**

**PHELAN HALLINAN**

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

### EAST ROCKHILL TOWNSHIP

DOCKET #2014-08187

ALL THAT MESSUAGE and tract of land  
along the North side of the Rock Hill Road  
between Rocky Ridge and Rock Hill, in **EAST  
ROCKHILL TOWNSHIP**, Bucks County,  
Pennsylvania, described as Tract #1 on plan  
dated July 27, 1956, with revision of January  
7, 1959, as prepared by Stanley F. Moyer.

TAX PARCEL #12-005-026.

PROPERTY ADDRESS: 2217 North Rockhill  
Road, Sellersville, PA 18960.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF:  
**CATHERINE A. FLUCK.**

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

### FALLS TOWNSHIP

DOCKET #2012-08053

Bayview Loan Servicing, LLC v. Brian  
Mccabe owner(s) of property situate in  
**FALLS TOWNSHIP**, BUCKS County,  
Pennsylvania, being 191 Thornridge Drive,  
Levittown, PA 19054-2322.

TAX PARCEL #13-024-144.

PROPERTY ADDRESS: 191 Thornridge  
Drive, Levittown, PA 19054-2322.

JUDGMENT AMOUNT: \$195,099.70.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **BRIAN  
MCCABE.**

**PHELAN HALLINAN**

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

DOCKET #2013-01935

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

County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated August 12, 2011, among the land records of the County and State set forth above, in Deed Volume 6813, Page 168.

TAX PARCEL #13-023-390.

PROPERTY ADDRESS: 108 Bald Cypress Lane, Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **GARY CANTWELL**.

**SCOTT A. DIETTERICK**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2014-06919

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

TAX PARCEL #13-023-582.

PROPERTY ADDRESS: 90 Timber Lane, Falls, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KALMAN TOTH, KATHLEEN TOTH**.

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-00331

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

TAX PARCEL #13-027-409.

PROPERTY ADDRESS: 46 Northpark Drive, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JEFFREY RAGER, NANCY RAGER**.

**ANDREW J. MARLEY**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-02054

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

TAX PARCEL #13-17-273.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LARRY J. DRAKE, HAYLEY DRAKE**.

**ROBERT W. WILLIAMS**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-03157

Wells Fargo Bank, NA v. Bruce E. Culver, Tricia M. Culver owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 190 North Park Drive, Levittown, PA 19054-3320.

TAX PARCEL #13-026-144.

PROPERTY ADDRESS: 190 North Park Drive, Levittown, PA 19054-3320.

JUDGMENT AMOUNT: \$170,369.60.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRUCE E. CULVER, TRICIA M. CULVER**.

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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**HAYCOCK TOWNSHIP**

DOCKET #2014-03243

Green Tree Servicing LLC v. Russell L. Waters a/k/a Russell Waters, Melissa A. Waters owner(s) of property situate in the **HAYCOCK TOWNSHIP**, BUCKS County, Pennsylvania, being 1459 Mission Road, Quakertown, PA 18951-5631.

TAX PARCEL #14-007-078-003.

PROPERTY ADDRESS: 1459 Mission Road, Quakertown, PA 18951-5631.

JUDGMENT AMOUNT: \$372,245.30.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RUSSELL L. WATERS a/k/a RUSSELL WATERS, MELISSA A. WATERS**.

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**HILLTOWN TOWNSHIP**

DOCKET #2014-00123

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **TOWNSHIP OF HILLTOWN**, Bucks County, and State of Pennsylvania, known as 53 Centennial Road, bounded and described as follows, to wit:

TAX PARCEL #15-003-008-053.

PROPERTY ADDRESS: 53 Centennial Road, Telford, Pennsylvania 18969.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **ESTATE OF JOHN A. FRAZIER, SARAANN FRAZIER, ALL UNKNOWN HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, BENEFICIARIES, AND SUCCESSORS OF JOHN A. FRAZIER.**

**JEFFREY G. TRAUGER**, Esquire

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

DOCKET #2014-08763

Branch Banking and Trust Company v. Thomas M. Wietecha a/k/a Thomas M. Wietecha owner(s) of property situate in **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 419 Fairhill Road, Hatfield, PA 19440-1145.

TAX PARCEL #15-024-039.

PROPERTY ADDRESS: 419 Fairhill Road, Hatfield, PA 19440-1145.

JUDGMENT AMOUNT: \$207,067.99.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS M. WIETECHA a/k/a THOMAS M. WITECHA.**

**PHELAN HALLINAN**

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

**LOWER MAKEFIELD TOWNSHIP**

DOCKET #2014-00510

Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity But Solely as Legal Title Trustee by Beac 2014-9Tt v. Sharon C. Aungpe,

Victor F. Aungpe owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 929 Hamilton Drive, Yardley, PA 19067-4301.

TAX PARCEL #20-022-197.

PROPERTY ADDRESS: 929 Hamilton Drive, Yardley, PA 19067-4301.

JUDGMENT AMOUNT: \$436,086.70.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHARON C. AUNGPE, VICTOR F. AUNGPE.**

**PHELAN HALLINAN**

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

DOCKET #2015-03058

ALL THAT CERTAIN tract of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and Commonwealth of PA, described according to a plan of Quarry Commons, made for Abson, Inc., by Boucher and James, Inc., Civil Engineers and Land Surveyors of Doylestown, PA (stated incorrectly as Daylostown, pa), dated 8/29/1977 and last revised 3/8/1970 and recorded in the Office for the Recording of Deeds, in and for the County of Bucks at Doylestown, PA (stated incorrectly as Daylostown, pa) in plan book 168 page 13, bounded and described as follows, to wit:

TAX PARCEL #20-019-126.

PROPERTY ADDRESS: 1248 Quarry Commons Drive, Yardley, PA 19067.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RUBEN A. JOHNSON, NAOMI G. JOHNSON.**

**BRADLEY J. OSBORNE**, Esquire

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

**LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2013-07426

ALL THAT CERTAIN UNIT LOCATED IN THE **TOWNSHIP OF LOWER SOUTHAMPTON**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, BEING UNIT NOS. 1033 A AND 1033 B IN THE MILL



CREEK PROFESSIONAL CENTER, A CONDOMINIUM, AS SHOWN ON A PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUCKS, PENNSYLVANIA IN PLAN BOOK 221, PAGE 88.

TAX PARCEL #21-003-116-004-1033.

PROPERTY ADDRESS: 1033 Millcreek Drive, Units A & B, Feasterville, PA 19053.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JESSICA IANNUZZI, ADMINISTRATOR FOR THE ESTATE OF MARGARET S. IANNUZZI, DECEASED, AS MORTGAGOR.**

**LEONA MOGAVERO**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2014-01300

ALL THAT CERTAIN tract of land situate in **LOWER SOUTHAMPTON TOWNSHIP** (formerly Southampton Township) in the County of Bucks and State of Pennsylvania being Lot No. 5 on the Plan of Feasterville Industrial Tract, said tract being recorded in Plan Book 49 page 33.

TAX PARCEL #21-004-024.

PROPERTY ADDRESS: 1721 Loretta Avenue, Feasterville, PA 19053.

IMPROVEMENTS: INDUSTRIAL BUILDING.

SOLD AS THE PROPERTY OF: **1721 LORETTA AVENUE, LLC.**

**DON F. MARSHALL**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2014-03080

ALL THOSE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected.

SITUATE in the **TOWNSHIP OF LOWER SOUTHAMPTON** (formerly Southampton) Township, Bucks County, Pennsylvania, described in two separate tracts as follows:

TAX PARCEL #21-023-072.

PROPERTY ADDRESS: 1934 Brownsville Road, Township of Lower Southampton, PA 19053.

IMPROVEMENTS: DETACHED, TWO STORY, SINGLE FAMILY, RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT W. ROSENBERGER.**

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

DOCKET #2014-04439

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

BEING KNOWN AS 548 Harding Avenue, Feasterville-Trevose, PA 19053.

TAX PARCEL #21-010-296.

PROPERTY ADDRESS: 548 Harding Avenue, Feasterville-Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL FORMICHELLI a/k/a MICHAEL A. FORMICHELLI, CYNTHIA SUDER a/k/a CYNTHIA LEE SUDER.**

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

DOCKET #2015-03036

Wells Fargo Bank, N.A. v. Adel Alameri owner(s) of property situate in **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 17 Lawson Drive, Huntingdon Valley, PA 19006-1606.

TAX PARCEL #21-005-004-016.

PROPERTY ADDRESS: 17 Lawson Drive, Huntingdon Valley, PA 19006-1606.

JUDGMENT AMOUNT: \$342,792.69.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2015-03121

Wells Fargo Bank, N.A. v. Phillip Yates, Tina Yates owner(s) of property situate in **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 1922 Scott Street, Feasterville Trevose, PA 19053-3445.

TAX PARCEL #21-023-048.

PROPERTY ADDRESS: 1922 Scott Street, Feasterville Trevose, PA 19053-3445.

JUDGMENT AMOUNT: \$233,965.44.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **PHILLIP  
YATES, TINA YATES.  
PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**MIDDLETOWN TOWNSHIP**

DOCKET #2009-11536  
U.S. Bank National Association, as Trustee,  
Successor in Interest to Bank of America,  
National Association as Successor by Merger  
to Lasalle Bank National Association as  
Trustee for Certificate Holders of Emc  
Mortgage Loan Trust 2006-A, Mortgage Pass-  
Through Certificates, Series 2006-A v. Mario  
F. Cacace owner(s) of property situate in the  
**TOWNSHIP OF MIDDLETOWN, BUCKS**  
County, Pennsylvania being 64 Turf Road,  
Levittown, PA 19056-1520.  
TAX PARCEL #22-052-187.  
PROPERTY ADDRESS: 64 Turf Road,  
Levittown, PA 19056-1520.  
JUDGMENT AMOUNT: \$228,961.95.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **MARIO F.  
CACACE.**  
**PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-03800  
Wells Fargo Bank, N.A. v. Abdullah  
Altunbas owner(s) of property situate in  
**MIDDLETOWN TOWNSHIP, BUCKS**  
County, Pennsylvania being 25 Erica Drive,  
Langhorne, PA 19047-1306.  
TAX PARCEL #22-083-236.  
PROPERTY ADDRESS: 25 Erica Drive,  
Langhorne, PA 19047-1306.  
JUDGMENT AMOUNT: \$498,337.99.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF:  
**ABDULLAH ALTUNBAS.**  
**PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-02554  
ALL THAT CERTAIN LOT OF  
LAND SITUATE IN **TOWNSHIP OF  
MIDDLETOWN, BUCKS COUNTY,**  
PENNSYLVANIA.

BEING KNOWN AS: 98 Flamehill Road,  
Levittown, PA 19056.  
TAX PARCEL #22-50-443.  
PROPERTY ADDRESS: 98 Flamehill Road,  
Levittown, PA 19056.  
IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.  
SOLD AS THE PROPERTY OF: **LILLIAN  
C. BARBER.**  
**MARK J. UDREN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2015-00498  
ALL THAT CERTAIN lot or piece of ground  
situate in **TOWNSHIP OF MIDDLETOWN,**  
County of Bucks and Commonwealth of  
Pennsylvania.  
TAX PARCEL #22-55-88.  
PROPERTY ADDRESS: 70 Candle Rd.,  
Levittown, PA 19057.  
IMPROVEMENTS: RESIDENTIAL  
DWELLING.  
SOLD AS THE PROPERTY OF: **RYAN M.  
BRADLEY, JODY A. BRADLEY.  
ROBERT W. WILLIAMS**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**MORRISVILLE BOROUGH**

DOCKET #2014-07813  
Deutsche Alt-A Securities Mortgage Loan  
Trust, Series 2007-2 Mortgage Pass Through  
Certificates Series 2007-2, U.S. Bank  
National Association, as Trustee, by PNC  
Bank, National Association as Servicer With  
Delegated Authority Under The Transaction  
Documents v. Joann Emery owner(s) of  
property situate in the **MORRISVILLE  
BOROUGH, BUCKS County, Pennsylvania**  
being 493 Melvin Avenue, Morrisville, PA  
19067-7528.  
TAX PARCEL #24-003-038.  
PROPERTY ADDRESS: 493 Melvin Avenue,  
Morrisville, PA 19067-7528.  
JUDGMENT AMOUNT: \$186,264.12.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **JOANN  
EMERY.**  
**PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA



DOCKET #2014-08988

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **BOROUGH OF MORRISVILLE**, Bucks County, Pennsylvania, being a portion of Lot No. 6 and a portion of Lot No. 14, Booz Annex No. 2, described according to a survey made by William G. Major Associates, Inc., Consulting Engineers and Surveyors of Bristol, Pennsylvania, dated April 15, 1970.

Reference: Bucks County Record Book 6665 Page 326.

TAX PARCEL #24-008-492-001.

PROPERTY ADDRESS: 24 WEST PALMER STREET, MORRISVILLE, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELING HOUSE.

SOLD AS THE PROPERTY OF: **JOHN CHERRYBON**.

**LEON P. HALLER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-02764

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, Situate in the **BOROUGH OF MORRISVILLE**, Bucks County and State of PA, bounded and described according to a "Subdivision Plan for John Note", made by Joseh H. Mixner, Civil Engineer, dated 2-12-1988 and last revised 12-6-1988 and recorded in the Office for the Recording of Deeds, in and for Bucks County, at Doylestown, PA in Plan Book 252 page 84 as follows, to wit:

TAX PARCEL #24-009-287-003.

PROPERTY ADDRESS: 123 Chambers Street, Morrisville, PA 19067.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAMITA HARVEY HARRIS, ADMINISTRATRIX OF THE ESTATE OF DEBRA WILLIAMS, DECEASED**.

**BRADLEY J. OSBORNE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-03190

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

TAX PARCEL #24-004-044.

PROPERTY ADDRESS: 613 Dorset Drive, Morrisville, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **APRIL NAGLE, MATTHEW RIDLEY**.

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

### NEW HOPE BOROUGH

DOCKET #2008-08954

ALL THAT CERTAIN Unit, designated as Unit A-14 (the "Unit"), being a Unit in the Waterworks Condominium, situate in the **BOROUGH OF NEW HOPE** and **TOWNSHIP OF SOLEBURY**, Bucks County, PA as designated in the Declaration of Condominium of The Waterworks Condominium recorded in the Office of the Recording of Deeds in and for Bucks County in Land Record Book 72 page 2036.

TOGETHER with all right, title and interest, being a 1.704% (2.357%) undivided interest in and to the Common Elements.

TAX PARCEL #27-9-6-A14.

PROPERTY ADDRESS: 350 S. River Road, A-14, New Hope, PA 18938.

IMPROVEMENTS: RESIDENTIAL CONDOMINIUM.

SOLD AS THE PROPERTY OF: **BRYAN BAROSH, CHRISTOPHER BAROSH**.

**STEFAN RICHTER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

### NEWTOWN TOWNSHIP

DOCKET #2014-02142

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

TAX PARCEL #29-040-127.

PROPERTY ADDRESS: 14 POPLAR COURT, NEWTOWN, PA 18940-3219.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **GARY ZAVODNICK, EVE P. ZAVODNICK**.

**WILLIAM E. MILLER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**NORTHAMPTON TOWNSHIP**

DOCKET #2011-11547

Wells Fargo Bank, N.A. v. Tammy L. Castelli, Brian Schanck owner(s) of property situate in **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania being 364 Newtown Richboro Road, Richboro, PA 18954-1710. TAX PARCEL #31-032-017. PROPERTY ADDRESS: 364 Newtown Richboro Road, Richboro, PA 18954-1710. JUDGMENT AMOUNT: \$316,715.45. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **TAMMY L. CASTELLI, BRIAN SCHANCK. PHELAN HALLINAN** EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2013-01556

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania. TAX PARCEL #31-057-144. PROPERTY ADDRESS: 41 Carol Lane, Richboro, PA 18954. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **ERIC BRODIE, ADINA BRODIE. GREGORY JAVARDIAN**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2015-00156

ALL THAT CERTAIN lot or piece of ground situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania and described according to a certain Plan thereof known as 'Plan of Holland Manor' made by Russell S. Lyman, Registered Professional Engineer and Surveyor, dated December 12, 1956 and recorded in Bucks County in Plan Book 14, Page 38. BEING Lot Number 23 as shown on the above mentioned Plan. TAX PARCEL #31-028-074. PROPERTY ADDRESS: 611 Rising Sun Avenue, Holland, PA 18966. IMPROVEMENTS: RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **JAMES McANDREW, ELIZABETH A. McANDREW.**

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

DOCKET #2015-02842

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN **NORTHAMPTON TOWNSHIP**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #31-036-195-015-007. PROPERTY ADDRESS: 31013 Bennett Place, Southampton, PA 18966. IMPROVEMENTS: RESIDENTIAL REAL ESTATE. SOLD AS THE PROPERTY OF: **KRISTIE D. DISALVIO. M. TROY FREEDMAN**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2015-03982

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF NORTHAMPTON**, BUCKS COUNTY, PENNSYLVANIA. TAX PARCEL #31-26-22. PROPERTY ADDRESS: 240 Holland Road, Southampton a/k/a Holland, PA 18966. IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING. SOLD AS THE PROPERTY OF: **ROBERT CROSBY, SHEILA CROSBY. MARK J. UDREN**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

**PERKASIE BOROUGH**

DOCKET #2015-01048

ALL THAT CERTAIN messuage and tract of land, together with the dwelling now therein erected, situate in **BOROUGH OF PERKASIE**, Bucks County, and State of Pennsylvania, known as 1129 W. Market Street, bounded and described as follows, to wit: TAX PARCEL #33-2-51. PROPERTY ADDRESS: 1129 W. MARKET STREET, PERKASIE, PENNSYLVANIA 18944. IMPROVEMENTS: A COMMERCIAL STRUCTURE WITH RELATED IMPROVEMENTS. SOLD AS THE PROPERTY OF: **JULIA GROW.**

**JEFFREY G. TRAUGER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**PLUMSTEAD TOWNSHIP**

DOCKET #2012-09791

ALL the right, title, interest and claim of:  
Karen E. Helsel of in and to:

MUNICIPALITY: **PLUMSTEAD TOWNSHIP.**

TAX PARCEL #34-011-147-001.

PROPERTY ADDRESS: 4742 Burnt House Hill Road, Doylestown, Pennsylvania 18901.  
LOT SIZE: 6.142 acres.

IMPROVEMENTS: TWO-STORY  
RESIDENTIAL DWELLING

APPROXIMATELY 6.142 ACRE OF LAND WITH OUT BUILDINGS.

SOLD AS THE PROPERTY OF: **KAREN E. HELSEL.**

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

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DOCKET #2015-00047

Wells Fargo Bank, N.A. v. Deborah Petro owner(s) of property situate in **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania, being 4485 Honeysuckle Lane, Doylestown, PA 18902-8815.

TAX PARCEL #34-039-096.

PROPERTY ADDRESS: 4485 Honeysuckle Lane, Doylestown, PA 18902-8815.

JUDGMENT AMOUNT: \$286,999.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEBORAH PETRO.**

**PHELAN HALLINAN**

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

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**QUAKERTOWN BOROUGH**

DOCKET #2014-03760

ALL THAT CERTAIN message, tenement and lot of land, situate on the North side of Juniper Street and in the 2nd Ward of the **BOROUGH OF QUAKERTOWN**, County of Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #35-008-249.

PROPERTY ADDRESS: 325 Juniper Street, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEITH E. WENTZ.**

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

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DOCKET #2015-03420

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

TAX PARCEL #35-001-236.

PROPERTY ADDRESS: 32 BERKS COURT, QUAKERTOWN, PA 18951-1003.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **BONNIE ROBERTS.**

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

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**RICHLAND TOWNSHIP**

DOCKET #2015-01606

Newlands Asset Holding Trust v. Elizabeth B. Cereghino owner(s) of property situate in **RICHLAND TOWNSHIP**, BUCKS County, Pennsylvania being 231 Daffodil Court, Quakertown, PA 18951-2735.

TAX PARCEL #36-025-307.

PROPERTY ADDRESS: 231 Daffodil Court, Quakertown, PA 18951-2735.

JUDGMENT AMOUNT: \$161,757.55.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ELIZABETH B. CEREGHINO.**

**PHELAN HALLINAN**

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

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DOCKET #2015-02631

All that certain message and lot of land situate in the **TOWNSHIP OF RICHLAND**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #36-032-010.

PROPERTY ADDRESS: 373 Richlandtown Pike, Quakertown, PA 18951.

JUDGMENT AMOUNT: \$233,908.91.

IMPROVEMENTS: RESIDENTIAL, SINGLE FAMILY.

SOLD AS THE PROPERTY OF: **DONALD R. SNYDER, KIMBERLEY SNYDER.**

**RICHARD J. NALBANDIAN, III**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**SOLEBURY TOWNSHIP**

DOCKET #2015-04055  
ALL THAT CERTAIN LOT OR PIECE  
OF GROUND SITUATE IN **SOLEBURY  
TOWNSHIP**, COUNTY OF BUCKS AND  
COMMONWEALTH OF PENNSYLVANIA.  
TAX PARCEL #41-008-038.  
PROPERTY ADDRESS: 6001 LOWER  
YORK ROAD, TOWNSHIP OF SOLEBURY  
(NEW HOPE), PA 18938.  
IMPROVEMENTS: RESIDENTIAL REAL  
ESTATE.  
SOLD AS THE PROPERTY OF: **JOSEPH L.  
RESTIVO a/k/a JOSEPH RESTIVO.  
M. TROY FREEDMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**TULLYTOWN BOROUGH**

DOCKET #2012-07212  
Bank of America, N.A Successor by Merger  
to BAC Home Loans Servicing, L.P. f/k/a  
Countrywide Home Loans Servicing, L.P. v.  
Robert Masterson, Rachel Masterson a/k/a  
Rachele Masterson owner(s) of property  
situate in the **TULLYTOWN BOROUGH**,  
BUCKS County, Pennsylvania being 331  
Lakeside Drive, Levittown, PA 19054-3932.  
TAX PARCEL #46-007-043.  
PROPERTY ADDRESS: 331 Lakeside Drive,  
Levittown, PA 19054-3932.  
JUDGMENT AMOUNT: \$304,606.28.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **ROBERT  
MASTERSON, RACHEL MASTERSON  
a/k/a RACHELE MASTERSON.  
PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-07251  
ALL THAT CERTAIN lot, piece or parcel of  
land with the buildings and improvements  
thereon erected, situate, lying and being  
at Levittown, in the **BOROUGH OF  
TULLYTOWN**, County of Bucks and  
Commonwealth of Pennsylvania.

TAX PARCEL #46-003-025.  
PROPERTY ADDRESS: 20 Shadetree Lane,  
Levittown, PA 19055.  
IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **DOREEN  
GLUYAS.**  
**MICHAEL T. McKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**UPPER MAKEFIELD TOWNSHIP**

DOCKET #2015-01165  
JPMorgan Chase Bank, N.A. s/b/m Chase  
Home Finance, LLC s/b/m to Chase  
Manhattan Mortgage Corporation v. Edward  
Kalinowski owner(s) of property situate in  
the **UPPER MAKEFIELD TOWNSHIP**,  
BUCKS County, Pennsylvania being 912  
River Road, Washington Crossing, PA 18977-  
1403.  
TAX PARCEL #47-020-137.  
PROPERTY ADDRESS: 912 River Road,  
Washington Crossing, PA 18977-1403.  
JUDGMENT AMOUNT: \$118,322.74.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **EDWARD  
KALINOWSKI.  
PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**WARMINSTER TOWNSHIP**

DOCKET #2014-07835  
ALL THAT CERTAIN message and  
lot of land in the **TOWNSHIP OF  
WARMINSTER**, located in the County of  
Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #49-040-383.  
PROPERTY ADDRESS: 919 Log College  
Drive, Warminster, PA 18974.  
IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **THE  
UNKNOWN HEIRS OF BARBARA L.  
FUZY, DECEASED, DONNA MIDLER  
SOLELY IN HER CAPACITY AS HEIR  
OF BARBARA L. FUZY DECEASED,  
RICHARD PALLONE SOLELY IN HIS**

**CAPACITY AS HEIR OF BARBARA L. FUZY, DECEASED.****MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-02965

Wells Fargo Bank, N.A. v. Christopher Hoy a/k/a Christopher W. Hoy owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania being 1141 Valley Road, Warminster, PA 18974-1863.

TAX PARCEL #49-047-080.

PROPERTY ADDRESS: 1141 Valley Road, Warminster, PA 18974-1863.

JUDGMENT AMOUNT: \$277,604.60.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF:  
**CHRISTOPHER HOY** a/k/a  
**CHRISTOPHER W. HOY.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**WARRINGTON TOWNSHIP**

DOCKET #2015-03088

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

TAX PARCEL #50-035-187-029-292.

PROPERTY ADDRESS: 292 SASSAFRAS COURT, WARRINGTON, PA 18976.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **EILEEN M. ARRIAGA.**

**ANDREW J. MARLEY**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**WARWICK TOWNSHIP**

DOCKET #2012-04791

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. v. Jeffrey Albee,

Jennifer L. Albee a/k/a Jennifer Albee owner(s) of property situate in **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania being 547 Eagle Court, Jamison, PA 18929-1793.

TAX PARCEL #51-028-230-308.

PROPERTY ADDRESS: 547 Eagle Court, Jamison, PA 18929-1793.

JUDGMENT AMOUNT: \$207,579.74.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY ALBEE, JENNIFER L. ALBEE** a/k/a **JENNIFER ALBEE.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**WEST ROCKHILL TOWNSHIP**

DOCKET #2011-11442

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

TAX PARCEL #52-005-020.

PROPERTY ADDRESS: 1006 Thousand Acre Road, Sellersville, PA 18960.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT LAVELLE, SUSANNE LAVELLE.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of distribution will be filed by the Sheriff within 30 days of date of sale and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days thereafter.

The above properties are to be sold by EDWARD J. DONNELLY, Sheriff, Doylestown, Pennsylvania.

Sept. 17, 24; Oct. 1

## Change of Name

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2014-08690

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 **SYDNEY SOMERS CACALLORI** to **SYDNEY SOMERS**.

The Court has fixed the 28th day of October, 2015 at 9:30 a.m. in Courtroom No. 440, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Katherine V. Coverdale**, Solicitor  
1705 Langhorne-Newtown Road  
Suite 1  
Langhorne, PA 19047

Oct. 1

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2015-05444

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 **ROBERT SHAUN FAULSTICK** to **SHAUN ROBERT FAULSTICK**.

The Court has fixed the 28 day of October, 2015 at 9:30 a.m. in Courtroom No. 440, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Oct. 1

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2015-06026

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 **JENNIFER TARA NICOLE RODGERS** to **WILLIAM DRU RODGERS**.

The Court has fixed the 28th day of October, 2015 at 9:30 a.m. in Courtroom No. 440, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Oct. 1

## 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.

**Covenant Financial, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Oct. 1

**KD Group, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Peter S. Thompson**, Solicitor  
114 North Main Street  
Doylestown, PA 18901

Oct. 1

**New Hope Star, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Brian R. Keyes**, Solicitor  
31 N. Sugar Road  
P.O. Box 727  
New Hope, PA 18938

Oct. 1



**THE SEANCE TATTOO PARLOR INC** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Oct. 1

### 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 **CREEKS BEND HOMEOWNERS ASSOCIATION**.

The purpose or purposes for which it was organized are as follows: To manage, maintain, care for, preserve and administer a planned unit community known as Creeks Bend, a Planned Community.

Oct. 1

The name of the corporation is **NESHAMINY LIVING HISTORY ASSOCIATION**.

Oct. 1

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 Aug. 26, 2015, for the purpose of obtaining a charter of a Nonprofit Corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is: **UMBA Revolutionary Run**. The corporation is organized and operated exclusively for charitable, scientific and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

**Wisler Pearlstine, LLP**, Solicitors  
460 Norristown Rd.  
Ste. 110  
Blue Bell, PA 19422

Oct. 1

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 Aug. 26, 2015, for the purpose of obtaining a charter of a Nonprofit Corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is: **Upper Makefield Business Association**. The corporation is organized and operated exclusively for charitable, scientific and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

**Wisler Pearlstine, LLP**, Solicitors  
460 Norristown Rd.  
Ste. 110  
Blue Bell, PA 19422

Oct. 1

### Classified Ad

Business, Real Estate and/or Estates Attorney – Doylestown, PA law firm seeks an associate with at least five years of transactional experience handling corporate, real estate or estate matters. Part-time position or full-time with a book of business.

Submissions from interested parties will be strictly confidential. Submit cover letter and resume with references to: Harper Business Law, P.C., 87 North Broad Street, Doylestown, PA 18901 or e-mail to Krista@HarperBusinessLaw.com.

Sept. 24; Oct. 1

### 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 **October 5, 2015**, in Courtroom #260 on the second floor of the 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.

**KEITH de PLANQUE** – John A. de Planque,  
Executor

**EDWARD S. RANSKI** – James E. Egbert,  
Administrator

**ELISEO RENDON** – Brian A. Mills, Esquire,  
Administrator

**PRISCILLA SHANE SWEENEY** – Anna C.  
Huber, Executrix

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

Sept. 24; Oct. 1

## Corporate Dissolution

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

**Steven E. Wolfe**, Solicitor

295 Buck Rd.

Ste. 202

Holland, PA 18966

(215) 364-4450

Oct. 1

## 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*

**ASHMORE, BRUCE V.**, dec'd.

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

Administrators CTA: **CYNTHIA  
ASHMORE THOMAS, BRUCE W.**

**ASHMORE** and **KATELYN M. DAVIS**  
a/k/a **KATELYN M. ASHMORE** c/o  
Jonathan H. Ellis, Esquire, 261 Old York  
Rd., Ste. 200, Jenkintown, PA 19046.

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

**DALEY, LOIS K.** a/k/a **LOIS DALEY**,  
dec'd.

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

Executor: **JAMES P. DALEY** c/o George  
C. Deeney, Esquire, Two Logan Square,  
100 N. 18<sup>th</sup> St., Ste. 730, Philadelphia, PA  
19103.

Attorney: **GEORGE C. DEENEY**,  
Gilboy & Gilboy LLP, Two Logan Square,  
100 N. 18<sup>th</sup> St., Ste. 730, Philadelphia, PA  
19103.

**DeBOLT, ANN MARIE**, dec'd.

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

Executor: **LEONARD L. SHOBER**,  
Esquire, 308 N. Main St., Ste. 400,  
Chalfont, PA 18914.

Attorney: **LEONARD L. SHOBER**,  
Shober & Rock, P.C., 308 N. Main St.,  
Ste. 400, Chalfont, PA 18914.

**FALCON, REGINALD T.** a/k/a **REGINALD  
THOMAS FALCON**, dec'd.

Late of New Britain Borough, Bucks  
County, PA.

Executor: **PAUL T. FALCON** c/o  
Douglas G. Thomas, Esquire, 104 N.  
York Rd., Hatboro, PA 19040.

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

**FRANKFORT, MARY JANE**, dec'd.

Late of Falls Township, Bucks County,  
PA.

Executrix: **JO ANN WILLIAMS** c/o  
Joseph P. Caracappa, Esquire, 312 Oxford  
Valley Road, Fairless Hills, PA 19030.

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

**GANE, BELVA H.**, dec'd.

Late of Milford, Bucks County, PA.

Executor: **STEPHEN R. GANE**, 2913  
Mill Island Parkway, Frederick, MD  
21701.

Attorney: **MICHELE A. STEVENSON**,  
Zabowski Law, LLC, 100 Springhouse  
Drive, Suite 205E, Collegeville, PA  
19426.

**GRABOWSKI, MARIE A.**, dec'd.

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

Executor: **ROBERT M. HALLIGAN** c/o Mark A. Hutchinson, Esquire, 335 Bair Rd., Berwyn, PA 19312.

Attorney: **MARK A. HUTCHINSON**, 335 Bair Rd., Berwyn, PA 19312.

**GRIM, HELEN F.**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Administrator: **GREGORY E. GRIM** c/o Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasie, PA 18944-0215.

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

**JENNETT, JAMES, SR.** a/k/a **JAMES JENNETT**, dec'd.

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

Executor: **DWAYNE E. JENNETT** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**KAUFFMAN, NAOMI H.**, dec'd.

Late of East Rockhill Township.

Executor: **S. DUANE KAUFFMAN**, 1411 W. Schwenkmill Road, Perkasie, PA 18944.

Attorney: **JEFFREY K. LANDIS**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

**KAUFMAN, MARION**, dec'd.

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

Executrix: **DALE SHERMAN**, 29 Matlock Ln., Villanova, PA 19085.

Attorney: **ZACHARY R. DOLCHIN**, Dolchin, Slotkin & Todd, P.C., 50 S. 16<sup>th</sup> St., Ste. 3530, Philadelphia, PA 19102.

**LAFFERTY, DOLORES T.**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **DOLORES A. LIEBEL**, 412 Forest Hills Ave., Philadelphia, PA 19116.  
Attorney: **BRYAN GEORGE**, 2337 Philmont Ave., Suite 208, Huntingdon Valley, PA 19006.

**LYONS, ARLINE**, dec'd.

Late of 809 Glenmar Rd., Fairless Hills, Falls Township, Bucks County, PA.

Executor: **THOMAS F. LYONS, III**, 321 Penn St., Bristol, PA 19007.

**MARKERT, MELVIN J.**, dec'd.

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

Executor: **DONALD L. MARKERT**, 11 Timothy Lane, Levittown, PA 19054.

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

**McLAUGHLIN, WILILAM J., JR.** a/k/a **WILLIAM J. McLAUGHLIN**, dec'd.

Late of Southampton, Bucks County, PA.

Executor: **WILLIAM J. McLAUGHLIN, JR.**, 1570 Gregory Drive, Warrington, PA 18976.

Attorney: **ADRIAN L. MEYER**.

**McNEVIN, JOHN L., III** a/k/a **JAY McNEVIN**, dec'd.

Late of Falls Township, Bucks County, PA.

Administratrix: **MARYLOU McNEVIN**, 2 Franklin St., Fallsington, PA 19054.

**NOBLE, GEORGE R.**, dec'd.

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

Executrix: **VICKI L. CURRAN** a/k/a **VICKI CURRAN**, 1256 Sturbridge Dr., Warminster, PA 18974.

**PECARSKY, DAVID A.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **ANGEL L. JUARBE**, 724 Broad Street, Bloomfield, NJ 07003.

Attorney: **CHRISTOPHER H. STEWARD**, 2246 Bristol Pike, Bensalem, PA 19020.

**PETER, CARL W.** a/k/a **CHUCK PETER**, dec'd.

Late of Haycock Township, Bucks County, PA.

Executrix: **VANESSA CONNER**, 2176 Stony Garden Rd., Kintnersville, PA 18930.

**PETROCIK, STEPHEN P.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **ANNE REICH**, 1423 Bentley Drive, Warrington, PA 18976.

**SHANKS, JOHN NELSON** a/k/a **NELSON SHANKS**, dec'd.

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

Executrix: **LEONA MCSHEA SHANKS**  
c/o Jonathan H. Lander, Esquire,  
One Logan Square, 130 N. 18<sup>th</sup> St.,  
Philadelphia, PA 19103-6998.

Attorney: **JONATHAN H. LANDER**,  
Blank Rome LLP, One Logan Square, 130  
N. 18<sup>th</sup> St., Philadelphia, PA 19103-6998.

**STAHL, HELEN**, dec'd.

Late of Richland Township, Bucks  
County, PA.

Co-Executors: **DAVID BERWIND**, 3071  
Dovecote Drive, Quakertown, PA 18951  
and **SUSAN STIEBER**, 15 Wild Deer  
Drive, Stevens, PA 17578.

Attorney: **WENDY J. ASHBY**.

**STEINBERG, RICHARD K.**, dec'd.

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

Administratrix: **ELIZABETH H.**  
**SILCOX** c/o Don J. Solomon, Esquire,  
300 N. York Rd., Hatboro, PA 19040.

Attorney: **DON J. SOLOMON**, 300 N.  
York Rd., Hatboro, PA 19040.

**SULLIVAN, JOHN M.**, dec'd.

Late of Richboro, Bucks County, PA.

Executor: **ROBERT R. SULLIVAN**, 443  
Rick Rd., Southampton, PA 18966.

Attorney: **GEORGIA L. STONE**.

**SWARTLEY, ESTHER G.**, dec'd.

Late of West Rockhill Township.

Executor: **DENNIS R. SWARTLEY**,  
2318 Bedminster Road, Perkasie, PA  
18944.

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

**SWOPE, ELSIE MAE** a/k/a **ELSIE SWOPE**  
and **ELSIE M. SWOPE**, dec'd.

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

Executors: **RANDY L. SWOPE** and  
**CARL L. SWOPE** c/o Leonard L.  
Shober, Esquire, 308 N. Main St., Ste.  
400, Chalfont, PA 18914.

Attorney: **LEONARD L. SHOBER**,  
Shober & Rock, P.C., 308 N. Main St.,  
Ste. 400, Chalfont, PA 18914.

**VANSANT, SHIRLEY E.**, dec'd.

Late of New Hope, Buckingham Twp.,  
Bucks County, PA.

Executrix: **BARBARA LONG**, 2 Remy  
Place, Newtown, PA 18940.

**ZIEGLER, DONALD**, dec'd.

Late of West Rockhill Township, Bucks  
County, PA.

Executrix: **D. NOREEN ZIEGLER**,  
1055 Indian Rock Road, Green Lane, PA  
18054.

Attorney: **JEFFREY K. LANDIS**,  
Bricker, Landis, Hunsberger & Gingrich,  
LLP, 114 East Broad Street, P.O. Box  
64769, Souderton, PA 18964.

*Second Publication*

**BEER, ANN M.** a/k/a **ANNA M. BEER** and  
**ANNA MARIE BEER**, dec'd.

Late of West Rockhill Township, Bucks  
County, PA.

Executrix: **JULIA A. HECKLER** c/o  
Grim, Biehn & Thatcher, P.O. Box 215,  
Perkasie, PA 18944-0215.

Attorney: **DIANNE C. MAGEE**, Grim,  
Biehn & Thatcher, 104 S. Sixth St., P.O.  
Box 215, Perkasie, PA 18944-0215.

**BEIGER, DOROTHEA H.**, dec'd.

Late of Doylestown Township, Bucks  
County, PA.

Executor: **PAUL BEIGER, JR.** c/o  
Richard Hale Pratt, Esquire, Pratt, Brett  
& Luce, P.C., 68 East Court Street, P.O.  
Box 659, Doylestown, PA 18901-0659.

Attorney: **RICHARD HALE PRATT**.

**BLOSS, MILTON WESLEY** a/k/a **MILTON**  
**W. BLOSS**, dec'd.

Late of Richland Township, Bucks  
County, PA.

Executor: **KEITH A. BLOSS**, 748 Delta  
Rd., Red Lion, PA 17356.

**BORTIN, VIRGINIA**, dec'd.

Late of Doylestown Township, Bucks  
County, PA.

Executor: **WILLIAM SMITH**  
**LUNDGREN**, 1200 Humboldt St., #501,  
Denver, CO 08218.

Attorney: **WENDY J. ASHBY**.

**BURROWS, VERONICA A.** a/k/a **RONI**  
**BURROWS**, dec'd.

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

Executrix: **BARBARA B. FINKEL**,  
4429 Ernie Davis Circle, Philadelphia,  
PA 19154.

**DERSTINE, GARLAND A.**, dec'd.

Late of West Rockhill Township, Bucks  
County, PA.

Executors: **G. DALE DERSTINE**, 50 Elroy Road, Souderton, PA 18964 and **ROBERT B. DERSTINE**, 372 Moyer Road, Souderton, PA 18964.

Attorney: **DOROTHY K. WEIK**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

**DOUGLASS, EMMA A.**, dec'd.

Late of Warrington Township, Bucks County, PA.

Executor: **JOSEPH H. DOUGLASS**, 108 Stephanie Lane, Bozeman, MT 59718.

Attorney: **DAVID P. GRAU**.

**DOWLING, LOUISE P.**, dec'd.

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

Executors: **GERALD F. DOWLING**, 914 Exeter Crescent, Villanova, PA 19085 and **ANNE P. DOWLING**, 164 Kentucky Ave., Mays Landing, NJ 08330.

Attorney: **McKINLEY C. McADOO**, McCausland, Keen & Buckman, Radnor Court, 259 N. Radnor-Chester Rd., Ste. 160, Radnor, PA 19087.

**FLUCK, WALTER R. a/k/a WALTER R. FLUCK, SR.**, dec'd.

Late of Plumstead Township, Bucks County, PA.

Co-Executors: **RANDY C. FLUCK** and **KATHLEEN CORSNER** c/o Robert C. Whitley, III, Esquire, 199 N. Broad St., Doylestown, PA 18901.

Attorney: **ROBERT C. WHITLEY, III**, 199 N. Broad Street, Doylestown, PA 18901.

**GAIL, ALLAN H.**, dec'd.

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

Administrator: **BRYANT GAIL**, 1596 Turkey Trot Rd., Jamison, PA 18929.

**GONZALEZ, FELIX**, dec'd.

Late of Springfield Township, Bucks County, PA.

Executrix: **ANNETTE BRODERICK** c/o Kathleen L. Barndt, Esquire, 1239 W. Broad Street, P.O. Box 539, Quakertown, PA 18951.

Attorney: **KATHLEEN L. BARNDT**, 1239 W. Broad Street, P.O. Box 539, Quakertown, PA 18951.

**GOODWIN, HANNELORE Z. a/k/a HANNE GOODWIN**, dec'd.

Late of Warrington, Bucks County, PA.

Executor: **DAVID B. McVAUGH**, 210 Poplar Avenue, Marlton, NJ 08053.

**HARMON, RICHARD a/k/a RICHARD M. HARMON and RICHARD MARTIN HARMON**, dec'd.

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

Executrix: **GERRI-ELLEN HARMON** c/o Raymond J. Peppelman, Jr., Esquire, 1223 N. Providence Rd., Media, PA 19063.

Attorney: **RAYMOND J. PEPPELMAN, JR.**, McNichol, Byrne & Matlawski, P.C., 1223 N. Providence Rd., Media, PA 19063.

**KELLEY, LYNNE M.**, dec'd.

Late of Perkasio, Bucks County, PA.

Executrix: **PHYLLIS K. CARTWRIGHT**, 25 Hunsberger Road, Telford, PA 18969.

Attorney: **PHILIP L. GAZAN**, Gazan & John, P.C., 30 West Airy Street, Norristown, PA 19401.

**McCUE, MICHAEL J., III**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administratrix: **LISA BRYDZINSKI** c/o Marc I. Rickles, Esquire, Kardos, Rickles, Hand & Bidlingmaier, 626 S. State Street, Newtown, PA 18940.

Attorney: **MARC I. RICKLES**, Kardos, Rickles, Hand & Bidlingmaier, 626 South State Street, Newtown, PA 18940.

**MELICK, VIRGINIA B.**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **LISA WAIBEL**, 1200 Hedgeline Dr., Pennsburg, PA 18073.

**MIKOLAI, THOMAS MICHAEL a/k/a TOM MIKOLAI**, dec'd.

Late of Quakertown/Milford Twp., Bucks County, PA.

Executrix: **MICHELLE H. MIKOLAI**, 2558 Hillcrest Road, Quakertown, PA 18951.

**MOYER, GEORGE F.**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executrix: **ANNETTE L. ROSANELLI**, 121 E. 5<sup>th</sup> Street, Apt. #1, Lansdale, PA 19446.

**MOYER, MARGARET E.,** dec'd.

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

Executor: **STEPHEN E. MOYER**, 1505 Broad St., Perkasie, PA 18944.

**NEWTON, JEAN ELIZABETH** a/k/a

**JEAN NEWTON**, dec'd.

Late of New Britain Borough, Bucks County, PA.

Executors: **SPENCER AARONSON**, 200 Winding Way, #4, Downingtown, PA 19335 and **JAMES AARONSON**, 15 Bentwood Ln., Levittown, PA 19054.

**PARKER, JEAN T.,** dec'd.

Late of Milford Township, Bucks County, PA.

Executor: **RICKY S. PARKER**, 332 E. Broad St., Box 852, Trumbauersville, PA 18970.

**PARSONS, JAMES P., JR.** a/k/a **JAMES**

**PIERCE PARSONS, JR.,** dec'd.

Late of Langhorne Borough, Bucks County, PA.

Executrix: **MARGARET P. MALANDRA** a/k/a **MARGARET PEARL MALANDRA**, 203 Station Avenue, Langhorne, PA 19047.

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

**PHIPPS, JESSIE** a/k/a **JESSIE M. PHIPPS**, dec'd.

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

Executrices: **KATHLEEN P. HARDGROVE** and **PATRICIA E. HARRIS** c/o John J. McAneney, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

Attorney: **JOHN J. McANENEY**, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

**SCHMIDT, LYNNE**, dec'd.

Late of Bucks County, PA.

Executrix: **TRACEY A. CAREY**, 114 Saddlebrook Drive, Dublin, PA 18917.

**SIANO, DENISE**, dec'd.

Late of Bristol Borough, Bucks County, PA.

Executrix: **RITA MURTHA** a/k/a **RITA M. MURTHA**, 357 Fox Hollow Drive, Langhorne, PA 19053.

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

**SPEECE, FRED L., SR.,** dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **MARIE SMITH** a/k/a **MARIE C. SMITH** 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.

**SPIER, AMELIA ANN**, dec'd.

Late of Richland Township, Bucks County, PA.

Executor: **THOMAS R. SPIER** c/o David J. Juall, Esquire, 3709 Dogwood Lane, P.O. Box 3, Durham, PA 18039.

Attorney: **DAVID J. JUALL**, 3709 Dogwood Lane, P.O. Box 3, Durham, PA 18039.

**TUCKER, CHARLOTTE W.,** dec'd.

Late of Langhorne Manor Borough, Bucks County, PA.

Executor: **KENNETH B. TUCKER** c/o Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**.

**WALKER, LEANORA W.** a/k/a **LEANORA WIGGINS WALKER**, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **DONNA W. DOWD**, 4503 E. Yates Rd., Bensalem, PA 19020.

*Third and Final Publication***BAUER, DAMIAN JEFFERY**, dec'd.

Late of East Rockhill Township, Bucks County, PA.

Administrator: **JEFFERY BAUER** c/o John H. Filice, Esquire, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

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

**BROPHY, ROBERT** a/k/a **BOB BROPHY**, dec'd.

Late of Bristol Borough, Bucks County, PA.



Executor: **LAWRENCE BROPHY**, 318 Westview Ave., Bristol, PA 19007.

**DIRKES, EDITH G. a/k/a EDITH GLORIA DIRKES**, dec'd.

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

Executor: **MARK DORAN DIRKES** a/k/a **MARK D. DIRKES** c/o Diane K. Foxman, Esquire, 890 Ashbourne Way, Schwenksville, PA 19473.

Attorney: **DIANE K. FOXMAN**, 890 Ashbourne Way, Schwenksville, PA 19473.

**EZDEBSKY, ALICE V.**, dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **JULIANN MANNING**, 50 Pepperell Drive, Langhorne, PA 19047.

Attorney: **FRANCIS GERARD JANSON**.

**GEIGES, GEORGE P.**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executors: **KEITH P. GEIGES**, 82 Buck Hill Dr., Holland, PA 18966 and **HELEN M. GEIGES**, 165 Pine Run Dr., Holland, PA 18966.

**GELDNER, JACK**, dec'd.

Late of Northampton Township, Bucks County, PA.

Administratrix: **LINDA GELDNER**, 887 N. Beechwood St., Philadelphia, PA 19130.

**GOLDEN, ELEANOR B.**, dec'd.

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

Executor: **DONALD C. GOLDEN** c/o John R. Lolio, Jr., Esquire, 308 Harper Drive, Suite 200, Moorestown, NJ 08057.

Attorney: **JOHN R. LOLIO, JR.**, Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Drive, Suite 200, Moorestown, NJ 08057.

**GOLDEN, JOHN C.**, dec'd.

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

Executor: **DONALD C. GOLDEN** c/o John R. Lolio, Jr., Esquire, 308 Harper Drive, Suite 200, Moorestown, NJ 08057.

Attorney: **JOHN R. LOLIO, JR.**, Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Drive, Suite 200, Moorestown, NJ 08057.

**HABER, CATHERINE A.**, dec'd.

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

Executrix: **SUSAN SCHOENIG** c/o John F. Walsh, Esquire, P.O. Box 445, Blue Bell, PA 19422.

Attorney: **JOHN F. WALSH**, P.O. Box 445, Blue Bell, PA 19422.

**HARROLD, DANIEL J.**, dec'd.

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

Administrator: **NORMAN J. PINE**, 104 S. Church St., West Chester, PA 19382.

Attorney: **NORMAN J. PINE**, Pine & Pine Law Offices, 104 S. Church St., West Chester, PA 19382.

**HOFFMAN, DAVID W. a/k/a DAVID WALTER HOFFMAN**, dec'd.

Late of Perkasio Borough, Bucks County, PA.

Co-Administrators: **D. MATTHEW HOFFMAN** and **SARAH E. RICCI** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

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

**LANDIS, KATHRYN S.**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **J. RODNEY LANDIS**, 486 Cowpath Rd., Telford, PA 18969.

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

**LUBRANO, ANNEMARIE S.**, dec'd.

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

Executrix: **NICOLE E. LUBRANO**, 600 Valley Rd., Apt. B-13, Warrington, PA 18976.

**MARSCHALL, MARY E. ROSENBERGER**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **WAYNE A. MUMBAUER**, 271 Hunsberger Lane, Harleysville, PA 19438.

Attorney: **R. WAYNE CLEMENS**, Clemens, Nulty & Gifford, 510 E. Broad Street, P.O. Box 64439, Souderton, PA 18964-0439.

**MEEHAN, ROSEMARY H.** a/k/a  
**ROSEMARY MEEHAN**, dec'd.

Late of Churchville/Northampton  
Township, Bucks County, PA.

Executrix: **TERESA M. DAVIS**, 183  
Windsor Drive, Churchville, PA 18966.

**MESSANO, BETTY DELUCA** a/k/a  
**BETTY D. MESSANO** and **BETTY**  
**MESSANO**, dec'd.

Late of Bucks County, PA.

Executrix: **ELIZABETH A. QUINN**,  
568 Grant Street, Newtown, PA 18940.

Attorney: **ELLEN S. FISCHER**,  
Fenningham, Stevens, Dempster & Coval  
LLP, 809 Easton Road, P.O. Box M,  
Willow Grove, PA 19090.

**O'CONNELL, ROXANNE M.**, dec'd.

Late of 47 Wooden Bridge Ct., Holland/  
Southampton/Northampton, Bucks  
County, PA.

Administratrix: **CAREN MONK**, 30  
Riverdale Rd., Yardley, PA 19067.

Attorneys: **FELDMAN & FELDMAN**,  
**LLP**, 820 Homestead Rd., Jenkintown,  
PA 19046.

**STEPHAN, RUTH B.** a/k/a **RUTH**  
**STEPHAN**, dec'd.

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

Executrix: **ARLINE M. STEPHAN**, 6  
Black Rock Rd., Yardley, PA 19067.

Attorney: **ADAM L. FERNANDEZ**,  
Wisler Pearlstine, LLP, 460 Norristown  
Rd., Ste. 110, Blue Bell, PA 19422.

## Miscellaneous

IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2013-07384  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

**PNC Bank, National Association**, c/o **PNC**  
**Bank, N.A.**, Plaintiff,

vs

**Rosann Giles a/k/a Rosann L. Giles**, Last  
Record Owner, **Stephen Giles**, Individually  
and as Known Heir of **Rosann Giles a/k/a**  
**Rosann L. Giles**, **George Nadolski**, Known  
Heir of **Rosann Giles a/k/a Rosann L. Giles**,  
**Anthea Jones**, Known Heir of **Rosann Giles**  
**a/k/a Rosann L. Giles** and **Unknown Heirs**,

**Successors, Assigns and All Persons, Firms**  
**or Associations Claiming Right, Title or**  
**Interest From or Under Rosann Giles a/k/a**  
**Rosann L. Giles**, Defendants

TO: **Unknown Heirs, Successors,**  
**Assigns and All Persons, Firms or**  
**Associations Claiming Right, Title or**  
**Interest From or Under Rosann Giles**  
**a/k/a Rosann L. Giles**, Defendant(s) whose  
last known addresses are **600 East Walnut**  
**Street, Perkasio, PA 18944** and **5518 McLean**  
**Station Road, Green Lane, PA 18054** and  
**c/o GC Rieber Oils, Theistholmsundet 5,**  
**6512 Kristiansund N, Norway**

### AMENDED COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff,  
PNC Bank, National Association, c/o  
PNC Bank, N.A., has filed an Amended  
Mortgage Foreclosure Complaint endorsed  
with a Notice to Defend, against you in the  
Court of Common Pleas of Bucks County,  
Pennsylvania, docketed to NO. 2013-07384,  
wherein Plaintiff seeks to foreclose on the  
mortgage secured on your property located,  
600 East Walnut Street, Perkasio, PA 18944,  
whereupon your property would be sold by  
the Sheriff of Bucks County.

### NOTICE

#### YOU HAVE BEEN SUED IN COURT.

If you wish to defend against the claims set  
forth in the notice above, you must take action  
within twenty (20) days after this Complaint  
and Notice are served, by entering a written  
appearance personally or by attorney and  
filing in writing with the Court your 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 THE INFORMATION ABOUT  
HIRING 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.

**LAWYERS REFERRAL SERVICE**

Lawyer Referral Service of the  
Bucks County Bar Association  
135 East State Street  
Doylestown, PA 18901  
(215) 348-9413 x108

**Udren Law Offices, P.C.**

Attys. for Plaintiff  
111 Woodcrest Rd.  
Ste. 200  
Cherry Hill, NJ 08003  
(856) 669-5400

Oct. 1

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**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*

**IRREVOCABLE TRUST OF BAERBEL K.  
CRAINE**

**BAERBEL K. CRAINE**, dec'd.

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

Trustees: **JOHN M. CRAINE,  
SUZANNE C. CUMMINGS, DAVID  
B. CRAINE** and **JAMES G. CRAINE**  
c/o Dischell, Bartle & Dooley, Esquires,  
1800 Pennbrook Parkway, Ste. 200, P.O.  
Box 107, Lansdale, PA 19446-0107.

Attorneys: **DISCHELL, BARTLE  
& DOOLEY P.C.**, 1800 Pennbrook  
Parkway, Ste. 200, P.O. Box 107,  
Lansdale, PA 19446-0107.