

Sheriff's Sale

Second Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Thursday, November 9, 2017 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1st Floor, located at 55 E. Court Street, in the Borough of Doylestown, Bucks County, PA, the following real estate to wit.

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 #2015-06575

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

TAX PARCEL #2-49-429.

PROPERTY ADDRESS: 2942 Wexford Rd., Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MATTHEW WALP, MARY WALP.**

ROGER FAY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-04587

Lsf9 Master Participation Trust v. Timothy P. Beckel, Jeanette Beckel owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania being 2472 Brandon Court, Bensalem, PA 19020-2202.

TAX PARCEL #02-049-114.

PROPERTY ADDRESS: 2472 Brandon Court, Bensalem, PA 19020-2202.

JUDGMENT AMOUNT: \$274,859.28.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TIMOTHY P. BECKEL, JEANETTE BECKEL.**

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

DOCKET #2017-01627

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

TAX PARCEL #02-022-004; 02-022-008 and 02-022-009.

PROPERTY ADDRESS: MILL ROAD AND 188 STATE ROAD.

IMPROVEMENTS: COMMERCIAL/GAS STATION/CONVENIENCE STORE.

SOLD AS THE PROPERTY OF: **TIOGA COAL & FUEL LLC.**

ROBERT A. BADMAN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-02556

PHH Mortgage Corporation v. Joshua Eric Grob, in His Capacity as Heir of Eric Grob a/k/a Eric L. Grob, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Eric Grob a/k/a Eric L. Grob, Deceased owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 1004 Florida Avenue, Bensalem, PA 19020.

TAX PARCEL #02-055-695.

PROPERTY ADDRESS: 1004 Florida Avenue, Bensalem, PA 19020.

JUDGMENT AMOUNT: \$47,866.20.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSHUA ERIC GROB, IN HIS CAPACITY AS HEIR OF ERIC GROB a/k/a ERIC L. GROB, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERIC GROB a/k/a ERIC L. GROB, DECEASED. PHELAN HALLINAN DIAMOND & JONES**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-02565

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, and being known as 3973 Bainbridge Court, Bensalem, Pennsylvania 19020.

TAX PARCEL #02-076-168.

PROPERTY ADDRESS: 3973 Bainbridge Court, Bensalem, Pennsylvania 19020.

REAL DEBT: \$188,455.98.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DOROTHY CRAIG, KNOWN SURVIVING HEIR OF LOIS M. MELTON, AUGUSTUS MELTON, KNOWN SURVIVING HEIR OF LOIS M. MELTON, UNKNOWN SURVIVING HEIRS OF LOIS M. MELTON.**

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

DOCKET #2017-03677

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected situate in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania, described according to a Survey and Plan made by C. Howard Hazard, Registered Surveyor on May 31, 1941 for Fred Reedman, as follows:

TAX PARCEL #02-019-172.

PROPERTY ADDRESS: 3381 Bristol Road, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARK GILL AND DIANE GILL.**

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

BRISTOL BOROUGH

DOCKET #2014-05757

Lsf9 Master Participation Trust v. William Hernandez owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 817 Pine Street, Bristol, PA 19007-3731.

TAX PARCEL #04-007-016.

PROPERTY ADDRESS: 817 Pine Street, Bristol, PA 19007-3731.

JUDGMENT AMOUNT: \$87,140.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2016-06838

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances,

situate in the **BOROUGH OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #04-011-135.

PROPERTY ADDRESS: 828 THIRD AVENUE, BRISTOL, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ERIN E. MATTHEWS, CHRISTOPHER T. MATTHEWS.**

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

DOCKET #2016-07891

Bank of America, N.A. Successor by Merger to BAC Home Loan Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. v. Kristin Weinkopff owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania being 831 2nd Avenue, Bristol, PA 19007-3217.

TAX PARCEL #4-11-109.

PROPERTY ADDRESS: 831 2nd Avenue, Bristol, PA 19007-3217.

JUDGMENT AMOUNT: \$163,848.20.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KRISTIN WEINKOPFF.**

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

DOCKET #2017-03517

ALL that certain parcel of land lying and being situate in the **BOROUGH OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 316 Roosevelt Street, Bristol, PA 19007.

TAX PARCEL #04-029-016.

PROPERTY ADDRESS: 316 Roosevelt Street, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DENISE GIRJATOWICZ a/k/a DENISE M. GIRJATOWICZ, JOHN GIRJATOWICZ.**

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

DOCKET #2017-03574

U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-

Wfhe3, Asset-Backed Pass-Through Certificates, Series 2006-Wfhe3 v. Josie B. Colter owner(s) of property situate in the **BRISTOL BOROUGH, 4th**, BUCKS County, Pennsylvania being 234 Buckley Street, Bristol, PA 19007-3718.
TAX PARCEL #04-009-211-001.
PROPERTY ADDRESS: 234 Buckley Street, Bristol, PA 19007-3718.
JUDGMENT AMOUNT: \$109,772.38.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **JOSIE B. COLTER.**
PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

BRISTOL TOWNSHIP

DOCKET #2009-04023
Everbank v. Ronald Cromedy, Christine Maxwell owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 27 Return Lane, Levittown, PA 19055-1103.
TAX PARCEL #05-034-235.011.
PROPERTY ADDRESS: 27 Return Lane, Levittown, PA 19055-1103.
JUDGMENT AMOUNT: \$365,197.08.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **RONALD CROMEDY, CHRISTINE MAXWELL.**
PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2012-07944
Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A v. Charlotte L. Sheats owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1017 Winder Drive, Bristol, PA 19007-2624.
TAX PARCEL #05-027-144.
PROPERTY ADDRESS: 1017 Winder Drive, Bristol, PA 19007-2624.
JUDGMENT AMOUNT: \$298,021.59.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **CHARLOTTE L. SHEATS.**
PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-04461
Wells Fargo Bank, N.A. v. Luz Z. Archilla owner(s) of property situate in the **BRISTOL TOWNSHIP, 4TH**, BUCKS County, Pennsylvania, being 3108 Broadway Avenue, Bristol, PA 19007-1802.
TAX PARCEL #05-022-468.003.
PROPERTY ADDRESS: 3108 Broadway Avenue, Bristol, PA 19007-1802.
JUDGMENT AMOUNT: \$163,223.00.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **LUZ Z. ARCHILLA.**
PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-04871
ALL THAT CERTAIN lot or piece of ground situate in **BRISTOL TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania.
TAX PARCEL #05-052-091.
PROPERTY ADDRESS: 1327 Minot Street, a/k/a 1327 Minot Avenue, Croydon, PA 19021.
IMPROVEMENTS: RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **DANIEL W. COLE, SUZANNE M. COLE.**
ROGER FAY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-04292
ALL THAT CERTAIN Lot, piece or parcel of land with the buildings and improvements thereon erected situate lying and being at Levittown, located in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.
TAX PARCEL #05-071-038.
PROPERTY ADDRESS: 14 Daffodil Lane, Levittown, PA 19055.
IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **KRISTY SANTIAGO.**
MICHAEL T. McKEEVER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-04553
ALL THOSE CERTAIN lots or pieces of land located in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-012-249.

PROPERTY ADDRESS: 708 Keystone Street, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH A. CLIVER.**

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

DOCKET #2016-04573

ALL THAT CERTAIN tract piece or parcel of land situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania as described in accordance with a Plan of Subdivision, prepared from Robert Thomas Homes, LLC, Tax Map Parcel 5-26-92.1 as prepared by Pickering, Corts AND Summerson, Inc., Newtown, PA, consisting of seven (7) sheets, being drawing no. 2-8161, dated March 1, 2004 and last revised June 6, 2005.

Being Lot 1 containing 43,650 square feet or 1.00 acres.

TAX PARCEL #05-026-092.001.

PROPERTY ADDRESS: 1200 Newport Road, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHELLE GEIER, CRAIG GEIER.**

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

DOCKET #2016-04588

Fifth Third Mortgage Company v. Ben T. Baltazar, Bettina Baltazar a/k/a Bettina Ann Baltazar owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 63 Maple Lane, Levittown, PA 19054-2035.

TAX PARCEL #05-049-046.

PROPERTY ADDRESS: 63 Maple Lane, Levittown, PA 19054-2035.

JUDGMENT AMOUNT: \$338,138.64.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BEN T. BALTAZAR, BETTINA BALTAZAR a/k/a BETTINA ANN BALTAZAR.**

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

DOCKET #2016-07634

Wells Fargo Bank, NA v. Theodore J. Metzger owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 30 Azalea Lane, Levittown, PA 19055-1227.

TAX PARCEL #05-039-466.

PROPERTY ADDRESS: 30 Azalea Lane, Levittown, PA 19055-1227.

JUDGMENT AMOUNT: \$176,629.38.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THEODORE J. METZGER.**

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

DOCKET #2017-00284

Fifth Third Mortgage Company v. Richard L. Nicholas owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 517 Stanford Road, Fairless Hills, PA 19030-4021.

TAX PARCEL #05-003-027.

PROPERTY ADDRESS: 517 Stanford Road, Fairless Hills, PA 19030-4021.

JUDGMENT AMOUNT: \$337,258.44.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD L. NICHOLAS.**

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

DOCKET #2017-00398

All that certain lot, or piece of parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, shown and designated as lot no. 3763-R on subdivision map of "Indian Creek", Levittown, section 48, filed in the office of the recorder of deeds of Bucks County, PA on 12/03/1953 in plan Book 7 Page 26 as follows, to wit: beginning at a point on the northwest side of Inbrook road (50.00 feet wide) said point being a corner of lot no. 3762-R; thence extending along the northwest side of Inbrook road south 88 degrees 36 minutes 57 seconds west 60.00 feet to a corner of lot no. 3764-R; thence along same north 01 degrees 23 minutes 03 seconds west 100.00 feet to a point in line of lot no. 3802-R; thence along lot no. 3802-

R and lot no. 3803-R north 88 degrees 36 minutes 57 seconds east 60.00 feet to a corner of lot no. 3762-R; thence along same south 01 degrees 23 minutes 03 seconds east 100.00 feet to the point and place of beginning. Being county parcel number 05-33-174.

TAX PARCEL #05-33-174.

PROPERTY ADDRESS: 43 Inbrook Road, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES W. LYMAN.**

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

DOCKET #2017-02616

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 515 Sycamore Avenue, Croydon, PA 19021.

TAX PARCEL #05-008-167.

PROPERTY ADDRESS: 515 Sycamore Avenue, Croydon, PA 19021.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **STEVE BERK a/k/a STEPHEN BERK.**

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

DOCKET #2017-03554

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF BRISTOL**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 53 Mintleaf Rd., Levittown, PA 19056.

TAX PARCEL #5-21-524.

PROPERTY ADDRESS: 53 Mintleaf Rd., Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **ANJALI LONDHE, DILIP LONDHE.**

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

BUCKINGHAM TOWNSHIP

DOCKET #2017-01670

ALL THAT CERTAIN Lot or piece of ground, Situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks,

Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Mill Creek Farms West, made by Douglas W. Breiting, Registered Surveyor, dated August 5, 1987 and last revised November 3, 1987 and said Plan being recorded in the Office for the Recording of Deeds, in and for the County of Bucks, in Plan Book 242 Page 100.

BEING LOT NUMBER 1 as shown on the above mentioned Plan.

TAX PARCEL #06-023-003.

PROPERTY ADDRESS: 3936 Smith Road, Furlong, PA 18925.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD H. HAASE, JR.**

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

DOCKET #2017-03564

ALL THAT CERTAIN message and tract of land, Situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and State of Pennsylvania.

TAX PARCEL #06-008-014.

PROPERTY ADDRESS: 3413 Edison Furlong Road, Furlong, PA 18925.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT KIELKUCKI.**

JILL M. FEIN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-03707

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and State of Pennsylvania, bounded and described according to a survey and plan thereof dated February 25, 1969, made by Weisel & Gilmore, Registered Surveyors of Doylestown, PA.

TAX PARCEL #6-23-52-1.

PROPERTY ADDRESS: 4891 New Road, Pineville, PA 18946.

IMPROVEMENTS: 3-BEDROOM MODULAR RANCHER LOCATED ON 1.05 ACRES OF LAND.

SOLD AS THE PROPERTY OF: **BRIAN E. BRANGAN, OLIVIA L. BRANGAN, TERRE-TENANT.**

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

DOYLESTOWN TOWNSHIP

DOCKET #2014-04374
ALL THAT CERTAIN lot or piece of ground
situate in Doylestown Township, County of
Bucks, Commonwealth of Pennsylvania.
TAX PARCEL #09-066-007.
PROPERTY ADDRESS: 20 BRINKER
DRIVE, DOYLESTOWN, PA 18901.
IMPROVEMENTS: RESIDENTIAL
PROPERTY.
SOLD AS THE PROPERTY OF: **ULANA
KEER a/k/a ULANA M. KEER, DONALD
KEER a/k/a DONALD R. KEER, JR., THE
UNITED STATES OF AMERICA.
POWERS, KIRN & ASSOCIATES**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-07796
ALL THAT CERTAIN unit in the property
known, named and identified as Charing
Cross Condominium, a condominium located
in **DOYLESTOWN TOWNSHIP**, Bucks
County, Commonwealth of Pennsylvania,
which has heretofore been submitted to the
provisions of the Uniform Condominium Act,
68 PA. C.S. 3101 et seq by the recording in
the Bucks County Department of Records of
a Declaration dated 5/4/1989 and recorded on
5/4/1989 in Land Record Book 45 page 1775
and amended in Land Record Books 57 page
966, 65 page 10, 145 page 1989, 149 page
1830, 297 page 156, 328 page 1712, 361 page
949, and ___ page ___ and Certification and
restated Declaration as in Land Record Book
372 page 1509, 423 page 1714, 445 page 310,
467 page 906, 494 page 503, 507 page 2307,
529 page 264, 582 page 1138, 620 page 1674,
653 page 174, 700 page 991, 736 page 125,
773 page 1932, 733 page 1974 and 819 page
1126, being and designated as UNIT NO.
92 together with a combined proportionate
undivided interest in the Common Elements
(as defined in such Declaration) of .50000%,
'and amended 3/16/94 in Land Record Book
868, Page 1677.
TAX PARCEL #09-060-004-092.
PROPERTY ADDRESS: 125 Blackfriars
Circle, Doylestown, PA 18901.
IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **HOWARD
G. KURS.**
MARTHA E. VON ROSENSTIEL, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DURHAM TOWNSHIP

DOCKET #2017-01595
All that certain piece or parcel or Tract of land
situate in the **TOWNSHIP OF DURHAM**,
Bucks County, Pennsylvania, and being known
as 5209 Route 212, Riegelsville, Pennsylvania
18077.
TAX PARCEL #11-009-002.
PROPERTY ADDRESS: 5209 Route 212,
Riegelsville, Pennsylvania 18077.
REAL DEBT: \$137,370.77.
IMPROVEMENTS: RESIDENTIAL
DWELLING.
SOLD AS THE PROPERTY OF: **VICTORIA
BROWN, KNOWN SURVIVING HEIR
OF JUSTIN DWINNELL, III, JEFFERY
DWINNELLS, KNOWN SURVIVING
HEIR OF JUSTIN DWINNELL, III,
UNKNOWN SURVIVING HEIRS OF
JUSTIN DWINNELL, III.**
TERRENCE J. McCABE, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

EAST ROCKHILL TOWNSHIP

DOCKET #2015-04476
All that ceratin piece or parcel or Tract of land
situate in **EAST ROCKHILL TOWNSHIP**,
Bucks County, Pennsylvania, and being known
as 629 Campus Drive, Perkasio, Pennsylvania
18944.
TAX PARCEL #12-029-204.
PROPERTY ADDRESS: 629 Campus Drive,
Perkasie, Pennsylvania 18944.
REAL DEBT: \$105,944.68.
IMPROVEMENTS: RESIDENTIAL
DWELLING.
SOLD AS THE PROPERTY OF: **MICHELE
SMOLENSKI f/k/a MICHELE JAMISON,
RICHARD SMOLENSKI.**
TERRENCE J. McCABE, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

FALLS TOWNSHIP

DOCKET #2014-04435
ALL THAT CERTAIN lot or piece of land
with the buildings and improvements thereon

erected located in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #13-034-031.

PROPERTY ADDRESS: 535 Stevens Road, Morrisville, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JUDY L. STEWART, GARY S. STEWART.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-05896

Lsf9 Master Participation Trust v. Cynthia Walsh, in Her Capacity as Executrix of The Estate of Francis L. Hagerman, Tami G. Morgal, in Her Capacity as Devisee of The Estate of Francis L. Hagerman owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 276 Pinewood Drive, Levittown, PA 19054-3709.

TAX PARCEL #13-042-108.

PROPERTY ADDRESS: 276 Pinewood Drive, Levittown, PA 19054-3709.

JUDGMENT AMOUNT: \$176,674.52.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CYNTHIA WALSH, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF FRANCIS L. HAGERMAN, TAMI G. MORGAL, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF FRANCIS L. HAGERMAN.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-06902

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not in Its Individual Capacity But Solely in Its Capacity as Owner Trustee of Matawin Ventures Trust Series 2016-2 v. Daniel J. Baxter, Kelly P. Baxter owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 22 Bald Cypress Lane, Levittown, PA 19054.

TAX PARCEL #13-026-102.

PROPERTY ADDRESS: 22 Bald Cypress Lane, Levittown, PA 19054.

JUDGMENT AMOUNT: \$263,663.54.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DANIEL J. BAXTER, KELLY P. BAXTER.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-06733

Specialized Loan Servicing LLC v. Charles F. Dender, in His Capacity as Executor of The Estate of Russell Scott Collings a/k/a Scott Collings, Kimberly Ann Collings, in Her Capacity as Devisee of The Estate of Russell Scott Collings a/k/a Scott Collings owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 14 Nature Lane, Levittown, PA 19054-3804.

TAX PARCEL #13-042-310.

PROPERTY ADDRESS: 14 Nature Lane, Levittown, PA 19054-3804.

JUDGMENT AMOUNT: \$242,028.46.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES F. DENDER, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF RUSSELL SCOTT COLLINGS a/k/a SCOTT COLLINGS, KIMBERLY ANN COLLINGS, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF RUSSELL SCOTT COLLINGS a/k/a SCOTT COLLINGS.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-00049

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

TAX PARCEL #13-006-229.

PROPERTY ADDRESS: 317 Andover Road, Fairless Hills, PA 19030-2203.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **BARBARA A. MACAINSH, the UNITED STATES OF AMERICA c/o U.S. ATTORNEYS OFFICE.**

JESSICA N. MANIS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-02848

Wells Fargo Bank N.A. s/b/m Wachovia Mortgage FSB f/k/a World Savings Bank FSB v. Karlyn M. Grove, in Her Capacity as Administratrix and Heir of The Estate of

William Grove, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William Grove, Deceased owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 56 Burning Bush Lane, Levittown, PA 19054-2806.

TAX PARCEL #13-023-381.

PROPERTY ADDRESS: 56 Burning Bush Lane, Levittown, PA 19054-2806.

JUDGMENT AMOUNT: \$159,388.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KARLYN M. GROVE, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF WILLIAM GROVE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM GROVE, DECEASED.**

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

DOCKET #2017-03465

All that certain piece or parcel or Tract of land situate in the **FALLS TOWNSHIP**, Bucks County, Pennsylvania, and being known as 29 Emerald Lane, Levittown, Pennsylvania 19054.

TAX PARCEL #13-026-279.

PROPERTY ADDRESS: 29 Emerald Lane, Levittown, Pennsylvania 19054.

REAL DEBT: \$156,454.59.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL ISAAC WAGNER a/k/a DANIEL I. WAGNER, EXECUTOR OF THE ESTATE OF EDWARD W. WAGNER a/k/a EDWARD WILLIAM WAGNER.**

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

DOCKET #2017-03934

ALL THAT CERTAIN lot or piece of ground SITUATE in the **TOWNSHIP OF FALLS**, County of Bucks, Commonwealth of Pennsylvania, shown as Parcel 1 on a Plan made by Benjamin C. Queen, dated 1/13/1971 and recorded at Doylestown in Plan Book 82, Page 10.

TAX PARCEL #13-016-344-001 & 13-016-344-002.

PROPERTY ADDRESS: 920 Trenton Road, Fairless Hills, PA 19030.

IMPROVEMENTS: 1 STORY UNION HALL WITH OFFICES LOCATED ON 7.096 ACRES OF LAND.

SOLD AS THE PROPERTY OF: **FRATERNAL ORDER OF EAGLES, AERIE NO. 2489, INC.**

STEVEN H. SAILER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

HAYCOCK TOWNSHIP

DOCKET #2017-03502

Mastr Alternative Loan Trust 2005-1, Mortgage Pass Through Certificates, Series 2005-1, U.S. Bank National Association, as Trustee v. Robert K. Hart owner(s) of property situate in the **HAYCOCK TOWNSHIP**, BUCKS County, Pennsylvania, being 1279 Woodcock Ln., Kintnersville, PA 18930-9400.

TAX PARCEL #14-005-002-004.

PROPERTY ADDRESS: 1279 Woodcock Ln., Kintnersville, PA 18930-9400.

JUDGMENT AMOUNT: \$52,099.34.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT K. HART.**

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

HILLTOWN TOWNSHIP

DOCKET #2017-03037

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

TAX PARCEL #15-002-077.

PROPERTY ADDRESS: 509 Heather Drive, Telford, PA 18969.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CRAIG DAVID WILSON, SHERRY SUE WILSON. ROGER FAY**, Esquire

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

JUDGMENT AMOUNT: \$258,978.38.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **TERESA
 ALFREDA STRUGALA.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP

DOCKET #2015-07560
 Wells Fargo Bank, N.A. s/b/m to Wachovia
 Bank, National Association v. Richard D.
 Cressman owner(s) of property situate in
 the **MILFORD TOWNSHIP**, BUCKS
 County, Pennsylvania being 1400 Fels Road,
 Quakertown, PA 18951-2079.
 TAX PARCEL #23-007-047-001.
 PROPERTY ADDRESS: 1400 Fels Road,
 Quakertown, PA 18951-2079.
 JUDGMENT AMOUNT: \$252,107.67.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **RICHARD
 D. CRESSMAN.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-08084
 ALL THAT CERTAIN messuage and tract
 of land situate in the **TOWNSHIP OF
 MILFORD**, County of Bucks, Pennsylvania.
 TAX PARCEL #23-005-040.
 PROPERTY ADDRESS: 2650 Keiser Road,
 Quakertown, PA 18951.
 IMPROVEMENTS: SINGLE-FAMILY
 FOUR-BEDROOM 1.5 BATH FRAME AND
 STONE FARMHOUSE ON 27 ACRES WITH
 A BARN AND CARRIAGE HOUSE.
 SOLD AS THE PROPERTY OF: **ANTHONY
 MILAS.**
DON F. MARSHALL, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2016-06739
 Wells Fargo Bank, N.A. v. Nattley Veenstra,
 Mark L. Foster owner(s) of property situate in
 the **MORRISVILLE BOROUGH**, BUCKS
 County, Pennsylvania, being 831 Crown
 Street, Morrisville, PA 19067-1066.
 TAX PARCEL #24-007-051.

PROPERTY ADDRESS: 831 Crown Street,
 Morrisville, PA 19067-1066.
 JUDGMENT AMOUNT: \$379,928.46.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **NATTLEY
 VEENSTRA, MARK L. FOSTER.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2017-01342
 JPMorgan Chase Bank, N.A. v. Gwen L.
 McNulty owner(s) of property situate in the
MORRISVILLE BOROUGH, BUCKS
 County, Pennsylvania, being 423 Washington
 Street, Morrisville, PA 19067-1239.
 TAX PARCEL #24-009-371.
 PROPERTY ADDRESS: 423 Washington
 Street, Morrisville, PA 19067-1239.
 JUDGMENT AMOUNT: \$185,181.75.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **GWEN L.
 MCNULTY.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2017-03238
 Wells Fargo Bank, N.A. v. Jacqueline Kemery
 a/k/a Jacqueline B. Kemery, David Kemery
 a/k/a David E. Kemery owner(s) of property
 situate in the **MORRISVILLE BOROUGH**,
 BUCKS County, Pennsylvania, being 2
 Bowling Green Avenue, Morrisville, PA
 19067-1258.
 TAX PARCEL #24-010-229-001.
 PROPERTY ADDRESS: 2 Bowling Green
 Avenue, Morrisville, PA 19067-1258.
 JUDGMENT AMOUNT: \$125,926.05.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF:
JACQUELINE KEMERY a/k/a
JACQUELINE B. KEMERY, DAVID
KEMERY a/k/a DAVID E. KEMERY.
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

NEW BRITAIN TOWNSHIP

DOCKET #2017-03138
 Santander Bank, N.A. v. Kimberly A.
 Tarasiewicz owner(s) of property situate in

the **NEW BRITAIN TOWNSHIP**, BUCKS County, Pennsylvania, being 111 Cornwall Drive, Chalfont, PA 18914-2353.

TAX PARCEL #26-008-151.

PROPERTY ADDRESS: 111 Cornwall Drive, Chalfont, PA 18914-2353.

JUDGMENT AMOUNT: \$171,267.80.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KIMBERLY A. TARASIEWICZ.**

PHELAN HALLINAN DIAMOND & JONES

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

NEWTOWN BOROUGH

DOCKET #2017-03411

ALL THAT IS CERTAIN lot or tract of ground, together with the improvements thereon erected, situate in the **BOROUGH OF NEWTON**, County of Bucks and Commonwealth of Pennsylvania, being known as: 1 East Washington Avenue, Newtown, PA 18940. And being designated as Parcel Number 28-2-57-1 in the tax records of and for Bucks County, Pennsylvania.

TAX PARCEL #28-2-57-1.

PROPERTY ADDRESS: 1 East Washington Avenue, Newtown, PA 18940.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **UBIKA LLC, AMAYA LLC, VERINDAR KAUR, CHIRANJIV SINGH JOUHAL, LISA JOUHAL.**

LYNDSAY E. ROWLAND, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

NEWTOWN TOWNSHIP

DOCKET #2017-00679

All that certain piece or parcel or Tract of land situate in the **NEWTOWN TOWNSHIP**, Bucks County, Pennsylvania, and being known as 319 Canterbury Court, Newtown, Pennsylvania 18940.

TAX PARCEL #29-025-080.

PROPERTY ADDRESS: 319 Canterbury Court, Newtown, Pennsylvania 18940.

REAL DEBT: \$200,333.06.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN EDDEN, KNOWN SURVIVING HEIR**

OF NANCY W. EDDEN, DAVID EDDEN, KNOWN SURVIVING HEIR OF NANCY W. EDDEN, CHRISTOPHER EDDEN, KNOWN SURVIVING HEIR OF NANCY W. EDDEN, UNKNOWN SURVIVING HEIRS OF NANCY W. EDDEN.

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

NORTHAMPTON TOWNSHIP

DOCKET #2014-03055

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

TAX PARCEL #31-90-7.

PROPERTY ADDRESS: 45 Hope Road, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TIMOTHY FEOLI, ANDREA FEOLI.**

ROGER FAY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-02745

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, and State of Pennsylvania, bounded and described according to a 'Final Plan of Village Shires Section I', made by Tri-State Engineers and Land Surveyors, Inc., dated December 15, 1974 and revised February 5, 1975, said plan being recorded in the Office of the Recorder of Deeds of the County of Bucks at Doylestown in Plan Book 132 page 49 and later revised September 1, 1977.

BEING Lot 3401 as shown on the above mentioned Plan.

TAX PARCEL #31-065-345.

PROPERTY ADDRESS: 3401 Stafford Place, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THEODORE A. SLOAN, III, GRETCHEN SLOAN.**

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

DOCKET #2016-03293

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

TAX PARCEL #31-75-46.

PROPERTY ADDRESS: 27 Redwood Drive, Richboro, PA 18954-1633.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JASON J. SHRAGHER, MELISSA S. SHRAGHER.**

ROGER FAY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-07135

Specialized Loan Servicing, LLC v. Diane Higginson, Individually and in Her Capacity as Heir of Edward J. Whitaker a/k/a Edward Whitaker, Deceased, Samuel Higginson, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Edward J. Whitaker a/k/a Edward Whitaker, Deceased owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 438 Buck Road, a/k/a 102 Buck Road, Holland, PA 18966.

TAX PARCEL #31-031-030.

PROPERTY ADDRESS: 438 Buck Road, a/k/a 102 Buck Road, Holland, PA 18966.

JUDGMENT AMOUNT: \$293,681.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DIANE HIGGINSON, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF EDWARD J. WHITAKER a/k/a EDWARD WHITAKER, DECEASED, SAMUEL HIGGINSON, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD J. WHITAKER a/k/a EDWARD WHITAKER, DECEASED.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

PENNDDEL BOROUGH**DOCKET #2017-03440**

ALL THAT CERTAIN piece, parcel or tract of land with the buildings and improvements thereon erected, known and designated as

Lot No. 20, in the Westerly side of Bellevue Avenue, **PENNDDEL BOROUGH**, County of Bucks, Commonwealth of Pennsylvania, more particularly bounded and described according to a survey and plan thereof made by Edward Pickering, Jr., 9/26/1924.

TAX PARCEL #32-4-5.

PROPERTY ADDRESS: 698 Bellevue Avenue, Langhorne, Pennndel Borough, Bucks County, Pennsylvania 19047.

IMPROVEMENTS: TWO-STORY SINGLE FAMILY RESIDENCE.

SOLD AS THE PROPERTY OF: **236 GREEN LANE, LLC, LEO SCOTT a/k/a LEO A. SCOTT, JR.**

SHAWN M. LONG, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

PERKASIE BOROUGH**DOCKET #2014-08332**

All that certain piece or parcel or Tract of land situate in the **BOROUGH OF PERKASIE**, Bucks County, Pennsylvania, and being known as 330 South 3rd Street, Perkasio, Pennsylvania 18944.

TAX PARCEL #33-004-137.

PROPERTY ADDRESS: 330 South 3rd Street, Perkasio, Pennsylvania 18944.

REAL DEBT: \$167,836.14.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WENDY GEHMAN.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

PLUMSTEAD TOWNSHIP**DOCKET #2017-01085**

Freedom Mortgage Corporation v. Dan M. Piggott, Ellen L. Piggott owner(s) of property situate in the **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania, being 49 John Dyer Way, Doylestown, PA 18902-9615.

TAX PARCEL #34-040-049.

PROPERTY ADDRESS: 49 John Dyer Way, Doylestown, PA 18902-9615.

JUDGMENT AMOUNT: \$458,164.55.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAN M. PIGGOTT, ELLEN L. PIGGOTT.**

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

DOCKET #2017-03698

All that certain lot or piece of ground, situate in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks and Commonwealth of Pennsylvania, described according to a Final Plan of Estates at Timberly Farm, prepared by Seaborn Engineering, Moon River, or recorded in Bucks County in Plan Book 314 Page 81 more fully described as follows:

TAX PARCEL #34-042-119.

PROPERTY ADDRESS: 5623 Timberly Lane, Pipersville, PA 18947.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID S. NIMMO, REGINA M. NIMMO. SAMANTHA GABLE**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2006-10908-25-1

Liberty Commercial Development Corporation vs. Paul R. Eichlin individually and trading as Eichlin and Eichlin and Barbara B. Eichlin, his wife, and Marjorie A. Eichlin, owner of a multi-family residential unit in a property situate in **RICHLAND TOWNSHIP**, Quakertown, Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #36-027-020.

PROPERTY ADDRESS: 274 Fairview Avenue, Quakertown, Bucks County, Pennsylvania.

IMPROVEMENTS: MULTI-FAMILY RESIDENTIAL UNIT.

SOLD AS THE PROPERTY OF: **PAUL R. EICHLIN INDIVIDUALLY AND TRADING AS EICHLIN AND EICHLIN AND BARBARA B. EICHLIN, HIS WIFE, AND MARJORIE A. EICHLIN.**

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

DOCKET #2017-02032

ALL THAT CERTAIN lot or piece of ground, situate in **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania, described by a Plan of Subdivision made for Quakers Green, by Urwiler and Walter, Inc., dated June 11, 1974 and last revised December 15, 1980 and

recorded December 8, 1981 at Doylestown, PA in Plan Book 212 Page 12, as follows, to wit:

TAX PARCEL #36-025-115.

PROPERTY ADDRESS: 104 Laurel Court, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL ROMAN a/k/a DANIEL A. ROMAN.**

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

SOLEBURY TOWNSHIP

DOCKET #2007-10736

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in **SOLEBURY TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania, being known as 2729 River Road, New Hope, PA 18938.

TAX PARCEL #41.28.52 & 51.28.53-3.

PROPERTY ADDRESS: 2729 River Road, New Hope, PA 18938.

JUDGMENT AMOUNT: \$450,953.48.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

SPRINGFIELD TOWNSHIP

DOCKET #2014-06437

Wells Fargo Bank, N.A. v. Douglas Soltysiak, in His Capacity as Heir of Helen N. Soltysiak a/k/a Helen Soltysiak, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Helen N. Soltysiak, Deceased owner(s) of property situate in the **SPRINGFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 1319 Pleasant View Road, Coopersburg, PA 18036-9646.

TAX PARCEL #42-009-065.

PROPERTY ADDRESS: 1319 Pleasant View Road, Coopersburg, PA 18036-9646.

JUDGMENT AMOUNT: \$184,441.45.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DOUGLAS SOLTYSIAK, IN HIS CAPACITY AS**

HEIR OF HELEN N. SOLTYSIAK a/k/a HELEN SOLYTSIAK, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HELEN N. SOLTYSIAK, DECEASED. PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

UPPER MAKEFIELD TOWNSHIP

DOCKET #2014-02930

Wilmington Trust, National Association, Not in Its Individual Capacity, But Solely as Trustee for Mfra Trust 2015-2 v. Victor Shtatnov, Tanya Shtatnov owner(s) of property situate in the **UPPER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 1284 Eagle Road, New Hope, PA 18938-9220.

TAX PARCEL #47-007-008-003.

PROPERTY ADDRESS: 1284 Eagle Road, New Hope, PA 18938-9220.

JUDGMENT AMOUNT: \$3,022,949.16.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VICTOR SHTATNOV, TANYA SHTATNOV.**

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

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2016-00840

MUNICIPALITY: **UPPER SOUTHAMTON TWP.**

LOT SIZE: .4152 acres.

TAX PARCEL #48-022-063.

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

JUDGMENT AMOUNT: \$180,569.26.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES TOPLEY AND JACQUELINE TOPLEY, H&W.**

HENRY E. VAN BLUNK, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-03388

Pingora Loan Servicing Inc v. William Sokalsky, III, Danielle Sokalsky owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS

County, Pennsylvania, being 68 New Road, Southampton, PA 18966.

TAX PARCEL #48-005-074.

PROPERTY ADDRESS: 68 New Road, Southampton, PA 18966.

JUDGMENT AMOUNT: \$291,714.55.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM SOKALSKY, III, DANIELLE SOKALSKY.**

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

WARMINSTER TOWNSHIP

DOCKET #2009-09680

All that certain piece or parcel or Tract of land situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, and being known as 1018 Mearns Road, Warminster, Pennsylvania 18974.

TAX PARCEL #49-042-011.

PROPERTY ADDRESS: 1018 Mearns Road, Warminster, Pennsylvania 18974.

REAL DEBT: \$301,589.75.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH BURKE, HELEN BURKE a/k/a HELEN MARIE BURKE.**

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

DOCKET #2016-05845

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

TAX PARCEL #49-007-053.

PROPERTY ADDRESS: 271 Parry Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID R. SPARANGO, CYNTHIA A. SPARANGO.**

ROGER FAY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-02751

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Marlyn D. Phillips, MARLYN D. PHILLIPS, AS TRUSTEE FOR PHILLIPS TRUST owner(s)

of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 854 Martha Ln., Warminster, PA 18974-2958.

TAX PARCEL #49-034-047.

PROPERTY ADDRESS: 854 Martha Ln., Warminster, PA 18974-2958.

JUDGMENT AMOUNT: \$258,957.74.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARLYN D. PHILLIPS, MARLYN D. PHILLIPS, AS TRUSTEE FOR PHILLIPS TRUST.**

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

DOCKET #2017-02802

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

TAX PARCEL #49-011-125.

PROPERTY ADDRESS: 335 Henry Avenue, Warminster, PA 18974.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID A. ACHUFF, SR. AND UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY—INTERNAL REVENUE SERVICE.**

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

DOCKET #2017-03407

Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP v. Jennifer M. Clerihan owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 214 Saratoga CT a/k/a, 214 Saratoga CT Unit #214, Warminster, PA 18974-2091.

TAX PARCEL #49-009-214.

PROPERTY ADDRESS: 214 Saratoga CT a/k/a, 214 Saratoga CT Unit #214, Warminster, PA 18974-2091.

JUDGMENT AMOUNT: \$127,452.78.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JENNIFER M. CLERIHAN.**

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

WARRINGTON TOWNSHIP

DOCKET #2016-07378

Wells Fargo Bank, N.A. as Trustee for Harborview Mortgage Loan Trust 2006-10 v. Eric Gebhardt a/k/a Eric M. Gebhardt, Maria Rita Ianieri-Gebhardt a/k/a Maria Rita I. Gebhardt owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 100 Fiddle Leaf Lane Unit 101 a/k/a, 100 Fiddleleaf Lane Unit 101, Warrington, PA 18976-3045.

TAX PARCEL #50-027-048-09A.

PROPERTY ADDRESS: 100 Fiddle Leaf Lane Unit 101 a/k/a, 100 Fiddleleaf Lane Unit 101, Warrington, PA 18976-3045.

JUDGMENT AMOUNT: \$225,463.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ERIC GEBHARDT a/k/a ERIC M. GEBHARDT, MARIA RITA IANIERI-GEHARDT a/k/a MARIA RITA I. GEBHARDT.**

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

DOCKET #2017-00338

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF WARRINGTON**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 721 Neshaminy Avenue, Warrington, PA 18976.

TAX PARCEL #50-036-042.

PROPERTY ADDRESS: 721 Neshaminy Avenue, Warrington, PA 18976.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH MELVIN, RITA MELVIN.**

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

DOCKET #2017-03275

Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association v. Barbara Achuff, in Her Capacity as Executrix and Devisee of The Estate of Barbara A. Radick, Joseph Radick, III, in His Capacity as Devisee of the Estate of Barbara A. Radick, Michael Radick, in His Capacity as Devisee of The Estate of Barbara A. Radick, Danielle Watts, in Her Capacity as Devisee of The Estate of Barbara A. Radick,

Eric Radick, in His Capacity as Devisee of The Estate of Barbara A. Radick owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 2206 Palomino Drive, Warrington, PA 18976-2135.

TAX PARCEL #50-025-049.

PROPERTY ADDRESS: 2206 Palomino Drive, Warrington, PA 18976-2135.

JUDGMENT AMOUNT: \$226,049.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BARBARA ACHUFF, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF BARBARA A. RADICK, JOSEPH RADICK, III, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF BARBARA A. RADICK, MICHAEL RADICK, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF BARBARA A. RADICK, DANIELLE WATTS, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF BARBARA A. RADICK, ERIC RADICK, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF BARBARA A. RADICK.**

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

WEST ROCKHILL TOWNSHIP

DOCKET #2014-02968

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

TAX PARCEL #52-010-117-001.

PROPERTY ADDRESS: 25 West Branch Road, Sellersville, PA 18960.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARK A. SCHEETZ, MONICA R. SCHEETZ.**

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

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

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

Oct. 19, 26; Nov. 2

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. 2017-05477

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 names of **KOEN WILLIAMS** and **KONNER WILLIAMS** to **KOEN MELENDEZ** and **KONNER MELENDEZ**.

The Court has fixed the 1st day of December 2017 at 9:30 a.m. in Courtroom No. 420, 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.

Liam J. Duffy, Solicitor
Rubin, Glickman, Steinberg and Gifford, P.C.
2605 N. Broad Street
P.O. Box 1277
Lansdale, PA 19446-0726

Oct. 26

Charter Amendment

NOTICE IS HEREBY GIVEN THAT Articles of Amendment to the Articles of Incorporation of CHRISTOPHER LEVINS CONTRACTING INC. a Pennsylvania corporation, with its registered office at 55 Friendly Lane, Levittown, PA 19055 in the County of Bucks, have been filed pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

The nature and character of the Amendment is to change the name of the corporation to **CLC CONTRACTORS INC.**, and its registered office to 120 Bordentown Road, Tullytown, PA 19007. The Articles of Amendment were filed on October 10, 2017 with the Department of State.

Francis J. Sullivan, Solicitor
Hill Wallack LLP
777 Township Line Road
Suite 250
Yardley, PA 19067

Oct. 26

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.

Captain Christopher G. Newman, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

John J. Hare, Jr., Solicitor
2370 York Road
Ste. A-6
Jamison, PA 18929

Oct. 26

Pacitti Land & Home, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Semisch & Semisch, Solicitors
408 North Easton Road
P.O. Box 306
Willow Grove, PA 19090

Oct. 26

perform IT US, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Oct. 26

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **RECRUITMENT ALLIANCE INCORPORATED**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

High Swartz, LLP, Solicitors
40 E. Airy St.
P.O. Box 671
Norristown, PA 19404

Oct. 26

U.S. RIVET INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Oct. 26

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:

DUNBAR PROPERTIES, LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

Andrew D. Cotlar, Solicitor
23 West Court Street
Doylestown, PA 18901

Oct. 26

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 **The Midnight League of Artisans**.

The Articles of Incorporation (filing date) September 21, 2017.

The purpose or purposes for which it was organized are as follows: to act as a social club.

Oct. 26

The name of the corporation is **Navigate Church**.

The Articles of Incorporation (filing date) September 11, 2017.

The purpose or purposes for which it was organized are as follows: Religious, Charitable, Social, Literary, and Educational purposes, including the operation of a Christian Church.

Oct. 26

Classified Ad

FAMILY LAW ATTORNEY
Cooley & Handy, a prominent Bucks County family and domestic relations law firm

is seeking an attorney looking to establish a career and build a practice in family law in a supportive and collegial environment. The ideal candidate will have 2-4 years of family law or courtroom experience (e.g. an assistant district attorney). However we will consider training the right person. We will also consider experienced family law attorneys looking to join a supportive law firm. Interested candidates should submit a resume or CV with a cover letter expressing why they are the right person for this position. Please e-mail resume or CV to khandy@cooleyhandy.com.

Oct. 19, 26; Nov. 2, 9

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 **November 6, 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.

JOSEPH D. CEADER FAMILY MEMORIAL FUND – Rev. Gavin Muir, Joseph Affuso & Mary Senior, Trustees
TRUST UNDER WILL OF MARILYN J. GEROLD – Barbara J. Vehling, Trustee
JOSEPH R. GRUNDY TRUST UNDER WILL FOR THE GRUNDY FOUNDATION – The Philadelphia Trust Company, Leonard N. Snyder, Frederick J. M. LaValley, Thomas F. Praiss and Bonnie J. O'Boyle, the current Trustees

ESTATE OF HELMA M. HAGEN KULP – Rose Adamczyk, Executrix

ESTATE OF JOHN ROTH, SR. – John H. Roth, Jr., Executor

WILLIAM SADLER SPECIAL NEEDS TRUST – Kathleen M. Leighton and Achieva Family Trust, Trustees

ESTATE OF MIRIAM SPERLING –
Larry Michael Sperling and Robin Kaleck,
Executors

**SECOND & FINAL ACCOUNT FOR THE
ESTATE OF EVA IRENE WILCKENS** –
PNC Bank and Trust Company, Guardian
**SECOND & FINAL ACCOUNT FOR THE
ESTATE OF LILLY C. WILCKENS** – PNC
Bank and Trust Company, Guardian
ESTATE OF MADELINE E. KUBASTA –
Stacy Schill, Guardian

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

Oct. 26; Nov. 2

Estate Notice

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

First Publication

ADAMS, ROBERT J., dec'd.

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

Executrix: **PATRICIA YOUNG**, 600 Old Street Road, Apt. CT2, Trevoise, PA 19053.

Attorney: **KEVIN J. RYAN**, Ryan Morton & Imms, LLC, 220 W. Gay Street, West Chester, PA 19380-2917.

AMADIO, VILMA, dec'd.

Late of Plumstead, Bucks County, PA.

Executor: **PETER COLBY AMADIO**, 816 9th Ave. SW, Rochester, MN 55902.

BISHOP, GARY ALLEN a/k/a **GARY A. BISHOP**, dec'd.

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

Executrix: **THERESA A. CIANCI** c/o Michael D. Raisman, Esq., 174 Middletown Blvd., Ste. 300, Langhorne, PA 19047.

Attorney: **MICHAEL D. RAISMAN**, Karen Ann Ulmer, P.C., 174 Middletown Blvd., Ste. 300, Langhorne, PA 19047.

CONNER, LORRAINE a/k/a **LORRAINE JACHIMOWICZ**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **CATHLEEN KURLUK**, 311 Alberts Way, Langhorne, PA 19047.

CRAIG, BENJAMIN CHARLES, dec'd.

Late of Warwick Township, Bucks County, PA.

Executor: **BENJAMIN FRANCIS CRAIG** c/o Peter L. Reiss, Esquire, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901.

Attorney: **PETER L. REISS**, Clemons Richter & Reiss, P.C., 2003 S. Easton Road, Suite 300, Doylestown, PA 18901.

CULP, HELEN B., dec'd.

Late of Bristol Township, Bucks County, PA.

Executors: **KEVIN J. CULP ET AL.** c/o Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

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

DILLON, VERA S. a/k/a **VERA DILLON**, dec'd.

Late of New Hope Borough, Bucks County, PA.

Executor: **W. ROGER DILLON** 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.

DUBIN, HARVEY H., dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **ELIZABETH M. DUBIN**, 5932 Mark Drive, Bensalem, PA 19020.

Attorney: **ANNE SCHEETZ DAMON**, Williams & Scheetz, 935 Second Street Pike, Richboro, PA 18954.

FALLON, ROBERT T. a/k/a **ROBERT FALLON** a/k/a **ROBERT T. FALLON, SR.** and **ROBERT FALLON, SR.,** dec'd.

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

Administrators: **ROBERT T. FALLON, JR.** and **FRANCES F. SCHUSTER**, P.O. Box 479, Marienville, PA 16239.

Attorney: **SARAH A. EASTBURN**, Eastburn and Gray, P.C., P.O. Box 1389, Doylestown, PA 18901.

FEL, DONNA C. a/k/a **DONNA FEL**, dec'd.
Late of Bensalem, Bucks County, PA.
Executor: **WALTER H. FEL**, P.O. Box 832, Bensalem, PA 19020.

FRIEDERMANN, ROBERT P. a/k/a **ROBERT PETER FRIEDERMANN**, dec'd.
Late of the Township of Durham, Bucks County, PA.
Executor: **ERNST P. FRIEDERMANN** c/o Mark P. Albright, Esquire, 403 Main Street, Hellertown, PA 18055-1721.
Attorney: **MARK P. ALBRIGHT**, 403 Main Street, Hellertown, PA 18055-1721.

GALLO, DOMINICK A., dec'd.
Late of the Borough of Bristol, Bucks County, PA.
Co-Executrices: **LINDA ANN KEPKO** and **CAROL ANN EARLEY** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.
Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.

HENSELER, MILDRED R., dec'd.
Late of Bedminster Township, Bucks County, PA.
Executor: **ORVILLE W. HENSELER**, 441 Scott Rd., Pipersville, PA 18947.
Attorney: **JEFFREY K. LANDIS**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

HILL, CHRISTOPHER MICHAEL, dec'd.
Late of Doylestown, Bucks County, PA.
Administratrix: **SUSAN PAJER**, 248 Old Dublin Pike, Doylestown, PA 18901.

IANNARELLI, LOIS, dec'd.
Late of Warminster Township, Bucks County, PA.
Executors: **JAMES J. GOODALL** and **CAROL R. HOLM** c/o Kyle A. Burch, Esquire, 22 Old State Road, Media, PA 19063-1442.
Attorney: **KYLE A. BURCH**, 22 Old State Road, Media, PA 19063-1442.

INFANTE, LEONILDA M. a/k/a **LEONILDA F. INFANTE**, dec'd.
Late of the Borough of Perkasio, Bucks County, PA.
Executrix: **ROSEMARY FELLNER** c/o Kelly Barse, Esq., 1701 Walnut St., 6th Fl., Philadelphia, PA 19103.
Attorney: **KELLY BARSE**, The Law Offices of Peter L. Klenk & Associates, 1701 Walnut St., 6th Fl., Philadelphia, PA 19103.

KEHLEY, RONALD R. a/k/a **RONALD KEHLEY**, dec'd.
Late of Warminster Township, Bucks County, PA.
Executrix: **ELAINE KEHLEY**, 212 Evergreen Ave., Warminster, PA 18974.

KELLER, ROBERT O., dec'd.
Late of Quakertown, Bucks County, PA.
Executor: **ELWOOD JONES** c/o Kalinkos Law Offices, P.O. Box 611, Quakertown, PA 18951.
Attorney: **JULIE D. KALINKOS**, Kalinkos Law Offices, P.O. Box 611, Quakertown, PA 18951.

KNOPE, LYNDIA W., dec'd.
Late of the Township of Doylestown, Bucks County, PA.
Executor: **EDWIN R. KNOPE** c/o Karen Schechter Dayno, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.
Attorney: **KAREN SCHECTER DAYNO**, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

KUNTZ, DONALD R., dec'd.
Late of Doylestown, Bucks County, PA.
Executrix: **NAOMI D. KUNTZ**, 200 Veterans Lane, Apt. 411, Doylestown, PA 18901.

LINDNER, ELIZABETH MARIE TIGNOR a/k/a **LINDA TIGNOR LINDNER** and **ELIZABETH MARIE LINDNER**, dec'd.
Late of Upper Southampton Township, Bucks County, PA.
Administrator c.t.a.: **FREDDIE SCHWARTZ** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.
Attorney: **ANDREW J. CORDES**, Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

LONDINO, ALEXANDER J., dec'd.
Late of West Rockhill, Bucks County, PA.
Executor: **STEVEN A. LONDINO** c/o Grim, Biehn & Thatcher, 104 S. Sixth St., 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.

LUPICH, THOMAS, JR. a/k/a **THOMAS LUPICH**, dec'd.
Late of Langhorne Manor Borough, Bucks County, PA.

Executor: **DANIEL PAUL MARRAZZO**
c/o Marte and Toadvine, 344 South
Bellevue Avenue, Langhorne, PA 19047.

Attorney: **TRACY L. CASSEL-
BROPHY**, 344 South Bellevue Avenue,
Langhorne, PA 19047.

LUTZ, FLORENCE ELIZABETH, dec'd.
Late of the Borough of Newtown, Bucks
County, PA.

Co-Executrices: **ELIZABETH
M. HEVERIN** and **VICTORIA
REDINGTON** c/o Stuckert and Yates, Two
North State St., Newtown, PA 18940.

Attorney: **DON F. MARSHALL**,
Stuckert and Yates, Two North State
Street, Newtown, PA 18940.

MARSHALL, GRIFFITH C. a/k/a
GRIFFITH C. MARSHALL, SR.,
dec'd.

Late of Plumstead Township, Bucks
County, PA.

Administratrix: **DEBORAH A.
MARSHALL**, 4605 Wismer Road,
Doylestown, PA 18902.

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

McDANIEL, GEORGE D., JR., dec'd.

Late of Solebury Township, Bucks
County, PA.

Executor: **T. WALKER BROWN** c/o
Hopkins & Hopkins, 114 N. Main Street,
Doylestown, PA 18901.

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

MITCHELL, THEODORE W., dec'd.

Late of Middletown Township, Bucks
County, PA.

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

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

NAYDUCH, THERESA M., dec'd.

Late of Quakertown, Bucks County, PA.
Executrix: **DONNA J. MIRYNOWSKI**,
644 Eagle Lane, Lansdale, PA 19446.

Attorney: **JAMES D. MIRYNOWSKI**,
644 Eagle Lane, Lansdale, PA 19446.

NOGA, ROBERT JOSEPH a/k/a **ROBERT
J. NOGA**, dec'd.

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

Executor: **ROBERT M. NOGA** c/o
Renata T. Pabisz, Esq., 2410 Bristol Rd.,
Bensalem, PA 19020.

Attorney: **RENATA T. PABISZ**, Dorian,
Goldstein, Wisniewski & Orchinik, P.C.,
Neshaminy Valley Commons, 2410
Bristol Rd., Bensalem, PA 19020.

PANKOWITZ, ELIZABETH a/k/a **BETTY
PANKOWITZ**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **RONALD PANKOWITZ**,
1125 Regina Ave., Bensalem, PA 19020.

PELUSO, MARGUERITE B., dec'd.

Late of Doylestown Borough, Bucks
County, PA.

Executors: **ROBERT J. PELUSO, JR.**,
118 Homestead Drive, Doylestown, PA
18901 and **MARGUERITE KULP**, 876
Ellis Woods Road, Pottstown, PA 19465.

PETERS, THOMAS R. a/k/a **TOM
PETERS**, dec'd.

Late of Southampton City, Bucks County,
PA.

Executrices: **AMY R. AULD**, 167 Saddle
Dr., Furlong, PA 18925 and **HOLLY
N. SHANK**, 225 Strawberry Circle,
Langhorne, PA 19047.

Attorney: **R. LEONARD DAVIS, III**,
Bailiwick Office Campus, Suite 15,
Doylestown, PA 18901.

RENNINGER, ELLEN a/k/a **ELLEN M.
RENNINGER**, dec'd.

Late of Milford Township, Bucks County,
PA.

Executrix: **BARBARA E. WISE** c/o
Denis W. Lancot, Esquire, 524 West
Market Street, Perkasio, PA 18944.

Attorney: **DENIS W. LANCTOT**,
Roseberry & Lancot, 524 West Market
Street, Perkasio, PA 18944.

SAMPH, WILLIAM J., dec'd.

Late of Quakertown, Bucks County, PA.
Executor: **WILLIAM M. SAMPH** c/o
Williams and Schildt, P.C., 1007 W.
Broad Street, Quakertown, PA 18951.

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

SELTER, REGINA B., dec'd.

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

Executor: **RANDALL F. BUCKLEY** c/o
Susan L. Fox, Esq., 261 Old York Rd.,
Ste. 200, Jenkintown, PA 19046.

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

SERVENTI, ALBERT S., dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **JOANNE KUTALEK** c/o William E. Scott, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

SHELLENBERGER, RAY D., SR. a/k/a **RAY DURRELL SHELLENBERGER, SR.**, dec'd.

Late of Richland Township, Bucks County, PA.

Executor: **RAY D. SHELLENBERGER, JR.**, 232 Yankee Rd., Lot 405, Quakertown, PA 18951.

Attorney: **BRIAN D. GOURLEY**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

STOWE, BETTY MAY, dec'd.

Late of Telford, Bucks County, PA.

Executrix: **JANICE UEHLING**, 1697 Meadow Glen Dr., Lansdale, PA 19446.

VAN DOREN, WALTER J., SR. a/k/a **WALTER J. VanDOREN, SR.**, dec'd.

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

Administrator C.T.A.: **PAUL L. FELDMAN**, 820 Homestead Rd., Jenkintown, PA 19046.

Attorney: **PAUL L. FELDMAN**, Feldman & Feldman, LLP, 820 Homestead Rd., Jenkintown, PA 19046.

WALKER, JEAN H., dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **JOYSE H. WOBENSMITH**, 516 Gilpin Road, Willow Grove, PA 19090.

WENGLER, JOHN R., dec'd.

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

Executrix: **ELISABETH M. WENGLER** c/o Rosemary D. Durkin, Esq., 993 Lenox Dr., Bldg. 2, Lawrenceville, NJ 08648.

Attorney: **ROSEMARY D. DURKIN**, Stark & Stark, P.C., 993 Lenox Dr., Bldg. 2, Lawrenceville, NJ 08648.

Second Publication

BECHTER, DORIS MAE, dec'd.

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

Executrix: **SANDRA A. DUNSTAN**, 20 Hollyhock Lane, Levittown, PA 19055.

BENSON, GREGORY J., dec'd.

Late of Perkasio, Bucks County, PA.

Administratrix: **LYNNE A. O'NEILL-BENSON** c/o Grim, Biehn & Thatcher, 104 S. Sixth St., P.O. Box 215, Perkasio, PA 18944-0215.

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

BENUSSI, MARIE a/k/a **MARIE A. BENUSSI**, dec'd.

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

Executrix: **MARY FRAN BENUSSI** a/k/a **MARY FRANCES BENUSSI** c/o Larry Scott Auerbach, Esq., 1000 Easton Rd., Abington, PA 19001.

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

CEASER, AMELIA, dec'd.

Late of Bensalem Township, Bucks County, PA.

Co-Executrices: **MARY ELLEN THOMAS** a/k/a **MARY ELLEN K. THOMAS** and **CELESTE MARANO WARNER** c/o Jeanne M. Sninski, Esq., #119 Neshaminy Plaza I, 3070 Bristol Pike, Bensalem, PA 19020.

Attorney: **JEANNE M. SNINSKI**, #119 Neshaminy Plaza I, 3070 Bristol Pike, Bensalem, PA 19020.

CLARK, WILLIAM F. a/k/a **WILLIAM F. CLARK, SR.**, dec'd.

Late of Holland, Bucks County, PA.

Executrix: **KELLI A. CLARK**, 550 Newport Circle E., Langhorne, PA 19053.

CONLEY, ANN a/k/a **ANN E. CONLEY**, dec'd.

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

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

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

COOPER, JUDITH D. a/k/a JUDITH COOPER, dec'd.

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

Executor: **DONALD COOPER**, 919 Laurens Ln., Warwick, PA 18974.

DENTON, DOROTHY M. a/k/a DOROTHY MILDRED DENTON, dec'd.

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

Administrator: **EDWARD MIKULASKO, JR.** c/o Michael D. Raisman, Esq., 174 Middletown Blvd., Ste. 300, Langhorne, PA 19047.

Attorney: **MICHAEL D. RAISMAN**, Karen Ann Ulmer, P.C., 174 Middletown Blvd., Ste. 300, Langhorne, PA 19047.

GIRADI, ANTHONY J. a/k/a ANTHONY GIRADI, dec'd.

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

Executrix: **GINA GIRADI** c/o Joseph J. Witiw, Esq., 1140-B York Rd., Warminster, PA 18974-2072.

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

GOLLMER, RICHARD a/k/a RICHARD BENJAMIN GOLLMER and RICHARD B. GOLLMER, dec'd.

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

Executor: **CHRISTOPHER A. GOLLMER** c/o Samuel G. Forte, Esq., 9225 Frankford Ave., Philadelphia, PA 19114.

Attorney: **SAMUEL G. FORTE**, Law Offices of Samuel G. Forte, 9225 Frankford Ave., Philadelphia, PA 19114.

GRANDIN, BRETT M., dec'd.

Late of Richboro, Bucks County, PA.

Administratrix: **MARISA M. GRANDIN**, 482 Golden Gate Drive, Richboro, PA 18954.

Attorney: **ROBERT P. AVOLIO**, Avolio & Hanlon, P.C., 3150 Brunswick Pike, Suite 120, Lawrenceville, NJ 08648.

HUMPHRIES, FRANK G., dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executrix: **SHARON F. SCHOEN**, 211 West County Line Rd., Huntingdon Valley, PA 19006.

JANASKI, JUDYTH W., dec'd.

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

Executors: **JEFFREY M. JANASKI** and **CLARENCE E. JANASKI, JR.** c/o Maureen L. Anderson, Esq., 1260 Bustleton Pike, Feasterville, PA 19053.

Attorney: **MAUREEN L. ANDERSON**, Gummer Elder Law, 1260 Bustleton Pike, Feasterville, PA 19053.

JARRETT, EDWARD T., SR. a/k/a EDWARD T. JARRETT and E. JARRETT, dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **REBECCA A. KIEFER**, 916 Elbow Lane, Warrington, PA 18976.

KAUSCH, REBECCA E., dec'd.

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

Executrix: **KIMBERLY A. VANDERGRIFT** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.

PALMER, ETHEL M., dec'd.

Late of Langhorne, Bucks County, PA.

Executor: **RICHARD J. PALMER**, 756 Hedges Ln., Wayne, PA 19087.

ROBERT, CHRISTOPHER D. a/k/a CHRISTOPHER DANIEL ROBERT, dec'd.

Late of New Hope, Bucks County, PA.

Co-Executors: **STEVEN M. SEGAL**, 107 East Court Street, Doylestown, PA 18901 and **CLAUDE ROBERT**, 1808 Morris Circle, Southampton, PA 18966.

Attorney: **DAVID R. BLACK**, Black & Associates, P.C., 320 W. Front St., Media, PA 19063.

ROMER, JOHN M., JR., dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **JEREMY ROMER**, 749 Keystone Street, Croydon, PA 19021.

STOTZ, JAMES JOHN a/k/a JAMES J. STOTZ, dec'd.

Late of Point Pleasant, Plumstead, Bucks County, PA.

Executor: **MARION E. STOTZ**, P.O. Box 143, Point Pleasant, PA 18950-0143.

TROPEA, DEANNA a/k/a DEANNA TREMER, dec'd.

Late of Quakertown, Bucks County, PA.

Executrix: **SHANA PERRY**, 501 Allis Ranch Road, Sedalia, CO 80135.

VALENTINE, NORMAN J. a/k/a **NORMAN J. VALENTINE, SR.**, dec'd.
Late of West Rockhill Township, Bucks County, PA.
Executor: **NORMAN J. VALENTINE, JR.** c/o Ronald R. Bolig, Esquire, 5 Temple Avenue, Sellersville, PA 18960.
Attorney: **RONALD R. BOLIG**, Robert A. Lechowicz Law Offices, 5 Temple Avenue, Sellersville, PA 18960.

Third and Final Publication

ANDERSON, RUTH, dec'd.
Late of Bensalem Township, Bucks County, PA.
Executrix: **MAUREEN McSHERRY**, 4789 Cypress Avenue, Trevoise, PA 19053.
Attorney: **CHRISTOPHER H. STEWARD**, 2246 Bristol Pike, Bensalem, PA 19020.

BINDIG, JEANNE, dec'd.
Late of the Township of Doylestown, Bucks County, PA.
Executrix: **SUSAN F. BINDIG**, 24 Eden Roc, New Hope, PA 18938.
Attorney: **PATRICIA U. HERST**, Goldstein & Herst, 601 Ewing St., Ste. B-9, Princeton, NJ 08540.

BUSS, JENNIE M., dec'd.
Late of Bedminster Township, Bucks County, PA.
Executrix: **KAREN RUEGAMER** a/k/a **KAREN A. RUEGAMER** c/o Jay C. Glickman, Esquire, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.
Attorney: **JAY C. GLICKMAN**, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

CAMPBELL, JANE R. a/k/a **JANE RUE CAMPBELL** and **JANE RUE**, dec'd.
Late of the Township of Bensalem, Bucks County, PA.
Executor: **JOSEPH DANIEL CAMPBELL** c/o Stephanie A. Henrick, Esq., 40 E. Airy St., P.O. Box 671, Norristown, PA 19404-0671.
Attorney: **STEPHANIE A. HENRICK**, High Swartz, LLP, 40 E. Airy St., P.O. Box 671, Norristown, PA 19404-0671.

DeMATTO, ANNA S. a/k/a **ANN S. DeMATTO**, dec'd.
Late of Levittown, Bucks County, PA.
Executors: **ALEXANDRA D. PEZZILLO**, 223 E. Winchester Ave., Langhorne, PA 19047 **THEODORE B. DeMATTO**, 56 Hanover Ct., Langhorne, PA 19047.

DRISCOLL, ANNE S. a/k/a **ANNE SHREINER**, dec'd.
Late of North Wales, Montgomery Township, Bucks County, PA.
Administratrix: **MARIA D. HAERING**, 304 Metsger Way, Chalfont, PA 18914.
Attorney: **ROBERT J. OPALKA**.

DUVALL, TARA a/k/a **TARA HUTCHINS**, dec'd.
Late of Levittown, Bucks County, PA.
Administratrix: **KATHRYN HUTCHINS**, 19 Stonybrook Dr., Levittown, PA 19055.

ENGELSMAN, KIM McKINNEY a/k/a **KIM ENGELSMAN**, dec'd.
Late of the Township of Falls, Bucks County, PA.
Executor: **ROBERTSON C. ENGELSMAN**, 57 St. Paul's Place, Apt. 3D, Brooklyn, NY 11226.
Attorney: **YVETTE E. TAYLOR-HACHOOSE**, 301 Oxford Valley Rd., Ste. 102A, Yardley, PA 19067.

EVEREST, ROBERT V., dec'd.
Late of Lower Makefield Township, Bucks County, PA.
Executor: **FIRST NATIONAL BANK & TRUST COMPANY OF NEWTOWN** c/o Curtin & Heefner LLP, 1040 Stony Hill Road, Suite 150, P.O. Box 217, Yardley, PA 19067.
Attorney: **FRANCIS X. STECKLAIR**, Curtin & Heefner LLP, 1040 Stony Hill Road, Suite 150, P.O. Box 217, Yardley, PA 19067.

GLENN, DOROTHY C., dec'd.
Late of Bensalem Twp., Bucks County, PA.
Executrix: **JANICE C. CURTIN**, 1574 Bud Ln., Yardley, PA 19067.

GRAVER, GRACE ANNA a/k/a **GRACE A. GRAVER**, dec'd.
Late of West Rockhill Township, Bucks County, PA.

Co-Executors: **KENNETH B. GRAVER**, 508 Country Pointe Circle, Perkasio, PA 18944 and **RICHARD A. GRAVER**, 1795 Freier Road, Quakertown, PA 18951.

Attorney: **JEFFREY BAXTER**, HighPoint Law Offices, P.C., 200 Highpoint Drive, Suite 211, Chalfont, PA 18914.

HAMMOND, INGRID L., dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **JONATHAN A. HAMMOND, JR.** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

Attorney: **WAYNE N. CORDES**, Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

HARTMAN, SUSAN H. a/k/a **SUSAN HARTMAN**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **ROBERT J. HARTMAN, JR.**, 6262 Neshaminy Valley Dr., Bensalem, PA 19020.

HELD, GEORGE F. a/k/a **GEORGE FRANCIS HELD**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **ROBERT E. HELD**, 389 Lincoln Ave., Doylestown, PA 18901.

KONOPKA, ELIZABETH a/k/a **BETTY KONOPKA**, dec'd.

Late of Yardley, Bucks County, PA.

Administratrix: **LINDA BINDER**, 26 Kovach Court, West Orange, NJ 07052.

KRAYER, ELSA S. a/k/a **ELSA KRAYER**, dec'd.

Late of Middletown Township, Bucks County, PA.

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

Attorney: **LISA K. SCHUBEL**.

LOVETT, GEORGE B. a/k/a **GEORGE BREWER LOVETT**, dec'd.

Late of Ottsville, Bucks County, PA.

Executrices: **MARY ANN KULP** and **KELSEY CARNEY** c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.

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

MASON, JANET M., dec'd.

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

Administrator: **EDRIC R. MASON, JR.** c/o Samuel C. Totaro, Jr., Esq., 2005 S. Easton Rd., Ste. 100, Doylestown, PA 18901.

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

MORITZ, JEANINE, dec'd.

Late of Levittown/Middletown, Bucks County, PA.

Administratrix: **MADELINE MORITZ**, 95 Doe Run Dr., Holland, PA 18966.

MURRAY, GLENN E., dec'd.

Late of Feasterville Trevose Township, Bucks County, PA.

Administratrix: **LAUREN MURRAY-LEMON**, 4741 Lucier Ct., Apt. 8, Winter Park, FL 32792.

Attorneys: **LAW OFFICES OF MATTHEW S. FEINMAN**, 1800 Murray Ave., Suite 8238, Pittsburgh, PA 15217.

PHILLIPS, EMMA a/k/a **EMMA B. PHILLIPS**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **CAROL LYNN YOUNG** c/o Curtin & Heefner LLP, 1040 Stony Hill Road, Suite 150, P.O. Box 217, Yardley, PA 19067.

Attorney: **FRANCIS X. STECKLAIR**, Curtin & Heefner LLP, 1040 Stony Hill Road, Suite 150, P.O. Box 217, Yardley, PA 19067.

QUINN, MARY F. a/k/a **MARY FLORENCE QUINN**, dec'd.

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

Executor: **JAMES B. QUINN** c/o Gerald J. McConeghy, Esq., P.O. Box 616, Dresher, PA 19025.

Attorney: **GERALD J. MCCONEGHY**, P.O. Box 616, Dresher, PA 19025.

SMITH, LAUREN V. a/k/a **LAUREN VERREE SMITH**, dec'd.

Late of Warminster, Bucks County, PA.

Administratrix: **JANE V. SMITH**, 1900 Mulberry Lane, Warrington, PA 18976.

SOKOLOWSKI, LEONA C., dec'd.

Late of Falls Township, Bucks County, PA.

Co-Executrices: **DIANNE SOKOLOWSKI**, 337 Thornridge Drive, Levittown, PA 19054 and **LINDA WINT**, 117 Hidden Forest Court, Fairless Hills, PA 19030.

VATTIMO, WANDA S., dec'd.

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

Executor: **PETER L. VATTIMO, JR.** c/o William L. Antheil, III, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.
Attorney: **WILLIAM L. ANTHEIL, III**, Antheil Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

Donald G. Karpowich, Solicitor

85 Drasher Road
Drums, PA 18222
(570) 788-6647

Oct. 26

Miscellaneous

COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
DOCKET NO. 2017-05752

Herbert and Donna Scott, h/w

v.

Contimortgage Corporation and all of its Unknown successors and assignees, and Coastal Federal Mortgage Company, and all of its Unknown successors and assignees

Notice is given that the above was named as Defendant in a civil action by plaintiffs to quiet title and to determine that all liens upon the Properties at 2547 Bogarts Tavern Road, Buckingham Township, Bucks County, Pennsylvania, Parcel ID 06-013-016 and 7398 Tohickon Hill Road, Point Pleasant, Plumstead Township, Bucks County, Pennsylvania, Parcel ID 34-018-201-004, held in favor of Contimortgage Corp. or Coastal Federal Mortgage Company, be marked as satisfied.

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

Oct. 26

Fictitious Name

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

John & Kira's with its principal place of business 163 W. Wyoming Avenue, Philadelphia, Pennsylvania 19140.

The name and address of the entity owning or interested in said business are Aethera, LLC, 256 West 12th Street, New York, New York 10014.

The certificate will be filed on or after October 4, 2017.

Donna J. Wengiel, Solicitor

Stuckert & Yates
Two North State Street
P.O. Box 70
Newtown, PA 18940

Oct. 26

RAINBOZ with its principal place of business 209 Valarie Road, Morrisville, Pennsylvania 19067.

The names and addresses of the entities owning or interested in said business are Nisha Investments, LLC and Shani Investments, LLC, both Pennsylvania Limited Liability Companies, each with a principal office address of 6 Ayr Court, Airmont, NY 10901 and each having a Pennsylvania registered office address of 209 Valarie Road, Morrisville, Pennsylvania 19067.

The certificate will be filed on or after October 6, 2017.

NO. 2017-9085

In Re: S.R.R.

**TO: GABRIELLE NAOMI POSNER
a/k/a GABRIELLE NAOMI BORKOWSKI
AND DAVID ROSS ROBERTS**

A Petition has been filed by the Bucks County Children and Youth Social Services Agency to Involuntarily Terminate your Parental Rights with respect to the child **S.R.R.** A Hearing on the Petition has been fixed for **10:00 a.m., December 5, 2017** in **Courtroom 260** of the Bucks County Justice Center, 100 N. Main Street, Doylestown, Pennsylvania. Should you wish to defend this Petition, you should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford one, call the Bucks County Bar Association at (215) 348-9413.

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

Brad M. Jackman, Esquire
Jackman Law
Attorneys for Petitioner
107 N. Broad Street
Doylestown, PA 18901
(215) 348-1511

Oct. 26

IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

NO. 2016-03253

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

DITECH FINANCIAL LLC, Plaintiff
vs.

MELISSA JUARBE MARTINEZ,
in her capacity as Heir of **ANGEL L.
JUARBE**, Deceased, **UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR**

**INTEREST FROM OR UNDER ANGEL L.
JUARBE, DECEASED**, Defendants

NOTICE

**TO: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER ANGEL L.
JUARBE, DECEASED**

You are hereby notified that on May 24, 2016, Plaintiff, DITECH FINANCIAL LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County, Pennsylvania, docketed to No. 2016-03253. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 259 DEVON WAY, LEVITTOWN, PA 19057 whereupon your property would be sold by the Sheriff of BUCKS County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE
TO YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER, GO TO OR
TELEPHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN PROVIDE
YOU WITH INFORMATION ABOUT
HIRING A LAWYER.**

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

Notice to Defend:

Lawyer Referral Service of the
Bucks County Bar Association
135 East State Street
P.O. Box 300
Doylestown, PA 18901
Telephone (215) 348-9413

Oct. 26

IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2016-02127
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
OCWEN LOAN SERVICING, LLC,
Plaintiff

vs.

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER MATTHEW B. CLEMMER
a/k/a MATTHEW BRENT CLEMMER,
DECEASED, THE UNITED STATES OF
AMERICA, DEPARTMENT OF THE
TREASURY—INTERNAL REVENUE
SERVICE c/o THE UNITED STATES
ATTORNEY FOR THE EASTERN
DISTRICT OF PA,** Defendants

NOTICE

**TO: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
MATTHEW B. CLEMMER a/k/a
MATTHEW BRENT CLEMMER,
DECEASED**

You are hereby notified that on April 5, 2016, Plaintiff, OCWEN LOAN SERVICING, LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County, Pennsylvania, docketed to No. 2016-02127. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 608 JULIAN DRIVE WEST a/k/a 608 JULIAN DRIVE, WARWICK, PA 18974-6113 whereupon your property would be sold by the Sheriff of BUCKS County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you

without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Notice to Defend:

Lawyer Referral Service of the
Bucks County Bar Association
135 East State Street
P.O. Box 300
Doylestown, PA 18901
Telephone (215) 348-9413

Oct. 26

IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2017-05638

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

vs.

**Tommy Arcolesse, Known Heir of Diana
Arcolesse, Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title or
Interest From or Under Diana Arcolesse,
Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations Claiming
Right, Title or Interest From or Under John
R. Convery and Victoria Arcolesse, Known
Heir of Diana Arcolesse,** Defendants

COMPLAINT IN

MORTGAGE FORECLOSURE

**TO: Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title or
Interest From or Under Diana Arcolesse
and Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations**

Claiming Right, Title or Interest From or Under John R. Convery, Defendant(s), whose last known address is 1104 Sycamore Avenue, Croydon, PA 19021

You are hereby notified that PNC Bank, National Association c/o PNC Bank, N.A., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Bucks County, Pennsylvania, docketed to NO. 2017-05638, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1104 Sycamore Avenue, Croydon, PA 19021, 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 with 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 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.

LAWYERS' REFERRAL SERVICE

Lawyer Referral Service/
Bucks County Bar Assn.
135 E. State St.
Doylestown, PA 18901
(215) 348-9413 x108

Mark J. Udren, Esquire
Lorraine Gazzara Doyle, Esquire
Elizabeth L. Wassall, Esquire
John Eric Kishbaugh, Esquire
Nicole B. LaBletta, Esquire
David Neeren, Esquire
Morris Scott, Esquire
Udren Law Offices, P.C.
Attys. for Plaintiff
111 Woodcrest Rd.
Ste. 200
Cherry Hill, NJ 08003
(856) 669-5400

Oct. 26

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:

Third and Final Publication

RONALD R. STREEPER REVOCABLE TRUST DATED NOVEMBER 2, 1995 AND AMENDED JUNE 10, 2015.

RONALD R. STREEPER a/k/a
RONALD R. STREEPER, SR., dec'd.
Late of Warminster Township, Bucks County, PA.

Settlor: **RONALD R. STREEPER** a/k/a
RONALD R. STREEPER, SR.

Trustee: **GENINE A. ZIEGLER**, 2223
Bleu Yacht Lane, Union, KY 41091.