

Sheriff's Sale

First Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, July 8, 2016 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 #2015-07633

ALL THAT CERTAIN lot or tract of ground with the residential improvements erected thereon, SITUATE in the **TOWNSHIP OF BEDMINSTER**, County of Bucks, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Spruce Hill Acres" made by Robert D. Cooper, Registered Surveyor of Ottsville, Pa., on June 19, 1969 and recorded at Doylestown, PA on August 15, 1969 in Plan Book 69 Page 20, being Lot No. 9 on said Plan, BEING the same premises which Marion C. Bruch, Widow, by her Agent under Power of Attorney, Robert W. Bruch, by Deed dated August 22, 2008, recorded September 2, 2008 in the Bucks County Clerk/Registrar's Office in Deed Book 5807, Page 2321 conveyed unto Robert W. Bruch and Angela M. Bruch, his wife.

TAX PARCEL #01-015-014-009.

PROPERTY ADDRESS: 3613 Spruce Hill Road, Ottsville, PA 18942.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT W. BRUCH, ANGELA M. BRUCH.**

MICHAEL S. BLOOM, Esquire

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

BENSALEM TOWNSHIP

DOCKET #2012-07013

Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-Ff13 Mortgage Pass-Through

Certificate, Series 2006-Ff13 v. Marika Roscioli owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 4911 Oxford Court a/k/a 4911 Oxford Court Apt. J1, Bensalem, PA 19020-1758.

TAX PARCEL #02-093-087.

PROPERTY ADDRESS: 4911 Oxford Court a/k/a 4911 Oxford Court Apt. J1, Bensalem, PA 19020-1758.

JUDGMENT AMOUNT: \$229,547.33.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **MARIKA ROSCIOLI.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2014-03765

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Deborah Lynn Hickson a/k/a Deborah Hickson owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 2351 Paris Avenue, Trevoise, PA 19053-6935.

TAX PARCEL #02-006-024.

PROPERTY ADDRESS: 2351 Paris Avenue, Trevoise, PA 19053-6935.

JUDGMENT AMOUNT: \$53,911.71.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEBORAH LYNN HICKSON a/k/a DEBORAH HICKSON.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2014-06497

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

All those certain lots or pieces of land, Situate in Bensalem Township, Bucks County, Pennsylvania, described according to a certain map or plan of lots made and surveyed December 31, 1925 by Edward Pickering, Surveyor of Woodbourne, Pennsylvania and known as "Trevoise Heights Tract No. 2" said plan being duly recorded at Doylestown,

Pennsylvania in Plan Book 1 page 144 as follows:

Beginning at a point on the Northwest side of Hollywood Avenue four hundred eighty feet from the northeast side of Walnut Avenue; thence along the front line of Lots Nos. 175, 176, 177 and 178 North forty four degrees fifty four minutes East eighty feet to point on the said line of Lot No. 178; (each lot being twenty feet wide); thence along the same North forty nine degrees twenty two minutes West one hundred feet to a point on the rear line of Lots Nos. 175, 176, 177 and 178; thence along the same South forty four degrees fifty four minutes West eighty feet to a corner of Lot No. 174; thence on a line between Lots Nos. 174 and 175 South forty five degrees six minutes East one hundred feet to the place of beginning.

BEING more fully described in a Deed dated November 1, 2002, among the land records of the County and State set forth above, in Deed Volume 2969, Page 2037.

TAX PARCEL #02-005-107.

PROPERTY ADDRESS: 3874 Hollywood Avenue, Trevese, PA 19053.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DAVID C. CORBETT.**

JUSTIN F. KOBESKI, Esquire

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

DOCKET #2014-07521

ALL THAT CERTAIN LOT OR PIECE OF GROUND, HEREDITAMENTS AND APPURTENANCES LOCATED IN THE **TOWNSHIP OF BENSalem**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #02-062-275.

PROPERTY ADDRESS: 2440 Bowman Avenue, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KANDI L. HOWARD.**

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2015-02840

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

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

All that certain Unit in the property known, named and identified in the declaration Plan referred to below as Coventry Green formerly Coventry Hamlet, located in Bensalem Township, Bucks County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit property act of Pennsylvania, act of July 3, 1963, P.L. 196 by the recording in the County of Bucks a declaration recorded in Deed Book 2121 Page 383 and Amendment thereto recorded in Deed Book 2480 Page 180, and declaration plan recorded in plan Book 120 Page 33 and Amendment thereto recorded in plan Book 215 Page 52, and a code of regulations recorded in Deed Book 2121 Page 821 and Amendment thereto recorded in Deed Book 2480 Page 1015, Being and designated on declaration Plan as Unit No. K-5 as more fully described in such declaration plan and declaration, Together with a proportionate undivided interest in the common elements (as defined in such declaration of .6152%).

BEING more fully described in a Deed dated May 26, 2006, among the land records of the County and State set forth above, in Deed Volume 4982, Page 2254.

TAX PARCEL #02-093-103.

PROPERTY ADDRESS: 4904 Oxford Court, Unit K-5, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL W. KREVOLIN, MEGHAN L. BELL.**

JUSTIN F. KOBESKI, Esquire

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

DOCKET #2015-06423

The Bank of New York Mellon fka The Bank of New York, as Trustee for The Certificateholders of The Cwalt, Inc., Alternative Loan Trust 2006-Oc1 Mortgage Pass-Through Certificates, Series 2006-Oc1 v. Michael Flanagan, Donna Plunkett owner(s) of property situate in the **BENSalem TOWNSHIP**, BUCKS County, Pennsylvania being 841 Edgewood Avenue, Bensalem, PA 19020-7032.

TAX PARCEL #02-023-140.

PROPERTY ADDRESS: 841 Edgewood Avenue, Bensalem, PA 19020-7032.

JUDGMENT AMOUNT: \$299,017.52.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL
FLANAGAN, DONNA PLUNKETT,
PHELAN HALLINAN DIAMOND &
JONES**

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

DOCKET #2016-00328

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

TAX PARCEL #02-092-046.

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

JUDGMENT AMOUNT: \$187,502.01.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICIA
S. KREMER a/k/a PATRICIA SHARON
KREMER a/k/a PATRICIA KREMER,
PHELAN HALLINAN DIAMOND &
JONES**

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

DOCKET #2016-00734

Wells Fargo Bank, N.A. s/b/m to Wachovia
Bank, National Association v. Arthur J. Guy
a/k/a Arthur Guy, Evelyn M. Guy a/k/a Evelyn
Guy owner(s) of property situate in the
BENSALEM TOWNSHIP, BUCKS County,
Pennsylvania, being 6344 Congress Court,
Bensalem, PA 19020-1905.

TAX PARCEL #02-089-514.

PROPERTY ADDRESS: 6344 Congress
Court, Bensalem, PA 19020-1905.

JUDGMENT AMOUNT: \$103,802.25.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **ARTHUR
J. GUY a/k/a ARTHUR GUY, EVELYN M.
GUY a/k/a EVELYN GUY,
PHELAN HALLINAN DIAMOND &
JONES**

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

BRISTOL BOROUGH

DOCKET #2011-04466

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

All that certain lot, tract or parcel of land
situate, lying and being in Bristol Borough,
County of Bucks, Commonwealth of
Pennsylvania, being known and designated as
Lot No. 1 according to a survey and plan dated
November 24, 1987 and last revised January
28, 1988 prepared by AMAC Group, Inc.,
Professional Land Surveyors, Washington
Crossing, Pa. and recorded on April 29, 1988
in the Office of the Recorder of Deeds in and
for the County of Bucks, in Plan Book 244
page 92 and being more particularly bounded
and described as follows, to wit:

BEGINNING at a point in the Southerly right
of way line of Pine Grove Street (40 feet wide)
said point being located North 39 degrees 06
minutes 00 seconds East 447.00 feet from the
Easterly right of way line of Bristol Street and
from said point of beginning running;
thence (1) South 50 degrees 54 minutes 00
seconds East 120.96 feet along lands of N/L
DJ & C Papp to a point;

thence (2) South 44 degrees 51 minutes 00
seconds West 28.14 feet along line of lands of
Anchor Yacht Club to a point;
thence (3) North 50 degrees 54 minutes 00
seconds West 118.14 feet along Lot 2 to a
point on the said right of way line of Pine
Grove Street;

thence (4) North 39 degrees 06 minutes 00
seconds East 28.00 feet along the same to the
first mentioned point and place of beginning.

BEING more fully described in a Deed dated
June 25, 2008, among the land records of the
County and State set forth above, in Deed
Volume 5688, Page 497.

TAX PARCEL #04-022-051.

PROPERTY ADDRESS: 1240A Pine Grove
Street, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **JOHN
McDONALD, KELLI McDONALD.**

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

DOCKET #2014-01755

JPMorgan Chase Bank, N.A. v. Carol M. Ferguson owner(s) of property situate in the **BRISTOL BOROUGH**, 1ST, BUCKS County, Pennsylvania being 319 Radcliffe Street, Bristol, PA 19007-5015.

TAX PARCEL #04-019-101.

PROPERTY ADDRESS: 319 Radcliffe Street, Bristol, PA 19007-5015.

JUDGMENT AMOUNT: \$156,839.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CAROL M. FERGUSON.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2014-04491

ALL THAT CERTAIN message and lot of land SITUATED in the Fifth Ward of the **BOROUGH OF BRISTOL**, County of Bucks, Pa., bounded and described according to a survey and plan for Joseph R. Grundy, Section 1, made by William S. Erwin, Registered Civil Engineer, on Dec. 31, 1946 as follows, viz:

TAX PARCEL #4-23-364.

PROPERTY ADDRESS: 421 Jefferson Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHANIE L. JOHNSON.**

POWERS, KIRN & ASSOC.

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

DOCKET #2015-05083

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

All that certain Lot or piece of ground with the buildings and improvements thereon erected, Situate in the Borough of Bristol, County of Bucks and State of Pennsylvania, described as follows, to wit:

Situate at a point on the Northeasterly side of Third Avenue (fifty feet wide) at the distance of eighty four feet measured North eight four degrees, nineteen minutes West from the intersection of the said of Third Avenue

with the Northwesterly side of Green Avenue (fifty feet wide) thence extending North eighty four degrees, nineteen minutes West along the said side of Third Avenue twenty two feet and ninety five one-hundredths of a foot to a point of tangent on the Southeast side of State Highway (one hundred twenty feet wide) said point of tangent being at the distance of twenty five feet and sixty-eight one-hundredths of a foot measured South eighty four degrees, nineteen minutes East from the intersection of the said side of State Highway and the Northeasterly side of Third Avenue (both lines produced) thence extending along the arc of a circle curving to the right with a radius of fifteen feet the arc distance of thirty one feet and twenty six one-hundredths of a foot to a point on the foresaid Southeasterly side of State highway; thence extending along the same North thirty five degrees, six minutes East seventy three feet and thirty three one-hundredths of a foot to a point; thence extending South five degrees, forty one minutes West and passing through the party wall between these premises and the premises to the Southeast eighty six feet and twenty five one-hundredths of a foot to the first mentioned point and place of beginning. BEING more fully described in a Deed dated June 23, 2010, among the land records of the County and State set forth above, in Deed Volume 6451, Page 462.

TAX PARCEL #04-011-051.

PROPERTY ADDRESS: 789 3rd Avenue, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DANNY A. PERALTA RODRIGUEZ a/k/a DANY PERALTA RODRIGUEZ, EVELYN PERALTA.**

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

DOCKET #2015-07438

ALL THAT CERTAIN MESSAGE AND LOT OF LAND LOCATED IN THE **BOROUGH OF BRISTOL**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #04-023-062.

PROPERTY ADDRESS: 430 Lafayette Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **YARITZA MALDONADO.**

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2015-07450

All that certain piece or parcel or Tract of land situate **BRISTOL BOROUGH**, Bucks County, Pennsylvania, and being known as 412 Logan Street, Bristol, Pennsylvania 19007.

TAX PARCEL #4-23-127.

PROPERTY ADDRESS: 412 Logan Street, Bristol, Pennsylvania 19007.

REAL DEBT: \$147,438.87.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LAWRENCE E. DANIEL.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2016-00529

ALL THAT CERTAIN LOT OF LAND LOCATED IN THE **BOROUGH OF BRISTOL**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #04-013-094.

PROPERTY ADDRESS: 817 Garden Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBIN NEWELL, JOSEPH G. SWINEHART, JOSEPH M. SWINEHART.**

MICHAEL T. McKEEVER, Esquire

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

BRISTOL TOWNSHIP

DOCKET #2012-02147

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, described according to a Certain Layout and Plan for "Fairbridge North—Area II" made by D.S. Winckur Associates, Consulting Engineers, dated 7/28/1978 and last revised 6/13/1984 recorded in Plan Book 229 page 42.

TAX PARCEL #05-44-98.

PROPERTY ADDRESS: 473 Pheasant Lane, Fairless Hills, PA 19030.

JUDGMENT AMOUNT: \$366,162.30.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ESTER KIM, SUNG KIM.**

RICHARD J. NALBANDIAN, III, Esquire

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

DOCKET #2012-02723

Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP v. Jason E. Ball owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, BUCKS County, Pennsylvania, being 1825 Ritter Avenue, Bristol, PA 19007-6721.

TAX PARCEL #05-018-009.

PROPERTY ADDRESS: 1825 Ritter Avenue, Bristol, PA 19007-6721.

JUDGMENT AMOUNT: \$146,597.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JASON E. BALL.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2013-01514

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

All those certain lots, tract or parcels of land and premises situate in the Township of Bristol, State of PA., being known and designated as Lots Nos. 125, 126, 127, on a Map or plan of Lots of Bristol Terrace and more particularly bounded and described as follows, to wit:

Beginning at a point in the Northeasterly line of Ashby Avenue, distant 150.10 feet, Northwesterly from the Northwest corner of Ashby Avenue and Beaver Road, and running thence (1) Northeasterly at right angles to said Ashby Avenue and along the rear line of Lots Nos. 4,5, and 6 on said Plan of Lots, 95 feet to the Southwesterly line of Lot No. 7; thence (2) Northwesterly and along the

Southwesterly line of Lots 7 and 128.75 feet to the Northeast corner of Lot No. 124; thence (3) Southwesterly along the Southeast line of Lot No. 124, 95 feet to the Northeasterly line of Ashby Avenue thence (4) Southeasterly along said line of said Avenue, 75 feet to the Southwest corner of Lot No. 4 point and place of beginning.

BEING more fully described in a Deed dated June 23, 2006, among the land records of the County and State set forth above, in Deed Volume 5020, Page 289.

TAX PARCEL #05-061-281.

PROPERTY ADDRESS: 1306 & 1308 Ashby Avenue, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTYL. JOHNSON, CAROL PORTOCARRERO, DONALD B. RAMSEY, BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF RUTH E. RAMSEY a/k/a RUTH ELLEN RAMSEY a/k/a RUTH RAMSEY.**

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

DOCKET #2013-05946

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, and being known as 417 Westmont Avenue, Bristol, Pennsylvania 19007.

TAX PARCEL #5-58-39 & 5-58-40.

PROPERTY ADDRESS: 417 Westmont Avenue, Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARLENE M. SHAW.**

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

DOCKET #2014-02838

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

TAX PARCEL #05-025-082-118.

PROPERTY ADDRESS: 13 Michelle Court, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **HOLLIE M. BOGGUS.**

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

DOCKET #2014-02901

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, and being known as 50 Butternut Road, Levittown, Pennsylvania 19057.

TAX PARCEL #05-036-145.

PROPERTY ADDRESS: 50 Butternut Road, Levittown, Pennsylvania 19057.

REAL DEBT: \$167,931.76.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2015-00453

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

TAX PARCEL #05-031-069.

PROPERTY ADDRESS: 561 Fernwood Lane, Fairless Hills, PA 19030.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BARBARA KURLEY IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF BRAD W. KURLEY.**

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

DOCKET #2015-00827

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

All that certain lot or piece of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, Pa., being parts of Lots 1, 2, 3, 4, 5, 6, and 7 section O as laid out on

a Plan of Bristol Heights made by Herbert H. Metz, Civil Engineer dated August 1922, and recorded in the Office of the Recorder of Deeds in and for the County of Bucks, at Doylestown, Pa, in Plan Book 1, page 128 more particularly bounded and described according to a Survey and Plan made by William S. Erwin reg. Professional Engineer dated Sept. 4, 1957 as follows, to wit:

Beginning at a point on the Easterly side of Penn Street (50 feet wide) at a corner of Lot No. 8 on said Plan, said point being at the distance of 40 feet measured North 05 degrees 00 minutes West along the said side of Penn Street from its intersection with the Northerly side of Gerfield Street (50 feet wide); thence extending from said beginning point along the said side of Penn Street, North 05 degrees 00 minutes West 145.23 feet to a point in line of land now or late of Croydon Homes, thence extending along said land North 68 degrees 47 minutes East 82.27 feet to a point; thence extending through Lots Nos. 1, 2, 3, 4, 5, 6, and 7 on said plan, South 05 degrees 00 minutes East 168.21 feet to a point in line of said Lot No. 8 aforesaid; thence extending along said lot South 85 degrees 00 minutes West 79.00 feet to the first mentioned point and place of beginning.

BEING more fully described in a Deed dated October 3, 2003, among the land records of the County and State set forth above, in Deed Volume 3750, Page 1937.

TAX PARCEL #05-009-289-002.

PROPERTY ADDRESS: 406 Penn Street, Croydon, PA 19021.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ANTHONY LOHER, AMY LOHER.**

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

DOCKET #2015-01138-26-6

ALL THOSE THREE CERTAIN lot or piece of land with the buildings and improvements thereon erected. SITUATE in the **TOWNSHIP OF BRISTOL**, County of Bucks and the State of Pennsylvania as shown on Plan of Lots of Bristol Terrace, as laid out by the IdealLand Company and Surveyed by Herbert H. Metz, C.E. which Plan of Lots has been duly entered of record in the Office for the Recording

of Deeds in Bucks County of Doylestown Pennsylvania in Plan Book No. 1 page 80.

TAX PARCEL #05-060-234.

PROPERTY ADDRESS: 1047 Harrison Street, Bristol Twp., Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARKUE JACKSON, ADRIENNE JACKSON.**

ROBERT P. DADAY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-01139-27-6

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 & Summerson, Inc., Newtown, PA, consisting of seven (7) sheets, being drawing no. 2-8161, dated March 1, 2004 and last revised June 6, 2005.

TAX PARCEL #05-026-092.001.

PROPERTY ADDRESS: 1200 Newport Road, Bristol Twp., Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

DIANE M. BOEHRET, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-01162-19-6

ALL THOSE CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pennsylvania, described according to a Plan thereof made by Albright and Nebus, Civil Engineers, Philadelphia, Pennsylvania, May 21, 1925 and recorded at Doylestown, Pennsylvania, in Plan Book 2 page 27.

TAX PARCEL #05-019-024.

PROPERTY ADDRESS: 1938 Willow Avenue, Bristol Twp., Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRANCIS G. GUSHUE, LINDA GUSHUE.**

ROBERT P. DADAY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-01806-36-6

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **BRISTOL TOWNSHIP**, Bucks, Pennsylvania, described according to a Plan of Maple Shade at Croydon made by Edward Pickering, Jr., dated 5/5/25 said Plan being recorded in the Office of the Recorder of Deeds in Bucks County in Plan Book 2 page 2.

TAX PARCEL #05-026-036.

PROPERTY ADDRESS: 2354 Prospect Avenue, Bristol Twp., Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARIO J. VALERI, WENDY M. VALERI.**

DIANE M. BOEHRET, Esquire

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

DOCKET #2015-01840-31-6

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pennsylvania, being Lots Numbered Fifty (50) and Fifty-one (51) of Section 27, Plan Number 3 as shown on Plan and survey of Lots of the "Croydon Land Company" for Otto Brupp, made by Charles Henry Moon, on the 25 day of July A.D. a918, and recorded in the Office for the Recording of Deeds, for the County of Bucks, at Doylestown, in Plan Book 1 Page 58.

TAX PARCEL #05-012-190.

PROPERTY ADDRESS: 1310 Penna. Avenue, Bristol Twp., Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH DeFORREST, AMANDA M. DeFORREST.**

DIANE M. BOEHRET, Esquire

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

DOCKET #2015-01846-37-6

All that certain lot or piece of ground, situate in the Fourth Ward of the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, with the improvements thereon erected, known as Lot No. 321, Section II, in Subdivision Plan known as "Croydon Homes, prepared by William S. Ervin, Registered Professional Engineer, Langhorne, PA, dated July 7, 1964, (as to Section I), and August 4, 1964, (as

to Section 2) and recorded in the Office for Recording of Deeds, in and for Bucks County, PA, on August 19, 1964, at Plan Book No. 8, page 29, with certain revisions dated March 9, 1966 (as to Section I), March 5, 1966 (as to Section 2, Sheet 1), and March 10, 1966 (as to Section 2, Sheet 2), all of said Revisions being indicated on the said Subdivision Plan as re-recorded on April 11, 1966, at said Plan Book and Page.

TAX PARCEL #05-008-476.

PROPERTY ADDRESS: 900 Mauri Avenue, Bristol Twp., Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES F. HARKLESS, JOAN H. HARKLESS.**

DIANE M. BOEHRET, Esquire

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

DOCKET #2015-02586-34-6

ALL THAT CERTAIN lot or piece of ground with the buildings and improvement erected thereon, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, being a part of Lot #826 on a plan of Ferguson's Croydon Building Lots, Plot #2 and being described according to a survey and plan thereof made by William C. Major Associates, Engineers and Surveyors of Bristol, Pennsylvania and being dated July 2, 1979.

TAX PARCEL #05-014-176.

PROPERTY ADDRESS: 1832 Parkview Avenue, Bristol Twp., Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SUSAN WILLIAMS.**

DIANE M. BOEHRET, Esquire

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

DOCKET #2015-02907

Wells Fargo Bank, NA v. Carolina Yepes owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 16 Kenwood Drive South a/k/a 16 Kenwood Drive, Levittown, PA 19055-2416.

TAX PARCEL #05-071-481.

PROPERTY ADDRESS: 16 Kenwood Drive South a/k/a 16 Kenwood Drive, Levittown, PA 19055-2416.

JUDGMENT AMOUNT: \$197,184.08.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **CAROLINA
 YEPES.**
**PHELAN HALLINAN DIAMOND &
 JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-02959
 Wells Fargo Financial Pennsylvania,
 Inc. v. Colleen Gartland, Frank Gartland
 owner(s) of property situate in the
BRISTOL TOWNSHIP, BUCKS County,
 Commonwealth of Pennsylvania, being 318
 Dogwood Drive, Levittown, PA 19055-1719.
 TAX PARCEL #05-042-218.
 PROPERTY ADDRESS: 318 Dogwood
 Drive, Levittown, PA 19055-1719.
 JUDGMENT AMOUNT: \$195,276.41.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **COLLEEN
 GARTLAND, FRANK GARTLAND.**
**PHELAN HALLINAN DIAMOND &
 JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-04723
 All that certain piece or parcel or Tract of land
 situate **TOWNSHIP OF BRISTOL**, Bucks
 County, Pennsylvania, and being known as 46
 Ravine Lane, Levittown, Pennsylvania 19055.
 TAX PARCEL #05-038-409.
 PROPERTY ADDRESS: 46 Ravine Lane,
 Levittown, Pennsylvania 19055.
 REAL DEBT: \$183,525.04.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **ANTHONY
 SLACK, KNOWN SURVIVING HEIR
 OF ANN P. SLACK AND UNKNOWN
 SURVIVING HEIRS OF ANN P.
 SLACK, THERESA L. POTLIVO,
 KNOWN SURVIVING HEIR OF
 ANN P. SLACK, MARY RICHARDS,
 KNOWN SURVIVING HEIR OF ANN P.
 SLACK, ROXANNE DUFFY, KNOWN
 SURVIVING HEIR OF ANN P. SLACK,
 PATRICIA FOLEY, KNOWN SURVIVING
 HEIR OF ANN P. SLACK, SEAN SLACK,
 KNOWN SURVIVING HEIR OF ANN
 P. SLACK, RONALD JOHN SLACK,**

**KNOWN SURVIVING HEIR OF ANN P.
 SLACK, MICHAEL D. SLACK, KNOWN
 SURVIVING HEIR OF ANN P. SLACK.**
TERRENCE J. McCABE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-05648
 All that certain piece or parcel or Tract of
 land situate **BRISTOL TOWNSHIP**, Bucks
 County, Pennsylvania, and being known as
 41 Gooseneck Road, Levittown, Pennsylvania
 19057.
 TAX PARCEL #05-034-184.
 PROPERTY ADDRESS: 41 Gooseneck Road,
 Levittown, Pennsylvania 19057.
 REAL DEBT: \$203,496.26.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **MARY
 FELL a/k/a MARY WEISS.**
TERRENCE J. McCABE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-06898
 Wells Fargo Bank, NA v. Daniel N. Howard
 owner(s) of property situate in the **BRISTOL
 TOWNSHIP**, BUCKS County, Pennsylvania,
 being 12 Michele Court, Unit 103 a/k/a 12
 Michele Court, Levittown, PA 19057-3606.
 TAX PARCEL #05-025-082-103.
 PROPERTY ADDRESS: 12 Michele Court,
 Unit 103 a/k/a 12 Michele Court, Levittown,
 PA 19057-3606.
 JUDGMENT AMOUNT: \$140,764.62.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **DANIEL N.
 HOWARD.**
**PHELAN HALLINAN DIAMOND &
 JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-06984
 ALL THAT CERTAIN LOT OF LAND
 SITUATE IN **TOWNSHIP OF BRISTOL**,
 BUCKS COUNTY, PENNSYLVANIA:
 BEING KNOWN AS 11 Schoolhouse Lane,
 Levittown, PA 19055.
 TAX PARCEL #05-072-388.
 PROPERTY ADDRESS: 11 Schoolhouse
 Lane, Levittown, PA 19055.
 IMPROVEMENTS: RESIDENTIAL HOUSE
 DWELLING.

SOLD AS THE PROPERTY OF: **UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD C. BISHOP, GEORGE BISHOP, KNOWN HEIR OF RICHARD C. BISHOP, PATRICIA THEIRRY a/k/a PATRICIA THIERRY a/l/a PATRICIA J. THIERRY a/k/a PATRICIA JEAN THIERRY, CHARLES THEIRRY a/k/a CHARLES THIERRY a/k/a CHARLES N. THIERRY a/k/a CHARLES NORMAN THIERRY, SR.**

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

DOCKET #2015-07045

ALL THAT CERTAIN LOT OR PIECE OF GROUND LOCATED IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.
TAX PARCEL #05-031-080.

PROPERTY ADDRESS: 28 Perennial Drive, Fairless Hills, PA 19030.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PAUL MICHAELS, SARA MICHAELS.**

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

DOCKET #2015-07537

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA.
TAX PARCEL #05-021-482.

PROPERTY ADDRESS: 48 Mayflower Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ANDREW DUDDY a/k/a ANDREW J. DUDDY a/k/a ANDREW JOHN DUDDY.**

ANDREW J. MARLEY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-07625

ALL THAT CERTAIN Lot, piece or parcel of land with the buildings and improvements thereon, Situate lying and being at Levittown

in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot #51 on Subdivision Map of Levittown, Section 1 filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on 1/28/1952 in Plan Book 4 page 40.

PROPERTY ADDRESS: 142 Stonybrook Drive, Levittown, PA 19055.

TAX PARCEL #05-72-207.

JUDGMENT AMOUNT: \$144,082.42.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **JULIE A. BROWN, TROY L. BROWN.**

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

DOCKET #2015-08041

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF BRISTOL**, BUCKS COUNTY, PENNSYLVANIA:
BEING KNOWN AS 51 Woodside Avenue, Levittown, PA 19057.

TAX PARCEL #05-070-033-001.

PROPERTY ADDRESS: 51 Woodside Avenue, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM L. GLOVER.**

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

DOCKET #2015-08635

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, and being known as 300 Indian Creek Drive, Levittown, Pennsylvania 19057.

TAX PARCEL #05-033-473.

PROPERTY ADDRESS: 300 Indian Creek Drive, Levittown, Pennsylvania 19057.

REAL DEBT: \$202,447.91.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2016-00023

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS AND STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF COLONY VILLAGE, BOTH ADDITION NO. 3 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF BUCKS IN PLAN BOOK 28 PAGE 48.

TAX PARCEL #05-059-235-02.

PROPERTY ADDRESS: 4200 Fayette Drive, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOME.

SOLD AS THE PROPERTY OF: **MARION ALSTON a/k/a MARION A. ALSTON, JR.**

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

DOCKET #2016-00479

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

TAX PARCEL #05-038-492.

PROPERTY ADDRESS: 32 Roundabout Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ANDREW BOICE a/k/a ANDREW W. BOICE, SARAH BOICE.**

ANDREW J. MARLEY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-00578

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

BEING KNOWN AS 66 Ridge Lane, Levittown, PA 19055.

TAX PARCEL #5-35-27.

PROPERTY ADDRESS: 66 Ridge Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT DEL CASTILLO a/k/a ROBERTO DELCASTILLO.**

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

DOCKET #2016-00800

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

BEING KNOWN AS 63 Pumpkin Hill Road, Levittown, PA 19056.

TAX PARCEL #05-017-043.

PROPERTY ADDRESS: 63 Pumpkin Hill Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **CATHY M. DONOHUE.**

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

DOCKET #2016-01032

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon, situate lying and being at Levittown in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania shown and designated as Lot No. 7115 on Subdivision Map of 'Goldenridge', Levittown, Section 35 filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on August 14, 1953 in Plan Book 7 page 1.

BEING No. 139 Gable Hill Road.

TAX PARCEL #05-034-230.

PROPERTY ADDRESS: 139 Gable Hill Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANCIS R. CARR, DOLORES A. CARR.**

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

DOCKET #2016-01476

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

BEING KNOWN AS 26 Crescent Lane, Levittown, PA 19055.

TAX PARCEL #05-050-167.

PROPERTY ADDRESS: 26 Crescent Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JOHN A. KACHMAR.**

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

BUCKINGHAM TOWNSHIP

DOCKET #2015-00620

ALL THAT CERTAIN lot or tract of ground, with the buildings and improvements thereon erected, situate in **BUCKINGHAM TOWNSHIP**, Bucks County, Pennsylvania, and described according to a Subdivision Plan of Stoneymead prepared by Bursich Associates, Inc., dated May 26, 1998, last revised October 24, 2001 and recorded in Plan Book 308, Page 37, as follows:

TAX PARCEL #6-69-7, 6-69-9, 6-69-21, 6-69-25.

PROPERTY ADDRESS: Lots 8, 10, 22, and 26, Wellsford Lane.

IMPROVEMENTS: 4 VACANT LOTS.

SOLD AS THE PROPERTY OF:
STONEYMEAD PARTNERSHIP,
TRUEBLOOD COMPANY LLC.

JARED D. BAYER, Esquire

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

CHALFONT BOROUGH

DOCKET #2016-00511

Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Ashley J. Tecklin, Robert Brous owner(s) of property situate in the **CHALFONT BOROUGH**, BUCKS County, Pennsylvania, being 4 Kaylin Cor, Chalfont, PA 18914-4004.

TAX PARCEL #07-004-335.

PROPERTY ADDRESS: 4 Kaylin Cor, Chalfont, PA 18914-4004.

JUDGMENT AMOUNT: \$294,112.44.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ASHLEY J. TECKLIN, ROBERT BROUS.**

PHELAN HALLINAN DIAMOND & JONES

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

DOYLESTOWN BOROUGH

DOCKET #2011-00193

ALL that certain parcel of land lying and being situate in the Borough of Doylestown, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE PARTLY IN

DOYLESTOWN BOROUGH AND DOYLESTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PHASE 3-RECORD PLAN PREPARED FOR DOYLESTOWN DEVELOPMENT CORP., MADE BY ROBERT E. BLUE, CONSULTING ENGINEERS, P.C., DATED JUNE 12, 1991, REVISED JUNE 17, 1991 AND RECORDED DECEMBER 2, 1991 IN PLAN BOOK 264 PAGE 41, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE CUL-DE-SAC AT THE END OF WOODSPRING CIRCLE (OF IRREGULAR WIDTH), A CORNER OF LOT 268; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG THE CUL-DE-SAC AT THE END OF WOODSPRING CIRCLE AND CROSSING THE DOYLESTOWN TOWNSHIP AND DOYLESTOWN BORO LINE ON THE ARC OF A CIRCLE CARVING TO THE LEFT HAVING A RADIUS OF 60 FEET THE ARC DISTANCE OF 72.06 FEET TO A POINT A CORNER OF LOT 266; THENCE EXTENDING ALONG LOT 266, RECROSSING THE AFORESAID DOYLESTOWN TOWNSHIP AND DOYLESTOWN BORO LINE AND RECROSSING AN EXISTING 20 FOOT WIDE P.E.C.O. EASEMENT NORTH 50 DEGREES 13 MINUTES 51 SECONDS WEST 129.84 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF SEPTA R.R. DIVISION; THENCE EXTENDING ALONG THE LAST MENTIONED LANDS NORTH 41 DEGREES 20 MINUTES II SECONDS EAST 110.07 FEET TO A RAIL MONUMENT AT A CORNER ALONG THE LAST MENTIONED LANDS NORTH 81 DEGREES 51 MINUTES II SECONDS EAST 69.39 FEET TO A POINT A CORNER OF LOT 268; THENCE EXTENDING ALONG LOT 268 AND RECROSSING THE AFORESAID EASEMENT SOUTH 04 DEGREES 40 MINUTES 43 SECONDS EAST 133.07 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING more fully described in a Deed dated November 11, 1994, among the land records of the County and State set forth above, in Deed Volume 0997, Page 0975.

TAX PARCEL #08-008-503.

PROPERTY ADDRESS: 207 Woodspring Circle, Doylestown, PA 18901.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **TODD M. KRAUTHEIM.**

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

DOYLESTOWN TOWNSHIP

DOCKET #2013-08343

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

TAX PARCEL #9-24-9.

PROPERTY ADDRESS: 450 Swamp Road, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LINDA MIRACLE AND WAYNE MIRACLE.**

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

FALLS TOWNSHIP

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: \$175,097.42.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-00368

ALL THAT CERTAIN lot or piece of land situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, being Lot Number 81 as shown on the Plan of Fairless Hills, Penna., Unit B, Section II laid out by Danhurst

Corporation and recorded in the Office for the Recording of Deeds in and for Bucks County, Pennsylvania, in Plan Book Vol. 5, page 29.

TAX PARCEL #13-7-186.

PROPERTY ADDRESS: 405 Berkshire Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARISA PURCELL, THOMAS J. PURCELL.**

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

DOCKET #2016-00508

OCWEN Loan Servicing, LLC v. Michael E. Cahill, Rose L. Cahill owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 122 Trenton Circle, Fairless Hills, PA 19030-2802.

TAX PARCEL #13-006-287.

PROPERTY ADDRESS: 122 Trenton Circle, Fairless Hills, PA 19030-2802.

JUDGMENT AMOUNT: \$222,966.54.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL E. CAHILL, ROSE L. CAHILL.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-00845

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

TAX PARCEL #13-026-311.

PROPERTY ADDRESS: 28 Echo Lane, Levittown, PA 19054.

IMPROVEMENTS: A DETACHED, SINGLE STORY RANCH-STYLE RESIDENTIAL DWELLING APPROXIMATELY 3 BEDROOMS AND 1 BATH.

SOLD AS THE PROPERTY OF: **MARY ELIZABETH TAYLOR a/k/a MARY E. TAYLOR.**

ANDREW J. MARLEY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

HILLTOWN TOWNSHIP

DOCKET #2014-05531

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

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

All that certain lot or piece of land with the buildings and improvements thereon erected, Situate partly in Hilltown Township and Dublin Borough, Bucks Co., PA. Described according to a Record Plan of Dublin Hunt made by Boucher and James, Inc. dated 7-18-97 last revised 6-25-98 and recorded in Plan Book 300 page 98 as follows to wit:

Beginning at a point on the Northwesterly side of Saddlebrook Dr., said point being a common corner of Lot #1 and Lot #2; thence from point of beginning and along Lot #2 North 87 degrees 14 minutes 32 seconds West 190.81 feet to a point; thence South 46 degrees 35 minutes 35 seconds East 728.48 feet to a point; Thence North 42 degrees 44 minutes 52 seconds East 5.56 feet to a point; thence along the Northwesterly side of Saddlebrook Dr. North 46 degrees 35 minutes 35 seconds West 235.48 feet to a point; Thence on the arc of a circle curving to the right having a radius of 180.00 feet, the arc length of 155.04 feet to a Point; Thence North 02 degrees 45 minutes 28 seconds East 73.81 feet to the first mentioned point and place of beginning.

Being Lot #1 as shown on above mentioned plan.

BEING more fully described in a Deed dated December 22, 2008, among the land records of the County and State set forth above, in Deed Volume 5993, Page 1026.

TAX PARCEL #10-003-001.

PROPERTY ADDRESS: 145 Saddlebrook Drive, Dublin, PA 18917.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **BADIULLAH CHARKHI, MARYANN JAFARI.**

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

DOCKET #2015-07855

ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF HILLTOWN**, County of Bucks and State of Pennsylvania, bounded and described as follows; to wit:

TAX PARCEL #15-28-73.

PROPERTY ADDRESS: 1317 Green Street, Perkasia, PA 18944.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN WUKO AND ALISA J. WUKO.**

SARAH K. McCAFFERY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

LANGHORNE BOROUGH

DOCKET #2015-01736

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

All that certain lot or piece of land with the appurtenances erected therein situate on the Easterly side of Pine Street in the Borough of Langhorne, County of Bucks, and State of Pennsylvania, described as Lot No. 32 on a plan of lots made by John Rue, Engineer and Surveyor and recorded in the Office for the recording of Deeds in and for Bucks County, at Doylestown, Pennsylvania in Deed Book 253 Page 655 bounded and described as follows:

Beginning at a point in the Easterly line of Pine Street at a distance of 300 feet from the Southerly side of Marshall Avenue; thence extending along the line dividing Lots 31 and 32 as shown on said plan and other land of George D. Walton and Lillie P. Walton, his wife, North 78 degrees 10 minutes East 200 feet to a corner in line of land of Ira L. Kinney; thence by the same South 11 degrees 50 minutes East 50 feet to a corner of land Howard S. Brown formerly Henry Palmer's Land; thence by the said Brown's land South 78 degrees 10 minutes West 200 feet to a point in the Easterly line of Pine Street; thence by the same North 11 degrees 50 minutes West 50 feet to the place of beginning.

BEING more fully described in a Deed dated September 30, 2002, among the land records of the County and State set forth above, in Deed Volume 2918, Page 335.

TAX PARCEL #18-004-088-003.

PROPERTY ADDRESS: 221 N. Pine Street, Langhorne, PA 19047.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL R. MILLER, DAWN C. MILLER.**

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

LOWER MAKEFIELD TOWNSHIP

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 3/8/1978 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.****SARAH K. McCAFFERY**, EsquireEDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-03836

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF LOWER MAKEFIELD**, Bucks County, Pennsylvania, and being known as 1567 Candace Lane, Yardley, Pennsylvania 19067.

TAX PARCEL #20-21-135.

PROPERTY ADDRESS: 1567 Candace Lane, Yardley, Pennsylvania 19067.

REAL DEBT: \$363,387.18.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HOLLY M. MANGAN a/k/a HOLLY M. MAGAN, MICHAEL E. MANGAN.****TERRENCE J. McCABE**, EsquireEDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA**LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2014-00973

ALL that certain parcel of land lying and being situate in the city of **LOWER SOUTHAMPTON**, County of Bucks, and

Commonwealth of Pennsylvania, bounded and described as follows:

All that certain lot or piece of ground with the improvements thereon erected, Situate in Lower Southampton, Bucks County, Pennsylvania described according to a Minor Subdivision Plan prepared for Roxanne M. Wigglesworth, by Pickering, Corts and Summerson, Inc., Newtown, PA dated June 7, 1995 and last revised December 12, 1996 and recorded in Plan Book 286 Page 22, more fully bounded and described as follows:

Beginning at a point on the Southwesterly side of Beechwood Avenue (40 feet wide) at a corner of land now or late of Basalik (TMP 21-16-178); thence extending along said land, South 37 degrees 02 minutes 00 seconds West, 100 feet to a point; thence extending along Lot No. 2, North 52 degrees 58 minutes 00 seconds West, 100.00 feet to a point; thence extending along land now or late of Farley (TMP 21-16-1-180) North 37 degrees 02 minutes 00 seconds East, 100.00 feet to a point on the aforementioned Southwesterly side of Beechwood Avenue, South 52 degrees 58 minutes 00 seconds East, 100.00 feet to the point and place of beginning.

Being Lot No. 1 as shown on said Plan.

BEING more fully described in a Deed dated August 24, 2007, among the land records of the County and State set forth above, in Deed Volume 5544, Page 1813.

TAX PARCEL #21-016-179-001.

PROPERTY ADDRESS: 427 Beechwood Avenue, Lower Southampton Township, PA 19053.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ANTHONY DiSANTIS.****JUSTIN F. KOBESKI**, EsquireEDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-07647

Premises being: 414 Lakeview Court, Feasterville, PA 19053, **LOWER SOUTHAMPTON TWP.**

TAX PARCEL #21-025-109.

PROPERTY ADDRESS: 414 Lakeview Court, Feasterville, PA 19053.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **URIAN X. DIAZ, IRENE SPANELIS-DIAZ, BRADFORD J. LARE**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MIDDLETOWN TOWNSHIP

DOCKET #2009-06893
ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED LOCATED IN THE **TOWNSHIP OF MIDDLETOWN**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.
TAX PARCEL #22-066-194.
PROPERTY ADDRESS: 312 Woods Edge Place, Langhorne, PA 19047.
IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **RHEA G. LICHTENSTEIN**.
MICHAEL T. McKEEVER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2011-07687
Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W1 v. Virginia L. Costello owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 1531 Fairview Avenue, Langhorne, PA 19047-3706.
TAX PARCEL #22-016-142.
PROPERTY ADDRESS: 1531 Fairview Avenue, Langhorne, PA 19047-3706.
JUDGMENT AMOUNT: \$162,739.96.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **VIRGINIA L. COSTELLO**.
PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-08285
ALL THAT CERTAIN lot, piece or parcel of ground with the buildings and improvements thereon erected located in the **MIDDLETOWN TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #22-053-411.
PROPERTY ADDRESS: 62 Upland Road, Levittown, PA 19056.
IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **RAYMOND A. LABELLE**.
MICHAEL T. McKEEVER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-08206
ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon, situate lying and-being at Levittown, in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania shown and designated as Lot 9969-J on Subdivision Map of "Twin Oaks" Levittown, Section 84, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on October 5, 1955, Plan Book 10, Page 30, bounded and described as follows, to wit:
TAX PARCEL #22-048-113.
PROPERTY ADDRESS: 11 Tweed Road, Levittown, PA 19056.
IMPROVEMENTS: A RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **RIZA CANCA, GUL CANCA**.
SARAH K. McCAFFERY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-01364
Wells Fargo Bank, NA v. Brendan Mackenzie, Sarah Mackenzie owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 253 Quincy Drive, Levittown, PA 19057-2029.
TAX PARCEL #22-062-327.
PROPERTY ADDRESS: 253 Quincy Drive, Levittown, PA 19057-2029.
JUDGMENT AMOUNT: \$204,196.13.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **BRENDAN MACKENZIE, SARAH MACKENZIE, PHELAN HALLINAN DIAMOND & JONES**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-04186
ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF**

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

All that certain lot or piece of ground situate in Middletown Township, Bucks County, Pennsylvania, described according to a Record Plan of Villages at Flower Mill, made by Pickering, Corts, and Summerson, Inc. dated 9/14/1998 and recorded in the office of the Recorder of Deeds, Doylestown, PA., in Plan Book 298, page 62 as follows to wit:

Beginning at a point on the Northwesterly side of Black-Eyed-Susan Road (24 feet wide), said point being a common corner of Lots 309 on said Plan; thence extending from said point of beginning along said Lot no. 309, north 20 degrees 10 minutes 35 seconds west 99.13 feet to a point; thence extending north 42 degrees 44 minutes 45 seconds East 36.69 feet to a point a corner of Lot no. 311 on said Plan; thence extending along same, South 44 degrees 31 minutes 52 seconds 108.79 feet to a point on the Northwesterly side of Black-Eyed-Susan Road, aforesaid; thence extending along same on the arc of a circle curving to the right having a radius of 112.00 feet an arc distance of 79.91 feet to the first mentioned point and place of beginning.

BEING more fully described in a Deed dated May 19, 2010, among the land records of the County and State set forth above, in Deed Volume 6739, Page 865.

TAX PARCEL #22-088-052.

PROPERTY ADDRESS: 24 Black Eyed Susan Rd., Langhorne, PA 19047.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **LOUIS R. PANNELLA a/k/a LOUIS R. PANNELLA.**

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

MILFORD TOWNSHIP

DOCKET #2011-09251

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

BEING KNOWN AS Lot No. 92 as shown on the above mentioned plan.

BEING KNOWN AS 2154 Mill Valley Lane, Quakertown, PA 18951.

TAX PARCEL #23-011-145.

PROPERTY ADDRESS: 2154 Mill Valley Lane, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KATHRYN KEEN a/k/a KATHY KEEN, ADMINISTRATOR OF THE ESTATE OF GERALD P. KEEN, DECEASED.**

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

DOCKET #2013-03550

ALL THAT CERTAIN tract or parcel of land situate on the East side of Hieter Road (T-346) in the **TOWNSHIP OF MILFORD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #23-002-052-002.

PROPERTY ADDRESS: 2369 Hieter Road a/k/a 2369 Heiter Road, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HEATHER L. TYAHLA f/k/a HEATHER YOUNG, RONALD T. TYAHLA.**

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

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, Commonwealth of 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 #2015-07747

ALL THAT CERTAIN messuage and tract of land, together with the dwelling now therein erected, situate in **TOWNSHIP OF**

MILFORD, Bucks County, and State of Pennsylvania, known as 2189 Esten Road, bounded and described as follows, to wit:

TAX PARCEL #23-20-127-9.

PROPERTY ADDRESS: 2189 Esten Road, Quakertown, Pennsylvania 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **TIMOTHY HALE, MONICA HALE.**

JEFFREY G. TRAUGER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2015-06901

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE **BOROUGH OF MORRISVILLE**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #24-4-57.

PROPERTY ADDRESS: 577 Sherman Lane, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALMORE J. MILLER a/k/a ALMORE J. MILLER, JR., BETTY J. MILLER.**

POWERS, KIRN & ASSOCIATES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

MORRISVILLE TOWNSHIP

DOCKET #2015-08480

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

TAX PARCEL #24-010-031.

PROPERTY ADDRESS: 130 Harrison Avenue, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ELIZABETH M. DICK.**

JESSICA N. MANIS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

NEWTOWN TOWNSHIP

DOCKET #2014-03469

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

BEING KNOWN AS 33 Copperleaf Drive, Newtown, PA 18940.

TAX PARCEL #29-029-135.

PROPERTY ADDRESS: 33 Copperleaf Drive, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **DEBRA BROITMAN a/k/a DEBRA A. BROITMAN, ERIC BROITMAN a/k/a ERIC N. BROITMAN.**

MARK J. UDREN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-01240

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

TAX PARCEL #29-026-142 and 29-026-142-001.

PROPERTY ADDRESS: 25 Independence Place, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **CAROL SHUHLER.**

M. TROY FREEDMAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

NOCKAMIXON TOWNSHIP

DOCKET #2012-07714

Wells Fargo Bank, NA dba Americas Servicing Company v. Patti A. Brenner a/k/a Patti Brenner, Rick Carter owner(s) of property situate in the **NOCKAMIXON TOWNSHIP**, BUCKS County, Pennsylvania, being 364 Marienstein Road, Upper Black Eddy, PA 18972-9605.

TAX PARCEL #30-013-087.

PROPERTY ADDRESS: 364 Marienstein Road, Upper Black Eddy, PA 18972-9605.

JUDGMENT AMOUNT: \$282,494.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATTI A. BRENNER a/k/a PATTI BRENNER, RICK CARTER.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-00235

Wells Fargo Bank, N.A. v. Kenneth W. Porter, Susan C. Porter owner(s) of property situate in the **NOCKAMIXON TOWNSHIP**, BUCKS County, Pennsylvania, being 294 Rock Ridge Road, Upper Black Eddy, PA 18972-9636.

TAX PARCEL #30-016-016-004.

PROPERTY ADDRESS: 294 Rock Ridge Road, Upper Black Eddy, PA 18972-9636.

JUDGMENT AMOUNT: \$249,578.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KENNETH W. PORTER, SUSAN C. PORTER.**

PHELAN HALLINAN DIAMOND & JONES

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

NORTHAMPTON TOWNSHIP

DOCKET #2013-04010

Christiana Trust, A Division of Wilmington Savings Fund Society, FSB, Not in Its Individual Capacity, But Solely as Separate Trustee for Pmt Npl Financing 2015-1 v. David C. Kenney owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 6 Lehigh Drive, Richboro, PA 18954-1928.

TAX PARCEL #31-044-151.

PROPERTY ADDRESS: 6 Lehigh Drive, Richboro, PA 18954-1928.

JUDGMENT AMOUNT: \$264,189.21.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID C. KENNEY.**

PHELAN HALLINAN DIAMOND & JONES

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 as follows.

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 #2015-04552

ALL THAT CERTAIN LOT OF LAND LOCATED IN THE **TOWNSHIP OF NORTHAMPTON**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #31-044-040.

PROPERTY ADDRESS: 25 Highspire Road a/k/a 25 Highspiire Road, Richboro, PA 18954.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH COLOMBO, ROSANNA D. COLOMBO.**

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

PERKASIE BOROUGH

DOCKET #2013-01499

Wells Fargo Financial Pennsylvania, Inc v. Theodore E. Johnston, Barbara L. Johnston owner(s) of property situate in the **PERKASIE BOROUGH**, BUCKS County, Pennsylvania, being 1 Fairview Avenue, Perkasio, PA 18944-4641.

TAX PARCEL #33-010-106.

PROPERTY ADDRESS: 1 Fairview Avenue, Perkasio, PA 18944-4641.

JUDGMENT AMOUNT: \$379,985.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF:
THEODORE E. JOHNSTON, BARBARA L. JOHNSTON.

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-07425

ALL THAT MESSUAGE and tract of land together with the dwelling now thereon erected, known as 328 North 6th Street, **PERKASIE BOROUGH**, Bucks County, Pennsylvania.

TAX PARCEL #33-006-054.

PROPERTY ADDRESS: 328 North 6th Street, Perkasia, PA 18944.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HARRY J. WIELAND, BERNICE E. WIELAND.**

GREGORY JAVARDIAN, Esquire

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

DOCKET #2016-00575

ALL THAT CERTAIN MESSUAGE AND LOT OR PIECE OF LAND SITUATED ON THE NORTHWESTERN CORNER OF FIFTH AND CALLOWHILL STREETS LOCATED IN THE **BOROUGH OF PERKASIE**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #33-006-075.

PROPERTY ADDRESS: 326 North 5th Street a/k/a 326 North Fifth Street, Perkasia, PA 18944.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GLENN CUNNINGHAM.**

MICHAEL T. McKEEVER, Esquire

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

QUAKERTOWN BOROUGH

DOCKET #2012-10871

ALL THAT CERTAIN message and lot of land situate on the East side of Hellertown Avenue in the 3rd Ward of the **BOROUGH OF QUAKERTOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #35-008-480.

PROPERTY ADDRESS: 43 North Hellertown Avenue, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF:
MARGARITA KAZUK, EXECUTRIX OF THE ESTATE OF ARTHUR KAZUK, MARGARITA KAZUK, INDIVIDUALLY, HORACIO LEDESMA.

GREGORY JAVARDIAN, Esquire

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

RICHLAND TOWNSHIP

DOCKET #2011-09631

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2004-2, Asset-Backed Certificates, Series 2004-2 v. Lynn M. Saborsky, Richard J. Saborsky owner(s) of property situate in the **RICHLAND TOWNSHIP**, BUCKS County, Pennsylvania, being 118 Sacramento Drive, Quakertown, PA 18951-3509.

TAX PARCEL #36-049-188.

PROPERTY ADDRESS: 118 Sacramento Drive, Quakertown, PA 18951-3509.

JUDGMENT AMOUNT: \$236,519.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LYNN M. SABORSKY, RICHARD J. SABORSKY.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-00721

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

TAX PARCEL #36-038-054-002.

PROPERTY ADDRESS: 446 West Paletown Road, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **DAWN KRAUS.**

ANDREW J. MARLEY, Esquire

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

RICHLANDTOWN BOROUGH

DOCKET #2014-05789

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

All that certain lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Richlandtown, County of Bucks, and Commonwealth of PA, and described according to a certain plan of subdivision of Towne Court, made for Paul Yeger, Berino Bonlati and John Boyd, a Partnership, made by Urwiller & Walter, Inc., dated 6/20/1973 and last revised 7/23/1974 as follows, to wit:

Beginning at a point on the Westerly side of First Avenue (50 feet wide) and said point being the following two courses and distances from a point of curve on the Southerly side of North Linda Court (50 feet wide): (1) leaving North Linda Court on the arc of a circle curving to the right having a radius of 15 feet, the arc distance of 25.31 feet to a point of tangent on the Westerly side of First Avenue; (2) South 6 degrees 40 minutes 41 seconds West along the Westerly side of First Avenue 28.42 feet to the point of beginning.

Containing in front or breadth, southwardly along the Westerly side of First Avenue, 20 feet and extending of that width in length or depth Westwardly between parallel lines at right angles to First Avenue crossing the bed of a certain 20 feet wide Private Parking Access Easement, 120 feet to a point on a line dividing the Township of Richland and Richlandtown Borough.

Containing 2,400 square feet, more or less.

BEING more fully described in a Deed dated June 28, 2005, among the land records of the County and State set forth above, in Deed Volume 4515, Page 2075.

TAX PARCEL #37-001-074.

PROPERTY ADDRESS: 236 First Avenue, Richlandtown, PA 18955.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **BRENDA J. RUSER, KEITH R. RUSER.**

JUSTIN F. KOBESKI, Esquire

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

UPPER MAKEFIELD TOWNSHIP

DOCKET #2015-07419

ALL THAT CERTAIN tract or piece of land with the several buildings and improvements thereon erected, situate, lying and being in the **TOWNSHIP OF UPPER MAKEFIELD**, County of Bucks, and State of Pennsylvania, and described according to a certain survey and plan thereof made on the 10th day of November, A.D., 1913, by C. H. Moon, Esquire.

TAX PARCEL #47-022-005.

PROPERTY ADDRESS: 1131 General Washington Memorial Boulevard, Washington Crossing, PA 18977.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RED CEDAR ENTERPRISES, LP.**

MICHAEL J. SHAVEL, Esquire

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

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2010-01572

Deutsche Bank National Trust Company, as Trustee for The Registered Holder of Morgan Stanley Home Equity Loan Trust 2007-2 Mortgage Pass Through Certificates, Series 2007-2 v. Moshe Swiss owner(s) of property situate in the **UPPER SOUTHAMPTON TWP.**, BUCKS County, Pennsylvania, being 10 Snowflake Road, Huntingdon Valley, PA 19006-1518.

TAX PARCEL #48-023-108.

PROPERTY ADDRESS: 10 Snowflake Road, Huntingdon Valley, PA 19006-1518.

JUDGMENT AMOUNT: \$731,946.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MOSHE SWISS.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-00318

All that certain piece or parcel or Tract of land situate **UPPER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, and being known as 1439 Hiview Drive, Southampton, Pennsylvania 18966.

TAX PARCEL #48-027-033.
 PROPERTY ADDRESS: 1439 Hiview Drive,
 Southampton, Pennsylvania 18966.
 REAL DEBT: \$307,158.89.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **BENJAMIN
 ROSENTHAL, JAMIE LYN CAMPAGNA.
 TERRENCE J. McCABE**, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2014-01385
 MUNICIPALITY: **WARMINSTER
 TOWNSHIP.**
 TAX PARCEL #49-009-057-04C.
 PROPERTY ADDRESS: 885 North
 York Road, Unit 4C, Log College Manor
 Condominium, Warminster, Pennsylvania
 18974.
 JUDGMENT AMOUNT: \$244,770.53.
 IMPROVEMENTS: RESIDENTIAL
 CONDOMINIUM.
 SOLD AS THE PROPERTY OF: **JOEL
 RICCI.**
BIANCA A. ROBERTO, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET # 2014-01385
 MUNICIPALITY: **WARMINSTER
 TOWNSHIP.**
 TAX PARCEL #49-009-057-06C.
 PROPERTY ADDRESS: 885 North York Road,
 Unit 6C, Log College Manor Condominium,
 Warminster, Pennsylvania 18974.
 JUDGMENT AMOUNT: \$244,770.53.
 IMPROVEMENTS: RESIDENTIAL
 CONDOMINIUM.
 SOLD AS THE PROPERTY OF: **JOEL
 RICCI.**
BIANCA A. ROBERTO, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-06741
 ALL THAT CERTAIN lot or piece of ground
 with the buildings and improvements thereon
 erected, situate in the **TOWNSHIP OF
 WARMINSTER**, County of Bucks and State
 of Pennsylvania and described according to a
 Plan of Willow Farms, Section No. 3 made by
 Charles E. Shoemaker, Registered Professional

Engineer, Abington, Pennsylvania, on October
 20, 1954, as follows, to wit:
 TAX PARCEL #49-5-4.
 PROPERTY ADDRESS: 1543 Pheasant
 Drive, Warminster, PA 18974.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **AMY L.
 BLAKER.**
POWERS, KIRN & ASSO.
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-08748
 Wells Fargo Bank, NA v. Fred Makar owner(s)
 of property situate in the **WARMINSTER
 TOWNSHIP**, BUCKS County, Pennsylvania,
 being 842 Ivyland Road, Warminster, PA
 18974-2226.
 TAX PARCEL #49-009-071.
 PROPERTY ADDRESS: 842 Ivyland Road,
 Warminster, PA 18974-2226.
 JUDGMENT AMOUNT: \$125,575.15.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **FRED
 MAKAR.**
**PHELAN HALLINAN DIAMOND &
 JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-00807
 Wells Fargo Bank, N.A. v. Shawn P. Byrne
 a/k/a Shawn Byrne, Amie E. Byrne a/k/a
 Amie Byrne owner(s) of property situate in
 the **WARMINSTER TOWNSHIP**, BUCKS
 County, Pennsylvania, being 840 Walnut
 Road, Warminster, PA 18974-4327.
 TAX PARCEL #49-011-137.
 PROPERTY ADDRESS: 840 Walnut Road,
 Warminster, PA 18974-4327.
 JUDGMENT AMOUNT: \$249,052.24.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **SHAWN P.
 BYRNE a/k/a SHAWN BYRNE, AMIE E.
 BYRNE a/k/a AMIE BYRNE.**
**PHELAN HALLINAN DIAMOND &
 JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

WARRINGTON TOWNSHIP

DOCKET #2012-03715
 ALL THAT CERTAIN property situate in
 the **TOWNSHIP OF WARRINGTON**, in

the County of Bucks, Commonwealth of Pennsylvania, and being described as follows: Lot #8. Being more fully described in a Deed dated January 24, 2006 and recorded March 7, 2006, among the land records of the County and State set forth above, in Deed Volume 4861 and Page 1342.

TAX PARCEL #50-022-278.

PROPERTY ADDRESS: 115 Sovereign Drive, Warrington, Pennsylvania 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SCOTT A. BARRIS, KELLY HANSON a/k/a KELLY BARRIS.**

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

DOCKET #2015-08258

Wells Fargo Bank, N.A. v. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Patricia M. O'Neill, Deceased owner(s) of property situate in the **TOWNSHIP OF WARRINGTON, BUCKS** County, Pennsylvania, being 675 Woodspring Drive, Warrington, PA 18976-2084.

TAX PARCEL #50-017-149.

PROPERTY ADDRESS: 675 Woodspring Drive, Warrington, PA 18976-2084.

JUDGMENT AMOUNT: \$243,100.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA M. O'NEILL, DECEASED.**

PHELAN HALLINAN DIAMOND & JONES

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

WARWICK TOWNSHIP

DOCKET #2011-07764

Pennymac Holdings, LLC f/k/a Pennymac Mortgage Investment Trust Holdings I, LLC v. D. Dexter Watson, Morgan A. Watson owner(s) or property situate in the **WARWICK TOWNSHIP, BUCKS** County, Pennsylvania, being 1856 Augusta Drive, Jamison, PA 18929-1083.

TAX PARCEL #51-030-085.

PROPERTY ADDRESS: 1856 Augusta Drive, Jamison, PA 18929-1083.

JUDGMENT AMOUNT: \$685,873.65.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **D. DEXTER WATSON, MORGAN A. WATSON.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2014-00411

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

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Warwick, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to Final Plan of Stover Mill, made by Carroll Engineering Corporation, Consulting Engineers, dated February 26, 1976 and last revised December 22, 1977, and recorded in the Records of Deeds Office in and County of Bucks, in Plan Book 173, page 39, as follows, to wit:

Beginning at a point on the Northeasterly side of Beechwood Place (25 feet wide) which point is measured the 2 following courses and distances from a point of curve on the Northwesterly side of Stover Street (50 feet wide) viz: (1) on the arc of a circle curving to the right having a radius of 25 feet arc distance of 16.70 feet to a point of tangent and (2) North 42 degrees 32 minutes 15 seconds West 236.48 feet to the place of beginning; thence extending still along the Northeasterly side of Beechwood Place aforesaid North 42 degrees 32 minutes 15 seconds West 25 feet to a point of reverse curve; thence extending along the arc of a circle curving to the left having a radius of 5 feet the arc distance of 7.85 feet to a point of tangent; thence extending North 47 degrees 27 minutes 45 seconds East 15 feet to a point; thence extending North 42 degrees 32 minutes 15 seconds West 15 feet to a point; thence extending along Lot No. 157 as shown on said plan North 47 degrees 27 minutes 45 seconds East 110 feet to a point in the bed of a 10 feet wide pedestrian

easement; thence extending through the bed of the aforesaid easement, South 42 degrees 32 minutes 15 seconds East 35 feet to a point; thence extending along Lot No. 155 as shown on said plan South 47 degrees 27 minutes 45 seconds West 130 feet to the point and place of beginning.

Being Lot No. 156.

BEING more fully described in a Deed dated May 29, 2008, among the land records of the County and State set forth above, in Deed Volume 5822, Page 1529.

TAX PARCEL #51-014-123.

PROPERTY ADDRESS: 997 Beechwood Place, Warminster, PA 18974.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MATTHEW D. COUTURIER, SHANNON CRISTOL.**

JUSTIN F. KOBESKI, Esquire

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

WRIGHTSTOWN TOWNSHIP

DOCKET #2009-07588

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to Lasalle Bank National Association, as Trustee for Morgan Stanley Mortgage Loan

Trust 2006-12Xs v. Jimmy R. Harrison a/k/a Jimmie Harrison, Tessie J. Harrison owner(s) of property situate in the **WRIGHTSTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 432 Ashley Court, Newtown, PA 18940-3646.

TAX PARCEL #53-023-020.

PROPERTY ADDRESS: 432 Ashley Court, Newtown, PA 18940-3646.

JUDGMENT AMOUNT: \$1,407,813.58.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JIMMY R. HARRISON a/k/a JIMMIE HARRISON, TESSIE J. HARRISON.**

PHELAN HALLINAN DIAMOND & JONES

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.

June 16, 23, 20

APPROVED FOR THREE HOURS OF CLE CREDITS



2021 Arch Street
Philadelphia, PA 19103
Phone: 215-563-8190
Fax: 215-977-9386

Mandatory Notary Public course for first time Notary applicants provided by Notaries Equipment Company.

Check our website for dates and locations
www.notariesequipment.com

SIGN UP TODAY FOR ONLY \$55.00

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2016-02701

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 **MARK, CHRISTINE, MICHAEL and MATTHEW DOROSHENKO to MARK, CHRISTINE, MICHAEL and MATTHEW MITCHKO.**

The Court has fixed the 27th day of July, 2016 at 9:30 a.m. in Courtroom No. 450, Bucks County Justice Center, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

June 16

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2016-02360

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 **LYNN ROBERT ROTH to RON ROBERT ROTH.**

The Court has fixed the 15th day of July, 2016 at 9:30 a.m. in Courtroom No. 420, Bucks County Justice Center, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Carol A. Benson, Solicitor
110 North Main St.
2nd Floor
Doylestown, PA 18901

June 16

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2016-01672

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 **DAVID**

ALAN SYPECK to DAVID SYPECK YUDT.

The Court has fixed the 27th day of July, 2016 at 9:30 a.m. in Courtroom No. 450, Bucks County Justice Center, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

June 16

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.

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

Gregory Prosmushkin, Solicitor
9637 Bustleton Avenue
Philadelphia, PA 19115

June 16

LIBERTY & ASSOCIATES, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Michael A. Lashner, Solicitor
12 Terry Drive
Suite 105
Newtown, PA 18940

June 16

**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:

Gold Nugget Energy, LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

David M. Crissman, Solicitor
518 N. Main Street
Butler, PA 16001

June 16

Charter Application Nonprofit

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

The name of the corporation is **Middle Atlantic—Great Lakes Organized Crime Law Enforcement Network (MAGLOCLN)**.

The Articles of Incorporation (filing date) March 29, 2016.

The purpose or purposes for which it was organized are as follows: Provide services to assist in the investigation and prosecution efforts of law enforcement through secure, accurate and timely criminal information sharing and for all other lawful not-for-profit business purposes.

June 16

Classified Ad

For Sale: Office Condo in Floral Vale Professional Park, Yardley—975 Sq. Ft.

See details on Craigslist—Office/Commercial Search: Yardley Condo.

Call or text: Nick Winter (267) 566-2610.

June 2, 9, 16

Elder Law Attorney

Excellent opportunity for lateral candidate (3-5 years' experience) interested in joining a growing Central Bucks boutique estate planning law firm that offers a high degree of client service. As part of our expansion, we are seeking candidates licensed in PA (NJ license is a plus) who want to be

a part of a firm with a vision for the future. Candidates must be forward thinking with an entrepreneurial mindset; able to market the firm and willing to work for a base salary plus a percentage of work billed. Succession planning possibility makes this a real growth opportunity for the right attorney.

To apply for the position submit your resume to info@highpointlawoffices.com. Please attach a cover letter in Arial 11 pt. font, or submit a video, answering the following questions:

1. What interests you about practicing elder law?
2. What part of practicing law do you like best?
3. What part of practicing law do you like least?
4. What qualities or value to the firm do you offer?

June 16, 23

Corporate Dissolution

NOTICE IS HEREBY GIVEN to all creditors and claimants of **HEICORE, INC.**, a Pennsylvania business corporation (the "Corporation"), that the shareholders have approved a proposal that the Corporation dissolve voluntarily and that its Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988.

ANTHEIL MASLOW & MacMINN, LLP, Solicitors

131 W. State St.

P.O. Box 50

Doylestown, PA 18901

June 16

Estate Notice

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

to the executors or administrators or their attorneys named below.

First Publication

ABURTO, JESUS ROLANDO, dec'd.

Late of Bensalem, Bucks County, PA.

Administratrix: **DIGNA GLORIA**

ABURTO, 3841 Kingston Way, Bensalem, PA 19020.

Attorney: **JOSHUA Z. GOLDBLUM**, 826 Bustleton Pike, Suite 101, Feasterville, PA 19053.

ACQUAVIVA, GILDA C., dec'd.

Late of New Britain Township, Bucks County, PA.

Executrix: **KATHLEEN A.**

ACQUAVIVA, 215 Hampshire Drive, Chalfont, PA 18914.

Attorney: **GERALD F. GLACKIN**, 2031 N. Broad Street, Suite 137, P.O. Box 58, Lansdale, PA 19446.

AMODEI, VINCENT a/k/a **VINCENZO AMODEI**, dec'd.

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

Executrix: **LUCIA AMODEI** c/o Alice Hart Hughes, Esq., 27 S. State St., Newtown, PA 18940.

Attorney: **ALICE HART HUGHES**, 27 S. State St., Newtown, PA 18940.

BIEBER, WILLIAM F., dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **ERWIN BIEBER**, 174 Moyer Dr., Dublin, PA 18917.

DOBROMISLOV, ARKADY, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executor: **ALLEN DOBROMISLOV**.

Attorney: **JOHN J. GONZALES**, Law Offices of John J. Gonzales, P.C., Lakeside Office Park, 609 Lakeside Drive, Southampton, PA 18966.

FOLEY, MURIEL J., dec'd.

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

Executrix: **PENELOPE GRAY** c/o Renata T. Pabisz, Esq., 2410 Bristol Rd., Bensalem, PA 19020.

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

GABLER, LINDA S., dec'd.

Late of Langhorne, Bucks County, PA.

Executor: **BRETT SLENSKY**, 129 Maple Ave., Bala Cynwyd, PA 19004.

GASSON, KATHLEEN a/k/a **KATHLEEN A. GASSON**, dec'd.

Late of Richland Township, Bucks County, PA.

Executrix: **LAURA A. BOARDMAN**, 1522 Pine Street, Norristown, PA 19401.

Attorney: **HENRY A. CARPENTER, II.**

GELMAN, DIANA, dec'd.

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

Administrator: **ALEXANDER**

GORELIK, 34 Lenape Road, Richboro, PA 18954.

Attorney: **ANNE SCHEETZ DAMON.**

HAFLER, LENA C. a/k/a **LENA HAFLER**, dec'd.

Late of Richland Township, Bucks County, PA.

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

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

HARER, AGNES M. a/k/a **AGNES HARER**, dec'd.

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

Co-Executors: **ROBERT C. HARER** and **JAMES R. HARER, SR.** 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.

HINKLE, GERALDINE M. LYONS, dec'd.

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

Executrix: **SUSAN B. LYONS** c/o Adam L. Fernandez, Esq., 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422.

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

KIDD, BRUCE JEFFREY a/k/a **BRUCE KIDD**, dec'd.

Late of Pennsburg, Milford Township, Bucks County, PA.

Executrix: **ALICE S. KIDD**, 1685 Old Plains Road, Pennsburg, PA 18073.

KING, DEAN EDGAR a/k/a **DEAN E. KING**, dec'd.

Late of Morrisville, Bucks County, PA.

Executrix: **KAY L. HATCH**, 19 Jersey Pl., Newton, NJ 07860-2315.

KNECHEL, NATALIE RUTH a/k/a **NATALIE R. KNECHEL**, dec'd.

Late of Langhorne, Bucks County, PA.

Executrix: **ELINOR KNECHEL**, 7017 Hopkins Court, Holland, PA 18966.

KOBILNYK, CANDIDA G. a/k/a **CANDIDA GONZALEZ KOBILNYK**, dec'd.

Late of Whitpain Township, Bucks County, PA.

Executrix: **MARIE T. KROUT** c/o Brenden E. Brett, Esquire, P.O. Box 659, Doylestown, PA 18901-0659.

Attorney: **BRENDEN E. BRETT**, 68 East Court Street, P.O. Box 659, Doylestown, PA 18901-0659.

KRYSA, THEODORE W. a/k/a **THEODORE KRYSA**, dec'd.

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

Co-Executors: **THEODORE KRYSA**, 6 Chambers Court, Robbinsville, NJ 08691 and **KATHLEEN RIZZO**, 20 Inland Road, Levittown, PA 19057.

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

LINK, CAROLE A. a/k/a **CAROLE LINK**, dec'd.

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

Executrix: **EILEEN FEENEY** c/o Alice Hart Hughes, Esq., 27 S. State St., Newtown, PA 18940.

Attorney: **ALICE HART HUGHES**, 27 S. State St., Newtown, PA 18940.

MANDEL, HERBERT, dec'd.

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

Executrices: **JEAN A. McBRYAR**, 11 Pond La., Levittown, PA 19045 and **CAROL L. ROBIDOUX**, 230 Old Wellington Rd., Manchester, NH 03104.

McHENRY, ROBERT E., dec'd.

Late of Warminster, Bucks County, PA.

Executor: **PATRICK G. McCORMICK**, 192 Willow Drive, Newtown, PA 18940.

MEARA, JOAN H. a/k/a **JOAN HELEN MEARA**, dec'd.

Late of Warminster, Bucks County, PA.

Administratrix: **JOAN L. GRAZIANO**, 732 Grand Blvd., Warrington, PA 18976.

MILANO, ANNAMARIE F., dec'd.

Late of Bensalem Township, Bucks County, PA.

Administrator: **THOMAS MILANO**, 130 Gable Hill Road, Levittown, PA 19057.

Attorney: **EDWARD R. DOUGHERTY**, 614 Darby Road, Havertown, PA 19083.

MILLER, IRVIN, SR., dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Executors: **SANDRA LEE OGBORN** and **IRVIN MILLER, JR.** c/o Don F. Marshall, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

Attorney: **DON F. MARSHALL**, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

NEIDHARDT, GERALDINE a/k/a

GERALDINE S. NEIDHARDT, dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **JANICE BRZEWOSKI**, 891 Coolidge Ct., Warrington, PA 18976.

NOVACK, GARY A. a/k/a **GARY ALBIN NOVACK**, dec'd.

Late of Bristol, Bucks County, PA.

Executrix: **KAREN A. ALFANO**, 8 Oaken Lane, Hamilton, NJ 08619.

PACLISANU, MARIANNE IRMGARD a/k/a **MARIANNE I. PACLISANU**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **ANTHONY MARIN PACLISANU**, P.O. Box 1727, Williamsburg, VA 23187.

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

POST, SUZANNE L., dec'd.

Late of Northampton Township, Bucks County, PA.

Co-Executrices: **HENRIETTA J. WERNER** and **ROSALIE RIVERIA**, 6 Rockrose Drive, Newark, DE 19711.

PROKOP, ANNA MAY, dec'd.

Late of Newtown Township, Bucks County, PA.

Co-Executors: **CHARLENE PIPITO** and **CHRISTOPHER PROKOP**.

Attorney: **JOHN J. GONZALES**,
Law Offices of John J. Gonzales, P.C.,
Lakeside Office Park, 609 Lakeside
Drive, Southampton, PA 18966.

RENZ, ANNA L., dec'd.

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

Executor: **STEPHEN J. RENZ** a/k/a
STEPHEN RENZ c/o Melissa V. Bond,
Esq., 16 N. Franklin St., Suite 300, P.O.
Box 853, Doylestown, PA 18901.

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

RILEY, GLEN MILLS a/k/a **GLEN RILEY**,
dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **MARILYN M. RILEY**, 2815
Stover Trail, Doylestown, PA 18902.

ROLSTON, KATHERINE S., dec'd.

Late of Bristol Township, Bucks County,
PA.

Executrix: **ROBERTA PLUNTO** 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.

SCHULER, CATHERINE MARIE, dec'd.

Late of Northampton, Bucks County, PA.

Executrix: **MAUREEN MARRO** c/o
Bowen & Burns, 530 Street Road, P.O.
Box 572, Southampton, PA 18966.

Attorney: **GERALD L. BOWEN, JR.**,
Bowen & Burns, 530 Street Road, P.O.
Box 572, Southampton, PA 18966.

SIMKO, MARY K. a/k/a **MARY SIMKO**,
dec'd.

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

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

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

STEWART, FRED R., dec'd.

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

Executrix: **DONNA N. STEWART**.

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

SUKOSKY, HELEN G., dec'd.

Late of Bristol Township, Bucks County,
PA.

Executor: **JOHN M. SUKOSKY**, 7
Catalpa Lane, Levittown, PA 19055.

Attorney: **JACK J. HETHERINGTON**.

WEBBER, LAWRENCE P. a/k/a
LAWRENCE PAUL WEBBER, dec'd.

Late of Haycock Township, Bucks
County, PA.

Executrix: **MARY C. NELSON** c/o
Carter P. Henry, Esquire, P.O. Box 499,
Quakertown, PA 18951.

Attorney: **CARTER P. HENRY**, P.O.
Box 499, Quakertown, PA 18951.

WEED, JOYCE G., dec'd.

Late of Doylestown Borough, Bucks
County, PA.

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

Attorney: **LISA K. SCHUBEL**.

Second Publication

BALCH, EILEEN M. a/k/a **EILEEN
BALCH**, dec'd.

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

Executor: **DENNIS BALCH** c/o Michael
J. Saile, Esq., Saile & Saile LLP, 403
Executive Dr., Langhorne, PA 19047.

Attorney: **MICHAEL J. SAILE**, Saile &
Saile LLP, 403 Executive Dr., Langhorne,
PA 19047.

BARAM, MAXINE, dec'd.

Late of Middletown, Bucks County, PA.

Executrices: **JENNIFER B.
McILHINNEY**, 33 Addison Ct.,
Doylestown, PA 18901 and **ANDREA
B. BAGNELL**, 228 N. Narberth Ave.,
Narberth, PA 19072.

GARDNER, MAE, dec'd.

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

Executor: **ROY W. FEINSTEIN**, 1540
Wrightstown Rd., Newtown, PA 18940.

Attorney: **ROY W. FEINSTEIN**, Roy W.
Feinstein, P.C., 1540 Wrightstown Rd.,
Newtown, PA 18940.

GELMAN, DIANA, dec'd.

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

Administrator: **ALEXANDER GORELIK**, 34 Lenape Road, Richboro, PA 18954.

Attorney: **ANNE SCHEETZ DAMON**.

GOLUB, FREDERICK T. a/k/a **FRED T. GOLUB** and **FREDERICK GOLUB**, dec'd.

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

Executor: **MICHAEL K. GOLUB**, 11 Deer Ridge Rd., Ashland, MA 01721.

Attorney: **STEPHEN H. GREEN**, Astor Weiss Kaplan & Mandel, LLP, 200 S. Broad St., Ste. 600, Philadelphia, PA 19102.

HARDY, DAVID N., dec'd.

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

Executor: **WILLIAM N. HARDY** c/o James M. Jacquette, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

Attorney: **JAMES M. JACQUETTE**, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

HARING, LORRAINE, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Administrator: **DALE R. HARING** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

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

HUNSBERGER, DANIEL L., dec'd.

Late of Bedminster Township, Bucks County, PA.

Executors: **JOHN M. HUNSBERGER**, 235 Smith School Rd., Perkasio, PA 18944 and **JOY D. HUNSBERGER**, 4389 Applebutter Rd., Perkasio, PA 18944.

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

KAPLAN, JEAN, dec'd.

Late of 34303 Anns Choice Way, Warminster, Bucks County, PA.

Executor: **VICTOR KAPLAN**, 38 Savage Dr., Upper Holland, PA 19053.

LIVEZEY, J. WALTER, JR. a/k/a **JOSEPH WALTER LIVEZEY, JR.**, dec'd.

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

Executors: **REBECCA LIVEZEY GRAWE** and **CHARLES BRADFORD LIVEZEY** c/o Charles Bender, Esquire, 2700 Kelly Road, Suite 300, Warrington, PA 18976.

Attorney: **CHARLES BENDER**, Fox Rothschild LLP, Stone Manor Corporate Center, 2700 Kelly Rd., Ste. 300, Warrington, PA 18976.

LIVOLSI, MARIE C., dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **FRANCIS A. LIVOLSI**, 5135 Judson Drive, Bensalem, PA 19020-3850.

MEYER, JOHN A., JR. a/k/a **JOHN A. MEYER**, dec'd.

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

Executrix: **DIANNE MEYER** c/o Brian R. Price, Esq., 140 E. Butler Ave., Chalfont, PA 18914.

Attorney: **BRIAN R. PRICE**, Semanoff, Ormsby, Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914.

MITCHELL, MARGARET, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **THEODORE W. 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.

NOLASCO, DELORIS A., dec'd.

Late of Middletown, Bucks County, PA.

Executrix: **THERESA BYRNE**, 1760 Fourth St., Langhorne, PA 19047.

Attorney: **MICHAEL KRISTINE**.

O'SULLIVAN, DOROTHY J. a/k/a **DOROTHY O'SULLIVAN** and **DOROTHY M. O'SULLIVAN**, dec'd.

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

Executrix: **PEGGY A. MASTRIENA** a/k/a **MARGARET MASTRIENA** c/o Mark E.J. Harding, Esq., 116 Salt Marsh Cove, Sneads Ferry, NC 28460.

Attorney: **MARK E.J. HARDING**, 116 Salt Marsh Cove, Sneads Ferry, NC 28460.

REISH, BETH A. a/k/a **BETH ANN REISH**,
dec'd.

Late of Richland Township, Bucks
County, PA.

Administratrix: **CHRISTINE REISH
DAGOSTINO**, 62 Scott Road, Perkasie,
PA 18944-4413.

Attorney: **HARRIS J. RESNICK**, 22
Old State Road, Media, PA 19063.

REYNOLDS, JOSEPH P., dec'd.

Late of Perkasie, Bucks County, PA.

Executrix: **PATRICIA REYNOLDS**,
103 Lowrys Lane, Bryn Mawr, PA 19010.

ROSENBERGER, ROBERT H., dec'd.

Late of Milford Township, Bucks County,
PA.

Executor: **JOEL R. ROSENBERGER**, 14
Parkview Drive, Quakertown, PA 18951.

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

SCOTT, ELIZABETH CHRISTIAN, dec'd.

Late of Newtown Township, Bucks
County, PA.

Executrix: **LINDA JAYNE BERSCH**,
1678 Barnswallow Rd., Yardley, PA
19067.

SHIPMAN, WILLIAM, dec'd.

Late of Warminster Township, Bucks
County, PA.

Executrix: **CAROL ROBINSON**.

Attorney: **JOHN J. GONZALES**,
Law Offices of John J. Gonzales, P.C.,
Lakeside Office Park, 609 Lakeside
Drive, Southampton, PA 18966.

SKIBO, EDWARD, dec'd.

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

Executrix: **SUSAN SKIBO** a/k/a **SUSAN
D. SKIBO** c/o Michael W. Mills,
Esq., 131 W. State St., P.O. Box 50,
Doylestown, PA 18901.

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

STEWART, FRED R., dec'd.

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

Executrix: **DONNA N. STEWART**.

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

TALONE, CLAIRE a/k/a **CLAIRE F.
TALONE**, dec'd.

Late of Morrisville Borough, Bucks
County, PA.

Executor: **PHILIP J. PLUMERI**, 717
Ohio Avenue, Trenton, NJ 08638.

TENER, JOYCE a/k/a **JOYCE YETTA
TENER**, dec'd.

Late of Warminster Township, Bucks
County, PA.

Executor: **MICHAEL J. TENER**
c/o Norman Mittman, Esquire, 593-1
Bethlehem Pike, Montgomeryville, PA
18936.

Attorney: **NORMAN MITTMAN**, 593-1
Bethlehem Pike, Montgomeryville, PA
18936.

VINSON, HELEN, dec'd.

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

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

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

Third and Final Publication

BAER, HENRY ERNEST a/k/a **ERNEST
HENRY BAER**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **JANICE SIESSER**, 6
Westwood Place, Holland, PA 18966.

BAMBACH, ROGER J. a/k/a **ROGER
BAMBACH**, dec'd.

Late of Morrisville, Bucks County, PA.

Executors: **DANA DeMINICO**, 10
Paul Lane, Glen Mills, PA 19342 and
JON DeMINICO, 37 Continental Lane,
Titusville, NJ 08560.

Attorney: **RICHARD ZIMMERMAN**,
Zimmerman Law, P.O. Box 1544,
Pottstown, PA 19464.

BATCHELOR, MARSHALL S., dec'd.

Late of Newtown Borough, Bucks
County, PA.

Administrator: **RONALD A.
BATCHELOR**, 10 Cloverlee La.,
Newtown, PA 18940.

BATES, GLORIA JEAN a/k/a **GLORIA JEAN ILLING** and **GLORIA JEAN MAHONEY**, dec'd.

Late of Warminster, Bucks County, PA.

Administratrix: **VERONICA WALSH**, 1438 Grove Ave., West Chester, PA 19380.

BUGTER, ROBERT a/k/a **ROBERT F. BUGTER** and **ROBERT H. BUGTER**, dec'd.

Late of Sellersville, Bucks County, PA.

Executor: **ANTHONY BUGTER** c/o Christopher G. Kokiko, Esquire, 1239 W. Broad Street, P.O. Box 431, Quakertown, PA 18951.

Attorney: **CHRISTOPHER G. KOKIKO**, 1239 W. Broad Street, P.O. Box 431, Quakertown, PA 18951.

DARWIN, BEVERLY F., dec'd.

Late of Morrisville/Falls Twp., Bucks County, PA.

Administrator: **JOHN C. BEEN, SR.**, 7500 Harper Dr., Morrisville, PA 19067.

FLUKE, JANE C. a/k/a **JANE CHUREN FLUKE** and **JANE FLUKE**, dec'd.

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

Executrix: **KAREN E. KATZ**, 51 Buckman Dr., Hatboro, PA 19040.

Attorney: **JOHN W. LAUFFER**, Noble Plaza, 801 Old York Rd., Ste. 221, Jenkintown, PA 19046.

HABERLE, DAVID L., dec'd.

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

Executrix: **CHERYL A. JANSSEN** c/o Laurene A. Gunther, Esquire, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103.

Attorney: **LAURENE A. GUNTHER**, Alexander & Pelli, LLC, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103.

HOUSER, ELEANOR M. a/k/a **ELEANOR M. WOOD**, dec'd.

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

Executor: **JOHN G. WOOD** c/o Alice J. Tillger, Esquire, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915.

Attorney: **ALICE J. TILLGER**, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915.

KEATING-SAHNER, MARY ALICE a/k/a **ALICE SAHNER**, dec'd.

Late of Warrington, Bucks County, PA.

Administrator: **STEPHEN NOVAK**, 48 Peel Street, Selkirk, NY 12158.

Attorney: **ADRIAN L. MEYER**, 62 N. Church Street, Doylestown, PA 18901.

KEISTER, BARBARA M. a/k/a **BARBARA METCALF KEISTER**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **AMY M. SHIMBORSKI**, 121 Gough Ave., Ivyland, PA 18974.

KENDRICK, JULIUS H. a/k/a **JULIUS HOWARD KENDRICK**, dec'd.

Late of Fairless Hills, Bristol Township, Bucks County, PA.

Executrix: **DIANE KOLB** 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.

KING, SCOTT L., dec'd.

Late of Buckingham Township, Bucks County, PA.

Executrix: **SUSAN K. JONES**, 333 Oakwood Ave., Glassboro, NJ 08028.

KISSINGER, THELMA A., dec'd.

Late of Telford Borough, Bucks County, PA.

Executrix: **JUDITH HARTZELL** 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.

MAMMONE, MARIE A., dec'd.

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

Executor: **RALPH MAMMONE**, 62 Friendly Lane, Levittown, PA 19055.

MAYSEK, MADELEINE R., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executors: **ANN M. MAYSEK** and **PAUL H. MAYSEK** c/o Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

Attorney: **FRANCIS X. STECKLAIR**, Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

McDONOUGH, ROBERT S., SR., dec'd.

Late of Hilltown Township, Bucks County, PA.

Administrator: **JAMES R. WITTE** c/o Joseph H. Wagner, Esquire, Attorney-At-Law, 332 North Main Street, Doylestown, PA 18901.

Attorney: **JOSEPH H. WAGNER**, Attorney-At-Law, 332 North Main Street, Doylestown, PA 18901.

MEEUWS, THEODORE S., dec'd.

Late of 964 Worthington Drive, Warminster, Bucks County, PA.

Executrix: **PAMELA WELSH**, 11 Helens Lane, Chalfont, PA 18914.

Attorney: **JOHN J. FIORAVANTI, JR.**, 93 East Court Street, Doylestown, PA 18901.

PRIOR, JOHN B., dec'd.

Late of Yardley, Bucks County, PA.

Executor: **FRANCIS B. PRIOR**, 906 Santa Maria Ave., Wilmington, NC 28411.

RABINOWITZ, STANLEY, dec'd.

Late of San Diego, CA.

Executrix: **SHARON RABINOWITZ CHARD-YARON**, 5216 Renaissance Avenue, San Diego, CA 92122.

Attorney: **ARNOLD B. KOGAN**, 4250 Crums Mill Road, P.O. Box 6991, Harrisburg, PA 17112.

ROSE, DONALD F. a/k/a **DONALD FRANCIS ROSE**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executrix: **JACQUELINE HOLLAND**, 5366 Ash Road, Doylestown, PA 18902.

Attorney: **SEAN P. MAYS**, The Mays Law Firm PC, 65 W. Street Road, Suite B102, Warminster, PA 18974.

ROUDABUSH, ELLEN B. a/k/a **ELLEN BARBER**, dec'd.

Late of Fairless Hills, Bucks County, PA.
Executor: **CHRISTOPHER SCHMIDT**, 7718 Tuscarora St., Apt. 1, Pittsburgh, PA 15221.

Attorney: **JONATHAN REICHMAN**, 2853 Beechwood Blvd., Pittsburgh, PA 15217.

SCHWARZ, GLADYS, dec'd.

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

Executor: **HERBERT F. SCHWARZ**, 79 Beidler Dr., Washington Crossing, PA 18977.

Attorney: **YVETTE E. TAYLOR-HACHOOSE**, 301 Oxford Valley Rd., Ste. 102A, Yardley, PA 19067.

SHULL, VIOLET R., dec'd.

Late of Plumsteadville, Bucks County, PA.

Administrator: **DENNIS R. SHULL**, P.O. Box 587, Plumsteadville, PA 18947.

Attorney: **ADRIAN L. MEYER**, 62 N. Church Street, Doylestown, PA 18901.

SMITH, JEANNETTE ARBOGAST, dec'd.

Late of Levittown, Bucks County, PA.

Executor: **THOMAS A. SMITH**, 73 Rambler Lane, Levittown, PA 19055.

SPERLING, MIRIAM, dec'd.

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

Executors: **LARRY MICHAEL SPERLING** and **ROBIN SUE KALECK** c/o Jan V. Edelman, Esquire, 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

Attorney: **JAN V. EDELMAN**, Rothberg & Federman, P.C., 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

SUTCLIFFE, GRACE M., dec'd.

Late of Middletown Township, Bucks County, PA.

Co-Executors: **RICHARD SUTCLIFFE**, 1777 Little Conestoga Road, Glenmoore, PA 19343 and **JANET FISCHER-QUINN**, 164 Copenhaver Avenue NE, Palm Bay, FL 32907.

THOMPSON, ANNA, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **JENNIFER L. LYNCH** c/o Law Office of Gerhard & Gerhard, 222 S. Easton Road, Suite 104, Glenside, PA 19038.

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

WALDEN, PATRICIA T. a/k/a **PATRICIA A. WALDEN**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **BENJAMIN A. WALDEN** c/o Victor J. Medina, Esquire, 65 South Main Street, Pennington, NJ 08534.

Attorney: **VICTOR J. MEDINA**, 65 South Main Street, Pennington, NJ 08534.

WALTERICK, THERESA C., dec'd.

Late of Falls Township, Bucks County, PA.

Administratrix: **MICHELE ANN McINTYRE**, 83 Tall Pine Lane, Levittown, PA 19054.

Attorney: **JOY DICKSTEIN**, 457 N. Woodbourne Road, Suite 102, Langhorne, PA 19047.

WESSLING, VIRGINIA a/k/a VIRGINIA T. WESSLING, dec'd.

Late of Lower Makefield, Bucks County, PA.

Executrix: **KATRINA ANGARONE**, 12 Park Ave., Pennington, NJ 08534.

WILKIE, AGNES, dec'd.

Late of Morrisville, Bucks County, PA.

Executrix: **AUDREY SHEMELEY**, 113 Hedgerow Drive, Morrisville, PA 19067.

Attorney: **CHARLES J. CONTURSO**, 63 West Trenton Avenue, Morrisville, PA 19067.

WISHNOW, NORMAN, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **MICHAEL WISHNOW**, 572 Myrtle Court, Harrisburg, PA 17112.

ZIETZ, HELEN A., dec'd.

Late of Bensalem Township, Bucks County, PA.

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

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

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:

3130 Productions with its principal place of business 1 Holly Circle, Newtown, PA 18940.

The name and address of the person owning or interested in said business is Jared Montano, 1 Holly Circle, Newtown, PA 18940.

June 16

Indiva LLC with its principal place of business 2815 Steele Ave., Bristol, PA 19007.

The name and address of the person owning or interested in said business is Angela Y. White, 2815 Steele Ave., Bristol, PA 19007.

The certificate will be filed on or after May 3, 2016.

June 16

Rosie Carlino with its principal place of business 100 Street Road, New Hope, PA 18938.

The name of the entity owning or interested in said business is Quillian Entertainment, L.L.C.

The certificate will be filed on or after May 25, 2016.

Kelsey Frankowski, Solicitor

4 Park Plaza

Second Floor

Wyomissing, PA 19610

June 16

S & B Construction and Remodeling with its principal place of business 4347 Alder Dr., Doylestown, PA 18902.

The name and address of the person owning or interested in said business is Brian Myers, 4347 Alder Dr., Doylestown, PA 18902.

The certificate will be filed on or after February 16, 2016.

June 16

Miscellaneous

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
BUCKS COUNTY
COURT OF COMMON PLEAS
NUMBER: 2016-02315

CIT Bank, N.A., Plaintiff

v.

Diego P. Ferrara, Known Surviving Heir of Diego A. Ferrara, Christina M. John, Known Surviving Heir of Diego A. Ferrara, Paula C. LaRocque, Known Surviving Heir of Diego A. Ferrara and Unknown Surviving Heirs of Diego A. Ferrara, Defendants

TO: Unknown Surviving Heirs of Diego A. Ferrara

Premises subject to foreclosure: 2581 Bristol Road, Warrington, Pennsylvania 18976.

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.

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

McCabe, Weisberg & Conway, P.C.
Attorneys for Plaintiff
123 S. Broad St.
Ste. 1400
Philadelphia, PA 19109
(215) 790-1010

June 16

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2016-02376

WELLS FARGO BANK, N.A., Plaintiff

vs.

SHARON M. ALEXANDER, in her capacity as Administratrix and Heir of the Estate of ROSE MARIE ALEXANDER; JAMES ALEXANDER, in his capacity as Heir of the Estate of ROSE MARIE ALEXANDER; KIMBERLY ALEXANDER, in her capacity as Heir of the Estate of ROSE MARIE ALEXANDER; WILLIAM ALEXANDER,

III, in his capacity as Heir of the Estate of ROSE MARIE ALEXANDER; STACY ALEXANDER, in her capacity as Heir of the Estate of ROSE MARIE ALEXANDER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROSE MARIE ALEXANDER, DECEASED, Defendants

NOTICE

TO: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROSE MARIE ALEXANDER, DECEASED**

You are hereby notified that on April 19, 2016, Plaintiff, WELLS FARGO BANK, N.A., 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. 2016-02376. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1705 MAPLE AVENUE, CROYDON, PA 19021-5528 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

June 16

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2016-02559

**WELLS FARGO BANK, N.A. s/b/m
WACHOVIA BANK, NATIONAL
ASSOCIATION, Plaintiff**

vs.

**CHARLES W. STUBER, III, in his capacity
as Heir of DOROTHY M. STUBER a/k/a
DOROTHY MAY STUBER, Deceased;
DARLENE STUBER, in her capacity as
Heir of DOROTHY M. STUBER a/k/a
DOROTHY MAY STUBER, Deceased;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
DOROTHY M. STUBER a/k/a DOROTHY
MAY STUBER, DECEASED, Defendants**

NOTICE

**TO: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
DOROTHY M. STUBER a/k/a DOROTHY
MAY STUBER, DECEASED**

You are hereby notified that on April 27, 2016, Plaintiff, WELLS FARGO BANK, N.A. s/b/m WACHOVIA BANK, NATIONAL ASSOCIATION, 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. 2016-02559. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1046 LOWELL AVENUE, ANDALUSIA, PA 19020-5623 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

June 16

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2016-02179

**LAKEVIEW LOAN SERVICING, LLC,
Plaintiff**

vs.

**BRENDA L. SNYDER a/k/a BRENDA
LEIGH SNYDER, in her capacity as
Administratrix and Heir of the Estate of
CHARLES F. SNYDER a/k/a CHARLES
FRANKLIN SNYDER, SR.; DAVID J.
SNYDER a/k/a DAVID JOHN SNYDER,**

in his capacity as Heir of the Estate of CHARLES F. SNYDER a/k/a CHARLES FRANKLIN SNYDER, SR.; CHARLES F. SNYDER, JR., in his capacity as Heir of the Estate of CHARLES F. SNYDER a/k/a CHARLES FRANKLIN SNYDER, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES F. SNYDER a/k/a CHARLES FRANKLIN SNYDER, SR., DECEASED, Defendants

NOTICE
TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES F. SNYDER a/k/a CHARLES FRANKLIN SNYDER, SR., DECEASED

You are hereby notified that on April 7, 2016, Plaintiff, LAKEVIEW 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. 2016-02179. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 648 POND STREET, BRISTOL, PA 19007-6209 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

June 16

Trust Notice

Notice is hereby given that the settlor of the revocable trust set forth below has died, and no personal representative has been appointed for said decedent's estate. All persons having claims or demand against said decedent are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to the trustee or the trustee's attorney as named below:

First Publication

PHYLLIS O. BENNER, dec'd.

Late of Newtown Township, Bucks County, PA.

Trustee: **NORMA VAN DOREN**, 318 Washington Avenue, Newtown, PA 18940.

Attorney: **WILLIAM S. RAVENELL**, 166 Allendale Road, King of Prussia, PA 19406.

Third and Final Publication

TRUST OF DOROTHY C. LATSHA.

Late of West Rockhill Township, Bucks County, PA.

Trustee: **JUDITH A. LATSHA**, 165 Green Street, Sellersville, PA 18960.

Attorney: **WILLIAM S. RAVENELL**, 166 Allendale Road, King of Prussia, PA 19406.