

Sheriff's Sale

Third and Final Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, August 12, 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.

BENSALEM TOWNSHIP

DOCKET #2013-03268

Wells Fargo Bank, N.A. v. Deborah W. Getter, owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 4723 Boston Avenue, Trevose, PA 19053-4802.

TAX PARCEL #02-005-236.

PROPERTY ADDRESS: 4723 Boston Avenue, Trevose, PA 19053-4802.

JUDGMENT AMOUNT: \$51,936.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEBORAH W. GETTER.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2014-07733

Wells Fargo Bank, N.A. v. Tiffany Morgan Baptiste, Ervan Baptiste, owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 1524 Shrewsbury Drive, Bensalem, PA 19020-4200.

TAX PARCEL #02-071-154.

PROPERTY ADDRESS: 1524 Shrewsbury Drive, Bensalem, PA 19020-4200.

JUDGMENT AMOUNT: \$463,457.15.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TIFFANY MORGAN BAPTISTE, ERVAN BAPTISTE.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-01939

THE BANK OF NEW YORK MELLON TRUST CO., N.A., AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST 2005-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2 v. Talene Smith a/k/a Talene Sabari, Eva Coria Mizrahi, owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4616 Grandview Avenue, Bensalem, PA 19020-1044.

TAX PARCEL #02-018-161.

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

JUDGMENT AMOUNT: \$221,554.78.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-02815

Wells Fargo Bank, NA v. Anthony Parsons, Kimberly A. Parsons a/k/a Kimberly Parsons, owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 3614 Morrow Drive, Bensalem, PA 19020-1300.

TAX PARCEL #02-013-106.

PROPERTY ADDRESS: 3614 Morrow Drive, Bensalem, PA 19020-1300.

JUDGMENT AMOUNT: \$239,141.77.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANTHONY PARSONS, KIMBERLY A. PARSONS a/k/a KIMBERLY PARSONS.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-01890

CitiMortgage, Inc. f/k/a Source One Mortgage Corporation v. Keai T. Hyden, owner(s) of property situate in **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4423 Somerton Road, Trevose, PA 19053.

TAX PARCEL #02-007-203.

PROPERTY ADDRESS: 4423 Somerton Road, Trevoise, PA 19053.

JUDGMENT AMOUNT: \$120,056.54.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KEAI T. HYDEN.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-01942

ALL THAT CERTAIN lot or parcel of land, Situate in the **TOWNSHIP OF BENSEALEM**, County of Bucks and Commonwealth of Pennsylvania, being known as Lot No. 126 on Plan of Stanwood made by William S. Erwin, Registered Professional Engineer, Langhorne, Pennsylvania dated May 12, 1954 and recorded in the Office for the Recorder of Deeds in and for the County of Bucks on September 15, 1954 in Plan Book 8 page 36. BEING Known as 2772 Garden Lane.

BEING UNIFORM PARCEL NUMBER 2-36-98.

UNDER AND SUBJECT to conditions and restrictions as may appear of record.

TAX PARCEL # 02-036-098.

PROPERTY ADDRESS: 2772 Garden Lane, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANDY GALARZA, JESSICA GALARZA f/k/a JESSICA REYES.**

MARTHA E. VON ROSENSTIEL, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

BRISTOL BOROUGH

DOCKET #2013-04414

All that certain piece or parcel or Tract of land situate **BOROUGH OF BRISTOL**, Bucks County, Pennsylvania, and being known as 1427 Pond Street, Bristol, Pennsylvania 19007.

TAX PARCEL #04-026-143.

PROPERTY ADDRESS: 1427 Pond Street, Bristol, PA 19007.

REAL DEBT: \$244,467.29.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN S. STOVALL, TANYA M. FERGUSION.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-03802

ALL THAT CERTAIN message and lot of land together with the buildings erected thereon said Lot being a portion of Bristol Borough Parcel 4-8-133, situate in the West Ward located in the **BOROUGH OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #04-008-133-001.

PROPERTY ADDRESS: 542 Bath Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANCES CARNEY, DOROTHY DUPELL, JUDY POPE, CAROL JEAN POPE, LINDA POPE BEARD, JOYCE POPE PRENDERGAST.**

MICHAEL McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

BRISTOL TOWNSHIP

DOCKET #2007-10394-18-1

Federal National Mortgage Association v. James Shupe, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 20 Sweetbriar Lane, Levittown, PA 19055-2226.

TAX PARCEL #05-072-348.

PROPERTY ADDRESS: 20 Sweetbriar Lane, Levittown, PA 19055-2226.

JUDGMENT AMOUNT: \$178,014.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES SHUPE.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2009-04738

CitiMortgage, Inc. v. Kerim Gungor, owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, BUCKS County, Commonwealth of Pennsylvania, being 489 Linda Lane, Fairless Hills, PA 19030-3807.

TAX PARCEL #05-044-043.

PROPERTY ADDRESS: 489 Linda Lane,
Fairless Hills, PA 19030-3807.

JUDGMENT AMOUNT: \$466,120.05.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **KERIM
GUNGOR.**

**PHELAN HALLINAN DIAMOND &
JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2009-13664

Wells Fargo Bank NA f/k/a Wachovia
Mortgage FSB, f/k/a World Savings Bank,
FSB v. Wheylin L. Miller, owner(s) of property
situate in the **BRISTOL TOWNSHIP**,
BUCKS County, Commonwealth of
Pennsylvania, being 1203 Pacific Avenue,
Bristol, PA 19007-2917.

TAX PARCEL #05-073-047.

PROPERTY ADDRESS: 1203 Pacific Avenue,
Bristol, PA 19007-2917.

JUDGMENT AMOUNT: \$132,131.92.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **WHEYLIN
L. MILLER.**

**PHELAN HALLINAN DIAMOND &
JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-06641

ALL THAT CERTAIN lot or piece of ground,
situate in **BRISTOL TOWNSHIP**, Bucks
County, Pa., and described according to a
Certain Plan thereof known as Final Plan
of Drexelwood, Unit K, Section 1 made by
Benjamin Queen, Registered Surveyor, dated
Oct. 17, 1967 said plan being recorded in the
Office of the Recorder of Deeds for Bucks
County at Doylestown, Pa. in Plan Book 51
page 6 as follows, to wit:

TAX PARCEL #05-047-109.

PROPERTY ADDRESS: 508 Ehret Road,
Fairless Hills, PA 19030-3612.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **MARK
GOLIN, MICHELE D. GOLIN.**

POWERS, KIRN & ASSOCIATES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-07673

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

BEING KNOWN AS 2606 Woodlawn Drive,
Bristol, PA 19007.

TAX PARCEL #5-25-46.

PROPERTY ADDRESS: 2606 Woodlawn
Drive, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.

SOLD AS THE PROPERTY OF: **GAIL A.
CARUSO.**

MARK J. UDREN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-10427

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

TAX PARCEL #05-049-211.

PROPERTY ADDRESS: 116 Magnolia Drive,
Levittown, PA 19054-2004.

IMPROVEMENTS: RESIDENTIAL REAL
ESTATE.

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

M. TROY FREEDMAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-04523

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

TAX PARCEL #05-032-321.

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

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

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

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-06447

THE HOME GUARDIAN TRUST, A
DELAWARE STATUTORY TRUST v.
THOMAS J. SODANO, JR.; THOMAS
J. SODANO, SR.; MARGARET
SODANO, owners of property situate in

BRISTOL TOWNSHIP, BUCKS County, Commonwealth of Pennsylvania, being 1206 State Road, Croydon, PA 19021.
 TAX PARCEL #05-012-330.
 PROPERTY ADDRESS: 1206 State Road, Croydon, PA 19021.
 JUDGMENT AMOUNT: \$137,948.37.
 IMPROVEMENTS: RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **THOMAS J. SODANO, JR., THOMAS J. SODANO, SR., MARGARET SODANO.**
AGNES MOMBRUN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-00509

Wells Fargo Bank, N.A. v. Dawn Ruff, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 718 Neshaminy Road, Croydon, PA 19021-5438.
 TAX PARCEL #05-008-041.
 PROPERTY ADDRESS: 718 Neshaminy Road, Croydon, PA 19021-5438.
 JUDGMENT AMOUNT: \$201,637.35.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **DAWN RUFF.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-02205

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, Pa., described according to a plan of Headley Manor II made by David B. Christian, Professional Engineer, Registered Surveyor dated September 18, 1978 and last revised Jan. 24, 1979 and recorded in the Office of the Recorder of Deeds in and for the County of Bucks, at Doylestown, Pa. in Plan Book 180 page 49, as follows, to wit:
 TAX PARCEL #05-074-003-010.
 PROPERTY ADDRESS: 6980 Headley Court, Levittown, PA 19057.
 IMPROVEMENTS: A RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **BETTY A. LAPINA, IN HER CAPACITY AS HEIR OF EUGENE J. NEUMANN, DECEASED AND SHERRI L. CHAMPEY, IN HER**

CAPACITY AS HEIR OF EUGENE J. NEUMANN, DECEASED AND HANNAH WEISS, IN HER CAPACITY AS HEIR OF EUGENE J. NEUMANN, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EUGENE J. NEUMANN, DECEASED AND HEATHER NEUMANN, IN HER CAPACITY AS HEIR OF ERIC NEUMANN, DECEASED.
SARAH K. McCAFFERY, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-03211

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Abs Capital I Inc. Trust 2006-He3 v. Steven Needle, Elizabeth Needle, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 510 Harris Avenue, Croydon, PA 19021-6887.
 TAX PARCEL #05-013-359.
 PROPERTY ADDRESS: 510 Harris Avenue, Croydon, PA 19021-6887.
 JUDGMENT AMOUNT: \$293,287.06.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **STEVEN NEEDLE, ELIZABETH NEEDLE.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-06943

Wells Fargo Bank, NA v. Gary D. Potts a/k/a Gary Potts, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 58 Bittersweet Road, Levittown, PA 19057-3014.
 TAX PARCEL #05-036-297.
 PROPERTY ADDRESS: 58 Bittersweet Road, Levittown, PA 19057-3014.
 JUDGMENT AMOUNT: \$144,397.18.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF: **GARY D. POTTS a/k/a GARY POTTS.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-01680

ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED. SITUATE IN THE **TOWNSHIP OF BRISTOL**, IN THE COUNTY OF BUCKS AND STATE OF PENNSYLVANIA, BEING LOT NO. 6 OF SECTION "M" AS SHOWN ON A SURVEY AND PLAN OF "CROYDON MANOR" PLOT NO.5 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ECT. AT DOYLESTOWN, IN AND FOR THE COUNTY OF BUCKS, IN PLAN BOOK NO. 1 PAGE 182, AND MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

TAX PARCEL #05-005-033.

PROPERTY ADDRESS: 621 Neshaminy Road, Croydon, PA 19021.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FREDERICK DANIEL LUKENS, MARLENE LUKENS.**

SARAH K. McCAFFERY, Esquire

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

DOCKET #2015-04139

Residential Credit Solutions, Inc. v. Josephus F. Sawyer, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 210 Elm Avenue a/k/a 210 Elm Street, Croydon, PA 19021-6906.

TAX PARCEL #05-013-332-001.

PROPERTY ADDRESS: 210 Elm Avenue a/k/a 210 Elm Street, Croydon, PA 19021-6906.

JUDGMENT AMOUNT: \$237,819.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPHUS F. SAWYER.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-04548

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

TAX PARCEL #05-059-034.

PROPERTY ADDRESS: 615 Winder Drive, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY T. NICHOLS.**

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2015-04691

Wells Fargo Bank, N.A. v. Michael D. Olchewsky, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 38 Redbrook Lane, Levittown, PA 19055-1102.

TAX PARCEL #05-039-031.

PROPERTY ADDRESS: 38 Redbrook Lane, Levittown, PA 19055-1102.

JUDGMENT AMOUNT: \$133,128.18.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL D. OLCHEWSKY.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-06900

ALL THAT CERTAIN lot, or piece of ground with the buildings and improvements thereon erected, Situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, described according to a Survey and Plan made of Laurel Bend, Section 3 made by Benjamin C. Queen, Registered Land Surveyor, Fairless Hills, Pennsylvania, on the 26th day of February A.D., 1957 which plan is recorded at Bucks County, in Plan Book No. 13 page 7.

TAX PARCEL #5-25-11.2.

PROPERTY ADDRESS: 2601 Woodlawn Drive, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DEBRA A. PATTON.**

KRISTINE M. ANTHOU, Esquire

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

DOCKET #2015-07264-38

NBA CREDIT UNION vs. WESLEY GRANGE.

LEGAL DESCRIPTION FOR TAX MAP
PARCEL NO. 05-061-424.

BEING KNOWN AS 5617 Beaver Dam Road, Bristol, PA 19007.

ALL THAT CERTAIN lot or piece of land, situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, described according to Survey Plan of a tract of land known as "Greenlawn Park Annex: as recorded at Doylestown, Bucks County in Plan Book 1 page 62.

TAX PARCEL #05-061-424.

PROPERTY ADDRESS: 5617 Beaver Dam Road, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WESLEY GRANGE, MORTGAGOR AND REAL OWNER.**

THOMAS J. PROFY, IV, Esquire

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

DOCKET #2015-07322

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

TAX PARCEL #05-026-590.

PROPERTY ADDRESS: 3505 Carnarvon Avenue, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CECELIA H. STEVENS, BONIFACE K. STEVENS.**

MICHAEL McKEEVER, Esquire

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

DOCKET #2015-08615

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

BEING KNOWN AS 29 Favored Lane, Levittown, PA 19055.

TAX PARCEL #05-072-034.

PROPERTY ADDRESS: 29 Favored Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **CAROLYN S. BUDDENDORFF, DAVID R. BUDDENDORFF.**

MARK J. UDREN, Esquire

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

DOCKET #2016-00705

ALL THAT CERTAIN property situated in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, described as follows: Unit No. 4H, Building 4 in the property known, named and identified as Hearthstone at Bristol, a Condominium. BEING more fully described in a Deed dated March 19, 2007, among the land records of the County and State set forth above, in Deed Book Volume 5476, Page 1182.

TAX PARCEL #05-022-449-04H.

PROPERTY ADDRESS: 1502 Moore Street, Unit 204, Bristol, Pennsylvania 19007.

IMPROVEMENTS: Condominium.

SOLD AS THE PROPERTY OF: **STACEY WILSON AND ERIC WILSON, ADMINISTRATORS OF THE ESTATE OF EDWARD WILSON.**

KATHRYN L. MASON, Esquire

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

DOCKET #2016-00743

ALL the following described property with the buildings and improvements thereon situate in Levittown, **BRISTOL TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-036-266.

PROPERTY ADDRESS: 6 Black Walnut Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM F. LEMKE, DANA L. FLAHERTY.**

GREGORY JAVARDIAN, Esquire

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

DOCKET #2016-01020

OCWEN Loan Servicing, LLC v. Marion S. Wilson, Jessica Pagliaro, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 981 Prospect Avenue, Croydon, PA 19021-5003.

TAX PARCEL #05-009-424.

PROPERTY ADDRESS: 981 Prospect Avenue, Croydon, PA 19021-5003.

JUDGMENT AMOUNT: \$170,616.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARION S. WILSON, JESSICA PAGLIARO.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-01227

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

TAX PARCEL #05-038-261.

PROPERTY ADDRESS: 16 Goodturn Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **KEVIN HARKINS, STEPHANIE HARKINS.**

ANDREW J. MARLEY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-01590

Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-Opt3, Asset-Backed Certificates, Series 2007-Opt3 v. Roy A. Araya, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 800 Arthur Avenue, Bristol, PA 19007-2404.

TAX PARCEL #05-026-316.

PROPERTY ADDRESS: 800 Arthur Avenue, Bristol, PA 19007-2404.

JUDGMENT AMOUNT: \$170,238.31.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROY A. ARAYA.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

BUCKINGHAM TOWNSHIP**DOCKET #2010-07237**

Hsbc Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-3 v. Mark Hess a/k/a Mark A. Hess, owner(s) of property situate in the **TOWNSHIP OF BUCKINGHAM**, BUCKS County, Commonwealth of Pennsylvania, being 5342 Ash Road, Doylestown, PA 18902-1448.

TAX PARCEL #06-014-032-001.

PROPERTY ADDRESS: 5342 Ash Road, Doylestown, PA 18901-1448.

JUDGMENT AMOUNT: \$511,448.15.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARK HESS a/k/a MARK A. HESS.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-03925

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS ARBOR POINT—PHASE 2, A CONDOMINIUM LOCATED IN THE **TOWNSHIP OF BUCKINGHAM**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #6-70-250-028.

PROPERTY ADDRESS: 3106 East Brighton Street, Unit 28, Furlong, PA 18925.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **IRINA AKHUNDOVA, TOFIK SHIRINOV.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-01891

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

TAX PARCEL #6-23-52-1.

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

IMPROVEMENTS: 3-Bedroom Modular Rancer located on 1.05 acres of land.

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

DON F. MARSHALL, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOYLESTOWN TOWNSHIP**DOCKET #2014-01613**

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF DOYLESTOWN**, 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 Doylestown Township, Bucks County, Pa. described according to a Plan of Olde Colonial Greene, Phase I dated 8/8/1972 and recorded 10/13/1972 in the Office of the Recorder of Deeds in and for the County of Bucks, in Plan Book 102 page 6, as follows, to wit:

Beginning at a point on the Westerly side of Constitution Avenue (64 feet wide) measured the three following courses and distances from the intersection of the centerline of Constitution Avenue and Colonial Drive (1) North 50 degrees 49 minutes West 45 feet to a point; (2) thence extending South 39 degrees 11 minutes West 32 feet; (3) thence North 50 degrees 49 minutes West 115 feet to the first mentioned point and place of beginning; thence extending along Constitution Avenue North 50 degrees 49 minutes West 20 feet and extending of that width in length or depth measured South 39 degrees 11 minutes West 73.33 feet.

Being Lot No. 16 on said Plan.

BEING more fully described in a Deed dated June 27, 2013, among the land records of the County and State set forth above, in Instrument Number 2013054224.

TAX PARCEL #09-047-014.

PROPERTY ADDRESS: 12 Constitution Avenue, Doylestown, PA 18901.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CURTIS J. GENNER, UNITED STATES OF AMERICA, TAMMY M. ORTIZ, JONATHAN ORTIZ.**

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

EAST ROCKHILL TOWNSHIP

DOCKET #2013-06183

U.S. Bank National Association, as Trustee, Successor-in-Interest to Wachovia Bank, N.A. as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates, Series 2004-Ww1 v. Todd W. Longstreet, Donna M. Longstreet, owner(s) of property situate in the **EAST ROCKHILL TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 420 East Rockhill Road a/k/a 420 Rockhill Road, Sellersville, PA 18960-1715.

TAX PARCEL #12-00-010-001.

PROPERTY ADDRESS: 420 East Rockhill Road a/k/a 420 Rockhill Road, Sellersville, PA 18960-1715.

JUDGMENT AMOUNT: \$310,767.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TODD W. LONGSTREET, DONNA M. LONGSTREET.**

PHELAN HALLINAN DIAMOND & JONES

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

FALLS TOWNSHIP

DOCKET #2014-04648

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

TAX PARCEL #13-16-392.

PROPERTY ADDRESS: 720 Beaumont Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LONG HOANG NGUYEN, HUE NGOC TRINH.**

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

DOCKET #2015-03077

Mtqlq Investors, LP v. Mary Jo Letourneau a/k/a Maryjo Letourneau, David Letourneau, owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 44 Nickelhill Lane, Levittown, PA 19054-3407.

TAX PARCEL #13-027-273.

PROPERTY ADDRESS: 44 Nickelhill Lane, Levittown, PA 19054-3407.

JUDGMENT AMOUNT: \$178,907.04.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARY JO LETOURNEAU a/k/a MARYJO LETOURNEAU, DAVID LETOURNEAU. PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2015-07117

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

thereon erected situate in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania, according to a Final Subdivision Plan of the Village of Nottingham made by Ezra Golub Assoc., Engineers-Surveyors, Levittown, PA., dated March 18, 1974 and last revised October 2, 1974 and Recorded in the Office for the Recording of Deeds in and for the County of Bucks on November 21, 1974 in Plan Book No. 128 Page 38-A1, A2, B1 and B2, bounded and described as follows, to wit:

TAX PARCEL #13-036-141.

PROPERTY ADDRESS: 3 Nottingham Drive, Falls Township, PA 19054.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RAKESH DAVID, NICOLE DAVID, UNITED STATES OF AMERICA.**

SARAH K. McCAFFERY, Esquire

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

DOCKET #2015-07956

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

All that certain lot, piece or parcel of land with the buildings and improvements thereon erected, Situate, lying and being at Levittown, Falls Township, Bucks County, Pennsylvania, known and designated as Lot Number 5215-R on a certain Map titled Subdivision Map, Vermilion Hills, Levittown, Section 56, dated December, 1953, Survey and Map by C.A. Monroe, P.E. and L.S., recorded on March 16, 1954 in Plan Book 8 page 2 and which Lot is more fully bounded and described as follows to wit:

Beginning at a point on the Northwestern side of Village Lane (50 feet wide) at the dividing line between Lot Number 5214-R and 5215-R on said Plan, which point is also measured 405.38 feet Southwestwardly, Westwardly and Southwestwardly from the point of intersection with the Westerly side of Village Lane with the Southerly side of Vermilion Drive (as shown on said Plan); from said point of beginning running thence along the Northwestern side of Village Lane on the arc of a circle curving to the left having a radius of 200 feet the arc distance of 55 feet

to a point a corner of Lot Number 5216-R on said Plan; thence along Lot Number 5216-R on said Plan North 72 degrees 23 minutes 31 seconds West 168.30 feet to a point a corner of Lot Number 5203-R on said Plan; thence along Lot Number 5203-R and partly along Lot Number 5204-R on said Plan North 54 degrees 37 minutes 45 seconds East 114.43 feet to a point, a corner of Lot Number 5214-R on said Plan; thence along Lot Number 5214-R on said Plan South 53 degrees 30 minutes 39 seconds East 115.92 feet to a point on the Northwestern side of Village Lane, the point and place of beginning.

BEING more fully described in a Deed dated March 16, 2007, among the land records of the County and State set forth above, in Deed Volume 5453, Page 1214.

TAX PARCEL #13-19-387.

PROPERTY ADDRESS: 22 Village Lane, Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTINA M. GALLEN a/k/a CHRISTINE M. GALLEN, SHAWN F. GALLEN a/k/a SHAWN P. GALLEN.**

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

DOCKET #2015-08124

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, and being known as 23 Valor Lane, Levittown, Pennsylvania 19054.

TAX PARCEL #13-020-089.

PROPERTY ADDRESS: 23 Valor Lane, Levittown, Pennsylvania 19054.

REAL DEBT: \$105,879.51.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LESLIE F. LESLIE, EXECUTRIX OF THE ESTATE OF CATHERINE J. BAUS.**

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

DOCKET #2016-00555

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

TAX PARCEL #13-025-194.

PROPERTY ADDRESS: 123 Pinewood Drive, Falls, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DWEH G. SNORWEAH, CHARLES J. SNORWEAH.**

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

DOCKET #2016-02085

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE **TOWNSHIP OF FALLS**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA. BEING THE SAME PROPERTY CONVEYED TO PIAZZA FAMILY LIMITED PARTNERSHIP, BY DEED FROM JOHN J. PIAZZA, MARRIED, DATED 9/9/1997 AND RECORDED 9/10/1997 IN LAND RECORD BOOK 1452, PAGE 0386, IN THE OFFICE OF THE RECORDER OF DEEDS OF BUCKS COUNTY, PENNSYLVANIA.

TAX PARCEL #13-042-320.

PROPERTY ADDRESS: 8025 Mill Creek Parkway, Levittown, PA.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PIAZZA FAMILY LIMITED PARTNERSHIP.**

SARAH A. ELIA, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

HAYCOCK TOWNSHIP

DOCKET #2014-05087

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Heather A. Capotosto, owner(s) of property situate in the **HAYCOCK TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 959 Camp Trail Road, Quakertown, PA 18951-5917.

TAX PARCEL #14-011-016.

PROPERTY ADDRESS: 959 Camp Trail Road, Quakertown, PA 18951-5917.

JUDGMENT AMOUNT: \$225,477.56.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HEATHER A. CAPOTOSTO.**

PHELAN HALLINAN DIAMOND & JONES

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

HILLTOWN TOWNSHIP

DOCKET #2016-00526

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

BEING KNOWN AS 407 East Summit Avenue, Telford, PA 18969 a/k/a 407 Summit Street, Telford, PA 18969.

TAX PARCEL #15-003-013.

PROPERTY ADDRESS: 407 East Summit Avenue, Telford, PA 18969 a/k/a 407 Summit Street, Telford, PA 18969.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **OLIVIA F. WAY.**

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

HULMEVILLE BOROUGH

DOCKET #2015-02661

NBA CREDIT UNION, Plaintiff vs. JUNE J. JOHNSON (in her capacity as Administratrix of the Estate of Robin Johnson, Deceased) and MICHAEL BULLER, Individually Mortgagors and Real Owners, Defendants. LEGAL DESCRIPTION FOR TAX MAP PARCEL NO. 16-001-076.

BEING KNOWN AS 131 Trenton Avenue, Hulmeville Borough, PA 19047.

ALL THAT CERTAIN message and tract or lot of land SITUATE in the **BOROUGH OF HULMEVILLE**, County of Bucks and State of Pennsylvania bounded.

TAX PARCEL #16-001-076.

PROPERTY ADDRESS: 131 Trenton Avenue, Hulmeville Borough, PA 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JUNE J. JOHNSON (IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ROBIN JOHNSON, DECEASED) AND MICHAEL BULLER, INDIVIDUALLY, MORTGAGORS AND REAL OWNERS.**

THOMAS J. PROFY, IV, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

LOWER MAKEFIELD TOWNSHIP

DOCKET #2013-04253

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A. v. Colleen M. Vanbaak,

owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 560 Mill Road, Yardley, PA 19067-4417.

TAX PARCEL #20-034-050-001.

PROPERTY ADDRESS: 560 Mill Road, Yardley, PA 19067-4417.

JUDGMENT AMOUNT: \$302,181.82.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **COLLEEN M. VANBAAK**.

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2014-04062

ALL THAT CERTAIN unit in the property known, named and identified as Spruce Mill, a Condominium, located in **LOWER MAKEFIELD TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #20-76-4-582.

PROPERTY ADDRESS: 7403 Spruce Mill Drive 582 a/k/a 7403 Spruce Mill Drive, Yardley, PA 19067-7239.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHEN R. LUTZ**.

POWERS, KIRN & ASSOCIATES

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

DOCKET #2015-04376

Wells Fargo Bank, N.A. v. Jane A. Cregan, Michael Cregan, owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 123 Knights Bridge Drive a/k/a 123 Knightsbridge Drive, Yardley, PA 19067-6022.

TAX PARCEL #20-062-005.

PROPERTY ADDRESS: 123 Knights Bridge Drive a/k/a 123 Knightsbridge Drive, Yardley, PA 19067-6022.

JUDGMENT AMOUNT: \$61,814.50.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JANE A. CREGAN, MICHAEL CREGAN**.

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-07390

MtgIq Investors, LP v. Steven H. Weiss, owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 504 Kings Road, Yardley, PA 19067-4648.

TAX PARCEL #20-39-250.

PROPERTY ADDRESS: 504 Kings Road, Yardley, PA 19067-4648.

JUDGMENT AMOUNT: \$249,703.53.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEVEN H. WEISS**.

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-07780

Deutsche Bank National Trust Company as Trustee for Residential Asset Securitization Trust Series 2005-A10 Mortgage Pass-Through Certificates Series 2005-J v. Terri Jacob, Paul Jacob, owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 2075 Leedoms Drive, Newtown, PA 18940-9420.

TAX PARCEL #20-077-024.

PROPERTY ADDRESS: 2075 Leedoms Drive, Newtown, PA 18940-9420.

JUDGMENT AMOUNT: \$536,701.90.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TERRI JACOB, PAUL JACOB**.

PHELAN HALLINAN DIAMOND & JONES

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2014-04665

Wells Fargo Bank, N.A. v. Sara Comstock a/k/a Sara Mackelvey a/k/a Sara M. Mackelvey a/k/a Sara Mackelvey-Comstock, in Her Capacity as Administratrix and Heir of The Estate of Alan Comstock a/k/a Alan L. Comstock, Richard D. Comstock, in His Capacity as Heir of Alan Comstock a/k/a Alan L. Comstock, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Alan

Comstock a/k/a Alan L. Comstock, Deceased, owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 19 Hilltop Road, Feasterville Trevose, PA 19053-6323.

TAX PARCEL #21-009-083.

PROPERTY ADDRESS: 19 Hilltop Road, Feasterville Trevose, PA 19053-6323.

JUDGMENT AMOUNT: \$206,318.33.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SARA COMSTOCK a/k/a SARA MACKELVEY a/k/a SARA M. MACKELVEY a/k/a SARA MACKELVEY-COMSTOCK, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ALAN COMSTOCK a/k/a ALAN L. COMSTOCK, RICHARD D. COMSTOCK, IN HIS CAPACITY AS HEIR OF ALAN COMSTOCK a/k/a ALAN L. COMSTOCK, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALAN COMSTOCK a/k/a ALAN L. COMSTOCK, DECEASED.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2014-08367

Premises "A"

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

Premises "B"

ALL THAT CERTAIN lot or tract of land, situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #21-008-2/21-007-168-1.

PROPERTY ADDRESS: 111-115 Sharp Lane, Feasterville, PA 19053.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GERALD COSCHI, INDIVIDUALLY, GERALD**

COSCHI, LIVING TRUST, RECORD OWNER.

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

DOCKET #2015-08296

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Jacqueline Keller a/k/a Jacqueline A. Keller, owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 22 Trevose Road, Trevose, PA 19053-6520.

TAX PARCEL #21-013-015-001.

PROPERTY ADDRESS: 22 Trevose Road, Trevose, PA 19053-6520.

JUDGMENT AMOUNT: \$58,794.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JACQUELINE KELLER a/k/a JACQUELINE A. KELLER.**

PHELAN HALLINAN DIAMOND & JONES

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

MIDDLETOWN TOWNSHIP

DOCKET #2015-08744

Wells Fargo Bank, NA v. Jeffrey Kampf, Brigitte Kampf, owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 325 Rosewood Avenue, Langhorne, PA 19047-2545.

TAX PARCEL #22-013-164-019.

PROPERTY ADDRESS: 325 Rosewood Avenue, Langhorne, PA 19047-2545.

JUDGMENT AMOUNT: \$240,291.54.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY KAMPE, BRIGITTE KAMPE.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-00440

Wells Fargo Bank, NA v. Thomas Casalenuovo, owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS

County, Pennsylvania, being 17 Pleasant Avenue, Langhorne, PA 19047-5031.

TAX PARCEL #22-019-056-015.

PROPERTY ADDRESS: 17 Pleasant Avenue, Langhorne, PA 19047-5031.

JUDGMENT AMOUNT: \$182,620.40.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-00953

Wells Fargo Bank, N.A. v. Annette M. Fraatz, Paul T. Fraatz, III, owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 97 Forsythia Drive North a/k/a 97 Forsythia Drive, Levittown, PA 19056-1811.

TAX PARCEL #22-050-370.

PROPERTY ADDRESS: 97 Forsythia Drive North a/k/a 97 Forsythia Drive, Levittown, PA 19056-1811.

JUDGMENT AMOUNT: \$261,212.93.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANNETTE M. FRAATZ, PAUL T. FRAATZ, III.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-01481

ALL THAT CERTAIN unit in the property known, named and identified as Commons at Middletown, located in **MIDDLETOWN TOWNSHIP** located in the, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #22-020-193-001-0C2.

PROPERTY ADDRESS: 705 East Parker Street, Unit C2, Langhorne, PA 19047.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTOPHER SALVUCCI, MARISA A. SCAPPATICCI.**

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

DOCKET #2016-01754

Freedom Mortgage Corporation v. Douglas Sand, owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 7 Sycamore Road, Levittown, PA 19056-2222.

TAX PARCEL #22-053-042.

PROPERTY ADDRESS: 7 Sycamore Road, Levittown, PA 19056-2222.

JUDGMENT AMOUNT: \$331,745.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DOUGLAS SAND.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-01910

A parcel of land in **MIDDLETOWN TOWNSHIP**, Bucks County, PA. BEING described in Deed dated August 17, 2012, and recorded to Instrument No. 2012072. The Tax Map Number is 22-049-242. PREMISES improved with a single family frame dwelling known as 32 Hollybrooke Drive, Langhorne. SUBJECT to all matters appearing in chain of title.

TAX PARCEL #22-049-242.

PROPERTY ADDRESS: 32 Hollybrooke Drive, Langhorne.

IMPROVEMENTS: PREMISES IMPROVED WITH A SINGLE FAMILY FRAME DWELLING.

SOLD AS THE PROPERTY OF: **MARTIN C. KRAUS.**

DAVID E. SCHWAGER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01950

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, SITUATE IN THE **TOWNSHIP OF MIDDLETOWN**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, ACCORDING TO A FINAL PLAN OF LAUREL OAKS OF MIDDLETOWN BY PICKERING, CORTS AND SUMMERSON, INC., CONSULTING ENGINEERS AND LAND SURVEYOR, NEWTOWN, PENNSYLVANIA, BEING DATED APRIL 15, 1986 AND LAST REVISED JULY 28, 1987 AND RECORDED

AT DOYLESTOWN IN PLAN BOOK 241,
PAGE 71 AS FOLLOWS, TO WIT:—
TAX PARCEL #22-085-064.
PROPERTY ADDRESS: 237 Norsam Drive,
Langhorne, PA 19047.
IMPROVEMENTS: A RESIDENTIAL
DWELLING.
SOLD AS THE PROPERTY OF: **ANDREW
GORMAN, PATRICIA GORMAN.**
SARAH K. McCAFFERY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP

DOCKET #2016-01489

All that certain lot or piece of land situate in
the **TOWNSHIP OF MILFORD**, County of
Bucks, Pennsylvania described according to a
final plan of subdivision of Emerald Hollows
Estates made by Hibbelin Engineering
Company LLC.
TAX PARCEL #23-27-104.
PROPERTY ADDRESS: 2458 Greenview
Commons, Quakertown, PA 18951.
JUDGMENT AMOUNT: \$285,267.08.
IMPROVEMENTS: RESIDENTIAL
PROPERTY.
SOLD AS THE PROPERTY OF: **DIANA JO
KALAI.**
RICHARD J. NALBANDIAN, III, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2013-05236

All that certain piece or parcel or Tract of land
situate **BOROUGH OF MORRISVILLE**,
Bucks County, Pennsylvania, and being
known as 739 South Pennsylvania Avenue,
Morrisville, Pennsylvania 19067.
TAX PARCEL #24-010-131.
PROPERTY ADDRESS: 739 South
Pennsylvania Avenue, Morrisville,
Pennsylvania 19067.
REAL DEBT: \$123,242.85.
IMPROVEMENTS: RESIDENTIAL
DWELLING.
SOLD AS THE PROPERTY OF: **FRANK M.
NEMETH, SR., PATRICIA C. NEMETH.**
TERRENCE J. McCABE, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-08474

All that certain parcel of land situate in the
BOROUGH OF MORRISVILLE, County
of Bucks, Commonwealth of Pennsylvania.
Being Lots No. 33, 34, and 35, Block 9, on plan
of Washington Heights Realty Corporation,
recorded in PBV 1, Page 89.
TAX PARCEL #24-009-108.
PROPERTY ADDRESS: 100 Harper Avenue,
Morrisville, PA 19067.
IMPROVEMENTS: RESIDENTIAL
DWELLING.
SOLD AS THE PROPERTY OF: **RALPH E.
MOTT.**
MARTHA E. VON ROSENSTIEL, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-00803

Nationstar Mortgage LLC v. Suzette Gann
a/k/a Suzette Gann, owner(s) of property
situate in the **MORRISVILLE BOROUGH**,
BUCKS County, Pennsylvania, being 305
Moreau Street, Morrisville, PA 19067-1238.
TAX PARCEL #24-009-388.
PROPERTY ADDRESS: 305 Moreau Street,
Morrisville, PA 19067-1238.
JUDGMENT AMOUNT: \$165,484.89.
IMPROVEMENTS: RESIDENTIAL
PROPERTY.
SOLD AS THE PROPERTY OF: **SUZETTE
GANN a/k/a SUZZETTE GANN.**
**PHELAN HALLINAN DIAMOND &
JONES**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01804

ALL THAT CERTAIN lot or piece of
ground, situate in the **BOROUGH OF
MORRISVILLE**, County of Bucks and
Commonwealth of Pennsylvania.
TAX PARCEL #24-004-064.
PROPERTY ADDRESS: 584 Doloro Drive,
Morrisville, PA 19067.
IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **JANET
KENDIG SOLELY IN HER CAPACITY
AS HEIR OF LOUISE MARSHALL
DECEASED, TARA KLOSE SOLELY IN
HER CAPACITY AS HEIR OF LOUISE
MARSHALL DECEASED, JAMES D.
MARSHALL SOLELY IN HIS CAPACITY
AS HEIR OF LOUISE MARSHALL**

DECEASED, ROBERT W. MARSHALL, JR., SOLELY IN HIS CAPACITY AS HEIR OF LOUISE MARSHALL DECEASED.

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

NEW BRITAIN BOROUGH

DOCKET #2015-08268

All that certain piece or parcel or Tract of land situate **NEW BRITAIN BOROUGH**, Bucks County, Pennsylvania, and being known as 28 Aarons Avenue, Doylestown, Pennsylvania 18901.

TAX PARCEL #25-005-042.

PROPERTY ADDRESS: 28 Aarons Avenue, Doylestown, Pennsylvania 18901.

REAL DEBT: \$190,297.44.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEFF CLARKE, EXECUTOR OF THE ESTATE OF MARGARET W. CLARKE.**

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

NEWTOWN TOWNSHIP

DOCKET #2010-10360

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

BEING known and numbered as 50 Opal Ct., Newtown, PA 18940.

BEING more fully described in a Deed dated September 27, 2002, among the land records of the County and State set forth above, in Deed Volume 2948, Page 1127.

TAX PARCEL #29-31-37.

PROPERTY ADDRESS: 50 Opal Ct., Newtown, PA 18940.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTINE LOUGHRAN.**

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

DOCKET #2015-07228

All that certain piece or parcel or Tract of land situate **NEWTOWN TOWNSHIP**, Bucks

County, Pennsylvania, and being known as 13 Ardsley Court, Newtown, Pennsylvania 18940.

TAX PARCEL #29-025-369.

PROPERTY ADDRESS: 13 Ardsley Court, Newtown, Pennsylvania 18940.

REAL DEBT: \$190,074.57.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **VIENNA SOPHIA DERITO, EXECUTRIX OF THE ESTATE OF FRANK DERITO, DECEASED MORTGAGOR AND REAL OWNER.**

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

NOCKAMIXON TOWNSHIP

DOCKET #2012-04975

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

TAX PARCEL #11-013-028 and 30-008-049.

PROPERTY ADDRESS: 9755 Easton Road, Kintnersville, PA 18930.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

NORTHAMPTON TOWNSHIP

DOCKET #2011-05073

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

TAX PARCEL #31-024-171.

PROPERTY ADDRESS: 2 E. Pickering Bend, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LUCIA LAURITO, OTIS JOHNSON a/k/a OTIS MATTHEWS JOHNSON-DAVENPORT.**

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

DOCKET #2013-06561

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, in the **TOWNSHIP OF NORTHAMPTON**.

TAX PARCEL #31-063-023.

PROPERTY ADDRESS: 14 Delft Drive, Holland, PA 18966.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THAI VU NGUYEN, TUYET KIM THI NGUYEN.**

SARAH K. McCAFFERY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-09858

Federal National Mortgage Association v. Robert J. Zimmerman, Diane M. Zimmerman, owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 105 Post Road, Churchville, PA 18966-1163.

TAX PARCEL #31-060-150.

PROPERTY ADDRESS: 105 Post Road, Churchville, PA 18966-1163.

JUDGMENT AMOUNT: \$404,138.15.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT J. ZIMMERMAN, DIANE M. ZIMMERMAN.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-02755

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

TAX PARCEL #31-009-140.

PROPERTY ADDRESS: 16 Rucker Drive, Richboro, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RENEE J. FOX a/k/a RENEE FOX, JOHN D. FOX a/k/a JOHN FOX, THE UNITED STATES OF AMERICA c/o THE U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA.**

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-02728

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

TAX PARCEL #31-073-003.

PROPERTY ADDRESS: 164 Kitty Knight Drive, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JEFFREY S. GEER, RANDI J. GEER.**

M. TROY FREEDMAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-00709

Wells Fargo Bank NA s/b/m Wachovia Mortgage FSB f/k/a World Savings Bank FSB v. Diane Fisher, owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 85 South Timber Road, Southampton, PA 18966-2827.

TAX PARCEL #31-079-113.

PROPERTY ADDRESS: 85 South Timber Road, Southampton, PA 18966-2827.

JUDGMENT AMOUNT: \$340,915.14.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DIANE FISHER.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

PENNDel BOROUGH

DOCKET #2013-01687

ALL THAT CERTAIN plot and lot of land, situate in the **BOROUGH OF PENNDEL**, County of Bucks and State of Pennsylvania.

TAX PARCEL #32-003-404.

PROPERTY ADDRESS: 422 Bellevue Avenue, PennDel Borough, PA 19047.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRUCE WHALEN.**

POWERS, KIRN & ASSOCIATES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

PERKASIE BOROUGH

DOCKET #2014-07839

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE FIRST WARD OF THE **BOROUGH OF PERKASIE**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #33-004-125.

PROPERTY ADDRESS: 332 South 5th Street, Perkasia, PA 18944.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **BRENDA G. CLARK, NEIL E. CLARK.**

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

DOCKET #2015-05802

ALL THAT CERTAIN lot or piece of land, situate in the **BOROUGH OF PERKASIE**, County of Bucks and Commonwealth of Pennsylvania, bounded and described in accordance with the Final Plan of Pennridge Crossing, PRD, made by John H. Leapson, Registered Professional Engineer, et al, dated 8/31/1978 and last revised 3/8/1979 and recorded in Plan Book 186 page 47, as follows, to wit:

TAX PARCEL #33-1-177.

PROPERTY ADDRESS: 608 Rustic Drive, Perkasia, PA 18944.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERTA I. MUIR, RODERICK M. MUIR.**

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

PLUMSTEAD TOWNSHIP

DOCKET #2011-00227

Wilmington Trust, National Association, Not in Its Individual Capacity But as Trustee of Arlp Securitization Trust, Series 2014-2 v. Joseph Marinelli, Donna Marinelli, owner(s) of property situate in the **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania, being 5231 Windtree Drive, Doylestown, PA 18902-9750.

TAX PARCEL #34-054-002.

PROPERTY ADDRESS: 5231 Windtree Drive, Doylestown, PA 18902-9750.

JUDGMENT AMOUNT: \$745,492.52.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH MARINELLI, DONNA MARINELLI. PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2012-10258

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

TAX PARCEL #34-015-067.

PROPERTY ADDRESS: 5010 Point Pleasant Pike, Doylestown, PA 18901.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARY E. SUDHOP, CHARLES J. SUDHOP.**

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

DOCKET #2015-02198

ALL THAT CERTAIN lot or parcel of ground together with improvements erected thereon, situate in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #34-032-047.

PROPERTY ADDRESS: 6086 High Meadow Drive, Pipersville, PA 18947.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RONALD G. HUND, JOANNE L. HUND.**

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

QUAKERTOWN BOROUGH

DOCKET #2013-05148

ALL THAT CERTAIN LOT OF LAND SITUATE IN THIRD WARD OF THE **BOROUGH OF QUAKERTOWN**, BUCKS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 228 Franklin St., Quakertown, PA 18951.

TAX PARCEL #35-011-099.

PROPERTY ADDRESS: 228 Franklin St., Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JACOB SAMMONS, KNOWN HEIR OF WILLIAM E. SAMMONS a/k/a WILLIAM E. SAMMONS, JR., JOHN SAMMONS, KNOWN HEIR OF WILLIAM E. SAMMONS a/k/a WILLIAM E. SAMMONS, JR., NOAH SAMMONS, KNOWN HEIR OF WILLIAM E. SAMMONS a/k/a WILLIAM E. SAMMONS, JR., WILLIAM SAMMONS, KNOWN HEIR OF WILLIAM E. SAMMONS a/k/a WILLIAM E. SAMMONS, JR., KATHERINE MARY SAMMONS a/k/a KATHERINE M. SAMMONS INDIVIDUALLY AND KNOWN HEIR OF WILLIAM E. SAMMON a/k/a WILLIAM E. SAMMONS, JR., WILLIAM E. SAMMONS a/k/a WILLIAM E. SAMMONS, JR., LAST RECORD OWNER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM E. SAMMONS a/k/a WILLIAM E. SAMMONS, JR.**

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

RICHLAND TOWNSHIP

DOCKET #2014-03067

ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF RICHLAND**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #36-029-071.

PROPERTY ADDRESS: 225 Apple Road, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN T. BURKEY, III, RENEE I. BURKEY.**

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

DOCKET #2015-08287

U.S. Bank National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns Arm Trust, Mortgage Pass-Through Certificates, Series 2005-4 v. Jonathan C. King, Barbara A. King, owner(s) property situate in the **RICHLAND**

TOWNSHIP, BUCKS County, Pennsylvania, being 418 Terrace Drive, Quakertown, PA 18951.

TAX PARCEL #36-027-176.

PROPERTY ADDRESS: 418 Terrace Drive, Quakertown, PA 18951.

JUDGMENT AMOUNT: \$175,310.35.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JONATHAN C. KING, BARBARA A. KING.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-01116

Pennymac Loan Services, LLC v. Kevin E. Mahler, Kristina Lynn Mahler, owner(s) of property situate in the **RICHLAND TOWNSHIP**, BUCKS County, Pennsylvania, being 1320 Quakers Way, Quakertown, PA 18951.

TAX PARCEL #36-017-049-019.

PROPERTY ADDRESS: 1320 Quakers Way, Quakertown, PA 18951.

JUDGMENT AMOUNT: \$325,350.04.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KEVIN E. MAHLER, KRISTINA LYNN MAHLER.**

PHELAN HALLINAN DIAMOND & JONES

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

RIEGELSVILLE BOROUGH

DOCKET #2014-05052

ALL THAT CERTAIN messuage and tract of land, Situate in **RIEGELSVILLE BOROUGH**, in the County of Bucks, and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by J.G. Park and Associates, dated July 21, 1951, being Lots #1, #2 and #3, on "Plan of Lots known as Bidwell Development", recorded in the Office of the Recorder of Deeds in Plan Book 5, page 4, & etc., as follows, to wit:

TAX PARCEL #38-002-045.

PROPERTY ADDRESS: 573 Easton Road, Riegelsville, PA 18077.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THIERRY J. SOURSAC**.

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

SOLEBURY TOWNSHIP

DOCKET #2009-13755

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

TAX PARCEL #41-013-087.

PROPERTY ADDRESS: 2730 Creamery Road, New Hope, PA 18938.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONALD B. DeROSE**.

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

DOCKET #2010-13173

NATIONSTAR MORTGAGE LLC v. Laurence Giacobbe, Linda Giacobbe, owner(s) of property situate in the **TOWNSHIP OF SOLEBURY**, BUCKS County, Pennsylvania, being 138 Heather Drive, New Hope, PA 18938-5750.

TAX PARCEL #41 022 104 038.

PROPERTY ADDRESS: 138 Heather Drive, New Hope, PA 18938-5750.

JUDGMENT AMOUNT: \$374,189.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LAURENCE GIACOBBE, LINDA GIACOBBE.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-01023

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

BEING KNOWN AS 704 HarrowGate Lane #61, New Hope, PA 18938.

TAX PARCEL #41-024-026-061.

PROPERTY ADDRESS: 704 HarrowGate Lane #61, New Hope, PA 18938.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **NADYNE FRANCES BELL, EXECUTRIX OF THE ESTATE OF CAROL V. ALBRITTON, THE ESTATE OF CAROL V. ALBRITTON c/o NADYNE FRANCES BELL, EXECUTRIX, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROL V. ALBRITTON.**

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

UPPER MAKEFIELD TOWNSHIP

DOCKET #2012-02710

Bayview Loan Servicing, LLC v. Scott Matlack, Kay Matlack, owner(s) of property situate in the **TOWNSHIP OF UPPER MAKEFIELD**, BUCKS County, Commonwealth of Pennsylvania, being 51 Dispatch Drive, Washington Crossing, PA 18977-1164.

TAX PARCEL #47-031-001-225.

PROPERTY ADDRESS: 51 Dispatch Drive, Washington Crossing, PA 18977-1164.

JUDGMENT AMOUNT: \$416,280.82.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SCOTT MATLACK, KAY MATLACK.**

PHELAN HALLINAN DIAMOND & JONES

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

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2013-08566

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF UPPER SOUTHAMPTON**, Bucks County, Pennsylvania, and being known as 79 Elfeth Road, Huntingdon Valley, Pennsylvania 19006.

TAX PARCEL #48-19-71.

PROPERTY ADDRESS: 79 Elfeth Road, Huntingdon Valley, Pennsylvania 19006.

REAL DEBT: \$114,730.60.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CATHERINE MARIE HAUS, JAMES**

LOREN HAUS, JR., UNITED STATES OF AMERICA c/o UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA.

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

DOCKET #2015-00678

Wells Fargo Bank, NA v. James J. Zinn, owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 520 Cushmore Road, Southampton, PA 18966-4110.
TAX PARCEL #48-016-102.

PROPERTY ADDRESS: 520 Cushmore Road, Southampton, PA 18966-4110.

JUDGMENT AMOUNT: \$300,686.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES J. ZINN.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-00213

ALL THAT CERTAIN lot or piece of ground, described according to a Survey and Plan thereof made by Edward Pickering, 3rd, Registered Surveyor, Woodbourne, PA, on 8/20/1947, for Earl P. Casey, **UPPER SOUTHAMPTON TOWNSHIP**, Bucks County, PA.

TAX PARCEL #48-019-125.

PROPERTY ADDRESS: 56 Cameron Road, Huntingdon Valley, PA 19006.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MATTHEW DAVIS, JENNIFER DAVIS.**

GREGORY JAVARDIAN, Esquire

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

WARMINSTER TOWNSHIP

DOCKET #2015-03725

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

BEING KNOWN AS 885 York Road 16A, Warminster, PA 18974.

TAX PARCEL #49-009-057-16A.

PROPERTY ADDRESS: 885 York Road 16A, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **DAVID J. LAIGAIE, JR.**

MARK J. UDREN, Esquire

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

DOCKET #2015-05591

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Ed Abouras, Nabila Abouras, Ammar Abouras, Marty Abouras, owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 428 Olive Street, Warminster, PA 18974-4637.

TAX PARCEL #49-019-092.

PROPERTY ADDRESS: 428 Olive Street, Warminster, PA 18974-4637.

JUDGMENT AMOUNT: \$88,820.79.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ED ABOURAS, NABILA ABOURAS, AMMAR ABOURAS, MARTY ABOURAS.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-08266

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE **TOWNSHIP OF WARMINSTER**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A CERTAIN SURVEY THEREOF MADE BY ALFRED C. YOUNG, REG. PROF. ENGR., 315 EAST MORELAND AVENUE, HATBORO, PENNSYLVANIA, ON NOVEMBER 5, 1947, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TAX PARCEL #49-29-18.

PROPERTY ADDRESS: 100 Davisville Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT M. CALLAHAN.**

POWERS, KIRN & ASSOCIATES

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

WARRINGTON TOWNSHIP**DOCKET #2010-08705**

Nationstar Mortgage LLC v. Steven H. Kitty, owner(s) of property situate in the **TOWNSHIP OF WARRINGTON**, BUCKS County, Pennsylvania, being 2401 Greensward North, Unit C2, Warrington, PA 18976-2055.

TAX PARCEL #50-021-098-0C2.

PROPERTY ADDRESS: 2401 Greensward North, Unit C2, Warrington, PA 18976-2055.

JUDGMENT AMOUNT: \$157,687.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEVEN H. KITTY**.

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-08176

Wells Fargo Bank, N.A. s/b/m/t Wells Fargo Bank Southwest, N.A. f/k/a Wachovia Mortgage, FSB s/b/m/t World Savings Bank, FSB v. Christine Cooney, owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 2151 Georges Lane, Warrington, PA 18976-2173.

TAX PARCEL #50-033-020.

PROPERTY ADDRESS: 2151 Georges Lane, Warrington, PA 18976-2173.

JUDGMENT AMOUNT: \$226,802.79.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTINE COONEY**.

PHELAN HALLINAN DIAMOND & JONES

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

WARWICK TOWNSHIP**DOCKET #2014-05346**

ALL THAT CERTAIN lot or piece of ground together 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 a plan entitled "Record Plan" Stonebridge—Phase II a.k.a Deer Run, made by Boucher and James, Inc. Engineers

and Surveyors, Doylestown, Pennsylvania for F.P.A. Corporation dated 1/18/94, last revised 10/4/94 and recorded 1/13/95 in Plan Book 277, page 84 A & B, as follows, to wit: BEING Lot #14.

PREMISES known as 2684 Fallow Hill Lane, Jamison, PA 18929.

TAX PARCEL #51-28-14.

PROPERTY ADDRESS: 2684 Fallow Hill Lane, Jamison, PA 18929.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEANNETTE C. DeJESUS**.

STEFAN RICHTER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-08626

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

TAX PARCEL #51-029-143.

PROPERTY ADDRESS: 401 White Pine Court, Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTINE A. CALLAGHAN, JOHN J. CALLAGHAN**.

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

WRIGHTSTOWN TOWNSHIP**DOCKET #2016-00886**

Wells Fargo Bank, N.A. v. Stacey Metsikas, Manuel Metsikas, owner(s) of property situate in the **WRIGHTSTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 66 PENN OAK TRAIL, NEWTOWN, PA 18940-9603.

TAX PARCEL #53-012-072-004.

PROPERTY ADDRESS: 66 Penn Oak Trail, Newtown, PA 18940-9603.

JUDGMENT AMOUNT: \$493,949.61.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STACEY METSIKAS, MANUEL METSIKAS**.

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.

July 21, 28; Aug. 4

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2016-03867

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 CIESIELSKI** to **MARK DONOVAN**.

The Court has fixed the 19 day of September, 2016 at 9:30 a.m. in Courtroom No. 430, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Aug. 4

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.

HG Coal Fired Pizza, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Aug. 4

Linton Hill Home Services Group, Inc. has been incorporated under the provisions of

the Pennsylvania Business Corporation Law of 1988, as amended.

D. Keith Brown, Solicitor
Stuckert and Yates
Two North State Street
P.O. Box 70
Newtown, PA 18940

Aug. 4

Lower Bucks Home Personal Training and Fitness Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Aug. 4

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

William E. Jones, Solicitor
121 Autumn Trail
Coatesville, PA 19320-1668
(610) 857-8274

Aug. 4

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:

R.G. Rutherford, LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

John S. Benson, Solicitor
Penglase and Benson, Inc.
110 North Main Street
Doylestown, PA 18901

Aug. 4

Charter Application Nonprofit

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the Pennsylvania

Nonprofit Corporation Law of 1988, as amended.

The name of the corporation is **The Middle East Academy of Otolaryngology Head and Neck Surgery**.

The Articles of Incorporation (filing date) June 16, 2016.

The purpose or purposes for which it was organized are as follows: To advance the practice of Otolaryngology—Head and Neck Surgery in the Greater Middle East.

Aug. 4

Classified Ad

Per Diem Attorney (min. 5+ years) position with law firm located in Bensalem, Bucks County. Must have a minimum of 5 years of personal injury litigation experience (plaintiffs or defense). Work will include, preparing demand packages, preparing pleadings, discovery, legal research, writing, and motions practice. Deposition experience a plus. Our ideal candidate must be driven, detail oriented, have good communication skills, great attitude and be ready to take on challenges when necessary. Admission: PA required, NJ a plus. Pay will be commensurate with experience. Please submit: Resume, Cover letter, 3-4 references. Fax to: (215) 405-2737.

July 14, 21, 28; Aug. 4

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

AHLUM, ESTHER I., dec'd.

Late of Telford Borough, Bucks County, PA.

Executrix: **BARBARA J. ROBA**, 4160 S. 5th Street, Emmaus, PA 18049.

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

BETZ, ELIZABETH H., dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **LISA HENDERSON** c/o Peter L. Reiss, Esquire, 107 E. Oakland Avenue, Doylestown, PA 18901.

Attorney: **PETER L. REISS**, Clemons Richter & Reiss, P.C., 107 E. Oakland Avenue, Doylestown, PA 18901.

CAMERON, BRUCE THOMAS EVANS, dec'd.

Late of Chalfont, Bucks County, PA.

Administratrix: **SUSAN CAMERON**, 339 New Galena Rd., Chalfont, PA 18914.

Attorney: **MARY KAY KELM**, 418 Stump Road, Suite 103, Montgomeryville, PA 18936.

CAMP, DENNIS RAY, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **BARBARA ELIZABETH CAMP**, 28 Heston Ct., Langhorne, PA 19047.

CARNEY, MADELINE a/k/a **MADELINE M. CARNEY**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **PATRICIA M. MONAGHAN** c/o Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**.

CASEY, MILDRED A., dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **RAYMOND E. CASEY** 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.

CLAYTON, ROLAND NICKERSON, dec'd.

Late of Warminster, Bucks County, PA.

Executors: **EDWARD R. CLAYTON**, 753 Valley Rd., Warminster, PA 18974 and **KATHRYN A. WILSON**, 1680 Old State Rd., Mainesburg, PA 16932.

CLEMENTS, LAWRENCE, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **JOAN CLEMENTS**, 4720 Anaconda Road, Bensalem, PA 19020.

Attorney: **ALEXANDER MORETSKY**, 3103 Philmont Avenue, Suite 318, Huntingdon Valley, PA 19006.

COWAN, CORINNE a/k/a **CORINNE B. COWAN**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **STANTON DAVID WIENER**, 1401 Church Street NW, #524, Washington, DC 20005.

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

CUMMINGS, LORETTA PATRICIA CAREY a/k/a **LORETTA CUMMINGS**, dec'd.

Late of Warminster, Bucks County, PA.

Executors: **MICHAEL J. CAREY**, 9313 Campus La., Philadelphia, PA 19114 and **MARY C. KIERZEK**, 108 Windridge Dr., West Chester, PA 19380.

DeBARRI, LEON, dec'd.

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

Executrix: **DOLORES DeBARRI**, 4 Perennial Dr., Fairless Hills, PA 19030.

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

HARMON, NORA E., dec'd.

Late of New Britain Township, Bucks County, PA.

Executrix: **CAROLANN MORATH** c/o Law Offices of Emil F. Toften, 43 N. Main Street, Chalfont, PA 18914.

Attorneys: **LAW OFFICES OF EMIL F. TOFTEN**, 43 N. Main Street, Chalfont, PA 18914.

HORROCKS, CHARLES W., dec'd.

Late of 16 Lilac Ct., New Hope, Buckingham Township, Bucks County, PA.

Executors: **MILLIE A. SELIGA**, 934 Longwood Ct., Chalfont, PA 18914 and **CHARLES H. HORROCKS**, 23 Burdsal Ave., Richboro, PA 18954.

HURLEY, WENDELL B., dec'd.

Late of Richland Township, Bucks County, PA.

Executor: **DENNIS C. WORK**, 10021 S. Canterbury Rd., Philadelphia, PA 19114.

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

KEPNER, AUDREY ANN, dec'd.

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

Administrator: **JOHN R. KEPNER, SR.** c/o Susan E. Piette, Esq., 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773. Attorney: **SUSAN E. PIETTE**, Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C., 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

KOBEL, STANLEY, dec'd.

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

Executor: **JOHN STEVEN KOBEL**, 341 Holly Hill Road, Richboro, PA 18954.

Attorney: **ANNE SCHEETZ DAMON.**

LENGYEL, DANIEL T., dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **REBECCA ROTA** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

LINDSLY, VERN A K., dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrix: **PATRICIA ANNE STRENK**, 521 N. 4th St., Telford, PA 18969.

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

McCARRY, GERALD J., dec'd.

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

Administratrix: **ELIZABETH FISHER** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

McGEE, DOLORES F., dec'd.

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

Co-Executrices: **LAVERNE C. OPPER** and **MILA M. GOETZ** f/k/w **ELMIRA M. GOETZ** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

RAYNE, SAMUEL GILBERT, JR., dec'd.

Late of Haycock Township, Bucks County, PA.

Co-Executrices: **ALICE R. MILLAR** and **KATHRYN R. BREWER** c/o Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P.O. Box 1306, Doylestown, PA 18901.

Attorney: **R. LEONARD DAVIS, III**, Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P.O. Box 1306, Doylestown, PA 18901.

RAYNES, SIDNEY, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **BRUCE M. SATTIN**, Esq. Attorney: **BRUCE M. SATTIN**, Szaferman, Lakind, Blumstein & Blader, P.C., 101 Grovers Mill Road, Suite 200, Lawrenceville, NJ 08648.

REED, MARGARET M., dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **MARGARET RUDGE**, P.O. Box 1899, Grand Canyon, AZ 86023.

ROHTLA, MARGIT, dec'd.

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

Administrator: **ERIC ROHTLA**, 2725 Alden Rd., P.O. Box 627, Bryn Athyn, PA 19009.

Attorney: **KATHLEEN A. MALOLES**, Solomon, Berschler, Fabick, Campbell & Thomas, P.C., 522 Swede St., Norristown, PA 19401.

RUBIN, HAROLD, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **DAVID I. RUBIN**, 209 Linden Tree La., Webster, NY 14580.

SACKS, ROBERT, dec'd.

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

Executor: **NEIL SACKS** c/o Maureen L. Anderson, Esq., 1260 Bustleton Pike, Feasterville, PA 19053.

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

SAMIT, ALBERT, dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **HOWARD SAMIT**, 4885 Hansell Rd., Doylestown, PA 18902.

SCHWINN, KENNETH ROBERT, dec'd.

Late of Warminster Township, Bucks County, PA.

Administratrix: **ELAINE E. SCHWINN**, 180 Paul Lane, Warminster, PA 18974.

SINNWELL, DOROTHY E., dec'd.

Late of Quakertown Borough, Bucks County, PA.

Administrator: **WALTER L. SINNWELL, JR.**, 164 Lawn Ave., Sellersville, PA 18960.

SMITH, CONSTANCE J., dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **JOHN R. WALL, JR.**, 941 Chestnut Court, Langhorne, PA 19047.

VOGIN, JOAN a/k/a **JOAN C. VOGIN**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **CRAIG J. VOGIN**, 619 Susquehanna Rd., Ambler, PA 19002.

WETTSTEIN, KARL a/k/a **KARL J. WETTSTEIN**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrices: **KATHRYN WESTON** and **DIANE CALVIN** c/o David R. Bane, Esquire, Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

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

WILBERT, DONALD, dec'd.

Late of Warrington, Bucks County, PA.

Administratrix: **DIANE WILBERT**, 2340 Deer Path Drive, Warrington, PA 18976.

WOHLBACH, LEON D., dec'd.

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

Executor: **LEON F. WOHLBACH** c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.

Attorney: **BRADFORD D. WAGNER**, 662 Main Street, Hellertown, PA 18055-1726.

YOUNG, JOHN L. a/k/a **JOHN YOUNG**, dec'd.

Late of Quakertown, Bucks County, PA.

Co-Administrators d.b.n.c.t.a.: **PATRIC ELLHOLM** and **JAMES M. SCHILDT**, Williams and Schildt, 1007 W. Broad Street, Quakertown, PA 18951.

Attorney: **ALAN D. WILLIAMS, III**, Williams and Schildt, 1007 W. Broad Street, Quakertown, PA 18951.

*Second Publication***ALLAHAND, JAMES R.,** dec'd.

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

Executor: **ROBERT B. ALLAHAND** c/o James W. Sutton, Jr., Esq., 1014 Millcreek Dr., Feasterville, PA 19053.

Attorney: **JAMES W. SUTTON, JR.,** James W. Sutton, Jr., P.C., 1014 Millcreek Dr., Feasterville, PA 19053.

BARBA, VINCENT J., SR. a/k/a VINCENT J. BARBA and VINCENT BARBA, dec'd.

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

Executor: **VINCENT J. BARBA, JR.,** 1922 Hansell Dr., Bensalem, PA 19020.

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

BRUNDZO, IRENE M., dec'd.

Late of Newtown Borough, Bucks County, PA.

Executor: **WILLIAM J. BRUNDZO,** 42 Quill Rd., Levittown, PA 19057.

DERSTINE, LINDA R., dec'd.

Late of Perkasio, Bucks County, PA.

Executors: **CHRISTOPHER DERSTINE,** 2204 E. Buck Road, Pennsburg, PA 18073 and **JENNIFER BLAKE,** 692 Tollgate Road, Quakertown, PA 18951.

DOWNS, HUBERT J., dec'd.

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

Co-Administratrices: **KATHLEEN M. PATTERSON** and **ELAINE M. TABACKIN** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

FAGENSON, ISABELLE, dec'd.

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

Executor: **STEVEN HERRING** c/o Theodore Hauptman, Esq., 609 Lakeside Dr., Southampton, PA 18966.

Attorney: **THEODORE HAUPTMAN,** 609 Lakeside Dr., Southampton, PA 18966.

GOLDMAN, ARLENE M., dec'd.

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

Executrix: **LYNNE GOLDMAN,** 1079 Cedar Ln., P.O. Box 353, Wycombe, PA 18980-0353.

HARRIS, RUTHIE MAE, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **DANIEL THEODORE HARRIS,** 5210 Neshaminy Blvd., Bensalem, PA 19020.

HUDSON, CYNTHIA COOL, dec'd.

Late of Bristol Township, Bucks County, PA.

Administratrix: **TIFFANY LEIGH FUSCO** c/o Robin S. Holmes, Esquire, Law Office of Robin S. Holmes, 53 S. Main Street, P.O. Box 167, Yardley, PA 19067. Attorney: **ROBIN S. HOLMES,** Law Office of Robin S. Holmes, 53 S. Main Street, P.O. Box 167, Yardley, PA 19067.

JOHNSON, JOYCE F. a/k/a JOYCE JOHNSON, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **JOHN D. JOHNSON,** 114 S. 7th St., Quakertown, PA 18957.

KELLER, DIANE L., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **MARGARET WITTE** c/o Joseph H. Wagner, Esquire, 332 North Main Street, Doylestown, PA 18901.

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

LaPOINTE, HARRY D. a/k/a JOSEPH HARRY D. LaPOINTE, dec'd.

Late of Doylestown, Bucks County, PA.

Administrator: **DANIEL S. LaPOINTE,** 12620 SE Shady Meadow Ct., Happy Valley, OR 97086.

LEHMAN, CHARLES WILLIAM, SR. a/k/a CHARLES W. LEHMAN, SR., dec'd.

Late of Southampton, Bucks County, PA.

Executor: **BRIAN LEHMAN,** 309 North Penrose Street, Quakertown, PA 18951.

Attorney: **JOHN S. BENSON.**

MANN, MICHAEL S. a/k/a MICHAEL MANN, dec'd.

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

Executrix: **JANICE E. BULL** c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

Attorney: **HARRY METKA**, 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

McHUGH, JOSEPH F., JR., dec'd.

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

Executrix: **JOAN MARIE MANZO** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

MILLS, AUDREY E., dec'd.

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

Executors: **ROBERT C. MILLS** and **JEFFREY J. MILLS** c/o Carolyn C. Newsom, Esq., 1588 Woodside Rd., Yardley, PA 19067.

Attorney: **CAROLYN C. NEWSOM**, Newsom Law and BCHIP, 1588 Woodside Rd., Yardley, PA 19067.

NEEL, PHYLLIS L., dec'd.

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

Executrices: **MARJORIE N. TURNER** a/k/a **MARJORIE TURNER** and **JOANNE NEEL-RICHARD** c/o Michael A. Klimpl, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901. Attorney: **MICHAEL A. KLIMPL**, Antheil, Maslow and MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

NOVICK, ROSA R., dec'd.

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

Executor: **DAVID J. NOVICK**, 501 Hamilton Blvd., Morrisville, PA 19067.

Attorney: **YVETTE E. TAYLOR-HACHOOSE**, 31 Oxford Valley Rd., Ste. 102A, Yardley, PA 19067.

OCKAY, JOAN, dec'd.

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

Executor: **CLEMENT OCKAY** c/o Anthony D. Pappagallo, Esq., 208 Forrest Dr., Holland, PA 18966.

Attorney: **ANTHONY D. PAPPAGALLO**, 208 Forrest Dr., Holland, PA 18966.

PERINI, MARIE, dec'd.

Late of Lower Makefield, Bucks County, PA.

Executor: **LAWRENCE PERINI**, 1428 Wayne Circle, Yardley, PA 19067.

PFLEGER, PATRICIA A., dec'd.

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

Executor: **JOHN C. MAURER** c/o James W. Sutton, Jr., Esq., 1014 Millcreek Dr., Feasterville, PA 19053.

Attorney: **JAMES W. SUTTON, JR.**, James W. Sutton, Jr., P.C., 1014 Millcreek Dr., Feasterville, PA 19053.

SALZBERG, ARLENE HOPE, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **THOMAS N. BECK**, 418 Chestnut Ct., Bensalem, PA 19020.

SCHMIDT, LINDA L., dec'd.

Late of Quakertown Boro, Bucks County, PA.

Executrix: **CINDY LEE COX**, P.O. Box 174, Quakertown, PA 18951.

SERENI, PEARL a/k/a **PEARL S. SERENI**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **JACK STOUT**, 11214 Old Capnage Road, Glen Arm, MD 21057.

Attorney: **RICHARD L. NEWMAN**.

TADRZYNSKI, ELAINE a/k/a **ELAINE J. TADRZYNSKI**, dec'd.

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

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

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

TAYLOR, FRANCES E., dec'd.

Late of Doylestown Twp., Bucks County PA.

Executrix: **PEGGY J. WEST**, 3220 Bristol Rd., Chalfont, PA 18914.

VASSALLO, MARJORIE M. a/k/a **MARJORIE VASSALLO**, dec'd.

Late of Langhorne, Bucks County, PA.

Executrix: **LINDA CARNEY**, 145 Summit Trace Road, Langhorne, PA 19047.

Attorney: **JOHN A. TORRENTE**, Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., P.O. Box 308, Langhorne, PA 19047-0308.

YATES, HELGA S., dec'd.

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

Executrix: **PATRICIA ANNE GAREY** c/o John N. Schaeffer, III, Esq., 60 E.

Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

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

Third and Final Publication

ANTUNES, PHYLLIS B., dec'd.

Late of Hilltown Twp., Bucks County, PA.

Executor: **MARK S. ANTUNES**, 932 Callowhill Rd., Perkasie, PA 18944.

Attorney: **DAWN E. MILLER MEDVESKY**, Wells, Hoffman, Holloway & Medvesky, LLP, 15 Harbor Place, Souderton, PA 18964.

BELKE, KEITH WAYNE, dec'd.

Late of Bedminster Township, Bucks County, PA.

Administrator: **PAUL D. BELKE**, 525 Rocky Valley Rd., Quakertown, PA 18951.

Attorney: **WENDY J. ASHBY**, 246 West Broad Street, Suite 3, Quakertown, PA 18951.

BIESTER, ELIZABETH L., dec'd.

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

Executors: **EDWARD J. BIESTER, JR.** and **EDWARD J. BIESTER, III** c/o Eric R. Hague, Esq., 30 S. 17th St., Philadelphia, PA 19103-4196.

Attorney: **ERIC R. HAGUE**, Duane Morris LLP, 30 S. 17th St., Philadelphia, PA 19103-4196.

BOUSUM, PETER C., dec'd.

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

Executrix: **NANCY W. BOUSUM**, 168 East Dark Hollow Road, Pipersville, PA 18947.

Attorney: **STEPHEN B. HARRIS**, 1760 Bristol Road, P.O. Box 160, Warrington, PA 18976-0160.

BRANIGAN, RAYMOND G., SR., dec'd.

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

Executor: **RAYMOND G. BRANIGAN, JR.** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

COHEN, MORTON A., dec'd.

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

Executor: **JOEL D. COHEN** c/o William J. Benz, Esq., 307 Lakeside Dr., Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, 307 Lakeside Dr., Southampton, PA 18966.

CZYZ, JOAN THERESA, dec'd.

Late of Hilltown Township, Bucks County, PA.

Co-Administrators: **JAMES CZYZ**, 312 Lower Valley Rd., North Wales, PA 19454 and **JOHN CZYZ**, 202 Monroe Ct., Holland, PA 18966.

FARBER, ALICE A., dec'd.

Late of Feasterville, Bucks County, PA.

Executor: **AARON S. FRIEDMANN**, 1617 JFK Blvd., Suite 355, Philadelphia, PA 19103.

Attorney: **KAREN CONN MAVROS**, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

FARBER, SHELDON S., dec'd.

Late of Feasterville, Bucks County, PA.

Executor: **AARON S. FRIEDMANN**, 1617 JFK Blvd., Suite 355, Philadelphia, PA 19103.

Attorney: **KAREN CONN MAVROS**, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

FEHLING, WILLIAM B. a/k/a WILLIAM B. FEHLING, JR., dec'd.

Late of the Township of New Britain, Bucks County, PA.

Administratrix C.T.A.: **PAMELA S. FEHLING** c/o Michael A. Klimpl, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

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

FEINBERG, LEONARD J., dec'd.

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

Administrator: **BRIAN FEINBERG**, 94 Franklin St., #3, Danbury, CT 06810.

FISHER, MARY K., dec'd.

Late of Falls Township, Bucks County, PA.

Executor: **SCOTT FISHER** c/o John J. Collins, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

Attorney: **JOHN J. COLLINS**, 312 Oxford Valley Road, Fairless Hills, PA 19030.

FRAPPIER, ROBERT M. a/k/a ROBERT MAGNER FRAPPIER, dec'd.

Late of Newtown Borough, Bucks County, PA.

Executors: **SONJA WISE-FRAPPIER**, 4 Barclay Court, Newtown, PA 18940 and **ROBERT F. FRAPPIER**, 1735 North Boulevard, Houston, TX 77098.

Attorney: **PAUL BAKER BARTLE**, Flamm Walton Heimbach & Lamm, 794 Penllyn Pike, Suite 100, Blue Bell, PA 19422-1669.

GASTON, ELAINE K., dec'd.

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

Executrix: **SHARON MIRAKIAN**, 135 Meadowbrook Dr., Huntingdon Valley, PA 19006.

Attorney: **BRYAN J. ADLER**, Rothkoff Law Group, 425 Route 70 West, Cherry Hill, NJ 08002.

GRASELA, THADDEUS a/k/a TED GRASELA, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **JOSEPH GRASELA**, 3234 Independence Ct., Bensalem, PA 19020.

HACKMAN, CHARLES B. a/k/a CHARLIE HACKMAN, dec'd.

Late of Hatfield Township, Bucks County, PA.

Executrix: **MARTHA A. CLEMENS**, 181 Lions Gate Circle, Souderton, PA 18964.

HAGER, ETHEL M. a/k/a ETHEL G. HAGER and ETHEL HAGER, dec'd.

Late of Doylestown City, Bucks County, PA.

Executors: **STANLEY V. HAGER, JR.**, 72 Bennett Dr., Doylestown, PA 18901 and **JEANETTE L. CAMPBELL**, 816 Prospect Ave., Bethlehem, PA 18018.

HASHAGEN, ROSE a/k/a ROSE M. HASHAGEN, dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **PATRICIA A. JOHNSTON**, 1813 Summit Avenue, Croydon, PA 19021.

Attorney: **ROBERT M. DeBIAS**, 2246 Bristol Pike, Bensalem, PA 19020.

HEFFENTRAGER, RUTH M. a/k/a RUTH HEFFENTRAGER, dec'd.

Late of Milford Township, Bucks County, PA.

Co-Executors: **LINDA A. HEFFENTRAGER**, **WILLIAM R. HEFFENTRAGER** and **SUSAN ULMER** c/o Tomlinson & Gerhart, 414 Main Street, P.O. Box 14, East Greenville, PA 18041.

Attorney: **BARRY J. TOMLINSON**, Tomlinson & Gerhart, 414 Main Street, P.O. Box 14, East Greenville, PA 18041.

HERC, MARCELINA, dec'd.

Late of Levittown, Bristol, Bucks County, PA.

Executrix: **HEDWIG ROCCO**, 46 Inland Rd., Levittown, PA 19057.

HORTMAN, HERBERT M. a/k/a HERBERT HORTMAN, dec'd.

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

Executor: **PAUL J. COHEN** c/o James M. Martin, Esq., One Neshaminy Interplex, Ste. 202, Trevose, PA 19053.

Attorney: **JAMES M. MARTIN**, Martin and Martin, P.C., One Neshaminy Interplex, Ste. 202, Trevose, PA 19053.

LUSTICA, ROSE LAUREL a/k/a ROSE L. LUSTICA, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **ELENA M. GABEL** 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.

MARKS, MATTHEW J., dec'd.

Late of New Hope, Bucks County, PA.

Administratrix: **MELINDA M. MARKS**, 5809 Sullivan Trail, Nazareth, PA 18064.

Attorney: **RAYMOND J. DeRAYMOND**, Gross McGinley, LLP, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

McHUGH, ROBERT J., SR. a/k/a ROBERT J. McHUGH, dec'd.

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

Executor: **ROBERT J. McHUGH, JR.**
c/o E. Garrett Gummer, III, Esq., 1260
Bustleton Pike, Feasterville, PA 19053.

Attorney: **E. GARRETT GUMMER, III**, Gummer Elder Law, 1260 Bustleton
Pike, Feasterville, PA 19053.

MORGAN, CHRISTINE W., dec'd.

Late of Doylestown Township, Bucks
County, PA.

Executrix: **DEBORAH W. KRICK**,
169 Mechanics Street, Doylestown, PA
18901.

Attorney: **RICHARD L. NEWMAN**.

MURRAY, MARY, dec'd.

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

Executrix: **GERALDINE M. WALLACE**
c/o Harry Metka, Esq., 4802 Neshaminy
Blvd., Ste. 9, Bensalem, PA 19020.

Attorney: **HARRY METKA**, 4802
Neshaminy Blvd., Ste. 9, Bensalem, PA
19020.

NEVILLE, JOAN P., dec'd.

Late of Falls Township, Bucks County,
PA.

Executor: **BRIAN S. NEVILLE** 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.

O'DONNELL, JAMES T., dec'd.

Late of Levittown, Bucks County, PA.

Administratrix: **LORRAINE E.**
O'DONNELL, 9 Butternut Road,
Levittown, PA 19057.

PALMER, RUTH J., dec'd.

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

Co-Executors: **THOMAS A. PALMER**
and **LINDA P. DANESE** c/o Stuckert and
Yates, Two North State St., Newtown, PA
18940.

Attorney: **RICHARD DANESE, JR.**,
Stuckert and Yates, Two North State
Street, Newtown, PA 18940.

PILEGGI, GEORGE J., SR., dec'd.

Late of Warminster Township, Bucks
County, PA.

Administratrix: **PATRICIA A.**
PILEGGI, 675 E. Street Road, Apt. 504,
Warminster, PA 18974.

Attorney: **CAROL B. McCULLOUGH**,
65 W. Street Road, Suite A-204,
Warminster, PA 18974.

REINBRECHT, BARBARA H., dec'd.

Late of Warminster Township, Bucks
County, PA.

Administratrix: **ROSEMARIE HESS** c/o
Peter L. Reiss, Esquire, 107 E. Oakland
Avenue, Doylestown, PA 18901.

Attorney: **PETER L. REISS**, Clemons
Richter & Reiss, P.C., 107 E. Oakland
Avenue, Doylestown, PA 18901.

SANDT, JOHN WILLIAM a/k/a **JOHN W.**
SANDT, dec'd.

Late of Langhorne City, Bucks County,
PA.

Executors: **WILLIAM SANDT**, 2572
Liberty Street, Easton, PA 18045 and
MARY BETH O'DONNELL, 1111
Arundel Dr., Wilmington, DE 19808.

Attorney: **GERALD E. BLOOM**.

SMITH, LINDA J. a/k/a **LINDA M. SMITH**,
dec'd.

Late of Buckingham Township, Bucks
County, PA.

Executor: **RICHARD HALE PRATT**,
ESQUIRE, Pratt, Brett & Luce, P.C.,
68 East Court Street, P.O. Box 659,
Doylestown, PA 18901-0659.

Attorney: **RICHARD HALE PRATT**.

SPEARING, LEONARD W. a/k/a **LEN**
SPEARING, dec'd.

Late of Croydon/Bristol Twp., Bucks
County, PA.

Administrator: **LEONARD M.**
SPEARING, 507 Leshner Lane, Hatboro,
PA 19040.

TROXELL, LYNN EDWIN, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **MELANY BRABSON**, 2835
Century Lane, A34, Bensalem, PA 19020.

TYAHLA, PAUL, dec'd.

Late of Buckingham Township, Bucks
County, PA.

Executor: **LOUIS SPINELLI**, 1822
Green Street, Lehigh, PA 18235.

Attorney: **EDWARD M. WILD**, 174
West State Street, Doylestown, PA 18901.

WAMPOLE, BETTY E. a/k/a **EMMA**
ELIZABETH WAMPOLE a/k/a
ELIZABETH EMMA WAMPOLE
a/k/a **EMMA BETTY WAMPOLE** and
BETTE WAMPOLE, dec'd.

Late of Milford Township, Bucks County,
PA.

Executrix: **LISA A. WENTZ** c/o
Carter P. Henry, Esquire, P.O. Box 499,
Quakertown, PA 18951.

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

YOUNG, MARGARET M. a/k/a **MARGE
YOUNG**, dec'd.

Late of Feasterville, Bucks County, PA.
Executrix: **DARLYNE SALDAN**, 2301
Dark Hollow Rd., Jamison, PA 18929.

SillySelfies with its principal place of
business 2558 Pearl Buck Rd., P.O. Box 557,
Bristol, PA 19007.

The name and address of the entity
owning or interested in said business is Action
Pak, Inc., 2558 Pearl Buck Rd., P.O. Box 557,
Bristol, PA 19007.

The certificate will be filed on or after
June 1, 2016.

Aug. 4

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:

F-SQUARED PARTNERS with its
principal place of business 24 Juniper Dr.,
Levittown, PA 19056.

The names and addresses of the persons
owning or interested in said business
are Frederick M. Straffe, 24 Juniper Dr.,
Levittown, PA 19056 and Frederick Ridge,
517 Durham Rd., Pennel, PA 19047.

The certificate will be filed on or after
June 27, 2016.

William E. Jones, Solicitor
121 Autumn Trail
Coatesville, PA 19320-1668
(610) 857-8274

Aug. 4

JEM STABLES with its principal place
of business 2786 Galloway Rd., Bensalem, PA
19020.

The name and address of the person
owning or interested in said business is
Michael P. Ballezzi, 2786 Galloway Rd.,
Bensalem, PA 19020.

The certificate will be filed on or after
July 13, 2016.

Wayne R. Maynard, Solicitor
200 S. Broad Street
Suite 406
Philadelphia, PA 19102

Aug. 4

Miscellaneous

COURT OF COMMON PLEAS
BUCKS COUNTY
CASE #2015-05890-0

**ALVIN ZIMMERMAN AND NANCY
ZIMMERMAN, INDIVIDUALLY AND
HUSBAND AND WIFE**

vs.

**MARIO SANABRIA AND SHERI
SANABRIA**

ORDER

AND NOW, this 18 day of July, 2016,
upon consideration of Plaintiffs' Motion
for Special Order For Alternate Service
Upon Defendants, Sheri Sanabria and Mario
Sanabria, pursuant to Pa.R.C.P. 430.1 and
appearing to the Court that the Plaintiffs
have made a good faith effort to serve the
Defendants in the regular course, it is hereby
ORDERED that said Motion is granted and
service upon the Defendants, Sheri Sanabria
at 5860 York Road, Apt. 9A, Lahaska, PA
and Defendant, Mario Sanabria, at 5860
York Road, Apt. 9A, Lahaska, PA by way
of certified and regular mail, by posting the
premises, and by publication in accordance
with applicable rule.

BY THE COURT:

/s/ R.J. Mellon

ROBERT J. MELLON, J.

Aug. 4

COMPLAINT FOR CUSTODY
AND HEARING
IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
FAMILY COURT DIVISION
CASE NO. A06-2016-61271-C-26
**JEANETTE YOLANDA SAGASTEGUI
CRUZ**

vs.

JOSE RICARDO JIMINEZ BELLIDO

TO: JOSE RICARDO JIMINEZ BELLIDO, DEFENDANT IN THE ABOVE ACTION

You are ordered to appear in person August 18, 2016, 11:00 A.M. at the Family Masters Office, Bucks County Justice Center, 100 N. Main Street, Level B-1, Doylestown, PA 18901.

NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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
135 E. State Street
Doylestown, PA 18901
(888) 991-9922

Joseph D. Piunti, Esquire
1565 Elkins Avenue
Abington, PA 19001
(267) 738-9936

Aug. 4

**NOTICE OF MARSHAL'S SALE
OF REAL ESTATE
IN THE UNITED STATES DISTRICT
COURT FOR THE EASTERN DISTRICT
OF PENNSYLVANIA**

NO. 14-CV-559

**U.S. BANK, N.A. AS TRUSTEE,
SUCCESSOR-IN-INTEREST TO BANK
OF AMERICA, N.A., AS TRUSTEE,
SUCCESSOR BY MERGER TO LaSALLE
BANK, N.A., AS TRUSTEE FOR THE
REGISTERED HOLDERS OF LB-UBS**

**COMMERCIAL MORTGAGE TRUST
2007-C7, COMMERCIAL MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2007-C7, Plaintiff**
v.

BUCKS TOWN CENTER LP, Defendant

Marshal's Sale of Real Estate on August 24, 2016, at 10:00 A.M., at the U.S. Marshal's Service, 2110 U.S. Courthouse, 601 Market St., Philadelphia, PA 19106.

TO BE SOLD: All that certain tract of land known as 800-860 Town Center Drive, Langhorne, Bucks County, Pennsylvania (folio # 22-057-051), as more particularly described in Exhibit A to the Mortgage recorded on November 19, 2007, in Book 5605, Page 609, at Instrument Number 2007109236 in the Bucks County Recorder of Deeds.

SEIZED IN EXECUTION as the Property of BUCKS TOWN CENTER LP. Judgment entered February 25, 2015 in the amount of \$20,494,083.47, plus interests and costs through the date of the Marshal's sale.

The improvements are commercial.

10% of the bid is due at the time of sale in the form of money order, cashier's check or certified funds (no cash); the balance is due 10 days after the Court confirms the sale. Other terms and conditions to be announced at the sale. Schedule of Distribution will be filed by Plaintiff's attorney within 30 days of the date of sale.

For more information, contact Clifford Sacalis, Esq. at (215) 665-8500.

Aug. 4, 11, 18

NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Commonwealth of Pennsylvania Department of Banking and Securities at Harrisburg, Pennsylvania, on the July 22, 2016, for the purpose of incorporating Monument Interim Bank, 465 North Main Street, Doylestown, Bucks County, Pennsylvania 18901, under the provisions of the Banking Code of 1965, as amended.

The names and addresses of the Incorporators as they appear in the Articles of Incorporation are: Clark S. Frame, 1204 Bucks Road, Perkasio, PA 18944; Christopher A. Nardo, 83 Westaway Lane, Warminster, PA 19974; and G. Brian Cooper, 47 Pheasant Road, Doylestown, PA 18901.

The names and addresses of the First Directors as they appear in the Articles of Incorporation are: Clark S. Frame, 1204 Bucks Road, Perkasio, PA 18944; Christopher A. Nardo, 83 Westaway Lane, Warminster, PA 18974; Michael J. Battista, 603 Van Beuren Road, Morristown, NJ 07960; Richard F. Ryon, 131 Ryon Lane, Pottsville, PA 17901; Brian R. Rich, 241 Summer Valley Road, Orwigsburg, PA 17961; David C. Frame, MD, 2536 Riverbend Road, Allentown, PA 18103; Thomas E. Mackell, MD, 1323 Gypsy Hill Road, Box 482, Gwynedd Valley, PA 19437; Daniel A. Nesi, MD, 2122 Sugar Maple Lane, Furlong, PA 18925; Gerard Schatz, 19 Shelly Lane, Ft. Washington, PA 19034; Barry J. Miles, Sr., 201 Paxinosa Road East, Easton, PA 18040; John C. Soffronoff, 35 Harrogate Drive, Hilton Head Island, SC 29928; Irving N. Stein, 114 Inverness Drive, Blue Bell, PA 19422; David E. Thompson, P.O. Box 313, Lahaska, PA 18931; and John A. Zebrowski, P.O. Box 2132, 271 Paine Street, Doylestown, PA 18901.

The purpose for which the institution is incorporated is for the purpose of having this institution merge with and into Monument Bank, and thereafter having Monument Bank receive deposits, make loans and transact generally any and all business permitted to a bank, as defined in the Banking Code of 1965, as amended, and under any present or future laws of the Commonwealth of Pennsylvania.

All interested persons may file comments regarding this application, in writing, with the Pennsylvania Department of Banking and Securities, Corporate Applications Division, 17 North Second Street, Suite 1300, Harrisburg, PA 17101-2290.

In order to be considered, comments regarding this application must be received by the Department of Banking and Securities no later than thirty (30) days after the date that notice of the filing of this application is published in the Pennsylvania Bulletin. Publication in the Pennsylvania Bulletin may or may not appear contemporaneously with this notice. Please check the Pennsylvania Bulletin Web site at www.pabulletin.com to determine the due date for filing comments.

Aug. 4

Termination of Civil Cases
NOTICE OF PROPOSED TERMINATION OF COURT CASES

The Court intends to terminate the cases listed below without further notice because the docket shows no activity in the case for at least two years.

You may stop the court from terminating the case by filing a Statement of intention to Proceed. The Statement of Intention to Proceed should be filed with the Prothonotary of the Court, Patricia L. Bachtle, at the Bucks County Courthouse, 55 East Court Street, Doylestown, Pa. 18901 within 60 days of the date of this publication.

IF YOU FAIL TO FILE THE REQUIRED STATEMENT OF INTENTION TO PROCEED, THE CASE WILL BE TERMINATED.

BY THE COURT:
 Patricia L. Bachtle
 Prothonotary of the Court

Explanatory Comment

This notice is published in accordance with Bucks County Administrative Order No. 29. The Required Statement of Intention to Proceed shall be in the following form:

(Caption)

Statement of Intention to Proceed

To The Court:

_____ intends to proceed with the above captioned matter.

Date: _____

Attorney for _____

A FILING FEE OF \$9.00 PAYABLE TO THE PROTHONOTARY MUST ACCOMPANY THE STATEMENT OF INTENTION TO PROCEED.

CaseNumber	Class	Plaintiff	Defendant
2011-08917	Trespass	ZURICH DIRECT UNDERWRITERS A/S/O, et al	CARITA, SCOTT
2011-10660	Assumpsit	MIGLIACCIO, GRACE, et al	LAWRENCE BRADFORD GROUP LLC, et al
2012-02380	Assumpsit	UNITED STATES SPRINKLERS LLC	GREENFLY STRUCTURAL CONTRACTORS
2012-03208	Assumpsit	HERITAGE PROPERTY MANAGEMENT	LEBOON, STEVE, et al
2012-03464	Trespass	KOLLIE, KORTO	RUIZ, MARIE, et al
2012-10489	Equity	JPMORGAN CHASE BANK NA	WYOMISSING MORTGAGE COMPANY, et al
2013-03797	Assumpsit	SENIOR HELPERS LLC, et al	KENNELLY, BARBARA ANN, et al
2013-04988	Assumpsit	COWAN ASSOCIATES INC	R E MANAGMENT SERVICES, et al
2013-07700	Assumpsit	IS PARTNERS LLC, et al	BELL, DENNIS
2013-08650	Miscellaneous	GE CAPITAL RETAIL BANK	MCDONALD, GWEN
2013-09726	Trespass	SNIPES PROPERTIES INC	CLEAR SKIES GROUP INC, et al
2014-00009	Assumpsit	TD BANK NA	VANDER BORGHT, GLENDA, et al
2014-00825	Assumpsit	PORTFOLIO RECOVERY ASSOCIATES LLC	KIESLING, JOHN
2014-00930	Assumpsit	EGOROV, YAROSLAV	EUROPEAN AUTO SALVAGE
2014-00934	Trespass	WERNER, JAMES K	CARTER, LEBARON, et al
2014-01681	Assumpsit	DISCOVER BANK	RAZZI, CHRISTINE
2014-02289	Assumpsit	CAPITAL ONE BANK USA NA	NIEMI, LORIANN
2014-02431	Assumpsit	WORLD GLOBAL FINANCING INC	BARD HOLDINGS LLC, et al
2014-02594	Equity	FEDERAL HOME LOAN MORTGAGE CORPORATION	DAVIS, STEVEN B
2014-03008	Trespass	MARKEL INS CO, et al	LEHMANN DESIGN & CONCEPTS INC
2014-03047	Assumpsit	BYERS CHOICE LTD	GONZALEZ, GEORGE, et al
2014-03143	Equity	FEDERAL HOME LOAN MORTGAGE CORPORATION	FISHER, COLLEEN LYONS
2014-03191	Assumpsit	PHILADELPHIA HAND CENTER PC	FERNANDEZ, RICARDO
2014-03325	Miscellaneous	PALISADES ACQUISITION XVI LLC	GOODFELLOW, LINDA
2014-03446	Assumpsit	DIMOLA, FRANK	CHRIS S GENERAL TRANSMISSIONS
2014-03463	Trespass	PERRETTA, CAROLE	LIBRARY, DAVID
2014-03809	Assumpsit	LAVELAH, FRANCES DINE	YOUNG, TED W
2014-03932	Trespass	THOMSON, LAWRENCE	MCILVRIED, LAURA

Aug. 4