

## Sheriff's Sale

### *Second Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, August 8, 2014 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 #2010-00739

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

TAX PARCEL #2-13-399.

PROPERTY ADDRESS: 3063 Essington Way, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PEDRO ARROYO a/k/a PEDRO L. ARROYO.**

**GREGORY JAVARDIAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2011-09426

Wells Fargo Bank, N.A. v. Iqbal Masih owner(s) of property situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 2467 Croydon Court, Bensalem, PA 19020-2204.

TAX PARCEL #02-049-156.

PROPERTY ADDRESS: 2467 Croydon Court, Bensalem, PA 19020-2204.

JUDGMENT AMOUNT: \$152,723.97.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **IQBAL MASIH.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-03290

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

BEING more fully described in a Deed dated December 11, 2002, among the land records of the County and State set forth above, in Deed Volume 3065, Page 1169.

TAX PARCEL #02-062-062.

PROPERTY ADDRESS: 2515 Forrest Avenue, Bensalem, PA 19020-5266, Township of Bensalem.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **NICKOLAS**

**J. MICCIOLI a/k/a NICKLOS J.**

**MICCIOLO a/k/a NICHOLAS J.**

**MICCIOLI a/k/a NICKOLAS J.**

**MICCIOLO, PATRICIA A. MICCIOLI**

**a/k/a PATRICIA A. MICCIOLO.**

**SCOTT A. DIETTERICK**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-01112

All That Certain situate in the **TOWNSHIP/ BOROUGH OF BENSALEM** in Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #02-072-065.

PROPERTY ADDRESS: 1121 Bromley Court, Bensalem, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH R. MELLESKI, MICHAEL J. MELLESKI, UNITED STATES OF AMERICA.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-06901

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

BEING more fully described in a Deed dated May 1, 2003, among the land records of the County and State set forth above, in Deed Volume 3324, Page 144.

TAX PARCEL #02-042-166.

PROPERTY ADDRESS: 5081 Winfield Court, Bensalem, PA 19020-2313, Township of Bensalem.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **BOGUSLAW KOWALSKI, UNITED STATES OF AMERICA.**

**SCOTT A. DIETTERICK**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-07090

ALL THAT CERTAIN LOT OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON TO BE ERECTED, SITUATE IN THE **TOWNSHIP OF BENSALEM.**

TAX PARCEL #02-077-013.

PROPERTY ADDRESS: 941 Bridgewater Road, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LOUIS J. PAGLIEL, III, EXECUTOR OF THE ESTATE OF JOANN R. PAGLIEL, DECEASED MORTGAGOR AND REAL OWNER.**

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

DOCKET #2014-01885

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

TAX PARCEL #2-89-743.

PROPERTY ADDRESS: 3424 Mansion Drive, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **GINA M. GINALDI.**

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

DOCKET #2014-01943

Wells Fargo Bank, N.A. v. Jason Brabazon, Nicole Brabazon owner(s) of property situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 4418 Roselyn Lane, Bensalem, PA 19020-2936.

TAX PARCEL #02-041-051.

PROPERTY ADDRESS: 4418 Roselyn Lane, Bensalem, PA 19020-2936.

JUDGMENT AMOUNT: \$238,707.35.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JASON BRABAZON, NICOLE BRABAZON. PHELAN HALLINAN**

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

#### BRIDGETON TOWNSHIP

DOCKET #2014-00598

JPMorgan Chase Bank, N.A. v. Diane Pashley, Bruce Pashley owner(s) of property situate in **BRIDGETON TOWNSHIP**, BUCKS County, Pennsylvania, being 1463 Rupp Lane, Upper Black Eddy, PA 18972-9770.

TAX PARCEL #03-003-142-004.

PROPERTY ADDRESS: 1463 Rupp Lane, Upper Black Eddy, PA 18972-9770.

JUDGMENT AMOUNT: \$398,730.65.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DIANE PASHLEY, BRUCE PASHLEY. PHELAN HALLINAN**

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

#### BRISTOL BOROUGH

DOCKET #2010-06674

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

BEING KNOWN AS 310 Brook Street, Bristol, PA 19007.

TAX PARCEL #04-026-20.

PROPERTY ADDRESS: 310 Brook Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **HEMAL SHUKLA, JENNIFER L. SHUKLA a/k/a JENNIFER SHUKLA.**

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

DOCKET #2013-09266

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

BEING KNOWN AS 216 Dorrance Street, Bristol, PA 19007.

TAX PARCEL #04-021-015.

PROPERTY ADDRESS: 216 Dorrance Street,  
Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF: **TERRI  
L. SHIRE-THOMPSON, ROBERT M.  
THOMPSON.**

**MARK J. UDREN**, Esquire

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

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### BRISTOL TOWNSHIP

DOCKET #2010-06611

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

BEING KNOWN AS 50 Red Cedar Drive,  
Levittown, PA 19057.

TAX PARCEL #5-38-487.

PROPERTY ADDRESS: 50 Red Cedar Drive,  
Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF:  
**CHRISTOPHER BERGEN a/k/a  
CHRISTOPHER J. BERGEN, NANETTE  
BERGEN a/k/a NANETTE R. BERGEN.**

**MARK J. UDREN**, Esquire

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

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DOCKET #2012-01797

ALL THAT CERTAIN lot, piece or parcel  
of land with the buildings and improvement  
thereon erected, SITUATE, lying and being at  
Levittown, **BRISTOL TOWNSHIP**, Bucks  
County Pennsylvania.

TAX PARCEL #05-043-643.

PROPERTY ADDRESS: 36 Sheppard Lane,  
Levittown, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT  
RAGO a/k/a ROBERT J. RAGO, JR.**

**TERRENCE J. McCABE**, Esquire

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

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DOCKET #2012-04259

ALL THAT CERTAIN lot or piece of ground  
with the buildings and improvements thereon  
erected, hereditaments and appurtenances,  
Situate in **BRISTOL TOWNSHIP**, County  
of Bucks, Commonwealth of Pennsylvania,

known and designated as Lot Number 2336-R  
on a certain map entitled 'Subdivision Map,  
Crabtree Hollow, Levittown, Section '30'  
situated in Bristol Township, Bucks County,  
Pennsylvania owned by Levitt and Sons,  
Incorporated, dated May, 1953, survey and  
map by C.A. Monroe, P.E., & L. S.,' recorded  
on June 24, 1953 at Doylestown in the Office  
for the Recording of Deeds in and for Bucks  
County, in Plan Book 6, page 38 and which lot  
is more fully bounded and described according  
to a survey thereof by C.A. Monroe, P.E., &  
L.S., dated 12/31/1953.

BEING known as 24 Cypress Lane,  
Levittown, PA.

TAX PARCEL #05-048-420.

PROPERTY ADDRESS: 24 Cypress Lane,  
Levittown, PA.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF:  
**FREDERICK C. HATHAWAY,  
MICHELLE HESSON HATHAWAY.**

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

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DOCKET #2012-04795

ALL THAT CERTAIN LOT: 3750-R.

TAX PARCEL #5-33-195.

PROPERTY ADDRESS: 52 Inbrook Road,  
Levittown, PA 19057.

IMPROVEMENTS: A DWELLING.

SOLD AS THE PROPERTY OF: **SHAWN P.  
LAFFERTY, DANIEL E. HIGGINS, SR. &  
DOLORES HIGGINS.**

**LOUIS P. VITTI**, Esquire

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

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DOCKET #2012-04980

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

BEING more fully described in a Deed dated  
October 15, 2008, among the land records of  
the County and State set forth above, in Deed  
Volume 5930, Page 1965.

TAX PARCEL #05-035-073.

PROPERTY ADDRESS: 63 Rocky Pool  
Lane, Levittown, PA 19055-1120, Township  
of Bristol.

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

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

**SCOTT A. DIETTERICK**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-05511

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

BEING more fully described in a Deed dated January 30, 2008, among the land records of the County and State set forth above, in Deed Volume 5697, Page 435.

TAX PARCEL #05-037-157.

PROPERTY ADDRESS: 26 Winding Road, Levittown, PA 19057-3214, Township of Bristol.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY ZANIN; JESSICA ZANIN.**

**SCOTT A. DIETTERICK**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-06437

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

TAX PARCEL #05-039-422.

PROPERTY ADDRESS: 38 Aspen Lane, Levittown, PA 19055.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **IAN BACCHUS, SR. a/k/a IAN BACCHUS, REBECCA J. COLE.**

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

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DOCKET #2012-08659

Jpmorgan Chase Bank, N.A., s/b/m Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation v. Michael C. Holzman a/k/a Michael Holzman owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 111 Ivy Hill Road, Levittown, PA 19057-2327.

TAX PARCEL #05-033-016.

PROPERTY ADDRESS: 111 Ivy Hill Road, Levittown, PA 19057-2327.

JUDGEMENT AMOUNT: \$171,390.22.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL C. HOLZMAN a/k/a MICHAEL HOLZMAN.**

**PHELAN HALLINAN**

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

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DOCKET #2012-10057

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

TAX PARCEL #05-071-294.

PROPERTY ADDRESS: 39 Jonquil Lane, Township of Bristol, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHAWN LaSALLE AND JACQUELINE LaSALLE.**

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

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DOCKET #2013-01563

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

TAX PARCEL #05-037-107.

PROPERTY ADDRESS: 39 Woodbine Road, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN G. BESTMAN.**

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

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DOCKET #2013-03534

Bank of America, N.A., As Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Lawrence Denne a/k/a Lawrence J. Denne, Carol T. Denne owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County,

Pennsylvania, being 11 Gardenia Road, Levittown, PA 19057-3411.

TAX PARCEL #05-034-157.008.

PROPERTY ADDRESS: 11 Gardenia Road, Levittown, PA 19057-3411.

JUDGMENT AMOUNT: \$196,479.12.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LAWRENCE DENNE a/k/a LAWRENCE J. DENNE, CAROL T. DENNE.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2013-04018

Nationstar Mortgage LLC v. Vanpercy Baffoe-bonnie a/k/a Van Percy Baffoe-bonnie owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 1328 Ashby Avenue, Bristol, PA 19007-3304.

TAX PARCEL #05-061-278.

PROPERTY ADDRESS: 1328 Ashby Avenue, Bristol, PA 19007-3304.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VANPERCY BAFFOE-BONNIE a/k/a VAN PERCY BAFFOE-BONNIE.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2013-04089

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING AT LEVITTOWN, IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #05-072-147.

PROPERTY ADDRESS: 83 Kentucky Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LORETTA GRAGILA DONAHUE a/k/a LORETTA J. DONAHUE, KNOWN SURVIVING HEIR OF JOSEPH DZWINKA, DECEASED MORTGAGOR AND REAL OWNER, ANNA C. MARTIN, KNOWN SURVIVING HEIR OF JOSEPH DZWINKA,**

**DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF JOSEPH DZWINKA, DECEASED MORTGAGOR AND REAL OWNER.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2013-04741

ALL THAT CERTAIN lot, piece of parcel of land with the buildings and improvements thereon, situate, lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, shown and designated as Lot #2831R on Subdivision Map 'Golden Ridge,' Levittown, Section 40 filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on August 14, 1953, in Plan Book 7 at page 3.

BEING KNOWN AS 61 Granite Road, Levittown, PA 19057.

TAX PARCEL #5-37-386.

PROPERTY ADDRESS: 61 Granite Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ESTATE OF WARREN G. SIMON, DECEASED, AND YVONNE H. SIMON a/k/a YVONNE H. CHEESEMAN MORTGAGOR AND HEIR AT LAW, OF THE ESTATE OF WARREN G. SIMON AND GILBERT M. BUSH, MORTGAGOR AND ALL KNOWN AND UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISEES AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THE ESTATE OF WARREN G. SIMON, DECEASED.**

**MARTHA E. VON ROSENSTIEL**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2013-06771

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

TAX PARCEL #05-009-160.

PROPERTY ADDRESS: 1301 Spencer Drive, Croydon, PA 19021.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEFF DUANE AUER.**

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

DOCKET #2013-07999

JPMorgan Chase Bank, National Association, Successor by Merger Chase Home Finance, LLC v. Susana Castro a/k/a Susan Landaverly, in Her Capacity as Heir of Marvin Landaverly, Deceased

Fiorela Landaverly, in Her Capacity as Heir of Marvin Landaverly, Deceased

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marvin Landaverly, Deceased owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 1142 Cedar Avenue, Croydon, PA 19021-7508.

TAX PARCEL #05-011-385.

PROPERTY ADDRESS: 1142 Cedar Avenue, Croydon, PA 19021-7508.

JUDGMENT AMOUNT: \$204,296.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SUSANA CASTRO a/k/a SUSAN LANDAVERRY, IN HER CAPACITY AS HEIR OF MARVIN LANDAVERRY, DECEASED**

**FIGRELA LANDAVERRY, IN HER CAPACITY AS HEIR OF MARVIN LANDAVERRY, DECEASED**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARVIN LANDAVERRY, DECEASED.**

**PHELAN HALLINAN**

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

DOCKET #2013-09353

Federal National Mortgage Association v. Linda Mancini owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 303 Grant Avenue, Croydon, PA 19021-6831.

TAX PARCEL #05-013-277.

PROPERTY ADDRESS: 303 Grant Avenue, Croydon, PA 19021-6831.

JUDGMENT AMOUNT: \$120,833.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LINDA MANCINI.**

**PHELAN HALLINAN**

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

DOCKET #2013-09722

JPMorgan Chase Bank, National Association v. Christine Matrullo, John Burkhardt owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 2 Plumtree Road, Levittown, PA 19056-3521.

TAX PARCEL #05-021-070.

PROPERTY ADDRESS: 2 Plumtree Road, Levittown, PA 19056-3521.

JUDGMENT AMOUNT: \$194,466.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTINE MATRULLO, JOHN BURKHARDT.**

**PHELAN HALLINAN**

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

DOCKET #2014-00408

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Eric A. Williams owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 269 Juanita Court, Levittown, PA 19057-3632.

TAX PARCEL #05-025-0821505.

PROPERTY ADDRESS: 269 Juanita Court, Levittown, PA 19057-3632.

JUDGMENT AMOUNT: \$209,975.66.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ERIC A. WILLIAMS.**

**PHELAN HALLINAN**

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

DOCKET #2014-00872

All That TRACT of land situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania.

TAX PARCEL #05-013-244.

PROPERTY ADDRESS: 307 Elm Avenue, Croydon, Pennsylvania 19021.

IMPROVEMENTS: RESIDENTIAL DWELLING.



SOLD AS THE PROPERTY OF: **WILLIAM J. CANDELET and LYNN CANDELET. TERRENCE J. McCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**BUCKINGHAM TOWNSHIP**

DOCKET #2010-08765  
ALL THAT CERTAIN lot or parcel of land Situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania, being known as Lot No. 178, as shown on a plan entitled "Record Plan—Phase 1, Arbor Point," sheets 1 through 16 of 16, prepared by Eastern States Engineering, Inc., Huntingdon Valley Pennsylvania, 19006, dated January 14, 1999, last revised October 24, 2002 and recorded on January 23, 2003 in Plan Book No. 312, Page 24.

TAX PARCEL #06-70-122.  
PROPERTY ADDRESS: 2404 Dorchester Street West, Furlong, PA 18925.  
IMPROVEMENTS: Single Family Dwelling.  
SOLD AS THE PROPERTY OF: **GERARDO MASSACcesi and ADRIANA MERINO a/k/a ADRIANA MERINO MASSACCESSI a/k/a ADRIANA A. MERINO a/k/a ADRIANA A. MERINO MASSACCESSI. RICHARD M. SQUIRE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-09948  
JPMorgan Chase Bank, National Association v. Yelena Trub, Victor Trub owner(s) of property situate in **BUCKINGHAM TOWNSHIP**, BUCKS County, Pennsylvania, being 2356 West Dorchester Street a/k/a 2356 Dorchester Street, Furlong, PA 18925-1528.  
TAX PARCEL #06-070-114.  
PROPERTY ADDRESS: 2356 West Dorchester Street a/k/a 2356 Dorchester Street, Furlong, PA 18925-1528.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **YELENA TRUB, VICTOR TRUB. PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**CHALFONT BOROUGH**

DOCKET #2014-01509  
ALL THAT CERTAIN lot or piece of ground, SITUATE in the **BOROUGH OF**

**CHALFONT**, County of BUCKS and Commonwealth of Pennsylvania, being Lot 130 on Final Plan, Section 3A of Oxbow Meadows, by Edwin F. Faunce, Jr., Registered Professional Engineer, dated 07/01/1968 and recorded in Plan Book 65 page 39A, more fully bounded and described, as follows, to wit:

TAX PARCEL #07-005-051.  
PROPERTY ADDRESS: 68 Skyline Drive, Chalfont, PA 18914.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ADAM WEISBAUM.**

**BRADLEY J. OSBORNE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**EAST ROCKHILL TOWNSHIP**

DOCKET #2013-02483  
Wells Fargo Bank, N.A. v. Christopher L. Shaffer a/k/a Christopher Lee Scharrer, Kendall L. Glouner a/k/a Kendall Lee Glouner owner(s) of property situate in **EAST ROCKHILL TOWNSHIP**, BUCKS County, Pennsylvania, being 2044 Three Mile Run Road, Perkasio, PA 18944-2025.  
TAX PARCEL #12-009-120-007.  
PROPERTY ADDRESS: 2044 Three Mile Run Road, Perkasio, PA 18944-2025.  
JUDGMENT AMOUNT: \$445,124.09.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **CHRISTOPHER L. SHAFFER a/k/a CHRISTOPHER LEE SCHARRER, KENDALL L. GLOUNER a/k/a KENDALL LEE GLOUNER. PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**FALLS TOWNSHIP**

DOCKET #2009-10858  
Arlp Trust v. Julie C. Rush owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 253 Andover Road, Fairless Hills, PA 19030-2201.  
TAX PARCEL #13-004-178.  
PROPERTY ADDRESS: 253 Andover Road, Fairless Hills, PA 19030-2201.  
JUDGMENT AMOUNT: \$307,425.63.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JULIE C. RUSH.**

**PHELAN HALLINAN**

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

DOCKET #2010-11382

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

BEING KNOWN AS 10 Vermillion Lane,  
Levittown, PA 19054.

TAX PARCEL #13-017-262.

PROPERTY ADDRESS: 10 Vermillion Lane,  
Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY  
J. JERONIS.**

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

DOCKET #2011-08722

ALL THAT CERTAIN lot, piece or parcel  
of land located in the **FALLS TOWNSHIP**,  
County of Bucks and Commonwealth of  
Pennsylvania.

TAX PARCEL #13-023-255; 13-023-260-  
001.

PROPERTY ADDRESS: 250 Thornridge  
Drive, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH  
NICHOLAS DEFINIS.**

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

DOCKET #2011-10904

ALL THAT CERTAIN Lot, piece of parcel  
of land with the buildings and improvements  
thereon, situate lying and being at Levittown  
in the **TOWNSHIP OF FALLS**, County of  
Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #13-023-382.

PROPERTY ADDRESS: 60 Burning Bush  
Lane, Levittown, Pennsylvania 19054.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **DAVID  
SPICER, LINDA SPICER.**

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

DOCKET #2012-00040

ALL THAT CERTAIN lot piece or parcel  
of land with the building and improvements  
thereon, situate, lying and being at Levittown  
in the **TOWNSHIP OF FALLS**, County  
of Bucks, Pa., shown and designated as Lot  
844R on Subdivision Map of North Park,  
Levittown, Section 34 filed in the Office of the  
Recorder of Deeds of Bucks County, Pa., on  
June 24, 1953 in Plan Book 6, Page 42.

TAX PARCEL #13-026-115.

PROPERTY ADDRESS: 211 North Park  
Drive, Levittown, PA 19056.

JUDGMENT AMOUNT: \$100,897.44.

IMPROVEMENTS: SINGLE FAMILY  
RESIDENCE.

SOLD AS THE PROPERTY OF: **ERNEST  
ROMANI, III AND JENNIFER ROMANI,  
HUSBAND & WIFE.**

**MARVIN L. PORTNEY**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-04009

Bank of America, N.A. v. David M. Conkin,  
Pamela L. Conkin owner(s) of property  
situate in the **FALLS TOWNSHIP**, BUCKS  
County, Pennsylvania, being 84 Thornyapple  
Lane, Levittown, PA 19054-2308.

TAX PARCEL #13-24-124.

PROPERTY ADDRESS: 84 Thorneyapple  
Lane, Levittown, PA 19054-2308.

JUDGMENT AMOUNT: \$212,090.36.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID M.  
CONKIN, PAMELA L. CONKIN.**

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

DOCKET #2013-06279

The Bank of New York Mellon f/k/a The  
Bank of New York as Trustee for The  
Certificateholders of CWMBS, Inc., CHL  
Mortgage Pass-through Trust 2004-20,  
Mortgage Pass Through Certificates, Series  
2004-20 v. Young H. Kwak and Cheong K.  
Kwak owner(s) of property situate in **FALLS  
TOWNSHIP**, BUCKS County, Pennsylvania  
being 59 Vicar Lane, Levittown, PA 19054-  
1309.



TAX PARCEL #13-019-428.

PROPERTY ADDRESS: 59 Vicar Lane,  
Levittown, PA 19054-1309

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **YOUNG H. KWAK, CHEONG K. KWAK.**

**PHELAN HALLINAN**

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

DOCKET #2013-09998

Description: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING AT LEVITTOWN, IN THE **TOWNSHIP OF FALLS**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #13-023-411.

PROPERTY ADDRESS: 39 Timothy Lane,  
Levittown, Pennsylvania 19054.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF:  
**ELIZABETH A. KRAMER.**

**TERRENCE J. McCABE**, Esquire

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

DOCKET #2014-00589

Santander Bank, N.A. v. Stephen A. Schilling and Deborah A. Schilling owner(s) of property situate in the **TOWNSHIP OF FALLS**, BUCKS County, Pennsylvania being 83 Black Pine Lane, Levittown, PA 19054-2108.

TAX PARCEL #13-022-086.

PROPERTY ADDRESS: 83 Black Pine Lane,  
Levittown, PA 19054-2108.

JUDGMENT AMOUNT: \$228,321.54.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHEN A. SCHILLING, DEBORAH A. SCHILLING.**

**PHELAN HALLINAN**

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

DOCKET #2014-00624

OCWEN Loan Servicing, LLC v. Kristin A. Reilly owner(s) of property situate in **FALLS TOWNSHIP**, BUCKS County, Pennsylvania being 10 Chamberlain Way, Fallsington, PA 19054-2509.

TAX PARCEL #13-024-060.

PROPERTY ADDRESS: 10 Chamberlain Way, Fallsington, PA 19054-2509.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **KRISTIN A. REILLY.**

**PHELAN HALLINAN**

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

**HILLTOWN TOWNSHIP**

DOCKET #2005-04428-24-1

Description: ALL THAT CERTAIN tract of land Situate along the South side of Silverdale Pike Route 113 between Fairhill Road and Sellersville Road in the **TOWNSHIP OF HILLTOWN**, County of BUCKS and State of Pennsylvania.

TAX PARCEL #15-010-041 & 15-010-042.

PROPERTY ADDRESS: 951 Route 113,  
Hilltown Township, Sellersville, Pennsylvania 18960.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **ERMA C. FUNCHES, PETER COX.**

**TERRENCE J. McCABE**, Esquire

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

**LANGHORNE MANOR BOROUGH**

DOCKET #2013-05791

ALL THAT CERTAIN parcel of land lying and being situate in the **BOROUGH OF LANGHORNE MANOR**, County of BUCKS, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated July 29, 2010, among the land records of the County and State set forth above, in Deed Volume 6475, Page 1557.

TAX PARCEL #19-004-093.

PROPERTY ADDRESS: 702 Station Avenue,  
Langhorne, PA 19047-3922, Borough of Langhorne Manor.

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD F. BOHN, KARYN S. PETO a/k/a KARYN S. BOHN.**

**SCOTT A. DIETTERICK**, Esquire

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

**LOWER MAKEFIELD TOWNSHIP**

DOCKET #2009-12523

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

TAX PARCEL #20-047-189.

PROPERTY ADDRESS: 321 Richard Road, Yardley, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRIAN R. WOLFF, JUDITH S. WOLFF.**

**MICHAEL T. McKEEVER**, Esquire

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

**LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2010-10322

Description: ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of BUCKS and Commonwealth of Pennsylvania.

TAX PARCEL #21-12-109.

PROPERTY ADDRESS: 112 Woodbine Avenue, Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARIE Y. DODAIN.**

**TERRENCE J. McCABE**, Esquire

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

DOCKET #2012-04607

Hsbc Bank USA, National Association, as Trustee for The Holders of The Luminent Mortgage Trust 2006-5 v. Igor Igolkin owner(s) of property situate in **TOWNSHIP OF LOWER SOUTHAMPTON**, BUCKS County, Pennsylvania, being 131 Ashley Drive, Feasterville Trevose, PA 19053-6425.

TAX PARCEL #21-009-153-050.

PROPERTY ADDRESS: 131 Ashley Drive, Feasterville Trevose, PA 19053-6425.

JUDGMENT AMOUNT: \$382,569.18.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **IGOR IGOLKIN.**

**PHELAN HALLINAN**

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

**MIDDLETOWN TOWNSHIP**

DOCKET #2010-10019

Description: All That Certain lot or parcel of land situate County of BUCKS, Commonwealth of Pennsylvania, **MIDDLETOWN TWP.**

TAX PARCEL #22-44-89.

PROPERTY ADDRESS: 1882 Garden Court, Langhorne, Pennsylvania 19047.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL T. SPINELLI.**

**TERRENCE J. McCABE**, Esquire

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

DOCKET #2014-00674

Description: ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN **MIDDLETOWN TOWNSHIP**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #22-020-062-001.

PROPERTY ADDRESS: 641 Comly Avenue a.k.a 643 Comly Avenue, Langhorne, Pennsylvania 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KRISTINE DEERING.**

**TERRENCE J. McCABE**, Esquire

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

DOCKET #2014-02315

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon, situate, lying and being at Levittown, in the **TOWNSHIP OF MIDDLETOWN**, County of BUCKS, Commonwealth of Pennsylvania, shown and designated as Lot 7353J on Subdivision Map of "Cobalt Ridge," Levittown, Section 67, filed in the office of Recorder of Deeds of Bucks County, Pennsylvania, on January 18, 1955, in Plan Book 9 at Page 13 as revised by amended Subdivision Map of "Cobalt Ridge," Levittown, Section 67, filed on June 24, 1955, in Plan Book 10 at Page 8.

TAX PARCEL #022-061-346.

PROPERTY ADDRESS: 37 Calicobush Road, Levittown, PA 19057, Township of Middletown.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT J. CAMPBELL, BETTY J. CAMPBELL.**

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

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### MORRISVILLE BOROUGH

DOCKET #2012-07219

Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. v. Mark Sprague owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 3 Lenora Avenue, Morrisville, PA 19067.

TAX PARCEL #24-010-333.

PROPERTY ADDRESS: 3 Lenora Avenue, Morrisville, PA 19067.

JUDGMENT AMOUNT: \$265,779.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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DOCKET #2013-03189

Wells Fargo Bank, N.A. v. Leonard E. Steinline a/k/a Leonard E. Steinline, Jr. owner(s) of property situate in **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 498 Melvin Avenue, Morrisville, PA 19067-7529.

TAX PARCEL #24-003-060.

PROPERTY ADDRESS: 498 Melvin Avenue, Morrisville, PA 19067-7529.

JUDGMENT AMOUNT: \$191,035.16.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LEONARD E. STEINLINE a/k/a LEONARD E. STEINLINE, JR.**

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

DOCKET #2013-05236

Description: ALL THAT CERTAIN lot of land, together with the dwelling house thereon erected, Situate, lying and being in the second ward of the **BOROUGH OF MORRISVILLE**, in the county of BUCKS and Commonwealth of Pennsylvania.

TAX PARCEL #24-010-131.

PROPERTY ADDRESS: 739 South Pennsylvania Avenue, Morrisville, Pennsylvania 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANK M. NEMETH, SR., PATRICIA C. NEMETH. TERRENCE J. McCABE**

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

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DOCKET #2013-06442

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

BEING more fully described in a Deed dated May 17, 2004, among the land records of the County and State set forth above, in Deed Volume 4143, Page 1492 Instrument #2004146888.

TAX PARCEL #24-008-043.

PROPERTY ADDRESS: 726 Crown Street, Morrisville, PA 19067-1069.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **BRIAN G. McINTOSH.**

**SCOTT A. DIETTERICK**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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### NEW BRITAIN TOWNSHIP

DOCKET #2013-00535

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF NEW BRITAIN**, BUCKS COUNTY, PENNSYLVANIA.

BEING KNOWN AS 3 Clover Lane, Chalfont, PA 18914.

TAX PARCEL #26-24-53.

PROPERTY ADDRESS: 3 Clover Lane, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **DARREN W. SCHAAF, ELLEN M. SCHAAF. MARK J. UDREN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-04625

ALL THAT CERTAIN lot or piece of ground Situate in the **TOWNSHIP OF NEW BRITAIN**, County of BUCKS and Commonwealth of Pennsylvania, bounded and described according to a final plan of George K. Brommer Tract, made by Herbert H. Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, dated 5/23/1962 and recorded at Doylestown in Plan Book 30 page 8.

TAX PARCEL #26-001-089-008.

PROPERTY ADDRESS: 371 Township Line Road, New Britain, Pennsylvania 18914.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WALTER STUDLEY, ACTIVE REALTY PROFIT SHARING, ALSO KNOWN AS THE ACTIVE REALTY COMPANY PROFIT SHARING PLAN.**

**ROBERT S. ESPOSITO**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**NEWTOWN TOWNSHIP**

DOCKET #2009-11259

Description: ALL THAT CERTAIN Unit in the property known, named an identified as Liberty Square Condominium, formerly know as Fresh Impressions Condominium, located in the **TOWNSHIP OF NEWTOWN**, County of BUCKS and Commonwealth of Pennsylvania. Premises Being Known as: 262 LEEDOM WAY, Unit 97, NEWTOWN, PENNSYLVANIA 18940.

Also known as Parcel No.: 29-024-261-097.

Title to said premises is vested in JOSEPH SIANO by deed from JOSEPH J. SIANO AND CHERYL A. BARTLE n/k/a CHERYL A. SIANO dated September 7, 2004 and recorded November 30, 2004 in Deed Book 4207, Page 70, as Instrument No. 2004148900.

TAX PARCEL #29-24-261-97.

PROPERTY ADDRESS: 262 Leedom Way, Unit 97, Newtown, Pennsylvania 18940.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **JOSEPH SIANO a/k/a JOSEPH J. SIANO.**

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

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DOCKET #2010-10602

Jpmorgan Chase Bank, National Association s/b/m Chase Home Finance, LLC v. Sherry A. Seitchik and Scott H. Seitchik owner(s) of property situate in the **NEWTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 28 Susanna Way, Newtown, PA 18940-4220.

TAX PARCEL #29-044-257.

PROPERTY ADDRESS: 28 Susanna Way, Newtown, PA 18940-4220.

JUDGMENT AMOUNT: \$530,867.90.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHERRY A. SEITCHIK, SCOTT H. SEITCHIK.**

**PHELAN HALLINAN**

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

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DOCKET #2012-00774

JPMorgan Chase Bank, National Association, Successor by Merger Chase Home Finance, LLC v. Lori Renee Byers owner(s) of property situate in the **NEWTOWN TOWNSHIP**, BUCKS County, Pennsylvania being 11 Garrison Place, Newtown, PA 18940-1711.

TAX PARCEL #29 026 134.

PROPERTY ADDRESS: 11 Garrison Place, Newtown, PA 18940-1711.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LORI RENEE BYERS.**

**PHELAN HALLINAN**

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

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DOCKET #2012-03039

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

TAX PARCEL #29-045-023.

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

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOAN CHARLOTTE HONER, JAMES MULRINE, JR.**

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

DOCKET #2013-07599

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected situate in the **TOWNSHIP OF NEWTOWN**, County of BUCKS, Commonwealth of Pennsylvania bounded and described according to a Plan entitled Record Plan of Newtown Grant TH-2A made by Boucher & James, Inc., Engineers and Surveyors, Doylestown, PA for Orleans Construction Company dated 5/12/87 last revised 9/25/87 in Plan Book 242 Page 9. UNDER AND SUBJECT to certain Restrictions of record.

BEING Lot Number 302 on said Plan.

BEING Known as 112 Sequoia Drive, Newtown, PA.

TAX PARCEL #29-044-077.

PROPERTY ADDRESS: 112 Sequoia Drive, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CYNTHIA KONELL, THE UNITED STATES OF AMERICA.**

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

DOCKET #2013-08789

Green Tree Servicing LLC. v. Herta Dickey a/k/a Herta R. Dickey owner(s) of property situate in **NEWTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 158 Colonial Drive, Newtown, PA 18940-1104.

TAX PARCEL #29-034-009.

PROPERTY ADDRESS: 158 Colonial Drive, Newtown, PA 18940-1104.

JUDGMENT AMOUNT: \$460,151.09.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HERTA DICKEY a/k/a HERTA R. DICKEY.**

**PHELAN HALLINAN**

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

**NORTHAMPTON TOWNSHIP**

DOCKET #2009-01529-19-1

ALL THAT CERTAIN LOT or piece of ground, situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania.

TAX PARCEL #31-047-018.

PROPERTY ADDRESS: 56 Robin Road, Northampton Township, PA 18966.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROMAN VOLOSEVICH, VALENTINA VOLOSEVICH.**

**JILL MANUEL-COUGHLIN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2011-06074

ALL THAT CERTAIN lot or piece of ground Situate in the **TOWNSHIP OF NORTHAMPTON**, County of BUCKS and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Windrose dated July 10, 1987 made by Tri-State Engineers and Land Surveyors, Civil Engineers, and recorded on October 23, 1987 in Plan Book 242 Page 24.

TAX PARCEL #31-017-178.

PROPERTY ADDRESS: 12 Rosette Lane, Northampton Township, Pennsylvania 18954.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **H & P INVESTMENTS, LLC.**

**ROBERT S. ESPOSITO**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-04076

Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc. v. Jeffrey A. Hanford, Melissa D. Hanford owner(s) of property situate in **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 7 Taylors Way, Southampton, PA 18966-2660.

TAX PARCEL #31-036-199.

PROPERTY ADDRESS: 7 Taylors Way, Southampton, PA 18966-2660.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY A. HANFORD, MELISSA D. HANFORD.**

**PHELAN HALLINAN**

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

DOCKET #2013-09420

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF NORTHAMPTON**, County of BUCKS,

State of Pennsylvania, bounded and described according to a Plan of Witherington Heights made by Joseph G. Park, Registered Engineers dated October 10, 1961 and recorded in Plan Book 22, page 15, as follows to-wit:  
 TAX PARCEL #31-027-050.  
 PROPERTY ADDRESS: 220 South Marmic Drive, Holland, PA 18966.  
 IMPROVEMENTS: A RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **TODD M. BASS AND JESSICA MILLAR. BRADLEY J. OSBORNE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2014-01695  
 ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF NORTHAMPTON**, BUCKS COUNTY, PENNSYLVANIA.  
 BEING KNOWN AS 500 New Road, Churchville, PA 18966.  
 TAX PARCEL #31-005-040.  
 PROPERTY ADDRESS: 500 New Road, Churchville, PA 18966.  
 IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
 SOLD AS THE PROPERTY OF: **ALAN S. RUSSELL a/k/a ALAN SILAS RUSSELL, ANGELA RUSSELL. MARK J. UDREN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

#### PLUMSTEAD TOWNSHIP

DOCKET #2012-09345  
 ALL THAT CERTAIN TRACT OF LAND WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE **TOWNSHIP OF PLUMSTEAD**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUCKS COUNTY, PENNSYLVANIA, ON MAY 8, 2000, IN BOOK 2051 AT PAGE 0382.  
 TAX PARCEL #34-011-033 and 34-011-034.  
 PROPERTY ADDRESS: 4095 Ferry Road, Doylestown, PA 18902.  
 IMPROVEMENTS: COMMERCIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **NICHOLAS HANO AND M&N INVESTMENTS, L.P. AND MICHAEL TULIO.**

**RON L. WOODMAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2013-01205  
 ALL THAT CERTAIN unit in the property known, named and identified as Patriots Ridge Condominium located in **PLUMSTEAD TOWNSHIP**, County of BUCKS and Commonwealth of Pennsylvania.  
 TAX PARCEL #34-049-066-015.  
 PROPERTY ADDRESS: 3634 Nancy Ward Circle, Doylestown, PA 18902.  
 IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **MICHAEL C. KANE. MICHAEL T. McKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

#### RICHLAND TOWNSHIP

DOCKET #2011-04150  
 ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF RICHLAND**, County of BUCKS, and Commonwealth of Pennsylvania, bounded and described as follows:  
 BEING more fully described in a Deed dated April 11, 2008, among the land records of the County and State set forth above, in Deed Volume 5812, Page 1293.  
 TAX PARCEL #36-032-017.  
 PROPERTY ADDRESS: 1007 Heather Lane, Quakertown, PA 18951, Township of Richland.  
 IMPROVEMENTS: SINGLE FAMILY DWELLING.  
 SOLD AS THE PROPERTY OF: **KELLY CONNELLY a/k/a KELLY TAYLOR, CHRISTOPHER E. CONNELLY. SCOTT A. DIETTERICK**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-10495  
 JPMorgan Chase Bank, National Association s/b/m to Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation v. Steven Potynski a/k/a Steven M. Potynski, Joyce Potynski a/k/a Joyce A. Potynski owner(s) of property situate in **RICHLAND TOWNSHIP**, BUCKS County, Pennsylvania, being 107 San Francisco Drive, Quakertown, PA 18951-3519.



TAX PARCEL #36-020-022.  
 PROPERTY ADDRESS: 107 San Francisco Drive, Quakertown, PA 18951-3519.  
 JUDGMENT AMOUNT: \$348,655.49.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **STEVEN POTYNSKI a/k/a STEVEN M. POTYNSKI, JOYCE POTYNSKI a/k/a JOYCE A. POTYNSKI.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### **RICHLANDTOWN BOROUGH**

DOCKET #2014-01718  
 ALL THAT CERTAIN lot of piece of ground with the buildings and improvements thereon erected located in the **BOROUGH OF RICHLANDTOWN**, County of BUCKS and Commonwealth of Pennsylvania.  
 TAX PARCEL #37-001-133.  
 PROPERTY ADDRESS: 18 South Linda Court, Richlandtown, PA 18955.  
 IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **ROXANNE M. STRUS.**  
**MICHAEL McKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### **SELLERSVILLE BOROUGH**

DOCKET #2013-10075  
 Nationstar Mortgage LLC v. Mark Ferrier, Elizabeth M. Ferrier owner(s) of property situate in **SELLERSVILLE BOROUGH**, BUCKS County, Pennsylvania, being 117 Green Street, Sellersville, PA 18960-2409.  
 TAX PARCEL #39-005-176.  
 PROPERTY ADDRESS: 117 Green Street, Sellersville, PA 18960-2409.  
 JUDGMENT AMOUNT: \$247,164.08.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **MARK FERRIER, ELIZABETH M. FERRIER.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### **SPRINGFIELD TOWNSHIP**

DOCKET #2011-11215  
 ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF SPRINGFIELD**,

County of BUCKS and State of Pennsylvania, being Lot No. 21 as shown on the Final Plan of Lake View acres which was recorded in Plan Book 20, page 47 on February 21, 1961, bounded and described as follows, to wit:  
 TAX PARCEL #42-018-024 and 42-018-025.  
 PROPERTY ADDRESS: 3090 Lakeview Drive, Springtown, PA 18081.  
 IMPROVEMENTS: A RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **KATHLEEN M. CUTLER.**  
**BRADLEY J. OSBORNE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### **DOCKET #2014-01933**

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, formerly known as the Springtown Bakery. Situate in Village of Springtown, **SPRINGFIELD TOWNSHIP**, BUCKS County, Pennsylvania.  
 TAX PARCEL #42-019-033.  
 PROPERTY ADDRESS: No. 3268 Route 212, Springtown, PA 18081.  
 IMPROVEMENTS: ONE STOREY FRAME GARAGE APPROX. 40' X 40'.  
 SOLD AS THE PROPERTY OF: **MICHAEL MESKO, MORTGAGOR, MJC INDUSTRIES, INC., REAL OWNER.**  
**SHAWN P. McCLURE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### **TINICUM TOWNSHIP**

DOCKET #2012-02231  
 The Bank of New York Mellon fka The Bank of New York, as Trustee for The Certificateholders, Cwabs, Inc., Asset-backed Certificates, Series 2007-7 v. Beth Hall a/k/a Beth I. Hall, Edward Hall a/k/a Edward P. Hall a/k/a Edward P. Hall, Jr. owner(s) of property situate in the **TINICUM TOWNSHIP**, BUCKS County, Pennsylvania, being 4 Deerwoods Lane a/k/a 4 Deer Woods Lane, Point Pleasant, PA 18947.  
 TAX PARCEL #44-032-003-003.  
 PROPERTY ADDRESS: 4 Deerwoods Lane a/k/a 4 Deer Woods Lane, Point Pleasant, PA 18947.  
 JUDGMENT AMOUNT: \$449,928.03.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BETH HALL a/k/a BETH I. HALL, EDWARD HALL a/k/a EDWARD P. HALL a/k/a EDWARD P. HALL, JR.**

**PHELAN HALLINAN**

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

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**TULLYTOWN BOROUGH**

DOCKET #2011-11436

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

BEING more fully described in a Deed dated March 29, 2001, among the land records of the County and State set forth above, in Deed Volume 2284, Page 2120.

TAX PARCEL #46-003-047.

PROPERTY ADDRESS: 49 Shadetree Lane, Levittown, PA 9055-2201, Borough of Tullytown.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DAVID PORTNEY; TARA PORTNEY.**

**SCOTT A. DIETTERICK**, Esquire

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

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DOCKET #2013-07862

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

BEING more fully described in a Deed dated March 26, 1993, among the land records of the County and State set forth above, in Deed Volume 0641, Page 2298.

TAX PARCEL #46-003-094.

PROPERTY ADDRESS: 58 Swan Lane, Levittown, PA 19055, Borough of Tullytown.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KIMBERLY L. BRELSFORD FORMERLY KIMBERLY L. BECKET, LAWRENCE E. BRELSFORD, JR.**

**SCOTT A. DIETTERICK**, Esquire

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

**UPPER SOUTHAMPTON TOWNSHIP**

DOCKET #2013-02398

CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 2 v. BERNARD J. GRAFF owner(s) of property situate in **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 16 Belmont Station, Southampton, PA 18966-3766.

TAX PARCEL #48-012-015-00B-016.

PROPERTY ADDRESS: 16 Belmont Station, Southampton, PA 18966-3766.

JUDGMENT AMOUNT: \$221,200.28.

IMPROVEMENTS: CONDOMINIUM UNIT.

SOLD AS THE PROPERTY OF: **BERNARD J. GRAFF.**

**PHELAN HALLINAN**

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

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DOCKET #2013-05485

ALL THAT CERTAIN lot or piece of ground located in the **UPPER SOUTHAMPTON TOWNSHIP**, County of BUCKS and Commonwealth of Pennsylvania.

TAX PARCEL #48-13-313-5.

PROPERTY ADDRESS: 776 Edden Court, Southampton, PA 18966.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MEREDITH DeMARCO, WILLIAM A. DeMARCO a/k/a WILLIAM A. DeMARCO, III.**

**MICHAEL McKEEVER**, Esquire

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

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DOCKET #2013-08566

Description: ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, County of BUCKS, PA.

TAX PARCEL #48-19-71.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CATHERINE MARIE HAUS, JAMES LOREN HAUS, JR., THE 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 #2014-01044

ALL the right, title, interest and claim of:  
James Topley and Jacqueline Topley of in and to:

MUNICIPALITY: **UPPER  
SOUTHAMPTON TOWNSHIP.**

TAX PARCEL #48-022-063.

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

LOT SIZE: 0.41 acres.

JUDGMENT AMOUNT: \$327,425.30.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY CODE:1001; LOT SIZE 59 X  
150.

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

**BIANCA A. ROBERTO**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

#### **WARMINSTER TOWNSHIP**

DOCKET #2009-12023

Bank of America, National Association,  
Successor by Merger to BAC Home Loans  
Servicing, LP f/k/a Countrywide Home Loans  
Servicing LP v. Kevin W. Fuller, Elizabeth  
C. Fuller a/k/a Elizabeth C. Hogan owner(s)  
of property situate in the **TOWNSHIP  
OF WARMINSTER**, BUCKS County,  
Pennsylvania being 1531 Windmill Road,  
Warminster, PA 18974-1847.

TAX PARCEL #49-036-354.

PROPERTY ADDRESS: 1531 Windmill  
Road, Warminster, PA 18974-1847.

JUDGMENT AMOUNT: \$308,118.70.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **KEVIN W.  
FULLER, ELIZABETH C. FULLER a/k/a  
ELIZABETH C. HOGAN.**

**PHELAN HALLINAN**

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

DOCKET #2012-00779

Police and Fire Federal Credit Union v.  
Christina M. Crumlsh a/k/a Christina  
Crumlish, James J. Crumlsh owner(s)  
of property situate in **WARMINSTER  
TOWNSHIP**, BUCKS County, Pennsylvania,  
being 1468 Foster Road, Warminster, PA  
18974-3622.

TAX PARCEL #49-005-142.

PROPERTY ADDRESS: 1468 Foster Road,  
Warminster, PA 18974-3622.

JUDGMENT AMOUNT: \$213,733.75.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTINA  
M. CRUMLISH a/k/a CHRISTINA  
CRUMLISH, JAMES J. CRUMLISH.**

**PHELAN HALLINAN**

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

DOCKET #2012-04738

DESCRIPTION: All that certain lot, piece  
or parcel of land, with the buildings and  
improvements thereon erected, situate,  
lying and being in the **TOWNSHIP OF  
WARMINSTER**, County of BUCKS,  
Commonwealth of Pennsylvania.

TAX PARCEL #49-18-121.

PROPERTY ADDRESS: 366 Beech Street,  
Chalfont, PA 18914.

IMPROVEMENTS: 1.5 STORY DWELLING  
W/1 BATH, NO GARAGE.

SOLD AS THE PROPERTY OF: **JAMES  
TOMLINSON, UNITED STATES OF  
AMERICA.**

**PAUL J. FANELLI**, Esquire

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

DOCKET #2012-07519

JPMorgan Chase Bank, National Association  
v. Andrey O. Litvinov a/k/a Andrey Litvinov,  
Galina Litvinov owner(s) of property situate  
in the **WARMINSTER TOWNSHIP**,  
BUCKS County, Pennsylvania, being 1193  
Roberts Road, Warminster, PA 18974-2167.

TAX PARCEL #49-017-305.

PROPERTY ADDRESS: 1193 Roberts Road,  
Warminster, PA 18974-2167.

JUDGMENT AMOUNT: \$304,915.91.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **ANDREY  
O. LITVINOV a/k/a ANDREY LITVINOV,  
GALINA LITVINOV.**

**PHELAN HALLINAN**

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

DOCKET #2012-08354

ALL THAT CERTAIN lot or piece of ground  
situate in **WARMINSTER TOWNSHIP**,

County of BUCKS, and Commonwealth of Pennsylvania.

TAX PARCEL #49-019-291.

PROPERTY ADDRESS: 255 Olive Street, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN D. VIGORITA, BRANDI D. LEAHY.**

**ROBERT W. WILLIAMS**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-08797

U.S. Bank, N.A., As Trustee for Citigroup Mortgage Loan Trust Inc. v. Joseph P. Smith, Roseann M. Smith owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 449 Byron Road, Warminster, PA 18974-2903.

TAX PARCEL #49-045-092.

PROPERTY ADDRESS: 449 Byron Road, Warminster, PA 18974-2903.

JUDGMENT AMOUNT: \$274,673.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH P. SMITH, ROSEANN M. SMITH.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-00154

Description: ALL THOSE CERTAIN LOTS OR TRACTS OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED. SITUATE IN THE **TOWNSHIP OF WARMINSTER**, COUNTY OF BUCKS, AND STATE OF PENNSYLVANIA.

TAX PARCEL #49-019-104-001.

PROPERTY ADDRESS: 380 Grape Street, Warminster, Pennsylvania 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SARAH A. REESE a/k/a SALLY A. REESE.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-00421

Description: ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE **TOWNSHIP OF WARMINSTER**, COUNTY

OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #49-026-195.

PROPERTY ADDRESS: 420 Deb Lane, Warminster, Pennsylvania 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILEY L. JONES, ADMINISTRATOR OF THE ESTATE OF EVELYN M. COUSINS, DECEASED MORTGAGOR AND REAL OWNER.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-01015

Santander Bank, N.A. v. Peter J. Castro owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 1575 West Street Road, Apartment 327 a/k/a 1575 West Street Road, Unit 327, Warminster, PA 18974-3152.

TAX PARCEL #49-003-007-327.

PROPERTY ADDRESS: 1575 West Street Road, Apartment 327 a/k/a 1575 West Street Road, Unit 327, Warminster, PA 18974-3152.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PETER J. CASTRO.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## WARRINGTON TOWNSHIP

DOCKET #2013-07096

ALL THAT CERTAIN lot or piece of ground situate in **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, bounded and described according to a subdivision Plan of Estates of Hickory Ridge Phase IV made by Urwiler & Associates, Inc., dated November 22, 1991 last revised September 20, 1999 and recorded July 6, 2000 in Plan Book 301 Page 50 as follows, to wit:

BEING KNOWN AS Lot No. 156.

BEING KNOWN AS 1042 Hickory Ridge Drive, Chalfont, PA 18914.

TAX PARCEL #50-44-178.

PROPERTY ADDRESS: 1042 Hickory Ridge Drive, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOAN YU, THE UNITED STATES OF AMERICA c/o UNITED STATES ATTORNEY'S OFFICE AND DEPARTMENT OF JUSTICE.**

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

DOCKET #2013-09725

OCWEN Loan Servicing, LLC v. Rachel H. Kupperman owner(s) of property situate in the **TOWNSHIP OF WARRINGTON**, BUCKS County, Pennsylvania, being 622 Philadelphia Avenue, Warrington, PA 18976-2259.

TAX PARCEL #50-035-007.

PROPERTY ADDRESS: 622 Philadelphia Avenue, Warrington, PA 18976-2259.

JUDGMENT AMOUNT: \$185,623.06.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RACHEL H. KUPPERMAN.**

**PHELAN HALLINAN**

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

#### WARWICK TOWNSHIP

DOCKET #2012-10556

Bank of America, N.A., As Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Mark J. McLaughlin owner(s) of property situate in the **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania, being 303 Alexander Court, Warminster, PA 18974-3893.

TAX PARCEL #51-014-533-354.

PROPERTY ADDRESS: 303 Alexander Court, Warminster, PA 18974-3893.

JUDGMENT AMOUNT: \$250,707.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARK J. McLAUGHLIN.**

**PHELAN HALLINAN**

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

DOCKET #2013-05459

Description: ALL THAT CERTAIN Messuage and tract or parcel of land situate in the **TOWNSHIP OF WARWICK**, County of BUCKS, Commonwealth of Pennsylvania.

TAX PARCEL #51-18-7.

PROPERTY ADDRESS: 2340 Charles Lane, Jamison, Pennsylvania 18929.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RONALD J. ZABERER.**

**TERRENCE J. McCABE**, Esquire

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

DOCKET #2014-01295

ALL THAT CERTAIN LOT OR PIECE OF GROUND, Situate in the **TOWNSHIP OF WARWICK**, County of BUCKS, Commonwealth of Pennsylvania.

TAX PARCEL #51-014-455.

PROPERTY ADDRESS: 1549 Russet Drive, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **LISCHA ARGUE a/k/a LISCHA M. ARGUE.**

**ANDREW J. MARLEY**, Esquire

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

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

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

July 17, 24, 31

## Change of Name

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2014-04433

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 **DANA ELIZABETH McADAMS** to **DANA McADAMS GIANNETTI**.

The Court has fixed the 12<sup>th</sup> day of August, 2014 at 9:00 a.m. in Courtroom No. 1, Bucks County Courthouse, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

July 24

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2014-03678-33

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 **STEVEN WOLSTENHOLME-FALKOWSKI** to **STEVEN WOLSTENHOLME**.

The Court has fixed the 12<sup>th</sup> day of August, 2014 at 9:00 a.m. in Courtroom No. 1, Bucks County Courthouse, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

July 24

## 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.

**3 KD MARBLE & GRANITE, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

July 24

**1508 UNITY CORP.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Walder & Zaslow, P.C.,** Solicitors  
One Oxford Valley  
Suite 312  
Langhorne, PA 19047

July 24

**Bucks County Elder Care Solutions, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Thomas J. Profy, IV,** Solicitor  
Begley, Carlin & Mandio, LLP  
680 Middletown Boulevard  
Langhorne, PA 19047

July 24

**GLOBAL DEAF WOMEN, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Anthony J. Rocca,** Solicitor  
1528 Walnut Street  
Suite 1507  
Philadelphia, PA 19102

July 24

**JP DELIVERY GROUP, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Ryan D. Harmon,** Solicitor  
Zarwin, Baum, DeVito,  
Kaplan, Schaer & Toddy, P.C.  
1818 Market St.  
13th Fl.  
Philadelphia, PA 19103

July 24

**LOAIZA UNITED SERVICE GROUP, CO.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

July 24



**M & I GENERAL CONTRACTOR, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

July 24

**THE TASTE OF TUSCANY, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

July 24

## 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.

**Unity Consortium** 36 Alexander Court, Wrightstown, PA 18940.

The corporation's purpose is to educate the public about the importance of vaccinations for adolescents. The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

**Blank Rome LLP**, Solicitors

One Logan Square  
130 North 18<sup>th</sup> Street  
Philadelphia, PA 19103

July 24

## Classified Ad

**Bucks County, PA—Litigation Associate.** Fox Rothschild LLP has an opening in the Bucks County, PA office for an Associate in the Litigation Department. The ideal candidate will have 2-4 years of general commercial litigation experience. Must be licensed in the Commonwealth of Pennsylvania. Superior academic record and excellent writing skills required. Large law firm experience preferred. EOE. If interested, please send your resume in confidence to [recruitment@foxrothschild.com](mailto:recruitment@foxrothschild.com) or apply online at <http://www.foxrothschild.com/careers/jobListing.aspx?id=15032394676>. We are currently not accepting resumes from search firms for this position.

July 10, 17, 24, 31

Doylestown – Bailiwick Office Campus. Recently renovated 4 office suite (including executive office with fireplace), plus reception area, waiting room, kitchen and very large conference room. Approximately 1,400+ sq. ft. No real estate taxes. No CAM. Fully furnished, including conference table and conference chairs. Plenty of parking. \$2,250 per month. Electric, heat, water and sewer included in rent. Contact Rich Kirk at (215) 249-1669 or [rich@richkirkrealty.com](mailto:rich@richkirkrealty.com).

July 17, 24, 31

## Confirmation of Account

DONALD PETRILLE, JR. ESQUIRE, CLERK of the Orphans' Court Division of the Court of Common Pleas of Bucks County:

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and Fiduciaries Code that the following Fiduciaries will present their accounts, theretofore filed with the Clerk of the Orphans' Court Division for Audit and confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code, at **10:00 A.M. on August 4, 2014, in Courtroom #7** on the fifth floor of the BUCKS COUNTY COURTHOUSE, DOYLESTOWN, PA.

Any person who fails to present his/her claim or make objections in person or by attorney at the audit or confirmation of the account will be barred forever from so doing.

**ELLIOTT FOSS BROWN TRUST OF 2008** – Bath Savings Trust Company, Corporate Co-Trustee

**CHARLES J. GIOFFRE** – Sharon Stevenson, Executrix

**DORIS C. HAYS** – Galen R. Hays, Executor

**ROBERT E. HOFFMAN a/k/a ROBERT HOFFMAN** – Sondra Bachmann, Executrix

**DOROTHY E. KOEHLER** – Dorothy M. Edgar, Executrix

**MANFORD H. LECHLT** – Janice Lutz, Administratrix

**GENNARO MANNA** – Antonio Manna, Executor

**LINDALEE SPRUELL** – Max L. Spruell, Administrator

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

July 24, 31

## 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

#### **ANTCZAK, RICHARD S., dec'd.**

Late of Solebury Township, Bucks County, PA.

Executor: **RICHARD S. ANTCZAK, JR.** c/o Susan L. Fox, Esquire, 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.

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

#### **ANTOLINO, JOSEPHINE, dec'd.**

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

Executor: **JOHN T. ANTOLINO** c/o Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

Attorney: **FRANCIS X. STECKLAIR.**

#### **BACHSTEIN, YOLANDA, dec'd.**

Late of Yardley Borough, Bucks County, PA.

Executor: **HENRY BACHSTEIN, JR.,** 727 Long Acre Lane, Yardley, PA 19067.

Attorney: **SALVATORE A. PAPARONE, JR.,** Law Offices of Paparone & Associates, P.C., 331 E. Street Rd., Ste. 331, Trevoise, PA 19053.

#### **BADER, WALTER D. a/k/a WALTER BADER, dec'd.**

Late of Bristol Township, Bucks County, PA.

Executor: **RICHARD FITZGERALD** c/o Marvin L. Portney, Esquire, 212 Radcliffe Street, Bristol, PA 19007.

Attorney: **MARVIN L. PORTNEY.**

#### **BEITZ, THERESA M., dec'd.**

Late of Bristol Township, Bucks County, PA.

Executrix: **JOANNE BEITZ** c/o Terry Lee Farber, Esquire, 1200 Bustleton Pike, Ste. 16-B, Feasterville, PA 19053.

Attorney: **TERRY LEE FARBER,** Law Office of Terry Lee Farber, 1200 Bustleton Pike, Ste. 16-B, Feasterville, PA 19053.

#### **BERA, NICOLENE I., dec'd.**

Late of Middletown Township, Bucks County, PA.

Executor: **PETER J. VERDERAME** c/o Liberato P. Verderame, Esquire, P.O. Box 134, Newtown, PA 18940.

Attorney: **LIBERATO P. VERDERAME,** P.O. Box 134, Newtown, PA 18940.

#### **BOYKO, EUGENIA a/k/a JENNIE BOYKO, dec'd.**

Late of Lower Makefield Township, Bucks County, PA.

Executors: **CAROL J. CROTTY,** 1470 Clinton Dr., Yardley, PA 19067-4368 and **WALTER BOYKO,** 147 Wooden Bridge Road, Holland, PA 18966.

#### **BRALOW, CHARLES, dec'd.**

Late of Doylestown Township, Bucks County, PA.

Executor: **MELVYN L. BRALOW** c/o Jan V. Edelman, Esquire, 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

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

#### **BURKHARDT, PAUL E. a/k/a PAUL EDWIN BURKHARDT and PAUL BURKHARDT, dec'd.**

Late of Perkasio Borough, Bucks County, PA.

Executrix: **WENDY MICHAEL** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944.

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

#### **DENTON, GLORIA L., dec'd.**

Late of Lower Makefield Township, Bucks County, PA.

Executor: **WILLIAM K. DENTON,** 679 Friar Drive, Yardley, PA 19067.

#### **DERAGO, DOROTHY M. a/k/a DOROTHY M. SELTZER a/k/a DOROTHY M. STONE and DOROTHY M. FINKEL, dec'd.**

Late of Upper Southampton Township, Bucks County, PA.

Executrix: **SANDRA L. BURDSALL,** 1098 Willow Street, Southampton, PA 18966.

**DINARDO, ELIZABETH M.,** dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **JOANNA A. MITCHELL** c/o William J. Benz, Esquire, 307 Lakeside Drive, Southampton, PA 18966.

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

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

Late of Northampton Township, Bucks County, PA.

Executrices: **AMELIA DROBILE** and **REGINA BRITTINGHAM** c/o E. Garrett Gummer, III, Esquire, 1260 Bustleton Pike, Feasterville, PA 19053.

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

**FORD, LORAIN ELAINE,** dec'd.

Late of Springfield Township, Bucks County, PA.

Executor: **JOHN ROMAINE**, 8877 Cheshire Drive, Sandy, UT 84094.

Attorney: **WENDY J. ASHBY**.

**FOUNTAIN, BEULAH EDITH,** dec'd.

Late of Haycock Township, Bucks County, PA.

Executrix: **LYNNE LENNARD**, 1220 Roudenbush Road, Quakertown, PA 18951.

Attorney: **WENDY J. ASHBY**.

**FRY, BARBARA C.,** dec'd.

Late of Bristol Borough, Bucks County, PA.

Executor: **CRAIG W. FRY** c/o Marvin L. Portney, Esquire, 212 Radcliffe Street, Bristol, PA 19007.

Attorney: **MARVIN L. PORTNEY**.

**GAZZARA, RUSSELL A.,** dec'd.

Late of Doylestown Borough, Bucks County, PA.

Administrator: **JOHN ARNAO** c/o Elinore O'Neill Kolodner, Esquire, 100 S. Broad St., Ste. 1519, Philadelphia, PA 19110.

Attorney: **ELINORE O'NEILL KOLODNER**, 100 S. Broad St., Ste 1519, Philadelphia, PA 19110.

**GRAY, BARBARA A.,** dec'd.

Late of Quakertown, Bucks County, PA.

Executrix: **LAUREN C. THOMAS** c/o Alan G. Wandalowski, Esquire, 131 W. State Street, Doylestown, PA 18901.

Attorney: **ALAN G. WANDALOWSKI**, Anheil Maslow & MacMinn, LLP, 131 W. State Street, P.O. Box 50, Doylestown, PA 18901.

**HIGGINS, DANIEL JOSEPH** a/k/a **DANIEL ALOYSIOUS HIGGINS**, dec'd.

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

Administrator: **DANIEL J. HIGGINS**, 243 Alberts Way, Langhorne, PA 19047.

**HOOPER, FLORENCE H.,** dec'd.

Late of Falls Township, Bucks County, PA.

Executor: **STEPHEN J. HOOPER**, 79 Nearwood Lane, Levittown, PA 19054.

Attorney: **DARRELL M. ZASLOW**, 312 One Oxford Valley, Langhorne, PA 19047.

**JENKINS, CAROLINE,** dec'd.

Late of Langhorne Borough, Bucks County, PA.

Executrix: **JACQUELYN BISHOP**, 121 Greenway Drive, Salisbury, NC 28144.

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

**KALAPIS, NORMA L.** a/k/a **NORMA WILLIAMSON KALAPIS**, dec'd.

Late of Levittown, Bucks County, PA.

Executor: **CHRISTOPHER J. KALAPIS**, 10 Kentucky Lane, Levittown, PA 19055.

**KRAMER, ELAINE N.** a/k/a **DOROTHY ELAINE NACE KRAMER** a/k/a **DOROTHY E. KRAMER** and **D. ELAINE KRAMER**, dec'd.

Late of Telford Borough, Bucks County, PA.

Executor: **UNIVEST BANK AND TRUST CO.**, 14 N. Main Street, P.O. Box 64197, Souderton, PA 18964.

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

**LOSER, ROBERTA L.,** dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **MEREDITH L. SEIGLE**, 15<sup>th</sup> & JFK Blvd., Ste. 1030, Philadelphia, PA 19102.

Attorney: **MEREDITH L. SEIGLE**, Southampton Legal Services, Inc., Two Penn Center Plaza, 15<sup>th</sup> & JFK Blvd., Ste. 1030, Philadelphia, PA 19102.

**McLAY, WILLIAM JOSEPH, III,** dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **WILLIAM J. McLAY, IV**  
c/o Jay C. Glickman, Esquire, Rubin,  
Glickman, Steinberg & Gifford, 2605 N.  
Broad Street, P.O. Box 1277, Lansdale,  
PA 19446.

Attorney: **JAY C. GLICKMAN**, 2605 N.  
Broad Street, P.O. Box 1277, Lansdale,  
PA 19446.

**McMEEKING, MARIE E., dec'd.**

Late of Bristol Township, Bucks County,  
PA.

Executors: **JAMES McMEEKING**, 507  
Hill Avenue, Langhorne, PA 19047 and  
**DENISE McINNES**, 10 Aspen Lane,  
Levittown, PA 19055.

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

**MORTON, TEDDY, dec'd.**

Late of Lower Makefield Township,  
Bucks County, PA.

Executrix: **RUTH MORTON** c/o Robin  
S. Holmes, Esquire, Yardley Legal  
Services, P.C., 301 Oxford Valley Road,  
Suite 603B, Yardley, PA 19067.

Attorney: **ROBIN S. HOLMES**, Yardley  
Legal Services, P.C., 301 Oxford Valley  
Road, Suite 603B, Yardley, PA 19067.

**NEMEROFF, HAROLD, dec'd.**

Late of Newtown Borough, Bucks  
County, PA.

Administratrix: **NANCY L. CIROLLA**,  
129 Flowers Ave., Langhorne, PA 19047-  
2811.

**NYSE, LOUISE MARIE a/k/a LOUISE  
RORABAUGH, dec'd.**

Late of Fallsington City, Bucks County,  
PA.

Administrators: **CATHERINE BREZA**,  
6 Nancia Court, Fallsington, PA 19054  
and **JAMES NYSE**, 16 Cherry Lane,  
Levittown, PA 19055.

**PALOMBO, RICHARD E., dec'd.**

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

Executor: **MARK R. PALOMBO**  
c/o Curtin & Heefner LLP, 250 N.  
Pennsylvania Avenue, P.O. Box 217,  
Morrisville, PA 19067.

Attorney: **FRANCIS X. STECKLAIR**.

**RYAN, PAUL LEONARD, dec'd.**

Late of 62 Homestead Rd., Levittown,  
Bucks County, PA.

Executors: **GARY T. RYAN**, 30  
Southwoods Lane, Doylestown, PA  
18901 and **DONNA M. COLSHER**,  
4846 Winterson Court, Doylestown, PA  
18902.

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

Late of Southampton, Bucks County, PA.

Executor: **GEORGE W. SCHNEIDER**,  
401 Mae Dr., Warminster, PA 18974.

**SHARP, HELEN L., dec'd.**

Late of Bristol Township, Bucks County,  
PA.

Executrix: **MARY WUNDER**, 1494  
Woodview Road, Yardley, PA 19067.

**SIEGFRIED, CHARLES F., JR., dec'd.**

Late of Holland, Bucks County, PA.

Executor: **CHARLES F. SIEGFRIED**,  
**III**, 16 Marian Cir., Chalfont, PA 18914.

**THORNTON, HUGH F., dec'd.**

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

Executors: **KEVIN F. THORNTON**, 71  
Lynwood Drive, Chalfont, PA 18914 and  
**GERALD P. THORNTON**, 19 Forrest  
Drive, Holland, PA 18966.

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

*Second Publication*

**BALLEK, HELEN I., dec'd.**

Late of Springfield Township, Bucks  
County, PA.

Executor: **DAVID A. BALLEK** c/o  
Grim, Biehn & Thatcher, P.O. Box 215,  
Perkasie, PA 18944-0215.

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

**COLASSI, JOSEPH A., dec'd.**

Late of Quakertown, Bucks County, PA.

Executrix: **SARAH DICKINSON**, 585  
Rocky Valley Road, Quakertown, PA  
18951.

**DEMBOWSKI, ELIZABETH H., dec'd.**

Late of Lower Southampton Township,  
Bucks County, PA.

Administrators: **RICHARD J.  
DEMBOWSKI, SR.**, 48 Brook Drive,  
Holland, PA 18966 and **NANCY L.  
BUCHLER**, 1 Marshall Drive, New  
Hope, PA 18938.

Attorney: **MATTHEW M. MAERTZIG**.

**GALATON, STEVEN M.,** dec'd.

Late of Doylestown Township, Bucks County, PA.

Administratrix: **DIANE GALATON** c/o Weber Kracht & Chellew, 847 West Market Street, P.O. Box 258, Perkasio, PA 18944-0258.

Attorneys: **WEBER KRACHT & CHELLEW**, 847 West Market Street, P.O. Box 258, Perkasio, PA 18944-0258.

**GOLDING, JACK,** dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **JOHN CHARLES COWLES**, 14465 N. Del Webb Blvd., Oro Valley, AZ 85755.

**HESS, SARAH P. a/k/a SALLY HESS,** dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **PATRICIA K. HESS** c/o Jeffrey E. Toner, Esquire, Toner and Toner, 91 E. Court Street, Doylestown, PA 18901.

Attorney: **JEFFREY E. TONER**.

**HOGAN, DAVID S. a/k/a DAVE HOGAN,** dec'd.

Late of Morrisville, Bucks County, PA.

Executrix: **PAULINE G. TOTH**, 305 Birch Court, New Brunswick, NJ 08901.

**KELLETT, EARL T.,** dec'd.

Late of Morrisville, Falls, Bucks County, PA.

Administrator: **W. M. BOMBERY**, 37 Dream View Drive, Honesdale, PA 18431.

**KOROSEC, MARTHA J. a/k/a MARTHA JANE KOROSEC,** dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **IRENE H. PIORA**, 122 Brownsburg Rd., Newtown, PA 18940.

**LEPORATI, LOUIS, JR. a/k/a LOUIS D. LEPORATI,** dec'd.

Late of Richboro/Northampton Twp., Bucks County, PA.

Executor: **STEPHEN LOUIS LEPORATI**, 28 Eagle Mount Dr., Richboro, PA 18954.

**MARTINDALE, BARBARA a/k/a BARBARA MOTT MARTINDALE,** dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **CONNIE CARDILLO**, 5 Whitney Court, Brick, NJ 08724.

**MORAN, JOHN J. a/k/a JOHN J. MORAN, JR.,** dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **SHEREE MARSH**, 2501 Forest Ave., Bensalem, PA 19020.

**MORRIS, CHRISTINE M. a/k/a CHRISTINE M. MOORE,** dec'd.

Late of Warminster, Bucks County, PA.

Co-Executors: **LAURENCE M. MORRIS**, 1121 Tyson Ave., Roslyn, PA 19001 and **JANET EASLEA KEMP**, 422 Fort Hill Circle, Ft. Washington, PA 19034.

**PUNCHELLO, JOSEPH PETER,** dec'd.

Late of Bucks County, PA.

Administratrix: **BARBARA K. PUNCHELLO** c/o Lynelle A. Gleason, Esquire, 626 South State Street, Newtown, PA 18940.

Attorney: **LYNELLE A. GLEASON**, Kardos, Rickles, Hand & Bidlingmaier, 626 South State Street, Newtown, PA 18940.

**van INGEN, CHARLOTTE C.,** dec'd.

Late of Plumstead Twp., Bucks County, PA.

Executor: **JON T. van INGEN**, 4537 Kavan Ct., Doylestown, PA 18902.

**WALTO, WILLIAM J., JR.,** dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **ROBERT J. WALTO**, 578 Ayres Avenue, North Plainfield, NJ 07063.

**WHITE, NORMA J.,** dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **KIM M. PRICKETT** c/o Robin S. Holmes, Esquire, Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

Attorney: **ROBIN S. HOLMES**, Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

*Third and Final Publication***BILSKI, JANE M.,** dec'd.

Late of Falls Twp., Bucks County, PA.

Executrix: **DARLENE BROYAN** c/o Edward J. Campanella, Esquire, 477 West Valley Rd., Wayne, PA 19087.

Attorney: **EDWARD J. CAMPANELLA**, 477 West Valley Rd., Wayne, PA 19087.

**BISSELL, RUTH N. a/k/a RITA BISSELL,** dec'd.

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

Executrix: **JUDITH A. HELTZINGER**,  
72 Black-Eyed Susan Rd., Langhorne, PA  
19047.

**BROWN, MICHAEL B. a/k/a MICHAEL  
BRIAN BROWN**, dec'd.

Late of Bridgeton Township, Bucks  
County, PA.

Executrix: **DONNA ERBRICK** c/o  
Donald B. Veix, Jr., Esquire, 131 W. State  
St., Doylestown, PA 18901.

Attorney: **DONALD B. VEIX, JR.**,  
Antheil Maslow & MacMinn, LLP, 131  
W. State St., P.O. Box 50, Doylestown,  
PA 18901.

**CAMPBELL, BETTY L.**, dec'd.

Late of Southampton Township, Bucks  
County, PA.

Executrix: **BONNIE ROBERTS** c/o  
Maureen L. Anderson, Esquire, 1260  
Bustleton Pike, Feasterville, PA 19053.

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

**CASTRO, SUSAN R. a/k/a SUSAN RUTH  
CASTRO**, dec'd.

Late of Quakertown, Bucks County, PA.

Executor: **JAMES M. SCHILDT** c/o  
Williams and Schildt, 1007 W. Broad  
Street, Quakertown, PA 18951.

Attorney: **JAMES M. SCHILDT**,  
Williams and Schildt, 1007 West Broad  
Street, Quakertown, PA 18951.

**COONROD, BERNICE ELIZABETH**,  
dec'd.

Late of 1933 Fernbrook Ave., Oakford,  
Lower Southampton Township, Bucks  
County, PA.

Executrix: **LINDA S. SANFORD**, 707  
Cleveland Ave., Riverside, NJ 08075.

**DeMEESTER, ADELINE M.**, dec'd.

Late of Doylestown Borough, Bucks  
County, PA.

Executrix: **DONNA MARIE GYZA**, 54  
Brinker Drive South, Doylestown, PA  
18901.

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

**DETWEILER, IRENE K.**, dec'd.

Late of Perkasio Borough, Bucks County,  
PA.

Executrix: **CHERYLA DERR**, P.O. Box  
242, Hilltown, PA 18927.

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

**GAN, JOSEPHINE M.**, dec'd.

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

Executor: **THOMAS W. GAN**, 4522  
Longfellow Court, Doylestown, PA  
18902.

**GITLIN, SANDRA a/k/a SANDRA  
ELAINE GITLIN a/k/a SANDRA  
ELAINE GOLDBERG and SANDRA  
E. GITLIN**, dec'd.

Late of Buckingham Township, Bucks  
County, PA.

Executrix: **HEATHER LYNN GITLIN**,  
5133 Barness Court, Doylestown, PA  
18902.

Attorney: **JOSHUA F. LAFF**.

**HABER, AGNES**, dec'd.

Late of Bristol Township, Bucks County,  
PA.

Executor: **EDWARD HABER**, 40  
Almond La., Levittown, PA 19055-1210.

**HAWTHORNE, JAMES R.**, dec'd.

Late of Warrington, Bucks County, PA.

Executor: **ALLEN HAWTHORNE**,  
638 Longfellow Court, Warminster, PA  
18974.

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

**HEARD, LAINEY MAE a/k/a LAINEY M.  
HEARD and LAINEY HEARD**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **KAREN SOLEBO**, 700 W.  
Walnut Lane, Apt. 209, Philadelphia, PA  
19144.

**HINKLE, LORRAINE R.**, dec'd.

Late of Quakertown Borough, Bucks  
County, PA.

Executor: **WILLARD C. GIERING** c/o  
Richard R. Reilly, Esquire, 54 N. Duke  
Street, York, PA 17401-1402.

Attorney: **RICHARD R. REILLY**.

**HOFFMAN, LARISSA**, dec'd.

Late of 35 Wilshire Rd., Doylestown  
Township, Bucks County, PA.

Executor: **MARTIN HOFFMAN**, 156  
McCabe Dr., Greensburg, PA 15601.

**HUTCHISON, JILL N. a/k/a JILL  
HUTCHISON**, dec'd.

Late of Bridgeton Township, Bucks  
County, PA.

Administrator: **TRAVIS HUTCHISON**,  
1381 Chestnut Ridge Rd., Upper Black  
Eddy, PA 18972.



**LAMBORN, ROBERT DONALD** a/k/a **ROBERT D. LAMBORN**, dec'd.

Late of Warrington Township, Bucks County, PA.

Administratrix: **ANDREW B. LAMBORN**, 5317 Cambridge Cir., Doylestown, PA 18902-1305.

**LEONARD, JANE M.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Administratrix: **TRACEY GEHRINGER**, 3003 Bird View Rd., Westminster, MD 21157.

**LOOSE, HELEN J.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executors: **STEVEN W. LOOSE**, 411 Patton Drive, Warminster, PA 18974 and **DONALD C. LOOSE, JR.**, 48 Downey Drive, Horsham, PA 19044.

Attorney: **STEVEN H. BRUSH**, Connors and Brush, 606 Lakeside Park, Southampton, PA 18966.

**McGOWAN, MICHAEL J., SR.** a/k/a **MIKE McGOWAN** and **JAY McGOWAN**, dec'd.

Late of Bucks County, PA.

Executrix: **JAYANN C. HAFNER**, 2034 Terrace Dr., Feasterville, PA 19053.

**NOEL, NICHOLAS**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **KAREN NOEL MOYER** a/k/a **KAREN MOYER** c/o John J. Cook, Jr., Esquire, Jackson, Cook, Caracappa & Scott, 312 Oxford Valley Road, Fairless Hills, PA 19030.

Attorney: **JOHN J. COOK, JR.**, Jackson, Cook, Caracappa & Scott, 312 Oxford Valley Road, Fairless Hills, PA 19030.

**OSBORNE, FRANCES A.** a/k/a **FRANCES OSBORNE**, dec'd.

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

Executor: **RAYMOND V. OSBORNE** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**PANAK, DORIS L.**, dec'd.

Late of Warminster Township, Bucks County, PA.

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

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

**PENTO, DOROTHY A.**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **GARY S. PENTO** c/o Weber Kracht & Chellew, 847 West Market Street, P.O. Box 258, Perkasie, PA 18944-0258.

Attorneys: **WEBER KRACHT & CHELLEW**, 847 West Market Street, P.O. Box 258, Perkasie, PA 18944-0258.

**PRIZER, RICHARD E.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executors: **ROBERT E. PRIZER**, 1233 Sunny Hill Drive, Langhorne, PA 19047 and **SCOTT ALLEN PRIZER**, 224 Coach Road, Langhorne, PA 19047.

Attorney: **DAVID L. ALLEBACH, JR.**

**PRUSACKI, MARGARET M.**, dec'd.

Late of Chalfont Borough, Bucks County, PA.

Executors: **STANLEY J. PRUSACKI** and **ALEXANDER J. PRUSACKI** c/o John A. Rule, Esquire, 3770 Ridge Pike, Collegeville, PA 19426.

Attorney: **JOHN A. RULE**, Miller, Turetsky, Rule & McLennan, 3770 Ridge Pike, Collegeville, PA 19426.

**RICHARDSON, JOAN D.** a/k/a **JOAN MAE RICHARDSON**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **LYNN RICHARDSON** a/k/a **LYNN K. RICHARDSON** c/o Larry Scott Auerbach, Esquire, 1000 Easton Road, Abington, PA 19001.

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

**ROTH, HELEN** a/k/a **HELEN E. ROTH**, dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Executor: **IRVING F. ROTH** c/o Wendy Wolff Herbert, Esquire, 997 Lenox Drive, Bldg. 3, Lawrenceville, NJ 08648.

Attorney: **WENDY WOLFF HERBERT**, Fox Rothschild LLP, 997 Lenox Drive, Bldg. 3, Lawrenceville, NJ 08648.

**SANTELLI, JOAN F.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **MICHAEL SABRICK** c/o  
James M. McNamara, Esq., McNamara,  
Bolla & Panzer, 116 East Court Street,  
Doylestown, PA 18901.

Attorney: **JAMES M. McNAMARA.**

**SCHLAICH, GLADYS EVA**, dec'd.

Late of Upper Southampton Township,  
Bucks County, PA.

Administratrix: **BEVERLY JANE  
SCHLAICH**, P.O. Box 124, Spring  
Mills, PA 16875.

**SCHWAB, NELL CATHERINE** a/k/a  
**CATHERINE SCHWAB**, dec'd.

Late of Croydon/Bristol, Bucks County,  
PA.

Executor: **RICHARD DICKINSON**, 12  
Abbott Farm Ct., Hamilton, NJ 08610.

**SEDIA, MARIANNE E.**, dec'd.

Late of Newtown Township, Bucks  
County, PA.

Executor: **CARL SEDIA**, 30 Municipal  
Rd., Pipersville, PA 18947.

**SHIRTCLIFFE, PHILLIP**, dec'd.

Late of Bristol Borough, Bucks County,  
PA.

Executor: **DONALD F. SHIRTCLIFFE**,  
6 Canter Club Ct., DeBary, FL 32713.

**SOLARI, ANDREW D.** a/k/a **ANDY  
SOLARI**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **KATHLEEN AHEARN**,  
3725 Bandon Dr., Philadelphia, PA  
19154.

**STECKER, KATHLEEN E.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **MAURICE P. ROSSI**, 8  
Charlene Ct., Robbinsville, NJ 08691.

**WALLRATH, ROSE C.**, dec'd.

Late of Warminster Township, Bucks  
County, PA.

Administrator: **RAYMOND J.  
WALLRATH, JR.**, 425 Moreboro Road,  
Hatboro, PA 19040.

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

**Alan Hamm Architects P.C.** with its principal  
place of business 10531 Metropolitan Avenue,  
Kensington, MD 20895.

The name and address of the person  
owning or interested in said business is:  
Alan R. Hamm, 10531 Metropolitan Avenue,  
Kensington, MD 20895.

The certificate was filed on or after June  
30, 2014.

July 24

**Cosmic Girl Media** with its principal place  
of business 2555 Old Trevoise Road #J-108,  
Trevoise, PA 19053.

The name and address of the person  
owning or interested in said business is:  
Yvette Nicole Hickman, 2555 Old Trevoise  
Road #J-108, Trevoise, PA.

The certificate was filed on June 5, 2014.

July 24

**JPD Services** with its principal place of  
business 126 South Taft Ave., Chalfont, PA  
18914.

The name and address of the person  
owning or interested in said business is: Jason  
P. D'Cruz, 126 South Taft Ave., Chalfont, PA.

The certificate was filed on May 19, 2014.

July 24

**Love Blossoms Wedding & Event Design**  
with its principal place of business New Hope,  
PA.

The name and address of the person  
owning or interested in said business is: Laura  
Errig, 136 S. Main St., Apt. 14, New Hope,  
PA 18938.

The certificate was filed on March 28,  
2014.

July 24

## 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,

## Miscellaneous

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
No. 2014-00762

**WELLS FARGO BANK, N.A., Plaintiff**  
 vs.  
**ANTOINETTE S. SERRANO, IN HER  
 CAPACITY AS HEIR OF ANTHONY A.  
 SERRANO, DECEASED, UNKNOWN  
 HEIRS, SUCCESSORS, ASSIGNS  
 AND ALL PERSONS, FIRMS OR  
 ASSOCIATIONS CLAIMING RIGHT,  
 TITLE OR INTEREST FROM OR UNDER  
 ANTHONY A. SERRANO, DECEASED,**  
 Defendants

## NOTICE

To: **UNKNOWN HEIRS,  
 SUCCESSORS, ASSIGNS AND ALL  
 PERSONS, FIRMS OR ASSOCIATIONS  
 CLAIMING RIGHT, TITLE OR  
 INTEREST FROM OR UNDER  
 ANTHONY A. SERRANO, DECEASED**

You are hereby notified that on February 4, 2014, Plaintiff WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of BUCKS County, Pennsylvania, docketed to No. 2014-00762. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2684 HILL ROAD, SELLERSVILLE, PA 18960-1958 whereupon your property would be sold by the Sheriff of BUCKS County.

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

## NOTICE

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION

ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

July 24

IN THE COURT OF COMMON PLEAS OF  
 BUCKS COUNTY, PENNSYLVANIA  
 CIVIL ACTION – LAW  
 No. 2012-60885

NOTICE IS HEREBY GIVEN THAT a Notice of Intention to Request a Divorce Decree has been filed in the above named Court, praying for a Decree in Divorce of SAMANTHA MOORE AND SABU MOORE.

TO SABU MOORE: An application for entry of a Divorce Decree will be filed on or after July 31, 2014. The Court may enter the Divorce Decree on or after this date if you do not file a Counter-Affidavit or an Answer to the Complaint in Divorce. The Counter-Affidavit may be filed by mailing it to or delivering it so that it is in the hands of the Prothonotary, 30 East Court Street, Doylestown, PA 18901, on or before the date first shown above. If you file an Answer to the Complaint in Divorce, the Answer must be signed and your signature must be notarized or verified.

If you have not filed a written claim for economic relief, you must do so by the date shown above or the Court may grant the divorce and you will forever lose the right to seek economic relief.

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

BUCKS COUNTY BAR ASSOCIATION  
 135 East Court Street  
 Doylestown, PA 18901  
 (215) 348-9413  
 1-800-273-2929

July 24

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
BUCKS COUNTY, COURT  
OF COMMON PLEAS  
Number: 2014-03331

**NATIONSTAR MORTGAGE LLC d/b/a  
CHAMPION MORTGAGE COMPANY,**  
Plaintiff

v.

**CHARLES FLACK, KNOWN  
SURVIVING HEIR OF JOAN E. FLACK,  
DECEASED MORTGAGOR AND REAL  
OWNER, MARY GORDON, KNOWN  
SURVIVING HEIR OF JOAN E. FLACK,  
DECEASED MORTGAGOR AND REAL  
OWNER, GEORGE W. FLACK, KNOWN  
SURVIVING HEIR OF JOAN E. FLACK,  
DECEASED MORTGAGOR AND REAL  
OWNER, JAMES FLACK, KNOWN  
SURVIVING HEIR OF JOAN E. FLACK,  
DECEASED MORTGAGOR AND  
REAL OWNER, WILLIAM G. FLACK  
a/k/a WILLIAM FLACK, KNOWN  
SURVIVING HEIR OF JOAN E. FLACK,  
DECEASED MORTGAGOR AND REAL  
OWNER, PATRICIA REESE, KNOWN  
SURVIVING HEIR OF JOAN E. FLACK,  
DECEASED MORTGAGOR AND REAL  
OWNER, UNKNOWN SURVIVING  
HEIRS OF JOAN E. FLACK, DECEASED  
MORTGAGOR AND REAL OWNER,**  
Defendants

**To: UNKNOWN SURVIVING HEIRS  
OF JOAN E. FLACK, DECEASED  
MORTGAGOR AND REAL OWNER**

Premises subject to foreclosure: 912  
Stephen Avenue, Croydon, Pennsylvania  
19021.

**NOTICE**

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

If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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

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

July 24

**Trust Notice**

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

*First Publication*

**REVOCABLE LIVING TRUST OF  
CHARLOTTE M. WHITE.**

Late of Northampton Township, Bucks County, PA.

Trustee: **VICTORIA A. WHITE  
ROBINSON** c/o D. Keith Brown,  
Esquire, Stuckert and Yates, P.O. Box 70,  
Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert  
and Yates, P.O. Box 70, Newtown, PA  
18940.