

**Sheriff's Sale***First Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, September 9, 2016 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Community Room, 1<sup>st</sup> Floor, 55 E. Court Street, Doylestown, Bucks County, PA, the following real estate to wit.

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

**BEDMINSTER TOWNSHIP**

DOCKET #2012-07879

Federal National Mortgage Association v. Scott Fleischer owner(s) of property situate in the **BEDMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 6840 Old Easton Road, Pipersville, PA 18947-9763.

TAX PARCEL #01-012-094.

PROPERTY ADDRESS: 6840 Old Easton Road, Pipersville, PA 18947-9763.

JUDGMENT AMOUNT: \$457,065.98.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SCOTT FLEISCHER.**

**PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2016-02290

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the **TOWNSHIP OF BEDMINSTER**, County of Bucks, Pa., bounded and described according to a Final Record Plan of The Thompson Tract, et. al, prepared by Gilmore and Associates Inc., dated 2/4/2002 and last revised 8/2/2004 and recorded on 4-5-2005 in the Recorder of Deeds in Bucks County, Pa., in Plan Book 327 page 24.

BEING LOT NO. 190 as shown on the above mentioned Plan.

TAX PARCEL #01-018-061.

PROPERTY ADDRESS: 400 Darrah Drive, Fountainville, PA 18923.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL J. McLAUGHLIN, KRYSIA M. McLAUGHLIN.**

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

**BENSALEM TOWNSHIP**

DOCKET #2011-00311

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

TAX PARCEL #02-061-082.

PROPERTY ADDRESS: 2291 Finley Avenue, Bensalem, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOANN M. SCHULTZ AND LARRY D. SCHULTZ.**

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

DOCKET #2014-03032

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

TAX PARCEL #02-007-184.

PROPERTY ADDRESS: 4402 Buckfield Terrace, Feasterville Trevose, PA 19053.

IMPROVEMENTS: A DETACHED, SINGLE STORY SINGLE FAMILY RESIDENTIAL DWELLING APPROXIMATELY 75' X 35' WITH APPROXIMATELY 3 BEDROOMS, 1 BATH AND 2 ADDITIONS.

SOLD AS THE PROPERTY OF: **JEAN THORTON a/k/a DOROTHY J. HOWARD.**

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

DOCKET #2014-05504

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

TAX PARCEL #02-049-130.

PROPERTY ADDRESS: 2467 Brandon Court, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT GOTTLIEB, ANGELIQUE CALLAHAN, GREGORY JAVARDIAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2014-07098

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

TAX PARCEL #02-044-157.

PROPERTY ADDRESS: 3602 Peach Tree Lane, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHARDABEN R. PATEL, RASIKBHAI G. PATEL a/k/a RASIK G. PATEL, THE UNITED STATES OF AMERICA.**

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

DOCKET #2014-07832

All that certain parcel of land situate in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania, being known and designated as follows:

TAX PARCEL #02-050-083.

PROPERTY ADDRESS: 3206 Ellington Court, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LARRY FULMER.**

**POWERS, KIRN & ASSOCIATES**

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

DOCKET #2014-08414

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, and being known as 4920 Oxford Court, Bensalem, Pennsylvania 19020.

TAX PARCEL #02-093-078.

PROPERTY ADDRESS: 4920 Oxford Court, Bensalem, Pennsylvania 19020.

REAL DEBT: \$153,963.78.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **VALERIE BUNDY JONES.**

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

DOCKET #2015-06210

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, Pa.

TAX PARCEL #02-029-205.

PROPERTY ADDRESS: 1137 Emerson Lane, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PAULA HORNBERGER, KENNETH W. HORNBERGER.**

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

DOCKET #2015-07635

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF BENSALEM**, County of Bucks and State of Pennsylvania, bounded and described according to a Survey and Plan thereof made August 31, 1908 by Charles Henry Moon, Surveyor.

TAX PARCEL #02-060-016.

PROPERTY ADDRESS: 898 Station Avenue, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2015-08494

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

BEING KNOWN AS 2380 Olga Avenue, Bensalem, PA 19020.

TAX PARCEL #02-043-059.

PROPERTY ADDRESS: 2830 Olga Avenue, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **ESTATE OF JAMES NIEMI a/k/a JAMES F. NIEMI, FRANK NORMAN NIEMI,**

**KNOWN HEIR AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES NIEMI a/k/a JAMES F. NIEMI, LORIANN NIEMI, AS KNOWN HEIR OF JAMES NIEMI a/k/a JAMES F. NIEMI, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES NIEMI a/k/a JAMES F. NIEMI.**

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

**DOCKET #2016-00189**

ALL THAT CERTAIN tract of land, situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, Pa., being part of Lot 21 and part of Lot 22, Section D as laid out on a Plan of Lots known as Glenn Ashton Farms, Section C and D recorded in and for the County of Bucks, in Plan Book 4 located in the Township of Bensalem, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #02-077-040.

PROPERTY ADDRESS: 940 Roberts Road, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH L. STRIDE, II, MICHELLE STRIDE a/k/a MICHELLE ALLBROOK, THE UNITED STATES OF AMERICA.**

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

**DOCKET #2016-00534**

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

TAX PARCEL #02-029-316.

PROPERTY ADDRESS: 1044 Highland Avenue, Bensalem, PA 19020-6423.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **RAYMOND T. STASZEWSKI a/k/a RAYMOND STASZEWSKI, KIMBERLY A. HAINES STASZEWSKI.**

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

**DOCKET #2016-01991**

Wells Fargo Bank, N.A. v. Betty Ann Beaman owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4754 Anaconda Road, Bensalem, PA 19020-3811.

TAX PARCEL #2-42-031.

PROPERTY ADDRESS: 4754 Anaconda Road, Bensalem, PA 19020-3811.

JUDGMENT AMOUNT: \$314,572.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BETTY ANN BEAMAN.**

**PHELAN HALLINAN DIAMOND & JONES**

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

**DOCKET #2016-02004**

Wells Fargo Bank, N.A. v. Ronald R. Lawson, Sr., Kathleen J. Lawson owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 5900 Taft Avenue, Bensalem, PA 19020-3227.

TAX PARCEL #02-055-450.

PROPERTY ADDRESS: 5900 Taft Avenue, Bensalem, PA 19020-3227.

JUDGMENT AMOUNT: \$319,346.66.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RONALD R. LAWSON, SR., KATHLEEN J. LAWSON.**

**PHELAN HALLINAN DIAMOND & JONES**

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

**BRISTOL BOROUGH**

**DOCKET #2016-02275**

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

BEING KNOWN AS 2419 Nelson Court, Bristol, PA 19007.

TAX PARCEL #04-027-059.

PROPERTY ADDRESS: 2419 Nelson Court, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **MEGHAN CHRISTIANSEN a/k/a MEGHAN D.**

**CHRISTIANSSEN, DANIEL DISTLER**  
a/k/a **DANIEL J. DISTLER.**

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

---

**BRISTOL TOWNSHIP**

DOCKET #2014-02494

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon, situate, lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot No. 934-R on Subdivision Map of Red Cedar Hill, Levittown, Section 24, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on June 24, 1953, in Plan Book 6 page 34, as follows, to wit:

TAX PARCEL #5-38-363.

PROPERTY ADDRESS: 7 Red Cedar Drive, Levittown, PA 19055.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DORIS GREINER, RON J. GREINER.**

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

---

DOCKET #2014-03393

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 BRISTOL**, County of Bucks and State of Pennsylvania shown and designated as Lot No. 1638-R on Subdivision Map of "Appletree Hill", Levittown, Section 27 filed in the Office of Recorder of Deeds of Bucks County, Pennsylvania on July 17, 1953 in Plan Book 6 page 46, as follows, to wit:

TAX PARCEL #5-39-542.

PROPERTY ADDRESS: 66 Aster Lane, Levittown, PA 19055-1236.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT J. BOST, RACHELLE BOST.**

**POWERS, KIRN & ASSOCIATES**

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

---

DOCKET #2014-04798

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being at Levittown, in

**BRISTOL TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania.

BEING KNOWN AS 340 Indian Creek Drive.  
TAX PARCEL #05-033-406.

PROPERTY ADDRESS: 340 Indian Creek Drive, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PATRICIA L. PROSCIA a/k/a PATRICIA PROSCIA, ANTHONY N. PROSCIA.**

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

---

DOCKET #2014-06995

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, and being known as 3538 Snowden Avenue, Bristol, Pennsylvania 19007.

TAX PARCEL #05-058-142.

PROPERTY ADDRESS: 3538 Snowden Avenue, Bristol, Pennsylvania 19007.

REAL DEBT: \$239,113.12.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GERALD JOHN TKACZ, ADMINISTRATOR OF THE ESTATE OF HELEN F. TKACZ, DECEASED MORTGAGOR AND REAL OWNER.**

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

---

DOCKET #2014-07161

All that certain piece or parcel or Tract of land situate in **BRISTOL TWP.**, Bucks County, Pennsylvania, and being known as 728 Christy Avenue, Croydon, Pennsylvania 19021.

TAX PARCEL #5-11-96-1.

PROPERTY ADDRESS: 728 Christy Avenue, Croydon, Pennsylvania 19021.

REAL DEBT: \$292,818.47.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN J. CARSON AND MARY BETH CARSON.**

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

---

DOCKET #2014-08061

ALL THAT CERTAIN lot or 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 #05-025-099.

PROPERTY ADDRESS: 97 Mill Drive, Levittown, PA 19056.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD GALLAGHER, III a/k/a RICHARD GALLAGHER AS EXECUTOR OF THE ESTATE OF RITA M. GALLAGHER, DECEASED.**

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

DOCKET #2015-00118

ALL THOSE TWO CERTAIN lots or pieces of ground with the buildings and improvements thereon SITUATE in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, described according to a Survey and Plan of Mayfield Annex Made by Joseph Race, Registered Surveyor, Bristol, Pennsylvania bearing date the Third day of October A.D. 1950.

TAX PARCEL #05-025-064.

PROPERTY ADDRESS: 2710 Bath Road, Bristol Twp., Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM W. BALDWIN, JR.**

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

DOCKET #2015-00149

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania being all of Lot No. 12 and all of Lot No. 14 and parts of Lots No. 7, 8, 9 and 10 Section 4 Plan 1, on Plan of Croydon Lane Company said Plan is recorded in the office for the Recording of Deeds in and for the County of Bucks at Doylestown, in Plan Book No. 1 page 49 and described according to a survey and plan thereof made by James Taylor, Surveyors of Bristol, Pennsylvania on the 24<sup>th</sup> day of January A.D. 1950.

TAX PARCEL #05-012-321.

PROPERTY ADDRESS: 812 Rosa Avenue, Bristol Twp., Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANDREW P. WELDON, DEBORAH A. WELDON.**

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

DOCKET #2015-00581

Wells Fargo Bank, N.A. v. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robert D. Bernhard a/k/a Robert Bernhard, Deceased owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 40 Jester Lane, Levittown, PA 19055-2320.

TAX PARCEL #05-071-289.

PROPERTY ADDRESS: 40 Jester Lane, Levittown, PA 19055-2320.

JUDGMENT AMOUNT: \$189,323.76.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT D. BERNHARD a/k/a ROBERT BERNHARD, DECEASED.**

**PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2015-01145

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania bounded and described according to a survey thereof made by William S. Erwin, Surveyor, January 1947.

TAX PARCEL #05-074-143.

PROPERTY ADDRESS: 7015 Beaver Dam Road, Bristol Twp., Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

## DOCKET #2015-01709

PHH Mortgage Corporation v. Sharon A. McDonough, Michael E. McDonough a/k/a Michael A. McDonough owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 3114 Fairway Avenue, Bristol, PA 19007-1804.

TAX PARCEL #05-022-621.

PROPERTY ADDRESS: 3114 Fairway Avenue, Bristol, PA 19007-1804.

JUDGMENT AMOUNT: \$205,991.11

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHARON A. MCDONOUGH, MICHAEL E. MCDONOUGH a/k/a MICHAEL A. MCDONOUGH.**

**PHELAN HALLINAN DIAMOND & JONES**

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

## DOCKET #2015-01838

ALL THAT CERTAIN lot of land, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, Pa., being known as Lot No. 674 on Plan of Leamington Land Association as recorded in the Office for the Recording of Deeds in and for Bucks County in Deed Book 252 page 640.

AND ALSO ALL THAT CERTAIN lot of piece of ground with the buildings and improvements thereon erected, situate in the Township of Bristol, County of Bucks, Pa., being part of Lot No. 672 and all of Lot No. 673 on Plan of Leamington Land Association which plan is recorded at Doylestown in the Office for the Recording of Deeds in Deed Book 252 at page 640.

TAX PARCEL #05-013-424.

PROPERTY ADDRESS: 611 Logan Avenue, Bristol Twp., Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RALPH ROMANELLI.**

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

## DOCKET #2015-04953

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

TAX PARCEL #05-032-065.

PROPERTY ADDRESS: 20 Margin Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VINCENT FELICIANO, ISABEL FELICIANO.**

**GREGORY JAVARDIAN**, Esquire

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

## DOCKET #2015-07001

All that certain piece or parcel or Tract of land situate **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, and being known as 21 Gate Lane, Levittown, Pennsylvania 19055.

TAX PARCEL #05-043-395.

PROPERTY ADDRESS: 21 Gate Lane, Levittown, Pennsylvania, 19055.

REAL DEBT: \$199,283.53.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHARLOTTE COPE.**

**TERRENCE J. McCABE**, Esquire

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

## DOCKET #2015-07634

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

TAX PARCEL #05-037-173.

PROPERTY ADDRESS: 85 Wildflower Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JANICE CAMERON, THE UNKNOWN HEIRS OF THE ESTATE OF JOHN O. WRIGHT.**

**JESSICA N. MANIS**, Esquire

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

## DOCKET #2015-08695

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

All that certain unit in the property known, named and identified as Crestwood Condominium, situate in the Township of Bristol, County of Bucks, and State of

Pennsylvania, which as heretofore been submitted to the provisions of the Uniform Condominium Act by the recording in the Recorder of Deeds Office of Bucks County of a Declaration of Condominium, dated 9/14/1989 and recorded in Land Record Book 94 page 1814, Amendments thereto recorded in Land Record Books 94 page 1855, 104 page 125, 122 page 1829, 133 page 1271, 153 page 692, 182 page 2330, 203 page 1845, 321 page 839, 321 page 856, 404 page 472, 709 page 1055, 817 page 1243, 876 page 134, 1025 page 1124, and the plats and plans attached the said Declaration and the Amendments thereto.

Being designated thereon as Unit 517.

BEING more fully described in a Deed dated April 7, 2004, among the land records of the County and State set forth above, in Deed Volume 3942, Page 1568.

TAX PARCEL #05-025-082-517.

PROPERTY ADDRESS: 89 Joan Court Unit 517, Bristol Township, PA 19057.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **GRANT ERICKSON, JENNIFER ERICKSON.**

**JUSTIN F. KOBESKI**, Esquire

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

---

**DOCKET #2016-00000**

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, and being known as 26 Grieb Avenue, Levittown, Pennsylvania 19057.

TAX PARCEL #05-074-199.

PROPERTY ADDRESS: 26 Grieb Avenue, Levittown, Pennsylvania 19057.

REAL DEBT: \$151,623.86.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL LITCHAUER.**

**TERRENCE J. McCABE**, Esquire

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

---

**DOCKET #2016-00089**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the County of Bucks and State of Pennsylvania, being known and

designated as Lot Number 59 as shown on a Map entitled 'Subdivision Plan of Bristol Terrace—One' PA—36281, **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, recorded in the Office of the Recorder of Deeds at Doylestown, Pa. in Plan Book 14 page 25, on August 8, 1947.

TAX PARCEL #05-065-116.

PROPERTY ADDRESS: 5600 Treaty Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES P. CAUCCI.**

**MARTHA E. VON ROSENSTIEL**, Esquire

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

---

**DOCKET #2016-00376**

Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing Under The Laws of The United States of America v. Denise I. Maris a/k/a Denise Maris owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1828 Willow Avenue, Bristol, PA 19007-6732.

TAX PARCEL #05-018-015.

PROPERTY ADDRESS: 1828 Willow Avenue, Bristol, PA 19007-6732.

JUDGMENT AMOUNT: \$211,155.12.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DENISE I. MARIS a/k/a DENISE MARIS.**

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

---

**DOCKET #2016-01480**

All that certain piece or parcel or Tract of land situate **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, and being known as 40 Plumtree Road, Levittown, Pennsylvania 19056.

TAX PARCEL #05-021-081.

PROPERTY ADDRESS: 40 Plumtree Road, Levittown, Pennsylvania 19056.

REAL DEBT: \$256,308.78.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT CAMPBELL, CYNTHIA CAMPBELL.**

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

DOCKET #2016-01781

Hsbc Bank USA, National Association as Trustee for Ace Securities Corp. Home Equity Loan Trust, Series 2006-He1, Asset Backed Pass-Through Certificates v. Susan Richardson a/k/a Susan E. Lucisano Richardson owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1105 Sycamore Avenue, Croydon, PA 19021-6063.

TAX PARCEL #05-008-326.

PROPERTY ADDRESS: 1105 Sycamore Avenue, Croydon, PA 19021-6063.

JUDGMENT AMOUNT: \$148,081.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SUSAN RICHARDSON a/k/a SUSAN E. LUCISANO RICHARDSON.**

**PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2016-02023

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks, and State of Pennsylvania, shown and designated as Lot No. 2843R on Subdivision Map of "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 page 3.

BEING KNOWN AS 48 Great Oak Road, Levittown, PA 19057.

TAX PARCEL #5-37-374.

PROPERTY ADDRESS: 48 Great Oak Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SEAN D. NORMAN.**

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

DOCKET #2016-02176

Wells Fargo Bank, NA v. Melvenic A. Mulbah, Kate J. Mulbah a/k/a Kate Mulbah

owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 42 Fortune Lane, Levittown, PA 19055-2113.

TAX PARCEL #05-043-346.

PROPERTY ADDRESS: 42 Fortune Lane, Levittown, PA 19055-2113.

JUDGMENT AMOUNT: \$192,184.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MELVENIC A. MULBAH, KATE J. MULBAH a/k/a KATE MULBAH.**

**PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2016-02585

ALL THAT CERTAIN LOT, piece or parcel of land, with the buildings and improvements thereon erected, SITUATE, lying and being at Levittown in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot Number 7875 on Subdivision Map of 'Blue Ridge', Levittown, Section 45 filed in the Office of the Recorder of Deeds of Bucks County, Pa. on August 14, 1953 in Plan Book 7 page 6.

TAX PARCEL #05-036-175.

PROPERTY ADDRESS: 59 Balsam Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH E. RICHARDS, CAROL A. RICHARDS.**

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

DOYLESTOWN TOWNSHIP

DOCKET #2012-02618

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

TAX PARCEL #09-025-124.

PROPERTY ADDRESS: 136 Pebble Woods Drive, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JANE E. MULLIGAN, PETER DAPRATO a/k/a PETER T. DAPRATO.**

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

DOCKET #2015-04839

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

TAX PARCEL #09-024-034.

PROPERTY ADDRESS: 31 Deer Path Road, Doylestown, PA 18901.

IMPROVEMENTS: A DETACHED, TWO STORY RANCH-STYLE DWELLING APPROXIMATELY 2,886 TOTAL SQ. FT. WITH APPROX. 4 ROOMS, 2 AND A 1/2 BATHS AND BASEMENT.

SOLD AS THE PROPERTY OF: **GENEROSO J. D'ARGENIO, CONSTANCE J. D'ARGENIO.**

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

DOCKET #2016-02132

Wells Fargo Bank, N.A. v. Matthew B. Ercolino, Tracy Shaltis, owner(s) of property situate in the **DOYLESTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 247 Edison Furlong Road, Doylestown, PA 18901-3028.

TAX PARCEL #09-025-018.

PROPERTY ADDRESS: 247 Edison Furlong Road, Doylestown, PA 18901-3028.

JUDGMENT AMOUNT: \$227,026.68.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MATTHEW B. ERCOLINO, TRACY SHALTIS. PHELAN HALLINAN DIAMOND & JONES**

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

#### **DURHAM TOWNSHIP**

DOCKET #2012-05195

US Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2006-Wf3 v. Albert J. Harlow, Jr, owner(s) of property situate in the **DURHAM TOWNSHIP**,

BUCKS County, Pennsylvania, being 515 Summit Lane, Riegelsville, PA 18077-9732.

TAX PARCEL #11-004-071.

PROPERTY ADDRESS: 515 Summit Lane, Riegelsville, PA 18077-9732.

JUDGMENT AMOUNT: \$749,642.05.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALBERT J. HARLOW, JR.**

**PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2015-08241

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF DURHAM**, Bucks County, Pennsylvania, and being known as 259 Old Furnace Road, Durham, Pennsylvania 18039.

TAX PARCEL #11-006-010.

PROPERTY ADDRESS: 259 Old Furnace Road, Durham, Pennsylvania 18039.

REAL DEBT: \$261,559.31.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN BENTON TINDALL, III, LUCINDA WAKEMAN TINDALL, 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

#### **FALLS TOWNSHIP**

DOCKET #2013-08640

OCWEN LOAN SERVICING, LLC v. Norma J. Osterhout, owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 358 Chelsea Road, Fairless Hills, PA 19030-2245.

TAX PARCEL #13-007-240.

PROPERTY ADDRESS: 358 Chelsea Road, Fairless Hills, PA 19030-2245.

JUDGMENT AMOUNT: \$166,640.26.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NORMA J. OSTERHOUT.**

**PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2014-08680

ALL THAT CERTAIN lot or piece of ground situate in **FALLS TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania. TAX PARCEL #13-27-198.

PROPERTY ADDRESS: 53 Narcissus Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CAROL D. KING, UNITED STATES OF AMERICA c/o THE U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA.**

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

DOCKET #2016-01805

All That Certain situate in the township of **FALLS TOWNSHIP** in Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #13-026-290.

PROPERTY ADDRESS: 60 Emerald Lane, Levittown, Pennsylvania 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LORETTA A. TRASATTI.**

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

DOCKET #2016-02115

ALL THAT CERTAIN lot or piece of land situate in the **TOWNSHIP OF FALLS**, Bucks County, Commonwealth of Pennsylvania, being lot number 109 as shown on the Plan of Fairless Hills, Penna., Revision 2, Unit E, Section I, laid out by Danherst Corporation. TAX PARCEL #13-016-503.

PROPERTY ADDRESS: 812 Chatham Road, Fairless Hills, PA 19030.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TRACI LYNN MILLER AS EXECUTRIX OF THE ESTATE OF BETTY SUE MILLER DECEASED.**

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

**HILLTOWN TOWNSHIP**

DOCKET #2015-06176

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF HILLTOWN**, County of Bucks and Commonwealth of Pennsylvania, described accordingly to a Plan of Subdivision prepared for H. Franklin Rice and Alexander Frazier, dated 11/5/1977 and recorded in Bucks County, Pennsylvania in Plan Book 165 page 44, more fully described as follows:

TAX PARCEL #15-029-117-001.

PROPERTY ADDRESS: 304 Welcome House Road, Perkasio, PA 18944.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARI ANGELA BECCHINA.**

**POWERS, KIRN & ASSOCIATES**

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

DOCKET #2015-08370

ALL THAT CERTAIN lots or parcels of ground, Hereditaments and Appurtenance, situate in the **TOWNSHIP OF HILLTOWN**, County of Bucks, Commonwealth of Pennsylvania, described, according to a Final Plan "Orchard Hill" prepared by Irick & Eberhardt Incorporated, Land Planning, Engineering, Landscape Architecture and Surveying dated 4/5/1999, last revised 1/11/2002 and recorded in the Office of Recorder of Deeds, Bucks County in Plan Book 309 Page 17.

BEING KNOWN AS Lot No. 17 on said plan.

TAX PARCEL #15-16-130.

PROPERTY ADDRESS: 2609 Crabapple Lane a/k/a 2609 Crabapple Circle, Perkasio, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARY E. LINDE.**

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

**LOWER MAKEFIELD TOWNSHIP**

DOCKET #2010-00363

Nationstar Mortgage, LLC v. Donna A. Askew, Roger L. Askew, Jr, owner(s) of property situate in the **TOWNSHIP OF**

**LOWER MAKEFIELD**, BUCKS County, Pennsylvania, being 194 South Hyacinth Drive, Yardley, PA 19067-6017.

TAX PARCEL #20056112.

PROPERTY ADDRESS: 194 South Hyacinth Drive, Yardley, PA 19067-6017.

JUDGMENT AMOUNT: \$482,078.94.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DONNA A. ASKEW, ROGER L. ASKEW, JR. PHELAN HALLINAN DIAMOND & JONES**

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

**DOCKET #2016-01030**

All that certain lot or piece of ground, situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described according to a final plan of Stonyhill Homes made by Bucks-Motland Engineers, Inc., dated 1-16/1976 and revised 8-13-1976 said plan being recorded in the Office of the Recorder of Deeds of the County of Bucks at Doylestown in Plan Book 155 page 4 as follows, to wit:—

Being Lot #16 as shown on the above mentioned plan.

TAX PARCEL #20-060-016.

TITLE TO SAID PREMISES IS VESTED IN Michael Charles Kendall, individually, by Deed from Keren Glick, individually, dated 08/29/2007, recorded 09/25/2007 in Book 5541, Page 2008.

PROPERTY ADDRESS: 232 Marble Court, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL CHARLES KENDALL.**

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

**LOWER SOUTHAMPTON TOWNSHIP**

**DOCKET #2015-01094**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County of Pennsylvania. TAX PARCEL #21-14-93.

PROPERTY ADDRESS: 807 Sterners Mill Road, Feasterville, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONALDO RAFAEL TORRENEGRA, ANIBAL E. TORRENEGRA.**

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

**DOCKET #2016-00628**

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP OF LOWER SOUTHAMPTON**, COUNTY OF BUCK, AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #21-035-158.

PROPERTY ADDRESS: 1954 Clayton Avenue, Feasterville Trevoze, PA 19053.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **DAWN SFIDA, MICHAEL SFIDA.**

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

**DOCKET #2016-02068**

Wells Fargo Bank, NA v. William Barrett, Kimberly Barrett, owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 501 Avenue A, Feasterville Trevoze, PA 19053-4601.

TAX PARCEL #21-016-152, 21-016-155.

PROPERTY ADDRESS: 501 Avenue A, Feasterville Trevoze, PA 19053-4601.

JUDGMENT AMOUNT: \$232,100.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM BARRETT, KIMBERLY BARRETT. PHELAN HALLINAN DIAMOND & JONES**

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

**DOCKET #2016-02181**

U.S Bank National Association, as Trustee for Lehman Xs Trust Mortgage Pass-Through Certificates, Series 2007-4N v. Lisa B. Gray, owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS

County, Pennsylvania, being 7 Trevoze Road, Feasterville Trevoze, PA 19053-6519.

TAX PARCEL# 21-013-022.001.

PROPERTY ADDRESS: 7 Trevoze Road, Feasterville Trevoze, PA 19053-6519.

JUDGMENT AMOUNT: \$232,934.65.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LISA B. GRAY.**

**PHELAN HALLINAN DIAMOND & JONES**

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

---

**MIDDLETOWN TOWNSHIP**

DOCKET #2015-07341

ALL THAT CERTAIN PARCEL OF LAND IN **TOWNSHIP OF MIDDLETOWN**, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 5579, PAGE 1284, ID #22-069-087, BEING KNOWN AND DESIGNATED AS METES AND BOUNDS PROPERTY.

TAX PARCEL #22-069-087.

PROPERTY ADDRESS: 106 Katie Drive, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

**SOLD AS THE PROPERTY OF: UNKNOWN EXECUTOR AND HEIRS OF THE ESTATE OF JEFFREY MILLER.**

**DAVID W. RAPHAEL**, Esquire

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

---

DOCKET # 2016-00523

Inspire Federal Credit Union f/k/a Bucks First Federal Credit Union v. Vince Angelo and Roberta L. Banks, owners of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 34 Quarry Road, Levittown, PA 19057.

TAX PARCEL #22-65-229.

PROPERTY ADDRESS: 34 Quarry Road, Levittown, Middletown Township, PA 19057.

JUDGMENT AMOUNT: \$62,381.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY WITH IMPROVEMENTS THEREON ERECTED, INCLUDING A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **VINCE ANGELO, ROBERTA L. BANKS.**

**J. TODD SAVARESE**, Esquire

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

---

DOCKET #2016-01731

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

TAX PARCEL #22-016-216.

PROPERTY ADDRESS: 1424 Highland Avenue, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **STEVEN G. DAVIS a/k/a STEPHEN G. DAVIDS.**

**MARK J. UDREN**, Esquire

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

---

DOCKET #2016-01859

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon, SITUATE, lying and being at Levittown, in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #22-053-376.

PROPERTY ADDRESS: 18 Umber Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARY ANNE BOYLE, PATRICK M. BOYLE.**

**RICHARD M. SQUIRE**, Esquire

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

---

DOCKET #2016-02031

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

TAX PARCEL #22-051-142.

PROPERTY ADDRESS: 85 Harmony Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PAUL ARTERS.**

**GREGORY JAVARDIAN**, Esquire

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

**MORRISVILLE BOROUGH**

DOCKET #2015-07723

ALL THAT CERTAIN parcel of land in the **BOROUGH OF MORRISVILLE**, Bucks County, Commonwealth of Pennsylvania. BEING KNOWN AS 219 Melvin Court.

TAX PARCEL #24-003-042-023.

PROPERTY ADDRESS: 219 Melvin Court, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SUZANNE M. RAFFERTY, ROBERT KRIVDA.**

**STEPHEN M. HLADIK**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-00338

ALL THAT CERTAIN lot or piece of land, together with the dwelling and other improvements thereon erected, known as Lot Number 225 on a map of lots of Peter E. Baker, lying and being located in the **BOROUGH OF MORRISVILLE**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #24-012-021.

PROPERTY ADDRESS: 234 Bank Street, Morrisville, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRYSANTHIA DAWSON SOLELY IN HER CAPACITY AS HEIR OF CLEMENT KNIGHT DECEASED, THE UNKNOWN HEIRS OF CLEMENT KNIGHT DECEASED, CHAIA-MIERE NAZARIO SOLELY IN HER CAPACITY AS HEIR OF CLEMENT KNIGHT DECEASED.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**NEW BRITAIN BOROUGH**

DOCKET #2016-01133

ALL THAT CERTAIN lot, piece, or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **BOROUGH OF NEW BRITAIN**, County of Bucks, Commonwealth of Pennsylvania, and described according to a Final Plan of Unami Court, made by Douglas W. Breiting and Associates, Registered Surveyors, dated 11/23/1973 and revised 4/8/1975.

BEING Lot No. 15 as shown on the above mentioned Plan. This Plan was recorded in Plan Book 131 page 33.

BEING Lot No. 18 as shown on a later revision of said Plan (revised 12/1/1976) and recorded in Plan Book 150 page 18.

TAX PARCEL #25-001-017-018.

PROPERTY ADDRESS: 30 Unami Trail, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FELIX E. HAVKIN, LAUREN M. MAX.**

**MARTHA E. VON ROSENSTIEL**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**NEW BRITAIN TOWNSHIP**

DOCKET #2010-05678

ALL THAT CERTAIN LOT OF LAND SITUATE IN **NEW BRITAIN TWP., BUCKS COUNTY, PENNSYLVANIA:** BEING KNOWN AS 22 Far View Road, Chalfont, PA 18914.

TAX PARCEL #26-008-160.

PROPERTY ADDRESS: 22 Far View Road, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **BARBRA L. COUSINS, WAYNE R. COUSINS.**

**MARK J. UDREN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**NORTHAMPTON TOWNSHIP**

DOCKET #2012-02916

ALL THAT CERTAIN Unit in the property known named and identified in the Declaration referred to below as "The Condominiums at Tapestry: located in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks and Commonwealth of PA.

BEING KNOWN AS Unit No. 729-B.

BEING KNOWN AS 802 Barry Court, Holland, PA 18966.

TAX PARCEL #31-067-368-729-00B.

PROPERTY ADDRESS: 802 Barry Court, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JULIE LEVI a/k/a JULIE VORSOVSKY.**

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

DOCKET #2012-03711

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, Pennsylvania, bounded and described according to a Final Plan of Pine Run, made by Tri State Engineers and Land Surveyors, Inc., dated October 27, 1978 and last revised January 24, 1983 and recorded in the Office for the Recording of Deeds in and for the County of Bucks, on February 10, 1983 in Plan Book 216 page 46.

BEING KNOWN AS Lot No. 140 on said Plan.

TAX PARCEL #31-048-218.

PROPERTY ADDRESS: 14 Crestview Drive, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FLOAREA BIBU, DAN BIBU**.

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

DOCKET #2015-01340

OCWEN Loan Servicing, LLC v. Luda Polonsky, owner(s) of property situate in **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 1917 Hopkins Court Unit 1917, a/k/a 19017 Hopkins Court Unit 779B, Southampton, PA 18966-5131.

TAX PARCEL #31-067-369779B.

PROPERTY ADDRESS: 1917 Hopkins Court Unit 1917, a/k/a 19017 Hopkins Court Unit 779B, Southampton, PA 18966-5131.

JUDGMENT AMOUNT: \$144,748.57.

IMPROVEMENTS: CONDOMINIUM UNIT.

SOLD AS THE PROPERTY OF: **LUDA POLONSKY**.

**PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2015-01741

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

Commonwealth of Pennsylvania, bounded and described as follows:

All that certain Unit in the property known, named and identified as Tamerlane Condominium located in Northampton Township, Bucks County, Commonwealth of Pennsylvania, which has theretofore been submitted to the provisions of the uniform Condominium Act 68 PA. C.S. 3101 et. seq. by the recording in the recorder of Deeds Office in Bucks County at Doylestown, Pennsylvania, of a Declaration dated December 16, 1985 and recorded in Deed Book 2650 Page 909 and as last amended in Deed Book 2792 Page 460. Being and designated as unit No. 9 Building 7. BEING more fully described in a Deed dated November 13, 2009, among the land records of the County and State set forth above, in Deed Volume 6304, Page 109.

TAX PARCEL #31-036-195-007-009.

PROPERTY ADDRESS: 15023 Bennett Place, Southampton, PA 18966.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ERINN C. DARPINO aka ERINN C. CONNELLY, ADMINISTRATOR OF THE ESTATE OF SHEILA MORRIS**.

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

**PERKASIE BOROUGH**

DOCKET #2013-03742

Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, LP v. Vickie Diane Smith, Beverly Smith a/k/a Beverly R. Smith, James H. Smith a/k/a James Smith, owner(s) of property situate in the **PERKASIE BOROUGH**, BUCKS County, Pennsylvania, being 411 Race Street, Perkasio, PA 18944-1442.

TAX PARCEL #33-005-627.

PROPERTY ADDRESS: 411 Race Street, Perkasio, PA 18944-1442.

JUDGMENT AMOUNT: \$214,007.42.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VICKIE DIANE SMITH, BEVERLY SMITH a/k/a BEVERLY R. SMITH, JAMES H. SMITH a/k/a JAMES SMITH**.

**PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2015-01305

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **BOROUGH OF PERKASIE**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #33-011-040.

PROPERTY ADDRESS: 721 Hunters Run, Perkasio, PA 18944.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **LUIS CASTRO, ARACELY CASTRO.**

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

DOCKET #2016-01836

ALL THAT CERTAIN tract of land, Hereditaments and Appurtenances, SITUATE in **PERKASIE BOROUGH**, County of Bucks and State of Pennsylvania, on the East side of North Fifth Street and extending partly into East Rockhill Township, designated as Lot No. 2 on a survey plan made for Robert F. Leber, dated October 23, 1957, by Willard Van Ommeren, Reg. Engineer.

CONTAINING 22,598 square feet of land, more or less.

TAX PARCEL #33-011-019-001.

PROPERTY ADDRESS: 1005 North 5th Street, Perkasio, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD MAHMDE, THERESA R. MAHMDE f/k/a THERESA R. KELLY.**

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

**PLUMSTEAD TOWNSHIP**

DOCKET #2015-05122

All that certain lot or land Situate in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks and Commonwealth of Pennsylvania, bounded and described by a recent Survey made by G. Marvin Hendricks Registered Surveyor.

TAX PARCEL #34-4-35-1-1.

PROPERTY ADDRESS: 5587 Stump Road, Pipersville, PA 18947.

JUDGMENT AMOUNT: \$416,675.87.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **MICHAEL KANTER, TAMARA KANTER.**

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

**QUAKERTOWN BOROUGH**

DOCKET #2012-03121

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

TAX PARCEL #35-006-048.

PROPERTY ADDRESS: 201 Madison CT, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CYNTHIA VAUGHAN, RICH VAUGHAN.**

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

**RICHLAND TOWNSHIP**

DOCKET #2016-00016

Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Deborah Byrnes, Jonathan D. Byrnes, owner(s) of property situate in **RICHLAND TOWNSHIP**, BUCKS County, Pennsylvania being 450 Terrace Drive, Quakertown, PA 18951-5045.

TAX PARCEL #36-027-157.

PROPERTY ADDRESS: 450 Terrace Drive, Quakertown, PA 18951-5045.

JUDGMENT AMOUNT: \$237,836.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEBORAH BYRNES, JONATHAN D. BYRNES.**

**PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2016-02106

Wells Fargo Bank, NA v. Shannon Kunkel, owner(s) of property situate in the **RICHLAND TOWNSHIP**, BUCKS County, Pennsylvania, being 1152 Virginia Way, Quakertown, PA 18951-2598.

TAX PARCEL #36-032-066.

PROPERTY ADDRESS: 1152 Virginia Way,  
Quakertown, PA 18951-2598.

JUDGMENT AMOUNT: \$200,472.29.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **SHANNON  
KUNKEL.**

**PHELAN HALLINAN DIAMOND  
& JONES**

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

---

#### SELLERSVILLE BOROUGH

DOCKET #2015-08622

U.S. Bank National Association as Trustee for  
Cmalt Remic Series 2007-A6 Praa - Remic  
Pass-Through Certificates, Series 2007-A6 v.  
James R. Clymer, Janice L. Clymer, owner(s)  
of property situate in the **BOROUGH  
OF SELLERSVILLE**, BUCKS County,  
Pennsylvania, being 109 Green Street,  
Sellersville, PA 18960.

TAX PARCEL #39-005-179.

PROPERTY ADDRESS: 109 Green Street,  
Sellersville, PA 18960.

JUDGMENT AMOUNT: \$179,369.10.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES R.  
CLYMER, JANICE L. CLYMER.**

**PHELAN HALLINAN DIAMOND  
& JONES**

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

---

DOCKET #2016-02107

ALL THAT CERTAIN or piece of  
ground situate in the **BOROUGH OF  
SELLERSVILLE**, County of Bucks and  
Commonwealth of Pennsylvania.

TAX PARCEL #39-004-046.

PROPERTY ADDRESS: 17-19 Winard Circle  
a/k/a 17 Winward Circle, Sellersville, PA  
18960.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

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

**MICHAEL T. McKEEVER**, Esquire

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

#### SOLEBURY TOWNSHIP

DOCKET #2016-01592

Hsbc Bank USA, National Association as  
Trustee for Wells Fargo Asset Securities  
Corporation, Mortgage Pass-Through  
Certificates, Series 2007-11 v. Carl  
Christensen, Ina Christensen, owner(s)  
of property situate in the **SOLEBURY  
TOWNSHIP**, BUCKS County, Pennsylvania,  
being 6008 Upper York Road, New Hope, PA  
18938.

TAX PARCEL #41-008-029.

PROPERTY ADDRESS: 6008 Upper York  
Road, New Hope, PA 18938.

JUDGMENT AMOUNT: \$474,082.08.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **CARL  
CHRISTENSEN, INA CHRISTENSEN.**

**PHELAN HALLINAN DIAMOND  
& JONES**

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

---

#### UPPER MAKEFIELD TOWNSHIP

DOCKET #2015-02637

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

TAX PARCEL #47-008-018-005.

PROPERTY ADDRESS: 1513 Wrightstown  
Road, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL REAL  
ESTATE.

SOLD AS THE PROPERTY OF: **SHANNA  
K. BRADLEY, MICHAEL F. BRADLEY.**

**ANDREW J. MARLEY**, Esquire

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

---

#### UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2016-00579

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

BEING KNOWN AS 158 Meadowfield Drive,  
Southampton, PA 18966.

TAX PARCEL #48-006-067.

PROPERTY ADDRESS: 158 Meadowfield Drive, Southampton, PA 18966.  
IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
SOLD AS THE PROPERTY OF: **NOURMA DEKERMENJIAN**.  
**MARK J. UDREN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2016-01113  
Wells Fargo Bank, N.A. v. Mikhael Shap a/k/a M. Shap, Marina Shap a/k/a M. Shap, owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 741 Chesham Turn, Southampton, PA 18966-4548.  
TAX PARCEL #48-025-068.  
PROPERTY ADDRESS: 741 Chesham Turn, Southampton, PA 18966-4548.  
JUDGMENT AMOUNT: \$199,041.63.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **MIKHAEL SHAP a/k/a M. SHAP, MARINA SHAP a/k/a M. SHAP**.  
**PHELAN HALLINAN DIAMOND & JONES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2016-01191  
Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Theresa McConnell a/k/a Theresa Jan McConnell, Ronald P. McConnell a/k/a/ Ronald Patrick McConnell, owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 971 County Line Road, Huntingdon Valley, PA 19006-1107.  
TAX PARCEL #48-015-009.  
PROPERTY ADDRESS: 971 County Line Road, Huntingdon Valley, PA 19006-1107.  
JUDGMENT AMOUNT: \$229,715.02.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **THERESA MCCONNELL a/k/a THERESA JAN MCCONNELL, RONALD P. MCCONNELL a/k/a RONALD PATRICK MCCONNELL**.  
**PHELAN HALLINAN DIAMOND & JONES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**WARMINSTER TOWNSHIP**

DOCKET #2015-07291  
ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF WARMINSTER**, BUCKS COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 4410 Centennial Station, Warminster, PA 18974.  
TAX PARCEL #49-024-041-0014410.  
PROPERTY ADDRESS: 4410 Centennial Station, Warminster, PA 18974.  
IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
SOLD AS THE PROPERTY OF: **DEBORAH GLASS, HARVEY GLASS**.  
**MARK J. UDREN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2015-08833  
All that certain piece or parcel or Tract of land situate **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, and being known as 241 Colonial Drive, Warminster, Pennsylvania 18974.  
TAX PARCEL #49-028-040.  
PROPERTY ADDRESS: 241 Colonial Drive, Warminster, Pennsylvania 18974.  
REAL DEBT: \$216,993.74.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **MARY LYNN GREENBERG**.  
**TERRENCE J. McCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2016-00236  
ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Shady Village made by Tri-State Engineer & Land Surveyors, Inc. dated February 1, 1969 and last revised March 10, 1970 which plan is recorded at Doylestown, Pennsylvania in Plan Book 64 page 49, as follows, to wit:  
TAX PARCEL #49-35-211.  
PROPERTY ADDRESS: 882 DECKER LANE, WARMINSTER, PA 18974.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PHILIP M. HONER, SHEILA I. HONER. POWERS, KIRN & ASSOCIATES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2016-00863

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

TAX PARCEL #49-036-285.

PROPERTY ADDRESS: 1043 Kemper Drive, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **BROOKE AMBER DAVIS, SCOTT FITZGERALD GILL.**

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

---

**WARRINGTON TOWNSHIP**

DOCKET #2014-04211

ALL THAT CERTAIN PARCEL OF GROUND LOCATED IN THE **TOWNSHIP OF WARRINGTON**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #50-041-041.

PROPERTY ADDRESS: 607 Bellflower Boulevard, Warrington, PA 18976.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL HOJLO, MARYALICE HOJLO a/k/a MARY ALICE HOJLO.**

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

---

DOCKET #2014-04352

All that certain piece or parcel or Tract of land situate **WARRINGTON TOWNSHIP**, Bucks County, Pennsylvania, and being known as 2265 Patty Lane, Warrington, Pennsylvania 18976.

TAX PARCEL #50-024-007.

PROPERTY ADDRESS: 2265 Patty Lane, Warrington, Pennsylvania 18976.

REAL DEBT: \$154,029.29.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NORRIS SMITH, JUDITH A. PARSONS n/k/a JUDITH A. SMITH.**

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

---

DOCKET #2015-05434

Wells Fargo Bank, NA v. Heather M. Minnich a/k/a H. M. Minnich, owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 1203 Suzann Drive, Warrington, PA 18976-1836.

TAX PARCEL #50-025-127.

PROPERTY ADDRESS: 1203 Suzann Drive, Warrington, PA 18976-1836.

JUDGMENT AMOUNT: \$162,609.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HEATHER M. MINNICH a/k/a H. M. MINNICH.**

**PHELAN HALLINAN DIAMOND & JONES**

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

---

**WARWICK TOWNSHIP**

DOCKET #2016-02362

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

TAX PARCEL #51-21-199.

PROPERTY ADDRESS: 1803 Arbor Court, Jamison, PA 18929.

IMPROVEMENTS: A TWO STORY COLONIAL DWELLING CONTAINING 10 ROOMS, 4 BEDROOMS, 2.5 BATHS AND A TWO CAR GARAGE ON A LOT SIZE OF 89 X 115 FEET IRREGULAR.

SOLD AS THE PROPERTY OF: **JOHN M. SKLENCAR, KAREN M. SKLENCAR, H/W.**

**DOUGLAS G. THOMAS**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**WRIGHTSTOWN TOWNSHIP**

DOCKET #2015-08299

Wells Fargo Bank, NA v. Stephanie Goguen a/k/a Stephanie Bench a/k/a Stephanie Renee Bench, Donald Bench a/k/a Donald Bench, Jr., owner(s) of property situate in the **WRIGHTSTOWN TOWNSHIP**, BUCKS

County, Pennsylvania, being 172 Pheasant Lane, Newtown, PA 18940-9620.

TAX PARCEL #53-015-009.

PROPERTY ADDRESS: 172 Pheasant Lane, Newtown, PA 18940-9620.

JUDGMENT AMOUNT: \$267,535.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF:  
**STEPHANIE GOGUEN a/k/a  
STEPHANIE BENCH a/k/a STEPHANIE  
RENEE BENCH, DONALD BENCH a/k/a  
DONALD BENCH, JR.**

**PHELAN HALLINAN DIAMOND**

**& JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

---

#### **YARDLEY BOROUGH**

DOCKET #2015-05462

The Bank of New York Mellon f/k/a The Bank of New York as Successor to JPMorgan Chase Bank, Not Individually But Solely as Trustee for The Holders of The Bear Stearns Alt-A Trust 2005-1, Mortgage Pass-Through Certificates, Series 2005-1 v. Ronald W. Givens, owner(s) of property situate in the **YARDLEY BOROUGH**, BUCKS County, Pennsylvania being 138 South Bell Avenue, Yardley, PA 19067-1725.

TAX PARCEL #54-009-038.

PROPERTY ADDRESS: 138 South Bell Avenue, Yardley, PA 19067-1725.

JUDGMENT AMOUNT: \$490,300.05.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RONALD W. GIVENS.**

**PHELAN HALLINAN DIAMOND**

**& JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

---

DOCKET # 2015-07598

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

TAX PARCEL #54-007-069-001.

PROPERTY ADDRESS: 133 Pennsylvania Avenue, Yardley, Pennsylvania 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRENDA A. LADD, KNOWN SURVIVING HEIR**

**OF JOSEPHINE BARNES, KATHRYN L. YOUNG, KNOWN SURVIVING HEIR OF JOSEPHINE BARNES AND UNKNOWN SURVIVING HEIRS OF JOSEPHINE BARNES.**

**TERRENCE J. McCABE**, 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.

Aug. 18, 25; Sept. 1

---

#### **Change of Name**

IN THE COURT OF COMMON

PLEAS OF BUCKS COUNTY

CIVIL ACTION – LAW

NO. 2016-04043

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 **KIM D. INSULL** to **KIM D. BENDER INSULL**.

The Court has fixed the 22 day of September, 2016 at 9:30 A.M. in Courtroom No. 420, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Aug. 18

---

IN THE COURT OF COMMON

PLEAS OF BUCKS COUNTY

CIVIL ACTION – LAW

NO. 2016-04423

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 **ZHANAR IRGEBAYEVA** to **ZHANAR IRGEBAY**.

The Court has fixed the 22 day of September, 2016 at 9:30 a.m. in Courtroom

No. 420, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Aug. 18

---

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2016-04407

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 **HENRY MILES NIKOLET** to **HENRY JAMES RING**.

The Court has fixed the 22 day of September, 2016 at 9:30 A.M. in Courtroom No. 420, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Aug. 18

---

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2016-04282

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 **SHUN DURAN WALKER, JR.** to **NAZIR SYNCERE HARRINGTON**.

The Court has fixed the 22<sup>nd</sup> day of September, 2016 at 9:30 a.m. in Courtroom No. 420, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Megan M. McDonald**, Solicitor  
Ashby Law Offices, LLC  
246 West Broad Street  
Suite 3  
Quakertown, PA 18951

Aug. 18

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2016-04316

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 **ADEEL ARI YACOBI** to **ARI DEL YACOBI**.

The Court has fixed the 22 day of September, 2016 at 9:30 a.m., in Courtroom No. 420, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Aug. 18

---

## 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.

**AST TOWING, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Egbert & Barnes, PC**, Solicitors  
1494 Old York Road  
Suite 200  
Abington, PA 19001

Aug. 18

**H GRIN NAIL & SPA, Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Aug. 18

**JK LEHMAN MASONRY CORP.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Vincent A. Guarna**, Solicitor  
412 East Street Road  
Feasterville, PA 19053

Aug. 18

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

Aug. 18

**RAMOS6 INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Aug. 18

**St. Basil's Tobacco Company** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Eric A. George**, Solicitor  
Law Offices of Eric A. George  
530 W. Butler Ave.  
Chalfont, PA 18914

Aug. 18

**WILLIAM'S TREE SERVICE INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Aug. 18

## Charter Application Nonprofit

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

The name of the corporation is **PROJECT WICKER AVENUE CONDOMINIUM ASSOCIATION, INC.**

The Articles of Incorporation (filing date) July 6, 2016.

The purpose or purposes for which it was organized are as follows: To maintain and administer the Common Elements of the Project Wicker Avenue Condominium,

to administer and enforce the covenants and restrictions applicable to the Condominium, to levy, collect and disburse any assessments and charges, and to do any and all lawful acts as authorized under the laws of the Commonwealth of Pennsylvania applicable to nonprofit corporations.

**Caroline A. Edwards**, Solicitor  
9 W. Centre Avenue  
P.O. Box 1586  
Newtown, PA 18940-0916

Aug. 18

## Charter Application Professional

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 Professional Corporation Law of 1988, as amended.

**Jared S. Kenwood, DDS PC** has been incorporated under the provisions of the Pennsylvania Professional Corporation Law of 1988, as amended.

**Mitchell B. Gerson**, Solicitor  
2110 South Eagle Road  
Bldg. 10  
Suite 386  
Newtown, PA 18940

Aug. 18

## 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*

**ADDUCI, MARIA L.** a/k/a **MARIA ADDUCI**, dec'd.  
Late of the Township of Northampton,  
Bucks County, PA.

Executrix: **JOANNE VEDRAL** c/o Harvey Abramson, Esq., 86 Buck Rd., Holland, PA 18966.

Attorney: **HARVEY ABRAMSON**, Law Offices of Harvey Abramson, P.C., 86 Buck Rd., Holland, PA 18966.

**ANGLIN, RALPH** a/k/a **RALPH D. ANGLIN**, dec'd.

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

Executrix: **BETH L. ANGLIN-CAULEY**, 1355 James Court, Yardley, PA 19067.

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

**CAPUTO, CAROLE A.**, dec'd.

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

Executrix: **KAREN A. PETZOLD**, 62 Tallpine Lane, Levittown, PA 19054.

**CERZOSIMO, NANCY S.**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **MICHAEL McCUE**, P.O. Box 158, Bryn Athyn, PA 19009.

**CLARK, MARTIN J., SR.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **PATRICK M. CLARK** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

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

**CONKLIN, BENJAMIN H.**, dec'd.

Late of Warwick Township, Bucks County, PA.

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

Attorney: **RICHARD HALE PRATT**.

**DAGEN, ROY E.** a/k/a **ROY EDWARD DAGEN**, dec'd.

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

Executor: **KATHY J. YATES** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

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

**DRESCHER, REINER J.** a/k/a **REINER DRESCHER**, dec'd.

Late of Southampton, Bucks County, PA.

Executrices: **KATHLEEN HEDIGER**, 2236 Buckingham Dr., Warrington, PA 18976 and **JILL CARPINO**, 110 Woodleaf Dr., Winter Springs, FL 32708.

**GERHARD, ZELMA K.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Co-Executors: **RICHARD W. GERHARD** and **EDWARD K. GERHARD** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

**HOLLAND, HOWARD E.**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administratrices: **LILLIE GOODMAN** and **EUNICE C. MERRITT** c/o Management of Milestones, LLC, Two Logan Square, 100 N. 18<sup>th</sup> Street, Ste. 300, Philadelphia, PA 19103.

Attorney: **LYNNE M. SUMMERS**, Management of Milestones, LLC, Two Logan Square, 100 N. 18<sup>th</sup> Street, Ste. 300, Philadelphia, PA 19103.

**KEAVENEY, ROBERT E.** a/k/a **BOB KEAVENEY**, dec'd.

Late of 280 Middle Holland Road, Apt. 735, Northampton, Bucks County, PA.

Executor: **KEVIN KEAVENEY**, 1 Indian Summer Dr., Southampton, PA 18966.

Attorney: **PERRY S. WARREN**, Maselli Warren, P.C., The Stocking Works Bldg., 301 S. State St., Ste. N103, Newtown, PA 18940.

**KILBURN, ALBERT**, dec'd.

Late of Southampton Township, Bucks County, PA.

Executrix: **BETH MORAN**, 6340 John Hancock Court, Bensalem, PA 19020.

**KILKER, JOHN M., JR.** a/k/a **JOHN KILKER, JR.** a/k/a **JACK KILKER** and **JOHN MARTIN KILKER, JR.**, dec'd.

Late of Warrington Township, Bucks County, PA.

Administrator: **ROBERT F. KILKER**, 1746 Calypso Ave., Apt. 12, Bethlehem, PA 18018.

**KROUT, ELIZABETH, dec'd.**

Late of Bedminster Township, Bucks County, PA.

Executrix: **BENNETT E. KROUT** c/o Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944-0215.

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

**LANE, DOROTHY C., dec'd.**

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

Executrix: **DEBRA A. BROWER** c/o James M. Martin, Esq., One Neshaminy Interplex, Ste. 202, Trevoise, PA 19053.

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

**MALLOY, MICHAEL T., dec'd.**

Late of Yardley, Bucks County, PA.

Executrix: **JEANNE MALLOY**, 818 River Road, Ewing, NJ 08628.

**McLAUGHLIN, E. RUTH, dec'd.**

Late of Milford Township, Bucks County, PA.

Co-Executors: **HUGH F. McLAUGHLIN** and **ELLA R. HANSHEW** c/o Tomlinson & Gerhart, 414 Main Street, P.O. Box 14, East Greenville, PA 18041.

Attorney: **MICHELLE M. FORSELL**, Tomlinson & Gerhart, 414 Main Street, P.O. Box 14, East Greenville, PA 18041.

**NICHOLS, WILLIAM C., JR., dec'd.**

Late of Falls Township, Bucks County, PA.

Executrix: **CHRISTINE M. CURTIS**, 1680 Valley Green Rd., Etters, PA 17319.

Attorney: **THOMS A. ARCHER**, Mette, Evans and Woodside, 3401 North Front Street, Harrisburg, PA 17110.

**PATEL, HITESHBHAI a/k/a HITESH PATEL, dec'd.**

Late of Bristol Township, Bucks County, PA.

Executrix: **URVASH H. PATEL**, 5361 Bristol Pike, Apt. #2, Bristol PA 19007.

**PILZ, ELFRIEDE E., dec'd.**

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

Executor: **JOSEPH P. CARACAPPA**, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

**PIZZICA, VISPO B., dec'd.**

Late of Bensalem City, Bucks County, PA.

Executrix: **DOROTHY I. PIZZICA**, 3652 Grandview Ave., Bensalem, PA 19020.

**RASKIN, JACK, dec'd.**

Late of Warrington Township, Bucks County, PA.

Executrix: **FRANCINE TROUT** c/o Mullaney Law Offices, 598 Main Street, P.O. Box 24, Red Hill, PA 18076-0024.

Attorney: **CHRISTOPHER P. MULLANEY**.

**RENNER, BETSY J., dec'd.**

Late of New Britain Township, Bucks County, PA.

Executrix: **CINDY L. DIETTERICH**, 26 Helens Lane, Chalfont, PA 18914.

Attorney: **MATTHEW D. DUPEE**, McNelly & Goldstein LLC, 11 Church Road, Hatfield, PA 19440.

**ROLLINS, CHARLES EVERETT a/k/a CHARLES E. ROLLINS, dec'd.**

Late of Middletown Township, Bucks County, PA.

Executor: **JASON E. ROLLINS** c/o Don F. Marshall, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

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

**RUBINSTEIN, CHANEY, dec'd.**

Late of Newtown, Bucks County, PA.

Executrix: **EFFIE RUBINSTEIN**, 121 Rainier Court, #12, Princeton, NJ 08540.

**SLAVINSKI, JOHN J., dec'd.**

Late of Huntington Valley, Upper Southampton Township, Bucks County, PA.

Executrix: **JANE SLAVINSKI**, 12 Carolina Way, Mount Laurel, NJ 08054.

Attorney: **FRANCINE W. KAPLAN**, 309 Fellowship Rd., Ste. 200, Mount Laurel, NJ 08054.

**TOWNSEND, DOROTHY a/k/a DOROTHY PAULINE TOWNSEND and DOROTHY P. TOWNSEND, dec'd.**

Late of 1350 Mill Creek Road, Southampton, Bucks County, PA.

Administratrix: **BARBARA T. TERRELL**, 1465 Churchville Road, Southampton, PA 18966.

Attorney: **TIMOTHY N. RAUSCH**, 8842 Brocklehurst Street, Philadelphia, PA 19152.

**VIRGULTI, DONNA MARIE a/k/a DONNA VIRGULTI**, dec'd.

Late of Morrisville Township, Bucks County, PA.

Administratrix: **MARIAH STROBELE** 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.

**WALSH, MARK a/k/a MARK W. WALSH**, dec'd.

Late of Newtown Township, Bucks County, PA.

Administrator: **THOMAS J. WALSH, III**, 251 Cambridge Place, Chalfont, PA 18914.

**WINARSKY, DOROTHY M. a/k/a DOROTHY WINARSKY**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **GALE E. WINARSKY** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

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

**WORTHINGTON, BRUCE C.**, dec'd.

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

Executrix: **LISA G. KILBY** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.

*Second Publication*

**ANGSTADT, KAY MIZERA**, dec'd.

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

Executor: **JAMES L. ANGSTADT**, 17 Angus Dr., Stevens, PA 17578.

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

**BENGLE, GEORGE**, dec'd.

Late of Feasterville, Lower Southampton, Bucks County, PA.

Executrix: **CAROLE BENGLE**, 239 Brookside Drive, Feasterville, PA 19053.

**BERGMEISTER, PAUL JOSEPH, JR.**, dec'd.

Late of 1353 S. Old Bethlehem Pike, Richland Township, Bucks County, PA.

Executors: **JANET A. GAUMER**, 1001 Heather Ln., Quakertown, PA 18951,

**PAUL J. BERGMEISTER, III**, 610 Eaton Ct., Quakertown, PA 18951 and

**SANDRA GUERS**, 169 Redwood Dr., Quakertown, PA 18951.

**BIANCO, GERALDINE L. a/k/a GERALDINE BIANCO**, dec'd.

Late of Middletown Township, Bucks County, PA.

Co-Executrices: **DENISE M. RUSH** and **DEBORAH H. MORRISON** c/o

William E. Scott, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

**CAHILL, CHRISTINE M. a/k/a CHRISTINE M. ANSELM**, dec'd.

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

Administrator: **DANIEL CAHILL** c/o James W. Sutton, Jr., Esquire, 1014 Millcreek Dr., Feasterville, PA 19053.

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

**CLOSKEY, LOUIS F.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Administrator: **MICHAEL JOHN CLOSKEY**, 1132 West Lincoln Highway, Parkland, PA 19047.

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

**DAVIS, KATHRYN ADA a/k/a KATHRYN A. DAVIS**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **JANET N. FREIMUTH**, 4009 Underwood St., Chevy Chase, MD 20815.

Attorney: **THOMAS S. CADWALLADER, III**, 16 South Main St., P.O. Box 381, Yardley, PA 19067.

**DECEMBRINO, MARY a/k/a MARY ANNETTA DECEMBRINO, dec'd.**

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

Executor: **BRIAN EUGENE CRISSWELL** c/o Michael D. Rubin, Esq., 90 Snowflake Rd., Huntingdon Valley, PA 19006.

Attorney: **MICHAEL D. RUBIN**, Law Office of Michael D. Rubin, 90 Snowflake Rd., Huntingdon Valley, PA 19006.

**DUGAN, BERNARD J., dec'd.**

Late of Doylestown, Bucks County, PA.

Executor: **MICHAEL DUGAN**, 14 Wiltshire Lane, Avon, CT 06001.

**FRANK, NATHAN, dec'd.**

Late of Warminster, Bucks County, PA.

Executrix: **EILEEN BUTLER**, 829 N. 25<sup>th</sup> St., Philadelphia, PA 19130.

**GRASER, RICHARD NORMAN, SR., dec'd.**

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

Administratrix: **GRETCHEN GRASER**, 859 Willow St., Southampton, PA 18966.

**KEEGAN, ANNETTE L., dec'd.**

Late of Springfield Township, Bucks County, PA.

Executrix: **ELIZABETH VITKO** c/o Carter P. Henry, Esquire, P.O. Box 499, Quakertown, PA 18951.

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

**KING, DORIS L. a/k/a DORIS KING, dec'd.**

Late of Bedminster Township, Bucks County, PA.

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

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

**KITCHKA, PETER a/k/a PETER S. KITCHKA, dec'd.**

Late of Warminster, Bucks County, PA.

Executrix: **BARBARA TULLY**, 1177 Dager Rd., Warminster, PA 18974.

**LEIBOWITZ, ALBERT N. a/k/a ALBERT LEIBOWITZ, dec'd.**

Late of Doylestown Township, Bucks County, PA.

Executor: **ARNOLD LEIBOWITZ**, 478 North Shady Retreat Road, Doylestown, PA 18901.

Attorney: **DAVID P. GRAU**, 911 Easton Road, P.O. Box 209, Willow Grove, PA 19090.

**MARKO, JOSEPH J. a/k/a JOE MARKO, dec'd.**

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

Executrix: **JENNIE MARKO**, 49 Sellersville Rd., Chalfont, PA 18914.

**McCAHAN, LUCILLE R., dec'd.**

Late of Morrisville Borough, Bucks County, PA.

Executrix: **SUSAN M. HOGAN**, 54 Stardust Dr., Holland, PA 18966.

**McCOACH, SAMUEL CLAYTON, dec'd.**

Late of Sellersville, Bucks County, PA.

Executor: **HUE K. McCOACH** c/o Jessica R. Grater, Esquire, Wolf, Baldwin & Associates, PC, P.O. Box 444, Pottstown, PA 19464.

Attorney: **JESSICA R. GRATER**, Wolf, Baldwin & Associates, PC, P.O. Box 444, Pottstown, PA 19464.

**McCORMICK, JAN R., dec'd.**

Late of Silverdale Borough, Bucks County, PA.

Executor: **WAYNE F. McCORMICK**, 143 Lawndale Avenue, Sellersville, PA 18960.

Attorney: **ANDREW M. LOGAN**, 475 Allendale Road, Suite 200, King of Prussia, PA 19406.

**McGRATH, PATRICIA M., dec'd.**

Late of Newtown Township, Bucks County, PA.

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

Attorney: **LISA K. SCHUBEL**.

**MEIER, ROBERTA M., dec'd.**

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

Executor: **ROBERT WAYNE MEIER**, 2475 Orchard Place, P.O. Box 233, Warrington, PA 18976.

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

**NELSON, CLIFFORD, dec'd.**

Late of Yardley, Lower Makefield, Bucks County, PA.

Executrix: **BARBARA NELSON**, 12 Edgewood Rd., Yardley, PA 19067-3166.

**PERNO, ANTHONY P., dec'd.**

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

Executor: **MICHAEL A. PERNO** c/o George P. O'Connell, Esq., 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

Attorney: **GEORGE P. O'CONNELL**, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

**PINTO, WILMA KATHERINE, dec'd.**

Late of Warminster Township, Bucks County, PA.

Administratrix: **IVY LEHMAN-HUHN**, 1207 Anthem Way, Chalfont, PA 18914.

Attorney: **GEORGE W. PORTER**, 909 E. Chocolate Ave., Hershey, PA 17033.

**SAVRYK, DOROTHY R., dec'd.**

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

Executrix: **EILEEN SAVRYK WILSON** c/o Leonard L. Shober, Esq., 308 N. Main St., Ste. 400, Chalfont, PA 18914.

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

**SEDERGRAN, SALLY A., dec'd.**

Late of Doylestown Township, Bucks County, PA.

Administrator: **STEPHEN J. SEDERGRAN** c/o Law Offices of Emil F. Toften, 43 N. Main Street, Chalfont, PA 18914.

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

**SIEBERT, SHANNON K., dec'd.**

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

Executrices: **NANETTE QUAY** and **ALICE HART HUGHES**, Esquire, 27 S. State St., Newtown, PA 18940.

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

**SLIFER, PARKER F., dec'd.**

Late of Perkasio, Bucks County, PA.

Executrix: **GRACE MYERS** c/o Williams and Schildt, 1007 W. Broad Street, Quakertown, PA 18951.

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

**SOLINGER, MYRTLE S., dec'd.**

Late of Bensalem, Bucks County, PA.

Executrix: **MARGARET S. SOLINGER**, 1360 North Bradford Rd., Newtown, PA 18940.

**SWAN, EDWARD S., dec'd.**

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

Administratrix c.t.a.: **SAMANTHA JONSSON** c/o Brian R. Price, Esq., 140 E. Butler Ave., Chalfont, PA 18914.

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

**VIGLIANESE, LOUISE MARIA a/k/a LOUISE M. VIGLIANESE, dec'd.**

Late of Warminster Township, Bucks County, PA.

Executrix: **MARIE C. RONEY**, 844 Rockhill Rd., Quakertown, PA 18951.

**WALLACE, CATHERINE, dec'd.**

Late of Lower Southampton Township, Bucks County, PA.

Executrix: **CATHY E. REESE** 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.

**WHITMAN, RICHARD W., SR., dec'd.**

Late of Richlandtown, Bucks County, PA.

Executrix: **KATHY FREIER**, 1893 Ringing Rocks Rd., Upper Black Eddy, PA 18972.

*Third and Final Publication***AHLUM, ESTHER I., dec'd.**

Late of Telford Borough, Bucks County, PA.

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

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

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

Late of Warrington Township, Bucks County, PA.

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

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

**CAMERON, BRUCE THOMAS EVANS**, dec'd.

Late of Chalfont, Bucks County, PA.  
Administratrix: **SUSAN CAMERON**, 339 New Galena Rd., Chalfont, PA 18914.  
Attorney: **MARY KAY KELM**, 418 Stump Road, Suite 103, Montgomeryville, PA 18936.

**CAMP, DENNIS RAY**, dec'd.

Late of Middletown Township, Bucks County, PA.  
Executrix: **BARBARA ELIZABETH CAMP**, 28 Heston Ct., Langhorne, PA 19047.

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

Late of Lower Makefield Township, Bucks County, PA.  
Executrix: **PATRICIA M. MONAGHAN** c/o Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.  
Attorney: **LISA K. SCHUBEL**.

**CASEY, MILDRED A.**, dec'd.

Late of Middletown Township, Bucks County, PA.  
Executor: **RAYMOND E. CASEY** c/o Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.  
Attorney: **FRANCIS X. STECKLAIR**, Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

**CLAYTON, ROLAND NICKERSON**, dec'd.

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

**CLEMENTS, LAWRENCE**, dec'd.

Late of Bensalem Township, Bucks County, PA.  
Executrix: **JOAN CLEMENTS**, 4720 Anaconda Road, Bensalem, PA 19020.  
Attorney: **ALEXANDER MORETSKY**, 3103 Philmont Avenue, Suite 318, Huntingdon Valley, PA 19006.

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

Late of Bensalem Township, Bucks County, PA.

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

Attorney: **HENRY A. CARPENTER, II. CUMMINGS, LORETTA PATRICIA CAREY** a/k/a **LORETTA CUMMINGS**, dec'd.

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

**DeBARRI, LEON**, dec'd.

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

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

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

**HARMON, NORA E.**, dec'd.

Late of New Britain Township, Bucks County, PA.

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

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

**HORROCKS, CHARLES W.**, dec'd.

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

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

**HURLEY, WENDELL B.**, dec'd.

Late of Richland Township, Bucks County, PA.

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

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

**KEPNER, AUDREY ANN**, dec'd.

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

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

**KOBEL, STANLEY**, dec'd.

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

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

Attorney: **ANNE SCHEETZ DAMON**.

**LENGYEL, DANIEL T.**, dec'd.

Late of Falls Township, Bucks County,  
PA.

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

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

**LINDSLY, VERA K.**, dec'd.

Late of Hilltown Township, Bucks  
County, PA.

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

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

**McCARRY, GERALD J.**, dec'd.

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

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

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

**McGEE, DOLORES F.**, dec'd.

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

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

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

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

Late of Haycock Township, Bucks  
County, PA.

Co-Executrices: **ALICE R. MILLAR**  
and **KATHRYN R. BREWER** c/o

Drake, Hileman & Davis, Bailiwick  
Office Campus, Suite 15, P.O. Box 1306,  
Doylestown, PA 18901.

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

**RAYNES, SIDNEY**, dec'd.

Late of Warminster Township, Bucks  
County, PA.

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

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

Late of Bristol Township, Bucks County,  
PA.

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

**ROHTLA, MARGIT**, dec'd.

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

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

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

**RUBIN, HAROLD**, dec'd.

Late of Warminster, Bucks County, PA.

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

**SACKS, ROBERT**, dec'd.

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

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

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

**SAMIT, ALBERT**, dec'd.

Late of Doylestown, Bucks County, PA.

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

**SCHWINN, KENNETH ROBERT**, dec'd.

Late of Warminster Township, Bucks  
County, PA.

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

**SINNWELL, DOROTHY E., dec'd.**

Late of Quakertown Borough, Bucks County, PA.

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

**SMITH, CONSTANCE J., dec'd.**

Late of Newtown Township, Bucks County, PA.

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

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

Late of Warminster Township, Bucks County, PA.

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

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

Late of Middletown Township, Bucks County, PA.

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

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

**WILBERT, DONALD, dec'd.**

Late of Warrington, Bucks County, PA.

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

**WOHLBACH, LEON D., dec'd.**

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

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

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

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

Late of Quakertown, Bucks County, PA.

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

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

**Fictitious Name**

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

**Cardiff Academic Press** with its principal place of business 102 Hilltop Road, New Hope, PA 18938.

The name and address of the entity owning or interested in said business is Cardiff Health, LLC, 102 Hilltop Road, New Hope, PA 18938.

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

**Paul R. Cohen**, Solicitor

Curtin & Heefner LLP

2005 S. Easton Road

Suite 100

Doylestown, PA 18901

Aug. 18

**Miscellaneous**

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2016-03643

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-18**, Plaintiff  
vs.

**JOANNE JAMES**, in her capacity as Administratrix and Heir of the Estate of **MARY CLARK**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY CLARK, DECEASED THE UNITED STATES OF AMERICA c/o THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA TYRONE B. PEED**, in his capacity as Heir of **JOYCE PEED, Deceased**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOYCE PEED, DECEASED HEIR OF THE ESTATE OF MARY CLARK, DECEASED DAVID CLARK, in his capacity as Heir of AVIS CLARK, Deceased**

**DELILAH CLARK, in her capacity as Heir of AVIS CLARK, Deceased**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER AVIS CLARK, DECEASED HEIR OF THE ESTATE OF MARY CLARK, DECEASED, Defendants**

**NOTICE**

**TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY CLARK, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOYCE PEED, DECEASED HEIR OF THE ESTATE OF MARY CLARK, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER AVIS CLARK, DECEASED HEIR OF THE ESTATE OF MARY CLARK, DECEASED**

You are hereby notified that on June 10, 2016, Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-18, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County, Pennsylvania, docketed to No. 2016-03643. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 4367 BUCKFIELD TERRACE, TREVOS, PA 19053-6701 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 E. State Street  
P.O. Box 300  
Doylestown, PA 18901  
Telephone (215) 348-9413

Aug. 18

**NOTICE OF FILING**

**ARTICLES OF AMENDMENT**

NOTICE IS HEREBY GIVEN THAT on July 26, 2016, NBA Credit Union, with its principal place of business located at 23 Commerce Circle, Bristol, PA 19007, Bucks County, filed Articles of Amendment with the Pennsylvania Department of Banking pursuant to the provisions of Chapter 9 of the Credit Union Code. The purpose of the amendment is: a. Article I. The name of the credit union is Access Credit Union. b. Article VIII. The field of membership of the credit union is: (a) Current members of the Credit Union; (b) Individuals who reside, work or regularly gather in Bucks, Chester, Delaware, Montgomery and/or Philadelphia counties in the Commonwealth of Pennsylvania; (c) Businesses and their employees located in any of the following locations: (A) Bucks, Chester, Delaware,

Montgomery and/or Philadelphia counties and/or if prior authorization is granted by the Secretary of Banking pursuant to Section 701(a) of the Credit Union Code, elsewhere in the Commonwealth of Pennsylvania; (B) The counties of Camden, Mercer, Gloucester, Middlesex and Burlington in the State of New Jersey; and (C) The State of Delaware; (d) Family members of any member of the Credit Union. All interested persons may file comments regarding this amendment, in writing, with the Pennsylvania Department of Banking, Corporate Applications Division, 17 North Second Street, Suite 1300, Harrisburg, PA 17101-2290. In order to be considered, comments regarding this amendment must be received by the Department of Banking no later than thirty (30) days after the date that notice of the filing of this amendment is published in the Pennsylvania Bulletin. Publication in the Pennsylvania Bulletin may or may not appear contemporaneously with this notice. Please check the Pennsylvania Bulletin Web site at [www.pabulletin.com](http://www.pabulletin.com) to determine the due date for filing comments.

Aug. 18

COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
DOCKET NO. 13-06196-34-6

**Palisades School District**

vs.

**Scott C. Kelly and Kathie Brown**

Notice is given that the above were named as Defendants in a civil action by plaintiff to recover 2012 real estate taxes for property located at 150 Woodland Drive, Bridgeton Twp., PA, Tax Parcel No. 03-002-001-002. A Writ of Scire Facias for \$4,294.03 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, property or other rights important to you.

**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 E. State St.

P.O. Box 300

Doylestown, PA 18901

(215) 348-9413 or (800) 273-2929

**Portnoff Law Associates, Ltd.**

P.O. Box 391

Norristown, PA 19404-0391

(866) 211-9466

Aug. 18, 25; Sept. 1

NOTICE OF MARSHAL'S SALE  
OF REAL ESTATE  
IN THE UNITED STATES DISTRICT  
COURT FOR THE EASTERN DISTRICT  
OF PENNSYLVANIA  
NO. 14-CV-559

**U.S. BANK, N.A. AS TRUSTEE,  
SUCCESSOR-IN-INTEREST TO BANK  
OF AMERICA, N.A., AS TRUSTEE,  
SUCCESSOR BY MERGER TO LaSALLE  
BANK, N.A., AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF LB-UBS  
COMMERCIAL MORTGAGE TRUST  
2007-C7, COMMERCIAL MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2007-C7, Plaintiff**

v.

**BUCKS TOWN CENTER LP, Defendant**

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

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

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

The improvements are commercial.

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

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

Aug. 4, 11, 18

---

### 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:

### *Second Publication*

**WILLIAM C. BROWN, MD** DEED OF TRUST DTD. 3/4/1995 AS AMENDED.

**WILLIAM C. BROWN, MD**, dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Successor Trustee: **ETHEL K. BROWN** c/o Michael J. Saile, Esq., Saile & Saile LLP, 403 Executive Dr., Langhorne, PA 19047.

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