

Sheriff's Sale

First Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, February 9, 2018 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1st Floor, located at 55 E. Court Street, in the Borough of Doylestown, Bucks County, PA, the following real estate to wit:

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

BEDMINSTER TOWNSHIP

DOCKET #2016-06816
ALL THAT CERTAIN UNIT DESIGNATED AS UNIT 221, BEING A UNIT IN STONEBRIDGE COMMONS, A CONDOMINIUM, SITUATE IN THE **TOWNSHIP OF BEDMINSTER**, BUCKS COUNTY, PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 1738, PG 1716.

HAVING ERECTED THEREON A DWELLING KNOWN AS 221 ALLEM LANE, BEDMINSTER TOWNSHIP, PA 18944.

TAX PARCEL #1-23-80-4-221.

PROPERTY ADDRESS: 221 ALLEM LANE, BEDMINSTER TOWNSHIP, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BARBARA A. THOMAS, THE UNITED STATES OF AMERICA.**

MICHAEL C. MAZACK, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

BENSALEM TOWNSHIP

DOCKET #2017-03143
Hsbc Bank USA, National Association, as Trustee for The Holders of The Gsmgs 2005-Rp1 Trust v. William J. Bustard, Jr., Leigh Ann Decoursey a/k/a Leigh Anne Decoursey owner(s) of property situate in the

BENSALEM TOWNSHIP, BUCKS County, Pennsylvania being 2471 Williamson Court, Bensalem, PA 19020-2227.

TAX PARCEL #02-049-107.

PROPERTY ADDRESS: 2471 Williamson Court, Bensalem, PA 19020-2227.

JUDGMENT AMOUNT: \$44,222.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM J. BUSTARD JR., LEIGH ANN DECOURSEY a/k/a LEIGH ANNE DECOURSEY.**

PHELAN HALLINAN DIAMOND & JONES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-05544

Pennymac Loan Services, LLC v. Christopher J. Machado owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania being 2191 Dunksferry Road, a/k/a 2191 Dunks Ferry Road, Bensalem, PA 19020-3713.

TAX PARCEL #02-039-153.

PROPERTY ADDRESS: 2191 Dunksferry Road, a/k/a 2191 Dunks Ferry Road, Bensalem, PA 19020-3713.

JUDGMENT AMOUNT: \$164,847.82.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER J. MACHADO.**

PHELAN HALLINAN DIAMOND & JONES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-05608

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, located in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #02-091-419.

PROPERTY ADDRESS: 6616 Senator Lane, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

MICHAEL T. McKEEVER, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

BRISTOL BOROUGH

DOCKET #2017-03296

ALL that certain parcel of land lying and being situate in the **BOROUGH OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, known and numbered as 328 Jackson Street, Bristol, PA 19007.

TAX PARCEL #04-024-145.

PROPERTY ADDRESS: 328 Jackson Street, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **GLENN W. DAY, JR. a/k/a GLENN W. DAY, SHARON M. DAY.**

JUSTIN F. KOBESKI, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-04864

Ditech Financial LLC v. Jennifer McKenna, Michael McGee owner(s) of property situate in the **BRISTOL BOROUGH**, 6TH, BUCKS County, Pennsylvania, being 326 East Circle, Bristol, PA 19007.

TAX PARCEL #04-029-027.

PROPERTY ADDRESS: 326 East Circle, Bristol, PA 19007.

JUDGMENT AMOUNT: \$159,192.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JENNIFER MCKENNA, MICHAEL MCGEE.**

PHELAN HALLINAN DIAMOND & JONES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

BRISTOL TOWNSHIP

DOCKET #2014-04664

Carisbrook Asset Holding Trust v. Daniel L. Lancieri, Sr. a/k/a Daniel Louis Lancieri, Sr., Vicki-Lyn Lancieri owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1 Pine Needle Road, Levittown, PA 19056.

TAX PARCEL #05-021-113.

PROPERTY ADDRESS: 1 Pine Needle Road, Levittown, PA 19056.

JUDGMENT AMOUNT: \$233,582.99.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DANIEL L. LANCIERI, SR. a/k/a DANIEL LOUIS LANCIERI, SR., VICKI-LYN LANCIERI.**

PHELAN HALLINAN DIAMOND & JONES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-04422

US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Acceptance Corporation Mortgage Pass-Through Certificates Series 2006-1 v. Flora J. Tate owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 115 Border Rock Road, Levittown, PA 19057-3005.

TAX PARCEL #05-032-424.

PROPERTY ADDRESS: 115 Border Rock Road, Levittown, PA 19057-3005.

JUDGMENT AMOUNT: \$209,851.39.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FLORA J. TATE.**

PHELAN HALLINAN DIAMOND & JONES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01117

All that certain piece or parcel or Tract of land situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania and being known as 16 Sunset Lane, Levittown, Pennsylvania 19055.

TAX PARCEL #05-072-214.

PROPERTY ADDRESS: 16 Sunset Lane, Levittown, Pennsylvania 19055.

REAL DEBT: \$134,870.22.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRIAN KEITH ALBRIGHT, ADMINISTRATOR OF THE ESTATE OF LORIS DWIGHT ALBRIGHT.**

TERRENCE J. McCABE, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-02178

Deutsche Bank National Trust Company, as Trustee for Equifirst Loan Securitization Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 v. Garry W. Carango owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 70 Gaping Rock Road, Levittown, PA 19057-3410.

TAX PARCEL #05-034-217.

PROPERTY ADDRESS: 70 Gaping Rock Road, Levittown, PA 19057-3410.

JUDGMENT AMOUNT: \$180,895.07.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GARRY W. CARANGO.**

PHELAN HALLINAN DIAMOND & JONES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-00059

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being more fully described in Deed dated August 7, 2015 and recorded on October 16, 2015, in the Bucks County Recorder of Deeds Office as Instrument No. 2015063777.

TAX PARCEL #05-021-409.

PROPERTY ADDRESS: 24 Macintosh Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GERALD V. ROARTY.**

STEPHEN M. HLADIK, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-00252

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 1703 Susan Avenue, Croydon, PA 19021.

TAX PARCEL #05-009-302.

PROPERTY ADDRESS: 1703 Susan Avenue, Croydon, PA 19021.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MATTHEW J. TONER a/k/a MATTHEW J. TONER, SR., ANA E. WILLIAMS a/k/a ANA E. TONER.**

JUSTIN F. KOBESKI, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-03578

U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-Opt2, Asset Backed Pass-Through Certificates, Series 2005-Opt2 v. John L. Tkach, Nancy B. Tkach a/k/a Nancy Tkach owner(s) of property situate in the **BRISTOL**

TOWNSHIP, BUCKS County, Pennsylvania being 2202 David Drive, Bristol, PA 19007-2012.

TAX PARCEL #05-028-453.

PROPERTY ADDRESS: 2202 David Drive, Bristol, PA 19007-2012.

JUDGMENT AMOUNT: \$171,612.19.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN L. TKACH, NANCY B. TKACH a/k/a NANCY TKACH.**

PHELAN HALLINAN DIAMOND & JONES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-04187

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE **TOWNSHIP OF BRISTOL**, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #05-046-482.

PROPERTY ADDRESS: 507 NEL DRIVE, FAIRLESS HILLS, PA 19030.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM C. MARTIN a/k/a WILLIAM MARTIN.**

POWERS, KIRN & ASSOCIATES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-04848

ALL THAT CERTAIN message and tract of land, Situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pennsylvania and known as 23 Orchid Lane.

TAX PARCEL #05-043-153.

PROPERTY ADDRESS: 23 Orchid Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROCHELLE E. NIGRO, ADMINISTRATOR OF THE ESTATE OF BRANDI NIGRO a/k/a BRANDI M. NIGRO a/k/a BRANDI M. NIGRO ZENOUD AND OMAR ZENOUD, HUSBAND AND TERRE-TENANT.**

REBECCA J. PRICE, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-04972

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

TAX PARCEL #05-050-171.

PROPERTY ADDRESS: 94 Crabtree Drive,
Bristol Township, PA 19055.

IMPROVEMENTS: RESIDENTIAL
DWELLING (RANCH).

SOLD AS THE PROPERTY OF:
**CHERYL REITZ, SOLELY AS HEIR
OF THE ESTATE OF HELEN L. VOLO,
DECEASED, UNKNOWN HEIRS OF THE
ESTATE OF HELEN L. VOLO.**

BRADLEY J. OSBORNE, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-05148

ALL THOSE TWO CERTAIN lots or piece of
ground with the improvements thereon erected
located in the **TOWNSHIP OF BRISTOL**,
County of Bucks and Commonwealth of
Pennsylvania.

TAX PARCEL #05-008-234-002.

PROPERTY ADDRESS: 800 Magnolia
Avenue, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARLENE
CARRA, MARLENE EDWARDS.**

MICHAEL T. McKEEVER, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-05784

Wells Fargo Bank, N.A. v. George T. Sfer,
Theresa K. Sheehan owner(s) of property
situate in the **BRISTOL TOWNSHIP**,
BUCKS County, Pennsylvania, being 33
Crescent Lane, Levittown, PA 19055-1621.

TAX PARCEL #05-050-150.

PROPERTY ADDRESS: 33 Crescent Lane,
Levittown, PA 19055-1621.

JUDGMENT AMOUNT: \$148,712.65.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **GEORGE
T. SFER, THERESA K. SHEEHAN.**

PHELAN HALLINAN DIAMOND & JONES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-05938

Pennymac Loan Services, LLC v. Brandon
T. Smith, Tami I. Park, Carrie Smith
owner(s) of property situate in the **BRISTOL
TOWNSHIP**, BUCKS County, Pennsylvania
being 200 Mill Drive, Levittown, PA 19056-
3638.

TAX PARCEL #05-021-392.

PROPERTY ADDRESS: 200 Mill Drive,
Levittown, PA 19056-3638.

JUDGMENT AMOUNT: \$226,689.09.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **BRANDON
T. SMITH, TAMI I. PARK, CARRIE
SMITH.**

PHELAN HALLINAN DIAMOND & JONES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-06176

Wells Fargo Bank, NA v. Patrick Hill,
Danielle Hill owner(s) of property situate in
the **BRISTOL TOWNSHIP**, BUCKS County,
Pennsylvania being 38 Vineyard Road,
Levittown, PA 19057-4207.

TAX PARCEL #05-041-089.

PROPERTY ADDRESS: 38 Vineyard Road,
Levittown, PA 19057-4207.

JUDGMENT AMOUNT: \$189,257.21.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICK
HILL, DANIELLE HILL.**

PHELAN HALLINAN DIAMOND & JONES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

BUCKINGHAM TOWNSHIP

DOCKET #2017-05129

ALL THAT CERTAIN lot or piece of
land, with the buildings and improvements
thereon erected, situate in **BUCKINGHAM
TOWNSHIP**, Bucks county, Pennsylvania,
and described according to final plan of lots
of Buckingham Knoll made by D. S. Winokur
Associates, Inc., engineers, planners and
surveyors, dated 09/29/1988 last revised
12/3/1990 and recorded in plan book 259
page 64.

TAX PARCEL #6-12-104.

PROPERTY ADDRESS: 4655 Bradley Court,
Doylestown, PA 18902.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **PHILLIP
NEILL.**

MARTHA E. VON ROSENSTIEL, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

CHALFONT BOROUGH

DOCKET #2017-00050

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

TAX PARCEL #07-004-047-001.

PROPERTY ADDRESS: 1 Spruce Road, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **DONNA L. KLINE f/k/a DONNA L. BARANOWSKI, LAWRENCE KLINE, UNITED STATES OF AMERICA.**

M. TROY FREEDMAN, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOYLESTOWN TOWNSHIP

DOCKET #2014-08675

JPMorgan Chase Bank, National Association v. Jesus Gonzalez, III a/k/a Jesus M. Gonzalez owner(s) of property situate in the **DOYLESTOWN TOWNSHIP**, BUCKS County, Pennsylvania being 8003 Birdie Lane, Doylestown, PA 18901-2875.

TAX PARCEL #09-020-202.

PROPERTY ADDRESS: 8003 Birdie Lane, Doylestown, PA 18901-2875.

JUDGMENT AMOUNT: \$304,434.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JESUS GONZALEZ, III a/k/a JESUS M. GONZALEZ.**

PHELAN HALLINAN DIAMOND & JONES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

FALLS TOWNSHIP

DOCKET #2013-06348

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 837 Fairfield Road, Fairless Hills, PA 19030.

TAX PARCEL #13-019-049.

PROPERTY ADDRESS: 837 Fairfield Road, Fairless Hills, PA 19030.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD R. McKINNEY, JOAN M. McKINNEY.**

JUSTIN F. KOBESKI, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-03924

Wells Fargo Bank, N.A. v. Lora E. McAnany, Stephen A. McAnany owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 31 NEPTUNE LANE, LEVITTOWN, PA 19054-3301.

TAX PARCEL #13-027-077.

PROPERTY ADDRESS: 31 Neptune Lane, Levittown, PA 19054-3301.

JUDGMENT AMOUNT: \$221,964.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LORA E. McANANY, STEPHEN A. McANANY.**

PHELAN HALLINAN DIAMOND & JONES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-05817

All that certain piece or parcel or Tract of land situate in **FALLS TOWNSHIP**, Bucks County, Pennsylvania, and being known as 56 Vermillion Way AKA 56 Vermilion Way, Levittown, Pennsylvania 19054.

TAX PARCEL #13-017-257.

PROPERTY ADDRESS: 56 Vermillion Way AKA 56 Vermilion Way, Levittown, Pennsylvania 19054.

REAL DEBT: \$403,223.58.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSE I. CRUZ, ALICIA M. VIGNETS-CRUZ.**

TERRENCE J. McCABE, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-04511

Freedom Mortgage Corporation v. Gerard Mann, Carolyn Mann owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 68 Pleasant Lane, Levittown, PA 19054-3711.

TAX PARCEL #13-042-064.

PROPERTY ADDRESS: 68 Pleasant Lane, Levittown, PA 19054-3711.

JUDGMENT AMOUNT: \$220,961.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GERARD MANN, CAROLYN MANN. PHELAN HALLINAN DIAMOND & JONES**
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-06394

Santander Bank, N.A. v. James A. Geronemo, Diane Geronemo owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 504 Berwyn Road, Morrisville, PA 19067-3503.
TAX PARCEL #13-034-045.
PROPERTY ADDRESS: 504 Berwyn Road, Morrisville, PA 19067-3503.
JUDGMENT AMOUNT: \$167,117.21.
IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES A. GERONEMO, DIANE GERONEMO. PHELAN HALLINAN DIAMOND & JONES**
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

HILLTOWN TOWNSHIP

DOCKET #2015-06140

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust v. John Wasserman, Patricia Wasserman owner(s) of property situate in the **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 605 Schwenkmill Rd. Dr., a/k/a 605 Schwenk Mill Road, Perkasio, PA 18944.

TAX PARCEL #15-017-019-002.
PROPERTY ADDRESS: 605 Schwenkmill Rd. Dr., a/k/a 605 Schwenk Mill Road, Perkasio PA 18944.
JUDGMENT AMOUNT: \$362,232.05.
IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN WASSERMAN, PATRICIA WASSERMAN. PHELAN HALLINAN DIAMOND & JONES**
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-06550

All that certain lot or parcel of land situated in the **TOWNSHIP OF HILLTOWN**, County of Bucks and Commonwealth of Pennsylvania, being Lot 5 as shown on a plan entitled "Record Subdivision for The Preserves",

sheets no. 2 thru 6 of 47, dated May 13, 2003, last revised August 24, 2012, prepared by Van Cleef Engineering Associates, Doylestown, Pa. 18901, recorded in the Bucks County Recorder of Deeds Office on July 30, 2013, Instrument No. 201363987, more particularly described as follows:

TAX PARCEL #15-028-120-005.

PROPERTY ADDRESS: 121 NETTLES LANE, PERKASIE, PA 18944.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS W. DRIVER, JILL D. RAND. POWERS, KIRN & ASSOCIATES**
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-05514

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **HILLTOWN TOWNSHIP**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA.
TAX PARCEL #04-018-164.

PROPERTY ADDRESS: 205 Mill Road, Hatfield, PA 19440.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JOSEPH J. DELCONTE, JR. a/k/a JOSEPH J. DELCONTE**

JESSICA N. MANIS, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

HULMEVILLE BOROUGH

DOCKET #2013-07870

ALL THAT CERTAIN parcel of land and the buildings thereon, located on the southerly side of Fairview Avenue, on the easterly side of Walnut Street and on the westerly side of Bellevue Avenue, situated in the **BOROUGH OF HULMEVILLE**, Bucks County, Pennsylvania.

TAX PARCEL #16-001-036.

PROPERTY ADDRESS: 900 Bellevue Avenue, Hulmeville, PA 19047, with a mailing address of 902 Bellevue Avenue, Hulmeville, PA 19047.

IMPROVEMENTS: FUNERAL HOME APPROXIMATELY 183 X 223' IRR (52,925SF) WITH SHOWROOM & GARAGE.

SOLD AS THE PROPERTY OF: **DAVID W. FAUST, SANDRA ANN FAUST, FAUST FUNERAL HOME, INC.**

AMAR A. AGRAWAL, Esquire
MILTON R. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

LANGHORNE MANOR BOROUGH

DOCKET #2013-09197

ALL THAT CERTAIN piece or parcel or Tract of land situate in the **BOROUGH OF LANGHORNE MANOR**, Bucks County, Pennsylvania 19047 and being known as 1002 North Avenue a/k/a 1002 North Street, Langhorne, Pennsylvania 19047.

TAX PARCEL #19-007-014.

PROPERTY ADDRESS: 1002 North Avenue a/k/a 1002 North Street, Langhorne, Pennsylvania 19047.

REAL DEBT: \$296,370.47.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROSE SIMONANGELI, MORTGAGOR AND REAL OWNER, THOMAS ELDRIDGE, REAL OWNER, AND MARY ELDRIDGE, REAL OWNER, AND JOSEPHINE CLOAK, TRUSTEE OF THE CLOAK FAMILY TRUST, REAL OWNER.**

TERRENCE J. McCABE, Esquire
MILTON R. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

LOWER MAKEFIELD TOWNSHIP

DOCKET #2010-07957

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, located in the Township of **LOWER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #20-043-023-010.

PROPERTY ADDRESS: 1328 Moon Drive, Yardley, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT BRUCE CUMMING, OLGA H. CUMMING, TRUSTEE OF THE OLGA H. CUMMING REVOCABLE TRUST A-2004.**

MICHAEL T. McKEEVER, Esquire
MILTON R. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2017-03620

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

TAX PARCEL #21-008-026.

PROPERTY ADDRESS: 182 Hershel Ave., Lower Southampton, PA 17053 a/k/a 182 Hershel Ave., Feasterville Trevose, PA 19053 a/k/a 182 Hershel St., Lower Southampton, PA 17053 a/k/a 182 Hershel St., Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **OLEG KRIVOSHEIN.**

ROGER FAY, Esquire
MILTON R. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

MIDDLETOWN TOWNSHIP

DOCKET #2015-02214

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon, SITUATE, lying and being at Levittown in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot 268C on Subdivision Map of "Snowball Gate," Levittown, Section 62 filed in the office of the Recorder of Deeds of Bucks County, Pennsylvania, on May 3, 1954, in Plan Book 8 page 12.

TAX PARCEL #22-53-132.

PROPERTY ADDRESS: 24 Scarlet Oak Road, Levittown, PA 19056.

IMPROVEMENTS: SINGLE-FAMILY TWO-STORY RESIDENCE WITH 5 BEDROOMS, 2 BATHS ON A 14,512 SQ. FOOT LOT.

SOLD AS THE PROPERTY OF: **RALPH B. CLARK, KATHLEEN CLARK.**

DON F. MARSHALL, Esquire
MILTON R. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2017-00622

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

TAX PARCEL #22-021-076-023.

PROPERTY ADDRESS: 623 Saint James Court, Langhorne, PA 19047-1619.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

ROGER FAY, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-05705

ALL THAT CERTAIN lot or tract of land, situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, Pa., bounded and described according to a Plan and Survey thereof known as Final Plan of Apple Valley Section 1 and 2 of Phase 2 prepared by Carroll Engineering Corporation dated April 7, 1980 and recorded in Bucks County in Plan Book 224 page 27 A and B.

BEING LOT NO. 267 on said Plan. Being the same premises which Robert J. Sweeney and Diane T. Sweeney by Deed dated 1-31-2001 and recorded 2-21-2001 in Bucks County in Land Record Book 2227 Page 2378 conveyed unto Diane T. Sweeney, in fee.

TAX PARCEL #22-081-261.

PROPERTY ADDRESS: 218 Flint Road, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL A. PLUNKETT, MARY K. PLUNKETT.**

MARTHA E. VON ROSENSTIEL, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-05779

Wells Fargo Bank, N.A. v. Louis R. Pannella owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 24 Black Eyed Susan, a/k/a 24 Black Eyed Susan Road, Langhorne, PA 19047.

TAX PARCEL #22-088-052.

PROPERTY ADDRESS: 24 Black Eyed Susan, a/k/a 24 Black Eyed Susan Road, Langhorne, PA 19047.

JUDGMENT AMOUNT: \$52,925.38.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LOUIS R. PANNELLA.**

PHELAN HALLINAN DIAMOND & JONES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-06106

Ditech Financial LLC v. Steven Gattone, Paula Gattone owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 1557 Durham Road, Langhorne, PA 19047-5707.

TAX PARCEL #22-053-002.

PROPERTY ADDRESS: 1557 Durham Road, Langhorne, PA 19047-5707.

JUDGMENT AMOUNT: \$222,308.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEVEN GATTONE, PAULA GATTONE.**

PHELAN HALLINAN DIAMOND & JONES

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP

DOCKET #2017-03315

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF MILFORD**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 1400 Fels Road, Quakertown, PA 18951.

TAX PARCEL #23-007-047-001.

PROPERTY ADDRESS: 1400 Fels Road, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD D. CRESSMAN.**

JUSTIN F. KOBESKI, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2017-04865

CMG Mortgage, Inc. v. Christopher Collins, Ashley Allen owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 33 Lynns Court, Morrisville, PA 19067-7520.

TAX PARCEL #24-003-080-005.

PROPERTY ADDRESS: 33 Lynns Court, Morrisville, PA 19067-7520.

JUDGMENT AMOUNT: \$170,726.22.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF:
CHRISTOPHER COLLINS, ASHLEY ALLEN.

PHELAN HALLINAN DIAMOND & JONES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

NEW BRITAIN TOWNSHIP

DOCKET #2017-07053

ALL THAT CERTAIN message and tract of land, situate in the **TOWNSHIP OF NEW BRITAIN**, County of Bucks and Commonwealth of Pennsylvania, being known as 82 New Galena Road, Line Lexington, New Britain Township, Bucks County, Pennsylvania 18932 known as tax parcel no. 26-001-003 (Parcel A) and 26-001-012 (Parcel B).

PROPERTY ADDRESS: 82 New Galena Road, Line Lexington, New Britain Township, Bucks County, Pennsylvania 18932.

TAX PARCEL #26-001-003 (Parcel A) and 26-001-012 (Parcel B).

IMPROVEMENTS: A SINGLE FAMILY RESIDENCE AND BARN.

SOLD AS THE PROPERTY OF: **ROBERT F. AND HUASHENG WOLSTENHOLME, WMI GROUP, INC., WM ROBOTS, LLC.**

MICHAEL G. LOUIS, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

NEWTOWN TOWNSHIP

DOCKET #2017-05222

ALL THAT CERTAIN PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON located in the **TOWNSHIP OF NEWTOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #29-040-176.

PROPERTY ADDRESS: 12 Aspen Court, Newtown, PA 18940.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CAROLE FRIEND a/k/a CAROLE K. FRIEND, CHRISTOPHER FRIEND a/k/a CHRISTOPHER S. FRIEND.**

MICHAEL T. McKEEVER, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

NORTHAMPTON TOWNSHIP

DOCKET #2008-07089

U.S. Bank, N.A., as Indenture Trustee for The Registered Holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2003-Gell v. Christine L. Hooper, Curtis M. Spafford owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 1285 Bristol Road, Churchville, PA 18966-1509.

TAX PARCEL #31-021-012-001.

PROPERTY ADDRESS: 1285 Bristol Road, Churchville, PA 18966-1509.

JUDGMENT AMOUNT: \$635,285.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTINE L. HOOPER, CURTIS M. SPAFFORD.**

PHELAN HALLINAN DIAMOND & JONES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-02135

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

BEING KNOWN AS 233 East Village Road a/k/a 233 E. Village Rd. S., Bldg. #5 Unit #117, Holland, PA 18966.

TAX PARCEL #31-082-001-117.

PROPERTY ADDRESS: 233 East Village Road a/k/a 233 E. Village Rd. S., Bldg. #5 Unit #117, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **GERALD W. GRESS.**

MARK J. UDREN, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

PLUMSTEAD TOWNSHIP

DOCKET #2017-02734

Bank of America, N.A. v. Joseph P. Fratrik owner(s) of property situate in the **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania, being 4785 Wismer Rd., New Hope, PA 18938-9793.

TAX PARCEL #34-018-081.

PROPERTY ADDRESS: 4785 Wismer Rd.,
New Hope, PA 18938-9793.

JUDGMENT AMOUNT: \$97,977.48.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH P. FRATRIK.**

PHELAN HALLINAN DIAMOND & JONES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-03307

ALL THAT CERTAIN lot of land situate in
PLUMSTEAD TOWNSHIP, Bucks County,
Pennsylvania, to be conveyed by Katie
Fratrik, according to a survey and plan thereof
made June 30, 1948 by W. O. Weisel AND
Son, Civil Engineers and Conveyors.

CONTAINING 878/100 of an acre of land.

TAX PARCEL #34-018-081.

PROPERTY ADDRESS: 4785 Wismer Road,
New Hope, PA 18938.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH P. FRATRIK, CHRISTINE FRATRIK.**

MARTHA E. VON ROSENSTIEL, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2016-07070

The Bank of New York Mellon, as Trustee
for Cit Mortgage Loan Trust 2007-1 v. David
McGann, Mary Kate McGann owner(s)
of property situate in the **RICHLAND**
TOWNSHIP, BUCKS County, Pennsylvania
being 1144 Berkley Avenue, Quakertown, PA
18951.

TAX PARCEL #36-025-380.

PROPERTY ADDRESS: 1144 Berkley
Avenue, Quakertown, PA 18951.

JUDGMENT AMOUNT: \$439,537.67.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID**
McGANN, MARY KATE McGANN.

PHELAN HALLINAN DIAMOND & JONES
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-04515

EMC Mortgage LLC vs. Jennifer C. Masferrer
and Daniel K. Lam.

1130 School House Road a/k/a 1130 School
House Lane, Quakertown, PA 18951,
TOWNSHIP OF RICHLAND.

TAX PARCEL #36-022-138.

PROPERTY ADDRESS: 1130 School
House Road a/k/a 1130 School House Lane,
Quakertown, PA 18951.

JUDGMENT AMOUNT: \$224,138.86.

IMPROVEMENTS: 2 STORY TWIN
RESIDENTIAL.

SOLD AS THE PROPERTY OF: **JENNIFER**
C. MASFERRER, DANIEL K. LAM.

EMMANUEL J. ARGENTIERI, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

SOLEBURY TOWNSHIP

DOCKET #2017-03599

ALL THAT CERTAIN LOT, PIECE
OR PARCEL OF LAND, WITH THE
BUILDINGS AND IMPROVEMENTS
THEREON ERECTED located in the
TOWNSHIP OF SOLEBURY, County of
Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #41-027-377.

PROPERTY ADDRESS: 746 Brighton Way,
New Hope, PA 18938.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KATHRYN**
E. KRAMLI, DANIEL J. KRAMLI.

MICHAEL T. McKEEVER, Esquire
MILTON R. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-06172

Deutsche Bank National Trust Company,
as Trustee for Soundview Home Loan Trust
2006-Opt2, Asset-Backed Certificates, Series
2006-Opt2 v. Ralph A. Miller a/k/a Ralph
Andrew Miller a/k/a Ralph Miller, Nathan
Philip Miller owner(s) of property situate
in the **SOLEBURY TOWNSHIP**, BUCKS
County, Pennsylvania, being 28 Towpath
Way, a/k/a 28 Tow Path Way, New Hope, PA
18938-9506.

TAX PARCEL #41-028-061-034.

PROPERTY ADDRESS: 28 Towpath Way,
a/k/a 28 Tow Path Way, New Hope, PA 18938-
9506.

JUDGMENT AMOUNT: \$695,589.50.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **RALPH A. MILLER a/k/a RALPH ANDREW MILLER a/k/a RALPH MILLER, NATHAN PHILIP MILLER, PHELAN HALLINAN DIAMOND & JONES**
MILTON R. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

TULLYTOWN BOROUGH

DOCKET #2016-04045

ALL that certain parcel of land situate in Levittown, the **BOROUGH OF TULLYTOWN**, County of Bucks, and Commonwealth of Pennsylvania being known and designated as Lot 226 on Subdivision Map of Levittown, Section 2, filed in the office of the Recorder of Deeds of Bucks County, Pennsylvania, on January 28, 1952 in Plan Book 4 at Page 41.

TAX PARCEL #46-003-086.

PROPERTY ADDRESS: 49 Stream Lane, Levittown, PA 19055.

JUDGMENT AMOUNT: \$331,430.37.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **CYNTHIA L. JOHNSON, RICHARD E. JOHNSON.**

PATRICK J. WESNER, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2017-03559

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

BEING KNOWN AS 640 Pickering Road, Southampton, PA 18966.

TAX PARCEL #48-21-109.

PROPERTY ADDRESS: 640 Pickering Road, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JENNIFER O'CONNELL, MICHAEL O'CONNELL.**

MARK J. URDEN, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-05792

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

TAX PARCEL #48-007-237.

PROPERTY ADDRESS: 938 Pennsylvania Avenue, Southampton, PA 18966.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GREGORY T. YOUNG.**

MICHAEL T. McKEEVER, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2016-02726

ALL THAT CERTAIN lot or piece of ground, situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania and described according to a certain plan thereof known as Final Plan of "Hartsville Park" Section A-1 made by Harris, Henry, and Potter, Inc., Registered Engineers and Surveyors, dated the thirteenth day of February, A.D. 1959.

TAX PARCEL #49-13-43.

PROPERTY ADDRESS: 1090 York Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PAUL J. McGRATH, MARY E. McGRATH.**

JILL M. FEIN, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-00302

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 519 Lemon Street, Warminster, PA 18974, Parcel No.: 49-015-223-001.

TAX PARCEL #49-015-223-001.

PROPERTY ADDRESS: 519 Lemon Street, Warminster, PA 18974.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JAMES K. KLEIDON a/k/a JAMES KEVIN KLEINDON.**

JUSTIN F. KOBESKI, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-01934

ALL THAT CERTAIN Unit in the property known, named and identified as Meadowood

Condominium, situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, which has 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 August 12, 1985 and recorded in Deed Book 2627 page 601, Amendments as in Deed Book 1665 page 938 and Land Record Book 234 page 96, and the plats and plans attached thereto as Exhibits. BEING designated thereof as Unit 734.

TAX PARCEL #49-003-007-734.

PROPERTY ADDRESS: 1575 W. Street Road—Unit 734, Warminster, PA 18974.

IMPROVEMENTS: REAL ESTATE—CONDOMINIUM UNIT.

SOLD AS THE PROPERTY OF: **ROBERT A. WOOD.**

STEFAN RICHTER, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-02381

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, being more fully described in Deed dated August 17, 2012 and recorded on August 24, 2012, in the Bucks County Recorder of Deeds Office as Instrument No. 2012070505.

TAX PARCEL #49-14-105 amd 49-14-105-1.

PROPERTY ADDRESS: 513 West County Line Road, Hatboro, PA 19040.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RUSSELL E. KIEFFER, DONNA M. McLANE KIEFFER.**

STEPHEN M. HLADIK, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

WARRINGTON TOWNSHIP

DOCKET #2012-06331

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected.

SITUATE in the **TOWNSHIP OF WARRINGTON**, County of Bucks and Commonwealth of Pennsylvania described according to a Subdivision Plan prepared for Ronald B. Mignon prepared by Pro Tract

Engineering, Inc., dated 10/12/2000 and last revised 10/01/2001, recorded 11/15/2001 in Plan Book 307, page 18.

TAX PARCEL #51-10-2-1.

PROPERTY ADDRESS: 2627 Valley Road, Jamison, PA 18929.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM TELESKO, ELISE TELESKO.**

JILL M. FEIN, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-06650

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF WARRINGTON**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 2489 Orchard Place, Warrington, PA 18976, Parcel No: 50-017-001.

TAX PARCEL #50-017-001.

PROPERTY ADDRESS: 2489 Orchard Place, Warrington, PA 18976.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MARLENE HANEY, ROBERT HANEY.**

JUSTIN F. KOBESKI, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-04644

ALL THOSE CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF WARRINGTON**, County of Bucks and Commonwealth of Pennsylvania, described according to a subdivision prepared for Bluestone Creek by Irick, Eberhardt and Mientus, Incorporated, Land Development Consultants, dated 12/1/2001 and recorded 7/17/2003 in Plan Book 314, Pages 43A thru 43G, last revised 7/2/2004 in Plan Book 319, Page 2, A-G.

TAX PARCEL #50-060-114.

PROPERTY ADDRESS: 870 Geranium Drive, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WALTER H. ELLIS a/k/a WALTER H. ELLIS, JR.**

MARTHA E. VON ROSENSTIEL, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

WRIGHTSTOWN TOWNSHIP

DOCKET #2017-05963

Wells Fargo Bank, N.A. v. Stacey Metsikas, Manuel Metsikas owner(s) of property situate in the **WRIGHSTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 66 Penn Oak Trail, Newtown, PA 18940-9603.

TAX PARCEL #53-012-072-004.

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

JUDGMENT AMOUNT: \$545,368.57.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN DIAMOND & JONES

MILTON R. WARRELL, III, 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 **MILTON R. WARRELL, III, Sheriff**, Doylestown, Pennsylvania.

Jan. 18, 25; Feb. 1

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2017-06211

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 **LORELAI ORION CABRINI** to **LORELAI ORION HOPKINS.**

The Court has fixed the 5th day of February 2018 at 9:30 a.m. in Courtroom No. 450, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any

they have, why the prayer of said Petition should not be granted.

Karen G. Salib, Solicitor

Cooley & Handy, Attorneys At Law, PLLC

100 S. Main Street

Suite 201

Doylestown, PA 18901

Jan. 18

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2017-07603

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 **BRIAN DAVID O'CONNELL** to **BRIAN DAVID RITENHOUSE.**

The Court has fixed the 5th day of February 2018 at 9:30 a.m. in Courtroom No. 450, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Jan. 18

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2017-06174

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 of **MOHANAN PHILIP** to **MOHAN PHILIP.**

The Court has fixed the day of February 22, 2018 at 9:30 a.m. in Courtroom No. 360, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Elissa C. Goldberg, Solicitor

Law Office of Elissa C. Goldberg

107 North Broad Street

Suite 211

Doylestown, PA 18901

Jan. 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.

Argo Home Health Care Inc has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 18

The Jordyn Agostini Soaring Education Association has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Andrew Serota, Solicitor

Jan. 18

K. F. Scott, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 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 **MIKE PETTINE FOUNDATION.**

Benstead, Mabon & Mitch, PC, Solicitors
124 East Court Street
Doylestown, PA 18901

Jan. 18

The name of the corporation is **Stone Ridge Estates Community Association.**

The Articles of Incorporation (filing date) December 8, 2017.

The purpose or purposes for which it was organized are as follows: To exercise all

powers of a uniformed planned community association.

Derek J. Reid, Solicitor
Eastburn and Gray, P.C.
60 East Court Street
P.O. Box 1389
Doylestown, PA 18901-0137

Jan. 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.

LAW OFFICES OF SCOTT MASON, P.C., has been incorporated under the provisions of the Pennsylvania Professional Corporation Law of 1988, as amended.

Jan. 18

Classified Ad

Prominent Bucks County Law Firm is seeking an associate with at least 2-3 years' experience who is highly motivated, highly skilled and looking for an opportunity for advancement. Very competitive salary and benefits. Send resume in confidence to P.O. Box 308, Langhorne, PA 19047.

Jan. 11, 18, 25; Feb. 1

Corporate Dissolution

NOTICE IS HEREBY GIVEN THAT **KBZ LIQUIDATING, INC.**, a PA corporation, with its last principal place of business located at 2003 S. Easton Rd., #308, Doylestown, PA 18901 is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to Section 1975(b) of the PA Business Corporation Law of 1988 ("BCL"), as amended. All persons having a claim against the Corporation, whether such claims are now existing or contingent, conditional or unmatured, are requested to present said claims in writing to the Corporation. Any claims so presented must contain sufficient information reasonably to inform the

Corporation of the identity of the claimant and the substance of the claim. The mailing address to which claims may be sent is Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006, Attn.: Charles W. Ormsby, Jr., Esq. All claims must be received by the Corporation no later than March 15, 2018. Pursuant to the BCL, be advised that: (i) claims will be barred if not received by the date referred to in the preceding sentence; and (ii) the Corporation may make distributions to other claimants and the Corporation's stockholders without further notice to any other claimant.

Jan. 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

BOYER, JANE GRAY, dec'd.

Late of Warminster, Bucks County, PA.
Executor: **JAMES L. BOYER**, 4
Honeysuckle Ct., Skillman, NJ 08558.

BOYER, LOUISE MARY a/k/a LOUISE M. BOYER and LOUISE BOYER, dec'd.

Late of Chalfont, Bucks County, PA.
Executrix: **THERESA COOPER a/k/a THERESA M. VIGNA-COOPER**, 402
Paper Mill Road, Oreland, PA 19075.
Attorney: **JODI L. GRIFFIS**, 1495 Alan
Wood Road, Suite 7, Conshohocken, PA
19428.

DEMUSZ, FLORENCE S., dec'd.

Late of Doylestown Township, Bucks
County, PA.

Administrator: **HENRY SCHNEIDER**
c/o Larmore Scarlett LLP, P.O. Box 384,
Kennett Square, PA 19348.

Attorney: **DONALD B. LYNN, JR.**,
Larmore Scarlett LLP, P.O. Box 384,
Kennett Square, PA 19348.

FEIN, LIBBY a/k/a LIBBY KOSSOFF, dec'd.

Late of Warminster Township, Bucks
County, PA.

Executors: **PAMELA K. WOLF**, 701
Panorama Road, Villanova, PA 19085
and **SAMUEL M. KOSSOFF**, 1256
Brandywyn Lane, Buffalo Grove, IL
60089.

Attorney: **RICHARD W. STEVENS**,
Flamm Walton Heimbach, 794 Penllyn
Pike, Suite 100, Blue Bell, PA 19422-
1669.

GARGES, PATSY R. a/k/a PATSY RUTH GARGES, dec'd.

Late of West Rockhill Twp., Bucks
County, PA.

Executor: **WALTER G. GARGES**, 105
Gentry Dr., Perkasio, PA 18944.

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

GOODWIN, DOROTHY E. a/k/a DOROTHY GOODWIN, dec'd.

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

Executrix: **LYNNE G. TOBISH a/k/a LYNNE D. GOODWIN TOBISH**, 34
Colonial Drive, Newtown, PA 18940.

Attorney: **LAURA W. CASSAVELL**.

HAGEY, DONALD S., dec'd.

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

Executrix: **LINDA M. HAGEY c/o**
Kathleen A. Maloles, Esq., 375 Morris
Rd., P.O. Box 1479, Lansdale, PA 19446-
0773.

Attorney: **KATHLEEN A. MALOLES**,
Hamburg, Rubin, Mullin, Maxwell &
Lupin, PC, 375 Morris Rd., P.O. Box
1479, Lansdale, PA 19446-0773.

HOEZ, GEORGE C., SR. a/k/a GEORGE HOEZ, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **MARGARET MURR**, 119
Hampden Dr., Mountville, PA 17554.

HOFFMAN, BRIAN L., dec'd.

Late of Quakertown, Bucks County, PA.
Executrix: **JULIE M. WILLIAMS c/o**
Fitzpatrick Lentz & Bubba, P.C., 4001
Schoolhouse Lane, P.O. Box 219, Center
Valley, PA 18034-0219.

Attorneys: **FITZPATRICK LENTZ & BUBBA, P.C.**, 4001 Schoolhouse Lane,
P.O. Box 219, Center Valley, PA 18034-
0219.

HOLDEN, GERALDINE, dec'd.

Late of Levittown, Falls, Bucks County, PA.

Executor: **THOMAS C. HOLDEN**, 100 Antler Ct., Fairless Hills, PA 19030.

LICAUSE, FRANK, dec'd.

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

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

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

MORGAN, LOUANN, dec'd.

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

Executrices: **BETH ANN LEPIANKA** and **LIZBETH LEPIANKA**, 215 W. Bristol Rd., Feasterville Trevose, PA 19053.

PERL, NANCY M., dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **MARGARET M. KOLBY**, 4013 Comly Street, Philadelphia, PA 19136.

Attorney: **WILLIAM H. R. CASEY**, 99 East Court Street, Doylestown, PA 18901.

RICHARDS, RUTH F., dec'd.

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

Executors: **SHAWN A. RICHARDS** and **BRUCE D. HESS**, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

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

ROGERS, HERBERT, JR. a/k/a **BUBBLES ROGERS**, dec'd.

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

Executrix: **KENDRA D. THOMAS**, 269 Anderson Road, Yardley, PA 19067.

SCHMITT, JOSEPH, JR., dec'd.

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

Administratrix: **BETTE M. WHITE** c/o Mark J. Davis, Esq., 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444.

Attorney: **MARK J. DAVIS**, The Law Office of Michael S. Connor, 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444.

TUNNEY, SANDRA ELIZABETH a/k/a **SANDRA TUNNEY**, dec'd.

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

Administratrices: **LISA DAWN TUNNEY-WOELK** and **ERIKA HO** c/o Jane K. Anastasia, Esq., P.O. Box 600, Jamison, PA 18929.

Attorney: **JANE K. ANASTASIA**, P.O. Box 600, Jamison, PA 18929.

VANTINE, ADRIENNE, dec'd.

Late of Middletown Twp., Bucks County, PA.

Executrix: **VALERIE MYERS**, 23 Hollow Road, Levittown, PA 19056.

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

WELLS, CHARLES A., JR., dec'd.

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

Executrix: **MARGARET DIANA WELLS** c/o Michael W. Mills, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

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

WHINNEY, JOSEPH T., dec'd.

Late of Falls Township, Bucks County, PA.

Administrator: **CHRISTOPHER M. WHINNEY** c/o David R. Bane, Esq., 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.

WOODRING, PATRICIA, dec'd.

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

Executrix: **MAUREEN GALLAGHER** c/o Denis W. Lanctot, Esquire, 312 N. Oxford Valley Road, Fairless Hills, PA 19030.

Attorney: **DENIS W. LANCTOT**, Jackson, Cook, Caracappa & Scott PC, 312 N. Oxford Valley Road, Fairless Hills, PA 19030.

ZEGLEY, CLAIRE a/k/a **CLAIRE REICHWEIN ZEGLEY** a/k/a **CLAIRE ANNE ZEGLEY** and **CLAIRE R. ZEGLEY**, dec'd.

Late of Warwick, Bucks County, PA.

Executor: **CHRISTOPHER R. ZEGLEY**, 504 Joel Drive, Mechanicsburg, PA 17050.

Second Publication

ARKOWITZ, FLORENCE A., dec'd.

Late of Newtown, Bucks County, PA.

Executor: **ROBERT N. ARKOWITZ**, 300 Holmes Ave., Havertown, PA 19083.

BESSLER, JULIE, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **SUSAN GRADY**, 612 N. Shady Retreat Rd., #5, Doylestown, PA 18901.

BIEHN, FRANCIS J., dec'd.

Late of Quakertown, Bucks County, PA.

Executors: **THOMAS J. BIEHN** and **CHRISTINA M. WENTZEL** c/o Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **DIANNE C. MAGEE**, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

BLEYKER, ELIZABETH DEN, dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **SUSAN D. THOMPSON**, 386 Barclay Circle, Harleysville, PA 19438.

CARTER, GRACE HOUGH, dec'd.

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

Co-Executrices: **MARY KATHERINE AZIEL ANDREADES** and **VIRGINIA LEE CARTER GRISHAM** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

CHANG, KERN K.N. a/k/a **KERN K. CHANG** and **KERN KO NAN CHANG**, dec'd.

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

Executrix: **ELLEN G. CHANG**, 30 Sagebrush Lane, Langhorne, PA 19047.

Attorney: **MICHAEL A. LASHNER**, 12 Terry Drive, Suite 105, Newtown, PA 18940.

CHATTIN, MALCOLM R., dec'd.

Late of Pennel, Bucks County, PA.

Executrix: **SANDRA KASLOSKI**, 46 Cloverlee Lane, Newtown, PA 18940.

Attorney: **ELLIOT MARK OLEN**, Olen Law Office, The Offices at Oxford Crossing, 333 Oxford Valley Road, Suite 302, Fairless Hills, PA 19030.

DOSTMANN, MARIA B. a/k/a **MARIA BIRGITTA DOSTMANN**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **SHARON M. DOSTMANN** c/o Sommar, Tracy & Sommar, 210 S. Broad Street, Lansdale, PA 19446.

Attorney: **JAMES C. SOMMAR**, Sommar, Tracy & Sommar, 210 S. Broad Street, Lansdale, PA 19446.

EHNE, CHARLES a/k/a **CHARLES EHNE, SR.**, dec'd.

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

Executor: **CHARLES EHNE, JR.** c/o Charles Bender, Esquire, 2700 Kelly Road, Suite 300, Warrington, PA 18976.

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

GOODMAN, JAMES E., dec'd.

Late of Langhorne Borough, Bucks County, PA.

Executrix: **LAURA M. MERCURI**, 104 N. York Road, Hatboro, PA 19040.

Attorney: **LAURA M. MERCURI**, 104 North York Road, Hatboro, PA 19040.

HINKLE, R. LEE a/k/a **ROGER LEE HINKLE**, dec'd.

Late of Milford Township, Bucks County, PA.

Executrix: **SANDRA L. HINKLE** c/o Rodney D. Henry, Esquire, P.O. Box 499, Quakertown, PA 18951-0499.

Attorney: **RODNEY D. HENRY**, P.O. Box 499, Quakertown, PA 18951-0499.

HOUSEMAN, MARY ELISE IDA a/k/a **ELISE HOUSEMAN**, dec'd.

Late of Levittown, Bucks County, PA.

Executrix: **MARILYN SHEA**, 113 Parkview, Chateauguay, Quebec, Canada J6K 2H2.

HUNT, JEROME, dec'd.

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

Administratrix: **JANELLE ROSE HUNT** c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

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

KATZMAR, CAROL ANN, dec'd.

Late of Feasterville Trevose, Bucks County, PA.

Administratrix: **SHEILA RADCLIFFE**, 121 Hershel Street, Feasterville Trevose, PA 19053.

KIERNAN, EDWARD T., dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **LINDA MICHAUD**, 8690 Nottingham Pointe Way, Fort Myers, FL 33912.

LIN, PAUL M., dec'd.

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

Administratrix C.T.A.: **JENNIFER LIN** c/o Alan G. Wandalowski, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

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

LINTON, JANICE A., dec'd.

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

Executrix: **MICHELLE KHALSA** c/o William J. Benz, Esq., 307 Lakeside Dr., Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 307 Lakeside Dr., Southampton, PA 18966.

MALONE, MARTHANA, dec'd.

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

Administratrices: **JESSICA M. ORTIZ** and **JENNIFER M. HOBEN** c/o Renata T. Pabisz, Esq., 2410 Bristol Rd., Bensalem, PA 19020.

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

PADUCH, GERTRUDE C., dec'd.

Late of Warrington, Bucks County, PA.

Executrix: **GAIL REINARD**, 605 Cherrington Dr., Harrisburg, PA 17110.

RANDALL, PHILIP, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **ANNA MARIE LOMBARDI**, 2180 Mill Hill Road, Quakertown, PA 18951.

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

ROBERSON, ARLENE, dec'd.

Late of Levittown, Bucks County, PA.

Executrix: **HELENE WHITESIDE**, 119 Owenwood Dr., Lincoln Univ., PA 19352.

SCOTT, THEODORE E., JR. a/k/a **THEODORE EDWARD SCOTT, JR.**, dec'd.

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

Executrix: **TERRI J. OLIMPO** c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.

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

SULLENDER, DUANE KEVIN a/k/a **DUANE K. SULLENDER**, dec'd.

Late of Langhorne, Bucks County, PA.

Administrator: **DUANE WILLIAM SULLENDER**, 27 West Winona Ave., 2nd Floor, Norwood, PA 19074.

WITTER, GERTRUDE M., dec'd.

Late of West Rockhill Township, Bucks County, PA.

Co-Executors: **MICHAEL S. WITTER** and **JAMES K. WITTER** c/o Gregory R. Gifford, Esquire, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

Attorney: **GREGORY R. GIFFORD**, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

*Third and Final Publication***BARON, CAROL**, dec'd.

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

Executor: **STEPHEN BLUMBERG** a/k/a **DR. STEPHEN J. BLUMBERG** c/o Robert L. Franklin, Esq., 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

Attorney: **ROBERT L. FRANKLIN**, Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

BIXLER, SHIRLEY ANN a/k/a **SHIRLEY A. BIXLER**, dec'd.

Late of Bristol Borough, Bucks County, PA.

Executor: **KENNETH BIXLER**, 337 Cleveland St., Bristol, PA 19007.

BORRELL, EDWARD J., dec'd.

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

Executrix: **HELEN M. BORRELL** c/o Alan G. Wandolowski, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

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

DETWEILER, DAVID L., dec'd.

Late of Bedminster Township, Bucks County, PA.

Administratrix: **BARBARA DETWEILER** c/o Michael F. Frisbie, Esquire, Weber Kracht & Chellew, 847 West Market Street, P.O. Box 258, Perkasio, PA 18944-0258.

Attorney: **MICHAEL F. FRISBIE**, Weber Kracht & Chellew, 847 West Market Street, P.O. Box 258, Perkasio, PA 18944-0258.

DI PASQUALE, JOSEPH PETER, dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **BETH PROKESCH**, 6486 Mallard Lane, Coopersburg, PA 18036.

Attorneys: **NEWMAN ELDER LAW**, 50 E. Court St., Doylestown, PA 18901.

DURKIN, MARY T., dec'd.

Late of Washington Crossing, Bucks County, PA.

Executor: **JOSEPH M. DURKIN**, 7 N. Hilltop Dr., Churchville, PA 18966.

ELLMAN, LESLIE F. a/k/a **LES ELLMAN**, dec'd.

Late of Richboro, Bucks County, PA.

Administratrix: **MINDY ACKERMAN**, 176 Tavistock Rd., Cherry Hill, NJ 08034.

GREEBY, JAMES MOORE, III a/k/a **JAMES M. GREEBY, III**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **RACHEL A. PORTER**, 850 Cooper Street, Edgewater Park, NJ 08010.

LUNG, JAMES RUSSELL a/k/a **JIM LUNG**, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **NANCY P. LUNG**, 1117 S. Shady River Ct., Benbrook, TX 76126.

MILLER, RAYMOND, dec'd.

Late of Bridgeton Township, Bucks County, PA.

Executrix: **DEANNA MILLER** c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.

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

ONDRA, JOSEPH L., dec'd.

Late of Milford Township, Bucks County, PA.

Executrix: **ETHEL S. ONDRA** c/o Tomlinson Forsell, 414 Main Street, P.O. Box 14, East Greenville, PA 18041.

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

SHORT, CARL BURTON a/k/a **CARL BURTON SHORT, III**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **KIMBERLY C. BEIDLER** c/o Robin S. Holmes, Esquire, Law Office of Robin S. Holmes, 53 S. Main Street, P.O. Box 167, Yardley, PA 19067.

Attorney: **ROBIN S. HOLMES**, Law Office of Robin S. Holmes, 53 S. Main Street, P.O. Box 167, Yardley, PA 19067.

SMITH, PATRICIA A. a/k/a **PATRICIA ANN SMITH**, dec'd.

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

Executor: **CHARLES F. SMITH, JR.** c/o William L. Antheil, III, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

Attorney: **WILLIAM L. ANTHEIL, III**, Antheil Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

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:

Ashley Kristen Photography with its principal place of business 2734 Old Bethlehem Pike, Sellersville, PA 18960.

The name of the person owning or interested in said business is Ashley Kristen Muth.

The certificate will be filed on or after November 15, 2017.

Jan. 18

Miscellaneous

BUCKS COUNTY
COURT OF COMMON PLEAS
NUMBER: 2016-07310
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

CIT Bank, N.A., Plaintiff

v.

Anthony Ricciardi, Known Surviving Heir of Nancy L. Ricciardi, Lee Ann Griffin, Known Surviving Heir of Nancy L. Ricciardi and Unknown Surviving Heirs of Nancy L. Ricciardi, Defendants

TO: **Unknown Surviving Heirs of Nancy L. Ricciardi**

Premises subject to foreclosure: 1823 Midfield Road, Feasterville Trevose, Pennsylvania 19053. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information

about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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

McCabe, Weisberg & Conway, LLC

Attorneys for Plaintiff

123 S. Broad St.

Ste. 1400

Philadelphia, PA 19109

(215) 790-1010

Jan. 18

IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2017-05202

NOTICE OF ACTION IN QUIET TITLE
WELLS FARGO BANK, NA, Plaintiff

vs.

RICHARD C. SEKERAK, INGRID A. MINNER, JOHN P. MINNER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MADELINE S. CZERWONKA, DECEASED, Defendants

NOTICE

TO: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MADELINE S. CZERWONKA, DECEASED**

You are hereby notified that on August 9, 2017, Plaintiff, **WELLS FARGO BANK, NA**, filed a Quiet Title Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County, Pennsylvania, docketed to No. 2017-05202. Wherein Plaintiff seeks to satisfy a lien on the property located at 115 OLD MILL ROAD, SELLERSVILLE, PA 18960-1412 and confirm **WELLS FARGO BANK, NA** is the holder of a first priority mortgage on the Property.

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

NOTICE

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

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

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

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

Jan. 18

NOTICE

BRISTOL BOROUGH

NOTICE OF HEARING for additional tax millage scheduled for February 2, 2018 at 9:30 a.m. in Courtroom 420, Bucks County Courthouse, Doylestown, Pennsylvania
IN THE COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA
CRIMINAL DIVISION
NO. MD 3723 2017

IN RE:

IN RE: BRISTOL BOROUGH

Attorney I.D. 27883

ORDER FOR HEARING

AND NOW this 28th day of December, 2017, a Hearing on the within Petition for

additional millage is set for the 2nd day of February, 2018, at 9:30a.m. in Courtroom 420, Bucks County Courthouse, Doylestown, Pennsylvania.

Notice of the Petition and of the above Hearing shall be published by the Petitioner in a newspaper of general circulation, and in the legal reporter, at least ten (10) days prior to the Hearing, and shall be conspicuously posted during such ten (10) day period in a place readily viewable by the public at the office of the Borough secretary.

BY THE COURT:

Jeffrey G. Trauger, Judge

PETITION FOR ADDITIONAL MILLAGE IN EXCESS OF 30 MILLS PURSUANT TO 8 Pa. C.S. §1302(a)

AND NOW COMES, William J. Salerno, Esq., Solicitor for Bristol Borough Council, and respectfully petitions your Honorable Court as follows:

1. The Borough of Bristol is a body corporate and politic located at 250 Pond St., Bristol, Bucks County, PA 19007.

2. Pursuant to budget meetings held on November 13, 2017 and December 11, 2017, when the budget was adopted and the Tax Ordinance authorized, Bristol Borough Council approved petitioning the Court for additional millage pursuant to the proposed budget. (Attached as Exhibit "A" is Ordinance No. 1320) (not published herein); and (Attached as Exhibit "B" are the Council Meeting Minutes of November 13, 2017 and December 11, 2017) (not published herein).

3. The 2018 tax levy for the 2018 General Budget will remain the same as the 2017 tax levy of 35 mills, because even though some of the revenues have increased, the 35 mills is necessary to cover the increase in general expenses. (The adopted General Fund Budget is Attached as Exhibit "C") (not published herein).

4. Current expenses have increased in areas of health insurance, utilities, union contract wages, and police protection. (See Exhibit "C") (not published herein).

5. Tax receipts and other non-tax receipts have decreased in recent years and in particular, there has been a reduction in interest earnings, and carry over balances. (See Exhibit "C") (not published herein).

6. The Borough Council has attempted to increase revenue in other ways to the extent allowed by law and find it necessary to increase the general fund millage rate from 30 mills to 35 mills to meet the revenue requirements.

7. The residents of Bristol Borough would be deprived of public services without the authorization of an increased millage.

WHEREFORE, it is requested that your Honorable Court grant leave so that the Council of the Borough of Bristol can increase the tax levy for general purposes from 30 mills to 35 mills.

Respectfully submitted,

By: William J. Salerno

Solicitor for Bristol Borough Council

VERIFICATION

I, James Dillon, Manager of Bristol Borough Council, certify that I have read the foregoing Petition for Additional Millage in Excess of 30 mills Pursuant to 8 Pa. C.S. §1302(a) and that the facts contained therein are true and correct to the best of my information and belief. I make this affirmation subject to the penalties contained in 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

BRISTOL BOROUGH COUNCIL

By: James Dillon, Manager

Jan. 18

IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
DOCKET NO.: 2017-01934

**MEADOWOOD CONDOMINIUM
ASSOCIATION, Plaintiff**

vs.

ROBERT A. WOOD, Defendant

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

**TO: Robert A. Wood, 1575 W. Street
Road—Unit 734, Warminster, PA 18974**

Your property (real estate) at 1575 W. Street Road—Unit 734, Warminster, PA 18974 is scheduled to be sold at the Sheriff's Sale on Friday, February 9, 2018 at 11:00 a.m. at the Bucks County Administration Building, Commissioners' Meeting Room, 1st Floor, 55 E. Court Street, Doylestown, PA 18901, to enforce the court judgment of \$5,996.88 obtained by Meadowood Condominium Association (Plaintiff), against you. If the sale is postponed, the property will be re-listed for another Sheriff's Sale.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THE SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to the Plaintiff the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (215) 348-1776.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

If the Sheriff's Sale is not stopped, your property will be sold to this highest bidder. You may find out the price bid by calling (215) 348-1776.

You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

The sale will go through only if the buyer pays the Sheriff the full amount due at the sale. To find out if this has happened, you may call (215) 348-1776.

If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Bucks County Bar Association
135 East State Street
P.O. Box 300
Doylestown, PA 18901
(215) 348-9413

Stefan Richter, Esquire
Attorney I.D. #70004
Clemons Richter & Reiss, P.C.
Attorneys for Plaintiff
2003 S. Easton Road
Suite 300
Doylestown, PA 18901
(215) 348-1776

Jan. 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:

First Publication

TRUST OF **JULIA SHUGALLO**.

Late of Bristol Township, Bucks County, PA.

Trustees: **PAULA ORAWSKI**, 1142 Fourth Avenue, Crydon, PA 19021 and **MELANIE PARTELOW**, 121 Evans Drive, Palm Coast, FL 32164.

Attorney: **MICHELLE L. SANGINITI**, 166 Allendale Road, King of Prussia, PA 19406.