

Sheriff's Sale*First Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, December 13, 2019 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:

BENSALEM TOWNSHIP

DOCKET #2016-05587

ALL THAT CERTAIN Lot or tract 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 thereof made by Edward Pickering, C.E. on October 20, 1928, as follows:

TAX PARCEL #02-080-015.

PROPERTY ADDRESS: 659 Haunted Lane, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHAWN C. McNAMEE, ANDREA McNAMEE.****KATHERINE M. WOLF**, EsquireMILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-07307

ALL THAT CERTAIN lot or piece of land, situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, PA according to a Final Plan of Meadow Stream by Pickering, Corts & Summerson, Inc., Consulting Engineers and Land Surveyors, Newtown, PA being dated 6/23/1983 and revised through April 28, 1986 as follows, to wit:

TAX PARCEL #02092429.

PROPERTY ADDRESS: 5030 Judson Drive, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SAMIRA J. PELLO-MOLLICA, CARMEN P. MOLLICA.****KATHERINE M. WOLF**, EsquireMILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-05199

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BENSALEM**, in the County of Bucks, PA., bounded and described according to a Plot No. 1 Plan of Ferguson's Neshaminy Falls, as recorded at the Office of the Recording of Deeds in and for the County of Bucks, in Plan Book No. 1 page 92 and more particularly described according to a recent survey made by Russell S. Lyman, Reg. Professional Engineer on Feb. 9, 1954; described as follows, to wit;

TAX PARCEL #02-017-041.

PROPERTY ADDRESS: 4336 Pine Street, Featserville Trevose, PA 19053.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD SWICK, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE.****KATHERINE M. WOLF**, EsquireMILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-06360

ALL THAT CERTAIN Northeasterly half of Lot #61, with the building and improvements thereon erected, Situate in Andalusia, in the **TOWNSHIP OF BENSALEM**, County of Bucks and State of Pennsylvania, described according to a survey thereof made by Edward Pickering, Jr., Registered Surveyor, Woodbourne, Pennsylvania, 4/28/1937, as follows, to wit:

TAX PARCEL #02-029-046.

PROPERTY ADDRESS: 954 Baxter Avenue, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CATHLEEN KURLUK EXECUTRIX OF THE ESTATE OF LORRAINE C. CONNER a/k/a LORRAINE CONNER DECEASED.****KATHERINE M. WOLF**, EsquireMILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-07084

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

Pennsylvania, known and numbered as 6421 Todd Court, Bensalem, PA 19020, Parcel No: 02-091-264.

TAX PARCEL #02-091-264.

PROPERTY ADDRESS: 6421 Todd Court, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **STANTON PLENN, LESLIE S. PLENN.**

CRISTINA LYNN CONNOR, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-00184

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN **BENSALEM TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA:

TAX PARCEL #02-091-367.

PROPERTY ADDRESS: 6513 SARATOGA TURN, BENSALEM, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GERARDO ZAMBELLI III IN HIS CAPACITY AS HEIR OF BARBARA A. ZAMBELLI; THOMAS ZAMBELLI IN IN HIS CAPACITY AS HEIR OF BARBARA A. ZAMBELLI; JUSTIN ZAMBELLI IN HIS CAPACITY AS HEIR OF BARBARA A. ZAMBELLI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA A. ZAMBELLI.**

ROBERT FLACCO, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-00204

ALL THOSE CERTAIN lots or pieces of ground Situate in **BENSALEM TOWNSHIP**, County of Bucks, State of Pennsylvania, described as Lots No. 22, 24, 26 and 28 Section "C", on Plan of Lots known as Corn wells Manor, Doylestown, in Plan Book No.1 page 155, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wallace Avenue (formerly known as Walnut Street) (40 feet wide) said point being the distance of 306.6 feet measured North 28 degrees 41 minutes West along the Southeasterly side of Wallace Avenue from its

point of intersection with the Southeasterly side of State Road (50 feet wide); thence extending from said point of beginning along Lot No. 20 as shown on said Plan South 61 degrees 19 minutes West 125 feet to a point, a corner of Lot No. 23 as shown on said Plan; thence extending along same and also along Lots 25, 27 and 29 as shown on said Plan North 28 degrees 41 minutes West 100 feet to a point a corner of Lot No. 30 as shown on said Plan; thence extending along the same North 61 degrees 19 minutes East the distance of 125 feet to a point on the Southwesterly side of Wallace Avenue; thence extending along the Southwesterly side of Wallace Avenue South 28 degrees 41 minutes East the distance of 100 feet to the first mentioned point and place of beginning.

TAX PARCEL #02-064-031.

PROPERTY ADDRESS: 448 Wallace Avenue, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PAMELA A. LOCKE, JOSEPH D. LOCKE a/k/a JOSEPH LOCKE, THE UNITED STATES OF AMERICA.**

MICHAEL T. McKEEVER, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-04196

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

TAX PARCEL #02-036-002-021.

PROPERTY ADDRESS: 2844 Clara Circle, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN P. TILL.**

ANDREW J. MARLEY, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

BRISTOL BOROUGH

DOCKET #2015-00782

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

TAX PARCEL #04-009-147.

PROPERTY ADDRESS: 701 Corson Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL
DWELLING.
SOLD AS THE PROPERTY OF: **THOMAS KILBOURNE, MICHELE KILBOURNE, ROGER FAY**, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-06259

ALL THAT CERTAIN message sad lot of land situate In the **BOROUGH OF BRISTOL**, County of Bucks and State of Pennsylvania, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on February 20, 2009 at Book 6009, Page 1306.

TAX PARCEL #04-009-155.

PROPERTY ADDRESS: 153 Buckley Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **LISA MARIE DAVISH**.

DANIEL JONES, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-02190

Ditech Financial LLC v. Beth Anne Delaney owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 622 Bath Street, Bristol, PA 19007.

TAX PARCEL #04-008-007.

PROPERTY ADDRESS: 622 Bath Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **BETH ANNE DELANEY**.

PHELAN HALLINAN DIAMOND & JONES, LLP

MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

BRISTOL TOWNSHIP

DOCKET #2015-01120

ALL THOSE TWO CERTAIN lots or pieces of land with the buildings and improvements thereon erected situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pennsylvania.

TAX PARCEL #05-007-037.

PROPERTY ADDRESS: 435 Princess Avenue, Bristol Township, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JOYCE E. LOCKETT, GEORGE HUMZER, VALERIA HUMZER, UNITED STATES OF AMERICA**.

ROBERT P. DADAY, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-02996

ALL THAT CERTAIN TWO LOTS OR PIECES OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED LOCATED IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #05-005-079.

PROPERTY ADDRESS: 219 Hillcrest Avenue, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN GERSTLAUER, ALICIA A. GERSTLAUER**.

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

DOCKET #2016-04441

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 34 Coral Lane, Township of Bristol, PA 19055, Parcel No: 05-048-391.

TAX PARCEL #05-048-391.

PROPERTY ADDRESS: 34 Coral Lane, Township of Bristol, PA 19055.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH G. RODGERS, MELANIE RODGERS**.

JUSTIN F. KOBESKI, Esquire
MILTON F. 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.

TAX PARCEL #05-041-089.
 PROPERTY ADDRESS: 38 Vineyard Road,
 Levittown, PA 19057.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **PATRICK
 HILL, DANIELLE HILL.**
**PHELAN HALLINAN DIAMOND &
 JONES, LLP**
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2017-07259

ALL THAT CERTAIN lot of land located in
 the **TOWNSHIP OF BRISTOL**, County of
 Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #05-033-308.
 PROPERTY ADDRESS: 39 Indian Red Road,
 Levittown, PA 19057.
 IMPROVEMENTS: A SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **KENNETH
 G. MOORE, II, NICOLE L. MOORE.**
MICHAEL T. McKEEVER, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2018-05599

ALL THAT CERTAIN lot of land located in
 the **TOWNSHIP OF BRISTOL**, County of
 Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #05-009-130.
 PROPERTY ADDRESS: 1303 Dixon Avenue,
 Croydon, PA 19021.
 IMPROVEMENTS: A SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF:
CHRISTINE M. RAUDENBUSH.
MICHAEL T. McKEEVER, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2018-05930

PNC Bank, National Association, Successor
 by Merger to National City Mortgage A
 Division of National City Bank v. John J.
 Costello, Rosa Haydee Costello owner(s)
 of property situate in the **BRISTOL
 TOWNSHIP**, BUCKS County, Pennsylvania,
 being 1004 Stephen Avenue, Croydon, PA
 19021-5557.
 TAX PARCEL #05-008-431.
 PROPERTY ADDRESS: 1004 Stephen
 Avenue, Croydon, PA 19021-5557.

IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **JOHN
 J. COSTELLO, ROSA HAYDEE
 COSTELLO.**
**PHELAN HALLINAN DIAMOND &
 JONES, LLP**
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2018-06155

ALL THOSE CERTAIN LOTS OR
 PIECES OF GROUND SITUATE IN THE
BRISTOL TOWNSHIP, BUCKS COUNTY,
 PENNSYLVANIA:
 TAX PARCEL #05-036-482.
 PROPERTY ADDRESS: 110 GREEN
 LYNNE DRIVE, LEVITTOWN, PA 19057.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **SAMUEL
 SHELLEY a/k/a SAMUEL J. SHELLEY
 IN HIS CAPACITY AS HEIR OF
 CAROLYN R. SHELLEY, UNKNOWN
 HEIRS, SUCCESSORS, ASSIGNS
 AND ALL PERSONS, FIRMS OR
 ASSOCIATION CLAIMING RIGHT,
 TITLE OR INTEREST FROM OR UNDER
 CAROLYN R. SHELLEY.**
ROBERT FLACCO, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2019-01522

Wells Fargo Bank, N.A. v. Christine Bohley,
 Marc Spenillo owner(s) of property situate in
 the **BRISTOL TOWNSHIP**, BUCKS County,
 Pennsylvania, being 7 Parkside Circle,
 Levittown, PA 19056-3501.
 TAX PARCEL #05-021-258.
 PROPERTY ADDRESS: 7 Parkside Circle,
 Levittown, PA 19056-3501.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **CHRISTINA
 BOHLEY, MARC SPENILLO.**
**PHELAN HALLINAN DIAMOND &
 JONES, LLP**
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2019-02201

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

TAX PARCEL #05-052-080.
 PROPERTY ADDRESS: 1379 Minot Avenue,
 Croydon, PA 19021.
 IMPROVEMENTS: RESIDENTIAL REAL
 ESTATE.
 SOLD AS THE PROPERTY OF: **DERRICK
 C. CHATMAN.**
BRIAN T. LaMANNA, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2019-03369

ALL THAT CERTAIN LOT OR PIECE
 OF GROUND, SITUATE IN **BRISTOL
 TOWNSHIP**, COUNTY OF BUCKS, AND
 COMMONWEALTH OF PENNSYLVANIA.
 TAX PARCEL #05-072-028.
 PROPERTY ADDRESS: 43 Favored Lane,
 Bristol, PA 19055.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **ROBERT
 CHARLES ASH.**
BRIAN T. LaMANNA, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

CHALFONT BOROUGH

DOCKET #2016-00574

ALL THAT CERTAIN lot of land located in
 the **BOROUGH OF CHALFONT**, County of
 Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #07-008-040.
 PROPERTY ADDRESS: 166 Bluejay Road,
 Chalfont, PA 18914.
 IMPROVEMENTS: A SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF:
**KIMBERLY SCHOENMEIER, KURT
 SCHOENMEIER.**
MICHAEL T. McKEEVER, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOYLESTOWN TOWNSHIP

DOCKET #2018-02851

Wells Fargo Bank, N.A. s/b/m Wachovia
 Bank, National Association v. Robert
 Stephens owner(s) of property situate in the
DOYLESTOWN TOWNSHIP, BUCKS
 County, Pennsylvania, being 73 Bogey Circle,
 Doylestown, PA 18901-2882.
 TAX PARCEL #09-020-175.

PROPERTY ADDRESS: 73 Bogey Circle,
 Doylestown, PA 18901-2882.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **ROBERT
 STEPHENS.**
**PHELAN HALLINAN DIAMOND &
 JONES, LLP**
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2019-03377

ALL that certain parcel of land lying and
 being situate in the **TOWNSHIP OF
 DOYLESTOWN**, County of Bucks, and
 Commonwealth of Pennsylvania, known
 and numbered as 69 Countryside Drive,
 Doylestown, PA 18901, Parcel No: 09-030-
 143.
 TAX PARCEL #09-030-143.
 PROPERTY ADDRESS: 69 Countryside
 Drive, Doylestown, PA 18901.
 IMPROVEMENTS: SINGLE FAMILY
 DWELLING.
 SOLD AS THE PROPERTY OF: **JOHN
 P. DiSTEFANO, THE UNITED STATES
 OF AMERICA, DEPARTMENT OF
 TREASURY, INTERNAL REVENUE
 SERVICE.**
JUSTIN F. KOBESKI, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2019-04604

ALL THAT CERTAIN PIECE OR PARCEL
 OR TRACT OF LAND SITUATE IN
DOYLESTOWN TOWNSHIP, BUCKS
 COUNTY, PENNSYLVANIA, AND BEING
 KNOWN AS 612 NORTH SHADY RETREAT
 ROAD, UNIT 57, DOYLESTOWN
 COMMONS CONDOMINIUM, DOYLESTOWN,
 PENNSYLVANIA 18901.
 TAX PARCEL #09-047-151-057.
 PROPERTY ADDRESS: 612 North Shady
 Retreat Road, Unit 57, Doylestown Commons
 Condominium, Doylestown, Pennsylvania
 18901.
 IMPROVEMENTS: RESIDENTIAL
 CONDOMINIUM DWELLING.
 SOLD AS THE PROPERTY OF:
**GEOFFREY EDWARDS, EXECUTOR OF
 THE ESTATE OF MAUDE C. MILLER.**
TERRENCE McCABE, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DUBLIN BOROUGH

DOCKET #2019-03226

ALL THAT CERTAIN unit in the property known, named and identified as Countryside Condominium, located in the **BOROUGH OF DUBLIN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #10-005-001-001-B11.

PROPERTY ADDRESS: 178 ELEPHANT ROAD, B-11, DUBLIN, PA 18917.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CARLOS ERAZO**.**POWERS KIRN, LLC**MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA**EAST ROCKHILL TOWNSHIP**

DOCKET #2017-04105

ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF EAST ROCKHILL**, and partly in the Township of Richland, County of Bucks and Commonwealth of Pennsylvania, bounded and described in accordance with a Survey dated July 21, 1964, prepared by G. Marvin Hendricks, Professional Engineer-Surveyor, M.R. 1 Perkasio, PA, as follows, to wit:

TAX PARCEL #12-006-001-001.

PROPERTY ADDRESS: 6004 Axe Handle Road, Quakertown, PA 18951.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NATHAN WEAVER, AMBER WEAVER**.**KATHERINE M. WOLF**, EsquireMILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-06332

Wells Fargo Bank, N.A. v. Brett A. Smith, Christina Smith owner(s) of property situate in the **EAST ROCKHILL TOWNSHIP**, BUCKS County, Pennsylvania, being 2419 North Ridge Road a/k/a 2419 Ridge Road, Perkasio, PA 18944-3728.

TAX PARCEL #12-011-068.

PROPERTY ADDRESS: 2419 North Ridge Road a/k/a 2419 Ridge Road, Perkasio, PA 18944-3728.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRETT A. SMITH, CHRISTINA SMITH**.**PHELAN HALLINAN DIAMOND & JONES, LLP**MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-02176

ALL THAT CERTAIN message and tract of land together with the dwelling now thereon erected situate in **EAST ROCKHILL TOWNSHIP**, Bucks County, Pennsylvania bounded and described according to a survey dated November 25, 1946 as prepared by Stanly F. Moyer, Surveyor as follows, to wit: TAX PARCEL #12-012-003.

PROPERTY ADDRESS: 5350 Clymer Road, Quakertown, PA 18951.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PHILIP E. LUCOT, CAROLYN MEGLIO LUCOT**.**KATHERINE M. WOLF**, EsquireMILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA**FALLS TOWNSHIP**

DOCKET #2013-02399

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Municipality of **TOWNSHIP OF FALLS**, in the County of Bucks, State of PA.

TAX PARCEL #13-034-043.

PROPERTY ADDRESS: 508 BERWYN ROAD, MORRISVILLE, PA 19067-3503.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROSE NELLIE a/k/a ROSE NELLIE PAGNANI**.**POWERS KIRN, LLC**MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-02588

Wells Fargo Bank, NA v. Alfred J. Mayberry, Jr, Jill Zarra Mayberry owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 15 Twin Leaf Lane, Levittown, PA 19054-2221.

TAX PARCEL #13-023-025.

PROPERTY ADDRESS: 15 Twin Leaf Lane, Levittown, PA 19054-2221.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **ALFRED J. MAYBERRY, JR., JILL ZARRA MAYBERRY.**

PHELAN HALLINAN DIAMOND & JONES, LLP

MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-02780

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

TAX PARCEL #13-022-202.

PROPERTY ADDRESS: 44 Blue Spruce Lane, Levittown, PA 19054.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN F. RYAN ADMINISTRATOR OF THE ESTATE OF JOHN M. RYAN, DECEASED.**

EDWARD J. McKEE, Esquire

MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-01971

Wells Fargo Bank, N.A. v. Carol E. Tigar owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 104 Hedgerow Drive, Morrisville, PA 19067-4831.

TAX PARCEL #13-011-003.

PROPERTY ADDRESS: 104 Hedgerow Drive, Morrisville, PA 19067-4831.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CAROL E. TIGAR.**

PHELAN HALLINAN DIAMOND & JONES, LLP

MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-03398

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 FALLS**, County of Bucks, Commonwealth of Pennsylvania, known and designated as Lot Number 2387 on a certain map entitled

“Subdivision Map, Elderberry Pond, Levittown Section “11”, situated in Falls Township, Bucks County, Pennsylvania, owned by Levitt and Sons, Incorporated, dated May 1952, survey and map by C.A. Monroe, P.E. & L.S., recorded on 06/27/1952 at Doylestown in the Office for the Recording of Deeds in and for the County of Bucks in Plan Book 5, Page 34, and which lot is more particularly described according to a survey thereof by C.A. Monroe, P.E. & L.S., dated 10/22/1952, as follows:

TAX PARCEL #13-026-388.

PROPERTY ADDRESS: 82 Edgewood Lane, Levittown, PA 19054.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD A. HERRMANN, JR., ADMINISTRATOR OF THE ESTATE OF ALICE S. HERRMANN, DECEASED.**

KATHERINE M. WOLF, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-04014

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 9027 Lynn Avenue, Levittown, PA 19054, Parcel No: 13-045-003.

TAX PARCEL #13-045-003.

PROPERTY ADDRESS: 9027 Lynne Avenue, Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPHINE GIANGRANTE a/k/a JOSEPHINE A. GIANGRANTE.**

CRISTINA CONNOR, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-04642

ALL THAT CERTAIN lot or piece of ground situate, lying and being at Levittown, **FALLS TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #13-027-285.

PROPERTY ADDRESS: 45 NUTMEG LN. a/k/a 45 NETMEG LANE, LEVITTOWN, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRAD WILHELM a/k/a BRAD D. WILHELM. POWERS KIRN, LLC**
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-04832

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, and being known as 111 Coventry Road, Fairless Hills, Pennsylvania 19030.

TAX PARCEL #13-004-064.

PROPERTY ADDRESS: 111 Coventry Road, Fairless Hills, Pennsylvania 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NICOLE HARRIS, VINCENT M. ROSSETTI. TERRENCE McCABE**, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

HILLTOWN TOWNSHIP

DOCKET #2015-07855

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

TAX PARCEL #15-028-073.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN WUKO, ALISA J. WUKO. RICHARD M. SQUIRE**, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-06901

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

TAX PARCEL #15-056-019.

PROPERTY ADDRESS: 1231 Revere Drive, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JESSY KANG.**

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

LOWER MAKEFIELD TOWNSHIP

DOCKET #2016-06823

ALL THAT CERTAIN unit in the property known, named and identified as Heacock Meadows Condominium, located in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et seq., by the recording in the Office of the Recorder of Deeds of the County of Bucks of a Declaration dated September 11, 1981, and recorded in Deed Book 2439 page 160, and amendments thereto in Deed Books 2443 page 29, 2461 page 317, 2483 page 324, 2494 page 5, 2569 page 253, 2578 page 1129, 2586 page 205, 2598 page 509, 2610 page 1, 2627 page 922, and 2640 page 848; a Declaration Plan dated September 10, 1981, and recorded in Plan Book 209 page 48 and 49 and amended in Plan Books 210 pages 43 and 44, 213 pages 98 and 99, 215 page 87, 216 page 70, 223 page 12, 223 page 90, 224 page 56, 226 page 22, 227 page 26, 228 page 937 and 230 page 15; being designated as Unit No. F-5.

TAX PARCEL #20-66-1F-704.

PROPERTY ADDRESS: 704 Tomlinson Lane, Yardley, PA 19067.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHARLES ISIADINSO, VERONICA ISIADINSO. KATHERINE M. WOLF**, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-00447

All that certain piece or parcel or Tract of land situate in **LOWER MAKEFIELD TOWNSHIP**, Bucks County, Pennsylvania, and being known as 226 Meadow Drive, Yardley, Pennsylvania 19067.

TAX PARCEL #20-030-023.

PROPERTY ADDRESS: 226 Meadow Drive, Yardley, Pennsylvania 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID P. SPENCER, EILEEN K. LEONE.**

ANDREW L. MARKOWITZ, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2017-06809

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in **LOWER SOUTHAMPTON TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #21-020-086-002.

PROPERTY ADDRESS: 105 Berry Lane, Feasterville, PA 19053.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **KATHLEEN M. MOFFETT, LANCE CORBETT, KATHLEEN CORBETT.****PATRICK WESNER**, EsquireMILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-00651

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania. Being Lot No. 16 on a Plan of Lots known as Elmwood Terrace dated June 13, 1967 made by Tri-State Engineers and Land Surveyors, Inc., as recorded in Plan Book 48, page 15 and being bounded and described as follows, to wit:

TAX PARCEL #21-016264-001.

PROPERTY ADDRESS: 402 Larchwood Avenue, Feasterville Trevose, PA 19053.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MATTHEW A. LEIGHTON, III.****KATHERINE M. WOLF**, EsquireMILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-04840

Wells Fargo Bank, NA v. Karen L. Haney a/k/a Karen Lynn Haney, Thomas M. Haney owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 1369 Bustleton Pike, Feasterville Trevose, PA 19053-2216.

TAX PARCEL #21-007-167.

PROPERTY ADDRESS: 1369 Bustleton Pike, Feasterville Trevose, PA 19053-2216.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KAREN L. HANEY a/k/a KAREN LYNN HANEY, THOMAS M. HANEY.****PHELAN HALLINAN DIAMOND & JONES, LLP**MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-07621

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 33 Bridle Path Lane, Trevose, PA 19053, Parcel No: 21-009-114.

TAX PARCEL #21-009-114.

PROPERTY ADDRESS: 33 Bridle Path Lane, Trevose, PA 19053.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MAX MARCELIN, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE.****CRISTINA CONNOR**, EsquireMILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-05212

ALL THAT CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE **TOWNSHIP OF LOWER SOUTHAMPTON**, BUCKS COUNTY, PENNSYLVANIA:

TAX PARCEL #21-007-085.

PROPERTY ADDRESS: 110 PHILLIPS STREET, FEASTERVILLE, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SANDOR C. FABIANI, LAUREN M. FABIANI.****ROBERT CRAWLEY**, EsquireMILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA**MIDDLETOWN TOWNSHIP**

DOCKET #2018-04490

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

TAX PARCEL #22-091-001-279.

PROPERTY ADDRESS: 224 SHADY BROOK DRIVE a/k/a 224 SHADY BROOK DRIVE, UNIT 279, LANGHORNE, PA 19047.

IMPROVEMENTS: A SINGLE STORY DWELLING APPROX. 49' X 78' WITH APPROX. 2 BEDROOMS AND 3 BATHS. SOLD AS THE PROPERTY OF: **ANTHONY N. TARTAGLIA, CAROLANNE E. TARTAGLIA.**

DANIEL JONES, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-02855

Wells Fargo Bank, N.A. v. Courtney A. Gindele owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 121 Carter Avenue, Langhorne, PA 19047-5003. TAX PARCEL #22-019-237.

PROPERTY ADDRESS: 121 Carter Avenue, Langhorne, PA 19047-5003.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **COURTNEY A. GINDELE.**

PHELAN HALLINAN DIAMOND & JONES, LLP

MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-03793

ALL THAT CERTAIN lot of land located in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #22-055-043.

PROPERTY ADDRESS: 22 Forsythia Drive E, Levittown, PA 19056.

IMPROVEMENTS: A SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTINA STONE, ERIC STONE.**

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

MILFORD TOWNSHIP

DOCKET #2016-07197

U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Emx6 v. Denise L. Devalle owner(s) of property situate in the **MILFORD TOWNSHIP**, BUCKS

County, Pennsylvania, being 12 Clover Lane, Quakertown, PA 18951-3920.

TAX PARCEL #23-015-052-013.

PROPERTY ADDRESS: 12 Clover Lane, Quakertown, PA 18951-3920.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DENISE L. DEVALLE.**

PHELAN HALLINAN DIAMOND & JONES, LLP

MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-07701

ALL THAT CERTAIN lot of land located in the **TOWNSHIP OF MILFORD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #23-022-0441512.

PROPERTY ADDRESS: 1512 Concord Court, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **REGINA MARKLEY.**

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

DOCKET #2017-06522

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 2211 Spinnerstown Road, Spinnerstown a/k/a Quakertown, PA 18968, Parcel No: 23-003-028.

TAX PARCEL #23-003-028.

PROPERTY ADDRESS: 2211 Spinnerstown Road, Spinnerstown a/k/a Quakertown, PA 18968.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ROBIN LEE HOLLAND.**

CRISTINA LYNN CONNOR, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2018-00226

JPMorgan Chase Bank NA s/b/m Chase Home Finance LLC s/b/m to Chase Manhattan

Mortgage Corporation v. Norman J. Kremer, Christina L. Kremer a/k/a Christina Kremer owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 21 Carlisle Circle, Morrisville, PA 19067-6821.

TAX PARCEL #24-2-15.

PROPERTY ADDRESS: 21 Carlisle Circle, Morrisville, PA 19067-6821.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NORMAN J. KREMER, CHRISTINE L. KREMER a/k/a CHRISTINE KREMER.**

PHELAN HALLINAN DIAMOND & JONES LLP

MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-03039

Wells Fargo Bank, NA v. Roddrick D. Lynch owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 320 Woodland Avenue, Morrisville, PA 19067-2323.

TAX PARCEL #24-006-215.

PROPERTY ADDRESS: 320 Woodland Avenue, Morrisville, PA 19067-2323.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RODDRICK D. LYNCH.**

PHELAN HALLINAN DIAMOND & JONES, LLP

MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-00141

ALL THAT CERTAIN lot of land located in the **BOROUGH OF MORRISVILLE**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #24-004-678-001.

PROPERTY ADDRESS: 630 Barclay Avenue, Morrisville, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL R. JOHNSON, WHITNEY A. MOKROS.**

MICHAEL T. McKEEVER, Esquire

MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-04938

ALL THAT CERTAIN lot of land located in the **MORRISVILLE BORO**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #24-004-705.

PROPERTY ADDRESS: 431 Hillcrest Avenue, Morrisville, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH T. LIPNITZ, ARLENE M. SHIPP.**

MICHAEL T. McKEEVER, Esquire

MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

NEWTOWN TOWNSHIP

DOCKET #2017-03103

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF NEWTOWN**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a plan entitled "Record Plan TH4," made by Boucher and James, Inc. Engineers and Surveyors, Doylestown, Pennsylvania for Orleans Construction Company dated February 12, 1993, and last revised March 24, 1995 and recorded April 25, 1995 in Plan Book 279, page 1, said tract of land being bounded and described as follows:

TAX PARCEL #29-043-502.

PROPERTY ADDRESS: 420 Mahogany Walk, Newtown, PA 18940, Newtown Township.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ILIAS SYRGABAEV.**

RYAN A. GOWER, Esquire

MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

NOCKAMIXON TOWNSHIP

DOCKET #2014-03111

ALL THAT CERTAIN lot of land located in the **TOWNSHIP OF NOCKAMIXON**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #30-001-009.

PROPERTY ADDRESS: 2229 Gallows Hill Road, Kintnersville, PA 18930.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOAN MARIE STATES a/k/a JOAN MARIE METZLER.**

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

DOCKET #2019-04678

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

TAX PARCEL #30-013-087.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

NORTHAMPTON TOWNSHIP

DOCKET #2018-00596

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

TAX PARCEL #31-081-080.

PROPERTY ADDRESS: 43 STEEPLECHASE DRIVE, HOLLAND, PA 18966.

IMPROVEMENTS: A TWO STORY DWELLING APPROX. 100' X 160' WITH APPROX. 4 BEDROOMS, 2.5 BATHS AND BASEMENT.

SOLD AS THE PROPERTY OF: **STEPHEN F. KRAVITZ.**

ROBERT P. DADAY, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

PENNDDEL BOROUGH

DOCKET #2018-05044

All that certain piece or parcel or Tract of land situate in the **BOROUGH OF PENNDDEL**,

Bucks County, Pennsylvania, and being known as 36 Dehaven Avenue, Penndel, Pennsylvania 19047.

TAX PARCEL #32-003-296.

PROPERTY ADDRESS: 36 Dehaven Avenue, Penndel, Pennsylvania 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KATIE L. SMOLSKY.**

ANDREW L. MARKOWITZ, Esquire

MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2019-00427

ALL THAT CERTAIN parcel of land situated in the **TOWNSHIP OF RICHLAND**, County of Bucks, Commonwealth of Pennsylvania being known and designated as Lot Number 54, Regency Manor, Map Ref DD315 PG 85.

TAX PARCEL #36-025-395.

PROPERTY ADDRESS: 1201 Meadow Brook Road assessed as 1201 Meadow Brook Drive, Quakertown, PA 18951.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JASON M. LEOKUM, SINAE LEOKUM.**

KATHERINE M. WOLF, Esquire

MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

SOLEBURY TOWNSHIP

DOCKET #2019-04516

ALL THAT CERTAIN Unit, Designated as unit 12 in the property known, named and identified as Wilshire Hunt Condominiums, located in **SOLEBURY TOWNSHIP**, Bucks County, Pennsylvania, as designated in the Declaration of Condominium and By-Laws of Wilshire Hunt Condominiums dated 2/15/96 and recorded 2/15/96 in the Recorder of Deeds Office of Bucks County in Land Record Book 1185 page 2088 and Plats and Plans recorded 2/15/96 in Plan Book 282 pages 20 and 21.

TAX PARCEL #41-024-026-021.

PROPERTY ADDRESS: 204 Leeds Court, New Hope, PA 18938.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BARBARA K. DASCENZO, EXECUTRIX OF THE ESTATE OF ANTHONY ANDRE a/k/a ANTHONY L. ANDRE, DECEASED. KATHERINE M. WOLF, Esquire MILTON F. WARRELL, III, Sheriff Sheriff's Office, Doylestown, PA**

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2018-07669

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIPS OF UPPER SOUTHAMPTON** and Lower Southampton, Bucks County, Pennsylvania.

Being more fully described in a Deed dated July 6, 2007, and recorded on August 31, 2007, in the Bucks County Recorder of Deeds Office at Deed Book Volume 5518 at Page 1914 and Instrument# 2007080912. The Deed was re-recorded in Book# 5809 Page#1832 and Instrument# 2008048010 to correct an error in the legal description.

TAX PARCEL #48-031-010 & 21-004-016.

PROPERTY ADDRESS: 1385 Chinquapin Road, Upper Southampton Township, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING AND VACANT LAND.

SOLD AS THE PROPERTY OF: **CHRISTOPHER JORDAN.**

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

WARMINSTER TOWNSHIP

DOCKET #2013-09562

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

TAX PARCEL #49-015-316.

PROPERTY ADDRESS: 322 Bloomfield Avenue, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEVEN A. DiMAIO, GLENDOLYN DiMAIO.**

GREGORY JAVARDIAN, Esquire MILTON F. WARRELL, III, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2017-04023

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements

thereon erected, situate, lying and being in the **TOWNSHIP OF WARMINSTER**, County of BUCKS, Commonwealth of PENNSYLVANIA, and described according to a certain Plan thereof known as 'Green Acres' made by William S. Erwin, Registered Civil Engineer, dated May 13, 1953, revised September 17, 1953 said Plan being recorded at the Office of the Recorder of Deeds at Bucks County at Doylestown, Pennsylvania in Plan Book 6 page 30.

TAX PARCEL #49-020-007.

PROPERTY ADDRESS: 744 Mearns Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHANE KELLY ABBOTT, JR. IN HIS CAPACITY AS ADMINISTRATOR AND HEIR-AT-LAW OF SHANE KELLY ABBOTT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHANE KELLY ABBOTT, DECEASED.**

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

DOCKET #2019-04680

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE **WARMINSTER TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA:

TAX PARCEL #49-006-009.

PROPERTY ADDRESS: 1249 WEST COUNTY LINE ROAD, HATBORO, PA 19040.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HAMILTON JENKINS.**

ROBERT FLACCO, Esquire MILTON F. WARRELL, III, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2019-04843

ALL THAT CERTAIN message and lot of land Situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks and Commonwealth of Pennsylvania, designated as Lot No. 63 on Plan of Briar Hill Farms, Section No. 1, dated November 6, 1962 and

revised March 12, 1963 by Engineering and Planning Associates, Inc., Registered Engineers and Surveyors of Washington, Pennsylvania, recorded in Plan Book 25 Page 39, bounded and described as followed, to wit: TAX PARCEL #49-032-080.
PROPERTY ADDRESS: 781 Joseph Avenue, Warminster, PA 18974.
IMPROVEMENTS: A RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **ROBERT FARINA, ERIN L. CURRAN, KATHERINE M. WOLF**, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2019-05192

ALL THAT CERTAIN lot or piece of ground situate in **WARMINSTER TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania.
TAX PARCEL #49-030-052.
PROPERTY ADDRESS: 298 Davisville Road, Warminster, PA 18974.
IMPROVEMENTS: RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **JANELLE R. KERNAN**.
ROGER FAY, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

WARRINGTON TOWNSHIP

DOCKET #2019-04287

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE **WARRINGTON TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA.
TAX PARCEL #50-033-100.
PROPERTY ADDRESS: 2001 CARRIAGE WAY, WARRINGTON, PA 18976.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **ADAM SZATMARY, CLARE SZATMARY a/k/a CLAIRE SZATMARY**.
ROBERT FLACCO, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

WARWICK TOWNSHIP

DOCKET #2017-06149

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

thereon erected, situate in the **TOWNSHIP OF WARWICK**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a plan entitled "Record Plan" Stonebridge—Phase II a.k.a. Deer Run, made by Boucher and James, Inc. Engineers and Surveyors, Doylestown, Pennsylvania for F.P.A. Corporation dated 1/18/94, last revised 10/4/94 and recorded 1/13/95 in Plan Book 277, Page 84 A & B, as follows, to wit: BEGINNING at a point in the dividing line between lots 6 and 7, said point being located on the Westerly right of way line of Fallow Hill Lane and also being located in the center line of a 10 foot wide access easement and continuing from said beginning point the four following courses and distances: (1) South 6 degrees 51 minutes 49 seconds West the distance of 36.50 feet to a point; thence (2) North 83 degrees 8 minutes 11 seconds West the distance of 114.46 feet to a point; thence (3) North 7 degrees 00 minutes 00 seconds East the distance of 36.50 feet to a point in the center line of the aforementioned 10 foot wide access easement; thence (4) along the center line of the aforementioned 10 foot wide access easement South 83 degrees 8 minutes 11 seconds East the distance of 114.37 feet to the first mentioned point and place of beginning.
BEING LOT # 7 BUILDING #2.
TAX PARCEL #51-28-7.
PROPERTY ADDRESS: 2698 FALLOW HILL LANE, JAMISON, PA 18929.
IMPROVEMENTS: RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **JOSEPH M. ROADARMEL**.
STEFAN RICHTER, Esquire
MILTON F. WARRELL, III, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2018-05167

ALL THAT CERTAIN lot or piece of ground situate in **WARWICK TOWNSHIP**, Bucks County, Pennsylvania, described according to Plan of Subdivision of Estates at Warwick Lea, dated 5/26/1999 last revised 11/16/2001 and recorded in Plan Book 308 page 79.
Being more fully described in Deed dated September 12, 2003, and recorded on October 7, 2003, in the Bucks County Recorder of Deeds Office at Deed Book Volume 3635 at Page 1415.

TAX PARCEL #51-030-106.
 PROPERTY ADDRESS: 2307 Sandhurst Drive, Jamison, PA 18929.
 IMPROVEMENTS: RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **STEPHEN GALLAGHER, MICHELLE GALLAGHER.**
STEPHEN HLADIK, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2018-06670

ALL THAT CERTAIN lot of land located in the **TOWNSHIP OF WARWICK**, County of Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #51-028-103.
 PROPERTY ADDRESS: 2626 Virginia Lane, Jamison, PA 18929.
 IMPROVEMENTS: A TOWNHOUSE RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **VALERIA YELKIN.**
MICHAEL T. McKEEVER, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2019-04044

All that certain lot or parcel of ground with the buildings and improvements thereon erected, situate in **WARWICK TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #05-024-046.
 PROPERTY ADDRESS: 2005 Cedar Drive, Warrington, PA 18976.
 IMPROVEMENTS: RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **RUSSELL L. SWINEHART.**
PATRICK J. WESNER, Esquire
 MILTON F. WARRELL, III, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2019-05291

Mtqlq Investors, L.P. v. Laura Allebach a/k/a Laura J. Allebach owner(s) of property situate in the **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania, being 2152 Meadowview Drive, Jamison, PA 18929.
 TAX PARCEL #51-005-010.
 PROPERTY ADDRESS: 2152 Meadowview Drive, Jamison, PA 18929.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LAURA ALLEBACH a/k/a LAURA J. ALLEBACH. PHELAN HALLINAN DIAMOND & JONES, LLP**
 MILTON F. 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 thirty 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.

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.

The above properties are to be sold by MILTON R. WARRELL, III, Sheriff, Doylestown, Pennsylvania.

Nov. 21, 28; Dec. 5

Change of Name

IN THE COURT OF COMMON
 PLEAS OF BUCKS COUNTY
 CIVIL ACTION – LAW
 NO. 2019-04358

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 **ARYANA LOUISE ARROYO** to **ARYANA LOUISE RIVERA**.

The Court has fixed the 16th day of December, 2019 at 1:00 p.m. in Courtroom No. 260, 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.

Nov. 21

IN THE COURT OF COMMON
 PLEAS OF BUCKS COUNTY
 CIVIL ACTION – LAW
 NO. 2019-06855

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 **KATHRYN LEAH DEITCH** to **NIKA HARRIS DEITCH**.

The Court has fixed the 12th day of December, 2019 at 1:00 p.m. in Courtroom No. 260, Bucks County Justice Center, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Nov. 21

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2019-02149

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 **SHAWN ANDREA DICKERSON** to **SHAWN (ANDREA-LONG)**.

The Court has fixed the 9th day of December, 2019 at 1:00 p.m. in Courtroom No. 310, 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.

Nov. 21

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2019-07063

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 **JESSICA NICOLE LEE** to **JESSICA NOVA LEE**.

The Court has fixed the 23rd day of December, 2019 at 9:30 a.m. in Courtroom No. 320, Bucks County Justice Center at 100 N. Main St., 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.

Nov. 21

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.

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

McNees Wallace & Nurick LLC, Solicitors
Attorneys at Law
100 Pine Street
Harrisburg, PA 17101

Nov. 21

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

McNees Wallace & Nurick LLC, Solicitors
Attorneys at Law
100 Pine Street
Harrisburg, PA 17101

Nov. 21

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

McNees Wallace & Nurick LLC, Solicitors
Attorneys at Law
100 Pine Street
Harrisburg, PA 17101

Nov. 21

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

Kalikhman & Rayz, Solicitors
1051 County Line Road
Unit A
Huntingdon Valley, PA 19006

Nov. 21

LEHIGH VALLEY GUTTER GUYS, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

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

Nov. 21

Corporate Dissolution

The shareholders of **KENNEDY INDUSTRIES, INC.** have approved a proposal that the corporation dissolve voluntarily, and the Board of Directors is now engaged in winding up and settling the affairs of the corporation in the manner prescribed in Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Andrew P. Grau, Solicitor
Hamburg, Rubin, Mullin, Maxwell & Lupin
375 Morris Road
P.O. Box 1479
Lansdale, PA 19446-0773

Nov. 21

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

AHEIMER, WILLIAM G., JR. a/k/a **BILL AHEIMER**, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **ANGELA M. STONKUS**,
15 Meadow Wood Lane, Landenberg, PA
19350.

ARRISON, FRANK C. a/k/a **FRANK CHRISTIAN ARRISON**, dec'd.

Late of Wrightstown Township, Bucks County, PA.

Co-Executor: **FRANK J. ARRISON**,
1150 Pebble Hill Rd., Doylestown, PA
18901.

CAPUTO, KATHLEEN S., dec'd.

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

Executor: **ARTHUR G. KREVITZ**,
Esquire, 4230 Bensalem Blvd., Bensalem,
PA 19020.

Attorney: **ARTHUR G. KREVITZ**,
Krevitz & Associates, 4230 Bensalem
Blvd., Bensalem, PA 19020.

CRAIG, RICHARD W., dec'd.

Late of Warrington, Bucks County, PA.

Executor: **JOHN C. HIRSCHMAN**,
6717 Liege Hill, Moseley, VA 23120.

FLEISCH, MARGARET ANN a/k/a **PEG FLEISCH**, dec'd.

Late of Fairless Hills, Bucks County, PA.
Co-Executors: **CHRISTOPHER T. FLEISCH**, 32 Tarton Road, Richboro,
PA 18954 and **JOHN T. FLEISCH**, 116
S. Queen Anne Dr., Fairless Hills, PA
19030.

HOOVER, ESTHER JANE a/k/a **ESTHER J. HOOVER**, dec'd.

Late of Bristol Township, Bucks County,
PA.

Executrix: **DEBORAH KOZLOWSKI**
c/o Curtin & Heefner LLP, 1040 Stony
Hill Road, Suite 150, Yardley, PA 19067.

Attorney: **PAUL R. COHEN**, Curtin
& Heefner LLP, 1040 Stony Hill Road,
Suite 150, Yardley, PA 19067.

KLINE, CLINTON DAVID, dec'd.

Late of Quakertown, Bucks County, PA.

Executors: **DAVID C. KLINE**, 151 Shire
Dr., New Hope, PA 18938 and **LORI
HELLMANN**, 32 Hillcrest Ave., Telford,
PA 18969.

MEISLER, SYLVIA J., dec'd.

Late of Falls Township, Bucks County,
PA.

Executrix: **RACHEL MEISLER
ZIRLIN**, 2602 Monocacy Ford Rd.,
Frederick, MD 21701.

O'CONNOR, SHEVAWN M., dec'd.

Late of Levittown, Bucks County, PA.

Executor: **DAVID M. O'CONNOR**, 92
Harvest Rd., Levittown, PA 19056.

PALIZZI, EMILIA A., dec'd.

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

Executrix: **DIANE McCANN** a/k/a
DIANE M. McCANN c/o Joseph P.
Stampone, Esq., 500 Cottman Ave.,
Cheltenham, PA 19012.

Attorney: **JOSEPH P. STAMPONE**,
Stampone O'Brien Dilsheimer Law,
P.C., 500 Cottman Ave., Cheltenham, PA
19012.

SAMSON, STANLEY E., dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executor: **BRIAN BONGART**, 255 West Bristol Road, Churchville, PA 18966.

Attorney: **MATTHEW M. MAERTZIG**, 375 Horsham Road, Suite 100, Horsham, PA 19044.

SUTOR, JUDITH A., dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **ROBERT M. SUTOR**, 126 South Bell Avenue, Yardley, PA 19067.

WINDLE, JACQUELYN W., dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **JOHN S. WINDLE**, 5110 Mallard Drive, Bensalem, PA 19020.

Attorney: **DAVID T. SIEGEL**, Law Office of David T. Siegel, LLC, 235 N. Sycamore St., Newtown, PA 18940.

*Second Publication***BACOVIN, ALICE M.,** dec'd.

Late of Fairless Hills, Bucks County, PA.

Executor: **RONALD BACOVIN**, 2301 Lawrenceville Road, Lawrenceville, NJ 08648.

Attorney: **PETER WILLIAMS**, 340 Maple Avenue, Suite 107, Langhorne, PA 19047.

BEIERLEIN, CALVIN, dec'd.

Late of Jamison, Bucks County, PA.

Executrix: **IDA BEIERLEIN**, 2010 York Road, Apt. 216, Jamison, PA 18925.

BERGER, JOHN W., dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **LYDIA P. BERGER**, 4802 Oxford Court, Bensalem, PA 19020.

Attorney: **STEPHEN A. CORR**, Begley, Carlin & Mandio, LLP, 680 Middleton Boulevard, Langhorne, PA 19047.

BOLGER, PATRICK J., dec'd.

Late of Sellersville, Bucks County, PA.

Executrix: **JULIA A. DAVIDSON**, 3250 State Rd., Sellersville, PA 18960.

BRABAZON, JOHN J., dec'd.

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

Executors: **JOHN J. BRABAZON, JR., DANIELLE MARINO** a/k/a **DANIELLE BRABAZON** and **TECLA BRABAZON** c/o Robert M. Cox, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

Attorney: **ROBERT M. COX**, Eastburn & Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

BROUS, NELLIE M., dec'd.

Late of Warrington, Bucks County, PA.

Executrix: **CATHERINE McKNIGHT**, 35 Deborah Rd., Richboro, PA 18954.

BRUTSCHEA, IRENE C., dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **KEVIN J. BRUTSCHEA**, 2615 June Avenue, Bensalem, PA 19020.

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

COMPTON, AUTUMN RENEE, dec'd.

Late of Richland Township, Bucks County, PA.

Administratrix: **JENNIFER MICHENER** c/o Robert A. Pinel, Esq., Law Offices of Robert A. Pinel, LLC, 1502 Center Street, Suite 201, Bethlehem, PA 18018.

Attorney: **ROBERT A. PINEL**, Law Offices of Robert A. Pinel, LLC, 1502 Center Street, Suite 201, Bethlehem, PA 18018.

CROUTHAMEL, KAREN a/k/a **KAREN A. CROUTHAMEL** and **KAREN ANNE CROUTHAMEL**, dec'd.

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

Executrix: **JENNIFER A. HOTTER** a/k/a **JENNIFER ANNE HOTTER** c/o Elaine T. Yandrisevits, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

Attorney: **ELAINE T. YANDRISEVITS**, Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

DIEM, BETTY I. a/k/a **BETTY IRENE DIEM**, dec'd.

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

Executrix: **KATHY L. PIERCE** c/o Jocelin A. Price, Esq., 140 E. Butler Ave., Chalfont, PA 18914.

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

FULLER, JACQUELINE E., dec'd.

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

Administrator: **MATTHEW L. FULLER** a/k/a **MATTHEW FULLER** c/o Alice J. Tillger, Esq., 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915.

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

FULMOR, CORNELIA F., dec'd.

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

Executor: **GEORGE FULMOR** 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.

GRIFFETH, THOMAS JUNIOR, JR. a/k/a **THOMAS J. GRIFFETH, JR.**, dec'd.

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

Executrix: **SHARON LYNNE McINTYRE GRIFFETH** a/k/a **SHARON LYNNE M. GRIFFETH** 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.

JOHNSTONE, ROBERT B., JR., dec'd.

Late of Perkasio, Bucks County, PA.

Executor: **JEFFREY M. JOHNSTONE**, 13340 Stagg Trail Rd., Ashland, VA 23005.

KELLY, GERALDINE D., dec'd.

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

Executor: **TIMOTHY P. KELLY**, 1845 Acorn Way, Warrington, PA 18976.

Attorney: **JOSEPH P. McGOWAN**, 701 Lakeside Park, Southampton, PA 18966.

KLINE, MARGARET HANNAH a/k/a **MARGARET KLINE**, dec'd.

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

Executor: **KEITH KLINE**, 11126 Seattle Wren Avenue, Weeki Wachee, FL 34614.

KNOOB, ROBERT W., dec'd.

Late of Telford Borough, Bucks County, PA.

Administratrix: **HEIDIM. ZIEGLER** c/o Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

MADDY, BOBBY DALE, SR., dec'd.

Late of Levittown, Bucks County, PA.

Administrator: **BOBBY MADDY, JR.**, 112 Northpark Drive, Levittown, PA 19054.

MULLER, FLORENCE G., dec'd.

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

Executrix: **BARBARA TAUBENBERGER** 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.

OPDYKE, WILLIAM A., dec'd.

Late of Plumstead Township, Bucks County, PA.

Administratrix: **MICHELLE M. OPDYKE** c/o Michael F. Frisbie, Esquire, Pritchard Law Offices, 590 Bethlehem Pike, Suite D, Colmar, PA 18915.

Attorney: **MICHAEL F. FRISBIE**, Pritchard Law Offices, 590 Bethlehem Pike, Suite D, Colmar, PA 18915.

POMPE, MIRIAM T. a/k/a **MIN POMPE**, dec'd.

Late of Holland, Bucks County, PA.

Executor: **ANDREW E. POMPE**, 11032 Ferndale St., Philadelphia, PA 19116.

RIGOW, ROSEMARIE HERTA a/k/a **HERTA ROSEMARIE RIGOW**, dec'd.

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

Executrices: **BARBARA L. SIMPSON**, 3987 County Line Rd., East Greenville, PA 18041 and **SABINA C. SHEWELL**, Pennsburg, PA.

SCHILLING, RAYMOND H., dec'd.

Late of Bristol Township, Bucks County, PA.

Co-Administrators: **RAYMOND R. SCHILLING** and **KARYN JULIA SNYDER** 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.

STECKROAT, FREDRICK JAMES a/k/a **FRED J. STECKROAT**, dec'd.

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

Administrator: **THOMAS F. STECKROAT**, 116 Chilton Rd., Langhorne, PA 19047.

TABER, THOMAS W., SR. a/k/a **THOMAS W. TABER**, dec'd.

Late of Jamison, Bucks County, PA.

Executor: **THOMAS W. TABER, JR.**, 2153 Almshouse Rd., Jamison, PA 18929.

WILSON, GLORIA P., dec'd.

Late of Warminster, Bucks County, PA.
 Executrix: **NANCY C. McCANN**, 6504
 S. Central Ave., Sea Isle City, NJ 08243.

ZISSIOS, RENEE PAHIDES a/k/a RENNE P. ZISSIOS, dec'd.

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

Executrices: **ANDREA COSMAS a/k/a
 ANDREA P. COSMAS** and **HELENE
 VELLIOS** c/o Susan L. Fox, Esq., One
 Tower Bridge, 100 Front St., Ste. 100,
 Conshohocken, PA 19428.

Attorney: **SUSAN L. FOX**, Flaster
 Greenberg PC, One Tower Bridge, 100
 Front St., Ste. 100, Conshohocken, PA
 19428.

*Third and Final Publication***ATKINSON, NANCY LEE**, dec'd.

Late of Warminster Township, Bucks
 County, PA.

Executor: **LESLIE A. KULP, SR.**, 1088
 Little Magothy View, Annapolis, MD
 21409.

BARATS, GERTRUDE a/k/a BONNIE BARATS, dec'd.

Late of Bristol, Bucks County, PA.

Executrices: **MARY STUBBS**, 46
 Nutmeg Lane, Levittown, PA 19054 and
ELISABETH BARATS, 45 Crabtree
 Drive, Levittown, PA 19055.

BELL, FLORENCE MABEL, dec'd.

Late of Doylestown Township, Bucks
 County, PA.

Executor: **JOHN H. BELL**, 91 Cowbell
 Lane, Chalfont, PA 18914.

Attorney: **RON R. MILLER**, 314 West
 Broad Street, Suite 118, Quakertown, PA
 18951.

BERNHAUSER, ANN, dec'd.

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

Executor: **DAVID H. BERNHAUSER**
 c/o Richard Danese, Jr., Esq., Two N.
 State St., Newtown, PA 18940.

Attorney: **RICHARD DANESE, JR.**,
 Stuckert & Yates, Two N. State St.,
 Newtown, PA 18940.

BUSSANICH, ANTONIA, dec'd.

Late of Middletown Township, Bucks
 County, PA.

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

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

CAMPBELL, MARY ANN, dec'd.

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

Administratrix: **DENISE MARTEL** c/o
 D. Keith Brown, Esq., Two N. State St.,
 Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert
 & Yates, Two N. State St., Newtown, PA
 18940.

CORNELL, DOREEN E., dec'd.

Late of Langhorne, Bucks County, PA.

Executrix: **WENDY CORNELL**, 85
 Oakridge Drive, Langhorne, PA 19047.

GIBBONS, WILLIAM J., dec'd.

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

Executor: **THOMAS GIBBONS** c/o
 Wendy Fein Cooper, Esq., Two Liberty
 Place, 50 S. 16th St., 35th Fl., Philadelphia,
 PA 19102-2516.

Attorney: **WENDY FEIN COOPER**,
 Dolchin, Slotkin & Todd, P.C., Two Liberty
 Place, 50 S. 16th St., 35th Fl., Philadelphia,
 PA 19102-2516.

GLICK, BARBARA OSTHAUS, dec'd.

Late of Richlandtown, Bucks County, PA.

Administratrix: **WENDY J. ASHBY**,
 Esquire, 314 W. Broad St., Suite 118,
 Quakertown, PA 18951.

Attorney: **WENDY J. ASHBY**, 314 West
 Broad Street, Suite 118, Quakertown, PA
 18951.

GODSHALL, BETTY M., dec'd.

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

Executor: **NELSON F. GODSHALL,
 JR.**, 248 Trenton Rd., Fairless Hills, PA
 19030.

Attorney: **DAVID S. KAPLAN**,
 O'Donnell, Weiss & Mattei, PC, 41 E.
 High St., Pottstown, PA 19464.

HAMILTON, TERESA ANN a/k/a TERRY HAMILTON, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **MICHELE ANN BEATTY**,
 17 Maple Avenue, Paoli, PA 19301.

HARRISON, PETER NELSON a/k/a PETER N. HARRISON, dec'd.

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

Executrix: **DEBORAH L. HARRISON**
 a/k/a **DEBORAH LEE HARRISON** c/o

Samuel C. Totaro, Jr., Esq., 2005 S. Easton Rd., Ste. 100, Doylestown, PA 18901.

Attorney: **SAMUEL C. TOTARO, JR.**, Curtin & Heefner LLP, 2005 S. Easton Rd., Ste. 100, Doylestown, PA 18901.

KENNEDY, JOHN W., JR., dec'd.

Late of Yardley, Bucks County, PA.

Executrix: **BARBARA J. KENNEDY**, 1708 Waterford Rd., Yardley, PA 19067.

KIEFER, CHARLES M., JR., dec'd.

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

Executrix: **RANDI A. RIEFNER**, 9715 Lowell Dr., Morrisville, PA 19067.

MacKENZIE, JOAN T., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executor: **MICHAEL R. MacKENZIE**, 52 Gordon Way, Flanders, NJ 07836.

Attorney: **CARY B. FLEISHER**, Narducci Moore Fleisher Roeberg & Wolfe LLP, 589 Skippack Pike, Suite 300, Blue Bell, PA 19422.

MEYERS, HARRY C., dec'd.

Late of Bensalem Township, Bucks County, PA.

Administratrix: **KAREN L. WIATER**.

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

MILLER, A. ANDREW a/k/a **ANDY MILLER**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **CYNTHIA J. KARCH**, 2074 Goldenrod Dr., Macungie, PA 18062.

PRITCHARD, JANE H. a/k/a **JANE HOLT PRITCHARD**, dec'd.

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

Executor: **DONALD R. HOLT, JR.** a/k/a **DONALD HOLT**, 11 Juniata Dr., East Fallowfield Twp., PA 19320.

REILLY, MARGARET M., dec'd.

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

Administrator: **MATTHEW P. REILLY** a/k/a **MATTHEW REILLY, JR.** 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.

RITCHIE, JOHN A., SR. a/k/a **JOHN ANDREW RITCHIE, SR.**, dec'd.

Late of Churchville, Bucks County, PA.

Executrix: **RITA MARY BAKER**, 397 Holly Knoll Dr., Churchville, PA 18966.

ROECKER, PAULINE E., dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executor: **RONALD H. ROECKER** c/o Joseph P. Caracappa, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

RUSSELL, SANDRA T., dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **CATHERINE GERRETZ**, 23 Yellowwood Drive, Levittown, PA 19057.

Attorney: **JASON RUBINSTEIN**, 2750 Trenton Road, Levittown, PA 19056.

SHEPPARD, ROBERT R., dec'd.

Late of Levittown, Bucks County, PA.

Executor: **BRIAN A. SHEPPARD**, 19 Seckelpear Road, Levittown, PA 19056.

Attorney: **THOMAS J. PROFY, IV**, 680 Middletown Boulevard, Langhorne, PA 19047.

SILCOX, ANNA E., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **WILLIAM R. SILCOX, JR.**, 146 S. Main St., Quakertown, PA 18951.

SNYDER, LILLIAN B. a/k/a **LILLIAN ALBERT**, dec'd.

Late of Levittown, Bucks County, PA.

Administrator: **FRANKLIN J. SNYDER**, 92 Wildflower Rd., Levittown, PA 19057.

STEWART, EDWIN F., III, dec'd.

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

Executrix: **SIOBHAN N. WELSH** c/o John T. Dooley, Esq., 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446.

Attorney: **JOHN T. DOOLEY**, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446.

STILLWELL, KEVIN MICHAEL, dec'd.

Late of Falls Township, Bucks County, PA.

Administratrix: **SHAWN M. STILLWELL** c/o Denis W. Lanctot, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

STOCKER, ROSELLA, dec'd.

Late of Southampton, Bucks County, PA.
Executrix: **ARLENE McCLOSKEY**,
1106 Whitehall Drive, Doylestown, PA
18901.

SUTOR, ROSE C., dec'd.

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

Executor: **JOHN SUTOR** c/o William
J. Salerno, Esquire, 220 Radcliffe Street,
Bristol, PA 19007.

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

The certificate will be filed on or after
October 28, 2019.

McNees Wallace & Nurick LLC, Solicitors
100 Pine Street
P.O. Box 1166
Harrisburg, PA 17108-1166

Nov. 21

Ciocca Nissan of Quakertown with its
principal place of business 750 South West
End Boulevard, Quakertown, PA 18951.

The name of the entity owning or
interested in the said business is Ciocca NQT
Inc.

The certificate will be filed on or after
October 28, 2019.

McNees Wallace & Nurick LLC, Solicitors
100 Pine Street
P.O. Box 1166
Harrisburg, PA 17108-1166

Nov. 21

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:

**Bucks County Dental Sleep Medicine &
TMJ Therapy, P.C.** with its principal place
of business 135 N. Main Street, New Hope,
PA 18938.

The name and address of the person
owning or interested in said business are
Dawn M. Rickert, DMD, 23 Pheasant Run
Road, New Hope, PA 18938.

The certificate will be filed on or after
October 31, 2019.

Paul R. Sheehan, Solicitor
Hill Wallack LLP
777 Township Line Road
Suite 250
Yardley, PA 19067

Nov. 21

Ciocca Nissan with its principal place
of business 750 South West End Boulevard,
Quakertown, PA 18951.

The name of the entity owning or
interested in the said business is Ciocca NQT
Inc.

Miscellaneous

IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
NO. 06484 TERM 2019
EMINENT DOMAIN
PROCEEDING IN REM
**IN RE: CONDEMNATION BY
THE COMMONWEALTH OF
PENNSYLVANIA, DEPARTMENT OF
TRANSPORTATION, OF THE RIGHT-
OF-WAY FOR STATE ROUTE 2038,
SECTION M04 IN THE
TOWNSHIP OF WARRINGTON**
NOTICE OF CONDEMNATION AND
DEPOSIT OF ESTIMATED JUST
COMPENSATION

NOTICE IS HEREBY GIVEN THAT
the Commonwealth of Pennsylvania, by the
Secretary of Transportation, whose address
is the Commonwealth of Pennsylvania,
Department of Transportation, Office of
Chief Counsel, Real Property Division,
Commonwealth Keystone Building,
Harrisburg, Pennsylvania 17120, pursuant
to the provisions of Section 2003(e) of the
Administrative Code of 1929, P.L. 177, 71 P.S.
513(e), as amended, has filed on September
16, 2019 a Declaration of Taking to the above
term and number, condemning the property
shown on the plans of the parcels listed on the

Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on April 8, 2019 a plan entitled Drawings Authorizing Acquisition of Right-of-Way for State Route 2038 Section M04 R/W in Bucks and Montgomery Counties, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on April 26, 2019, in Instrument No. 2019019973.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa. C.S. §305(b)).

Claim No.; Parcel No.; Name; Address.

0900857000; 34; Louis E. Kulp; 900 Limekiln Pike, Ambler, PA 19902-2318, Location of Condemned Property: Deed Book 2085 Page 516, Tax Parcel No. 50-015-008.

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa. C.S. §522), will, at the end of the above-

referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Roger Joseph

District Right-of-Way Administrator
Engineering District 6-0
Pennsylvania Department of Transportation

Nov. 21

WELLS FARGO BANK, N.A., Plaintiff

vs.

Michael Llewellyn, as believed Heir and/or Administrator to the Estate of Leon Llewellyn, a/k/a Leon H. Llewellyn; Jennifer Lowry, as believed Heir and/or Administrator to the Estate of Leon Llewellyn a/k/a Leon H. Llewellyn; Nikki McKeown, as believed Heir and/or Administrator to the Estate of Leon Llewellyn a/k/a Leon H. Llewellyn; Cara McKeown, as believed Heir and/or Administrator to the Estate of Leon Llewellyn a/k/a Leon H. Llewellyn; Jessica Lynn Doak, as believed Heir and/or Administrator to the Estate of Leon Llewellyn a/k/a Leon H. Llewellyn; Unknown Heirs and/or Administrators of the Estate of Leon Llewellyn a/k/a Leon H. Llewellyn, Defendants

TO: Unknown Heirs and/or Administrators of the Estate of Leon Llewellyn a/k/a Leon H. Llewellyn

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Bucks County, Pennsylvania, docketed to No. 2019-06391, seeking to foreclose the mortgage secured by the real estate located at 409 River Road, Bristol a/k/a Croydon, PA 19021. A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611. You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Lawyer Referral Service of the
Bucks County Bar Association
135 East State Street
P.O. Box 300
Doylestown, PA 18901
(215) 348-9413
(888) 991-9922

Nov. 21

NOS. 2019-9119 AND 2019-9120

IN RE: M.A.R. AND E.S.R.

**TO: JESSICA MARIE NELSON a/k/a
JESSICA M. ROONEY and THOMAS
GEORGE ROONEY**

Petitions have been filed by the Bucks County Children and Youth Social Services Agency to Involuntarily Terminate your Parental Rights with respect to the children M.A.R. and E.S.R. A Hearing on the Petitions has been fixed for 10:00 a.m., December 3, 2019 in Courtroom 260 of the Bucks County Justice Center, 100 N. Main Street, Doylestown, Pennsylvania. Should you wish to defend these Petitions, you should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford one, call the Bucks County Bar Association at (215) 348-9413.

Take notice of an option that may be available to you to have Post-Adoption contact with your birth children pursuant to Act 101 of 2010. Under the law, it is possible for a written agreement for continuing contact entered into voluntarily by a birth parent, birth relative, adoptive parent(s) and children age 12 or older to be enforced by the Court. Such contact may take different forms. To consider this option you must immediately contact Emily Salukas, your caseworker from the Bucks County Children and Youth Social Services Agency at (215) 348-6900.

Brad M. Jackman, Esquire
Jackman Law
Attorneys for Petitioner
107 N. Broad Street
Doylestown, PA 18901
(215) 348-1511

Nov. 21