

**Sheriff's Sale***Third and Final Publication*

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

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

**BEDMINSTER TOWNSHIP**

DOCKET #2012-07879

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

TAX PARCEL #01-012-094.

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

JUDGMENT AMOUNT: \$457,065.98.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2016-02290

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

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

TAX PARCEL #01-018-061.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

**BENSALEM TOWNSHIP**

DOCKET #2011-00311

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

TAX PARCEL #02-061-082.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2014-03032

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

TAX PARCEL #02-007-184.

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

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

SOLD AS THE PROPERTY OF: **JEAN THORTON a/k/a DOROTHY J. HOWARD. M. TROY FREEDMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2014-05504

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

TAX PARCEL #02-049-130.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

DOCKET #2014-07098

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

TAX PARCEL #02-044-157.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

DOCKET #2014-07832

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

TAX PARCEL #02-050-083.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**POWERS, KIRN & ASSOCIATES**

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

DOCKET #2014-08414

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

TAX PARCEL #02-093-078.

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

REAL DEBT: \$153,963.78.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2015-06210

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

TAX PARCEL #02-029-205.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2015-07635

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

TAX PARCEL #02-060-016.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2015-08494

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

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

TAX PARCEL #02-043-059.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

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

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

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**DOCKET #2016-00189**

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

TAX PARCEL #02-077-040.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

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**DOCKET #2016-00534**

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

TAX PARCEL #02-029-316.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

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

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

**DOCKET #2016-01991**

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

TAX PARCEL #2-42-031.

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

JUDGMENT AMOUNT: \$314,572.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

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

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**DOCKET #2016-02004**

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

TAX PARCEL #02-055-450.

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

JUDGMENT AMOUNT: \$319,346.66.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

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

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**BRISTOL BOROUGH**

**DOCKET #2016-02275**

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

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

TAX PARCEL #04-027-059.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

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

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

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**BRISTOL TOWNSHIP**

DOCKET #2014-02494

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

TAX PARCEL #5-38-363.

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

**SARAH K. McCAFFERY**, Esquire

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

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DOCKET #2014-03393

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon situate, lying and being at Levittown in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pennsylvania shown and designated as Lot No. 1638-R on Subdivision Map of "Appletree Hill", Levittown, Section 27 filed in the Office of Recorder of Deeds of Bucks County, Pennsylvania on July 17, 1953 in Plan Book 6 page 46, as follows, to wit:

TAX PARCEL #5-39-542.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**POWERS, KIRN & ASSOCIATES**

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

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DOCKET #2014-04798

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

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

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

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**STEPHEN M. HLADIK**, Esquire

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

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DOCKET #2014-06995

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

TAX PARCEL #05-058-142.

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

REAL DEBT: \$239,113.12.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**TERRENCE J. McCABE**, Esquire

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

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DOCKET #2014-07161

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

TAX PARCEL #5-11-96-1.

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

REAL DEBT: \$292,818.47.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**TERRENCE J. McCABE**, Esquire

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

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DOCKET #2014-08061

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

thereon located in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-025-099.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

DOCKET #2015-00118

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

TAX PARCEL #05-025-064.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2015-00149

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

TAX PARCEL #05-012-321.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2015-00581

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

TAX PARCEL #05-071-289.

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

JUDGMENT AMOUNT: \$189,323.76.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2015-01145

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

TAX PARCEL #05-074-143.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

## DOCKET #2015-01709

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

TAX PARCEL #05-022-621.

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

JUDGMENT AMOUNT: \$205,991.11

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

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

## DOCKET #2015-01838

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

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

TAX PARCEL #05-013-424.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

## DOCKET #2015-04953

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

TAX PARCEL #05-032-065.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**GREGORY JAVARDIAN**, Esquire

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

## DOCKET #2015-07001

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

TAX PARCEL #05-043-395.

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

REAL DEBT: \$199,283.53.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**TERRENCE J. McCABE**, Esquire

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

## DOCKET #2015-07634

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

TAX PARCEL #05-037-173.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

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

**JESSICA N. MANIS**, Esquire

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

## DOCKET #2015-08695

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

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



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

Being designated thereon as Unit 517.

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

TAX PARCEL #05-025-082-517.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

**JUSTIN F. KOBESKI**, Esquire

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

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DOCKET #2016-00000

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

TAX PARCEL #05-074-199.

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

REAL DEBT: \$151,623.86.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**TERRENCE J. McCABE**, Esquire

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

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DOCKET #2016-00089

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

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

TAX PARCEL #05-065-116.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**MARTHA E. VON ROSENSTIEL**, Esquire

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

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DOCKET #2016-00376

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

TAX PARCEL #05-018-015.

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

JUDGMENT AMOUNT: \$211,155.12.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2016-01480

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

TAX PARCEL #05-021-081.

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

REAL DEBT: \$256,308.78.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

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DOCKET #2016-01781

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

TAX PARCEL #05-008-326.

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

JUDGMENT AMOUNT: \$148,081.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

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

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DOCKET #2016-02023

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks, and State of Pennsylvania, shown and designated as Lot No. 2843R on Subdivision Map of "Golden Ridge", Levittown, Section 40, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on August 14, 1953 in Plan Book 7 page 3.

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

TAX PARCEL #5-37-374.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

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DOCKET #2016-02176

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

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

TAX PARCEL #05-043-346.

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

JUDGMENT AMOUNT: \$192,184.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

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

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DOCKET #2016-02585

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

TAX PARCEL #05-036-175.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

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**DOYLESTOWN TOWNSHIP**

DOCKET #2012-02618

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

TAX PARCEL #09-025-124.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.



SOLD AS THE PROPERTY OF: **JANE E. MULLIGAN, PETER DAPRATO a/k/a PETER T. DAPRATO.**  
**M. TROY FREEDMAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2015-04839

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

TAX PARCEL #09-024-034.

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

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

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

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

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DOCKET #2016-02132

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

TAX PARCEL #09-025-018.

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

JUDGMENT AMOUNT: \$227,026.68.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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**DURHAM TOWNSHIP**

DOCKET #2012-05195

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

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

TAX PARCEL #11-004-071.

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

JUDGMENT AMOUNT: \$749,642.05.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

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

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DOCKET #2015-08241

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

TAX PARCEL #11-006-010.

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

REAL DEBT: \$261,559.31.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN BENTON TINDALL, III, LUCINDA WAKEMAN TINDALL, UNITED STATES OF AMERICA c/o UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA.**

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

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**FALLS TOWNSHIP**

DOCKET #2013-08640

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

TAX PARCEL #13-007-240.

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

JUDGMENT AMOUNT: \$166,640.26.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2014-08680

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

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2016-01805

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

TAX PARCEL #13-026-290.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2016-02115

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

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

**HILLTOWN TOWNSHIP**

DOCKET #2015-06176

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

TAX PARCEL #15-029-117-001.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**POWERS, KIRN & ASSOCIATES**

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

DOCKET #2015-08370

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

BEING KNOWN AS Lot No. 17 on said plan.

TAX PARCEL #15-16-130.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

**LOWER MAKEFIELD TOWNSHIP**

DOCKET #2010-00363

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

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

TAX PARCEL #20056112.

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

JUDGMENT AMOUNT: \$482,078.94.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

**DOCKET #2016-01030**

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

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

TAX PARCEL #20-060-016.

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

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

**LOWER SOUTHAMPTON TOWNSHIP**

**DOCKET #2015-01094**

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

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

**DOCKET #2016-00628**

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

TAX PARCEL #21-035-158.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

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

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

**DOCKET #2016-02068**

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

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

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

JUDGMENT AMOUNT: \$232,100.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

**DOCKET #2016-02181**

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

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

TAX PARCEL# 21-013-022.001.

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

JUDGMENT AMOUNT: \$232,934.65.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

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

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#### MIDDLETOWN TOWNSHIP

DOCKET #2015-07341

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

TAX PARCEL #22-069-087.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**DAVID W. RAPHAEL**, Esquire

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

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DOCKET #2016-01731

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

TAX PARCEL #22-016-216.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

**MARK J. UDREN**, Esquire

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

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DOCKET #2016-01859

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

thereon, SITUATE, lying and being at Levittown, in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #22-053-376.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**RICHARD M. SQUIRE**, Esquire

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

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DOCKET #2016-02031

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

TAX PARCEL #22-051-142.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**GREGORY JAVARDIAN**, Esquire

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

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#### MORRISVILLE BOROUGH

DOCKET #2015-07723

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

TAX PARCEL #24-003-042-023.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**STEPHEN M. HLADIK**, Esquire

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

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DOCKET #2016-00338

ALL THAT CERTAIN lot or piece of land, together with the dwelling and other improvements thereon erected, known as Lot

Number 225 on a map of lots of Peter E. Baker, lying and being located in the **BOROUGH OF MORRISVILLE**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #24-012-021.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

#### NEW BRITAIN BOROUGH

DOCKET #2016-01133

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

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

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

TAX PARCEL #25-001-017-018.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

#### NEW BRITAIN TOWNSHIP

DOCKET #2010-05678

ALL THAT CERTAIN LOT OF LAND SITUATE IN **NEW BRITAIN TWP.**,

BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 22 Far View Road, Chalfont, PA 18914.

TAX PARCEL #26-008-160.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

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

#### NORTHAMPTON TOWNSHIP

DOCKET #2012-02916

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

BEING KNOWN AS Unit No. 729-B.

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

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

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2012-03711

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

BEING KNOWN AS Lot No. 140 on said Plan.

TAX PARCEL #31-048-218.

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

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

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

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

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DOCKET #2015-01340

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

TAX PARCEL #31-067-369779B.

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

JUDGMENT AMOUNT: \$144,748.57.

IMPROVEMENTS: CONDOMINIUM UNIT.  
SOLD AS THE PROPERTY OF: **LUDA  
POLONSKY.**

**PHELAN HALLINAN DIAMOND  
& JONES**

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

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DOCKET #2015-01741

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

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

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

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

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

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

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

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### PERKASIE BOROUGH

DOCKET #2013-03742

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

TAX PARCEL #33-005-627.

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

JUDGMENT AMOUNT: \$214,007.42.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

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

**PHELAN HALLINAN DIAMOND  
& JONES**

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

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DOCKET #2015-01305

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

TAX PARCEL #33-011-040.

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

IMPROVEMENTS: RESIDENTIAL REAL  
ESTATE.

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

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



DOCKET #2016-01836

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

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

TAX PARCEL #33-011-019-001.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

**PLUMSTEAD TOWNSHIP**

DOCKET #2015-05122

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

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

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

JUDGMENT AMOUNT: \$416,675.87.

IMPROVEMENTS: RESIDENTIAL.

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

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

**QUAKERTOWN BOROUGH**

DOCKET #2012-03121

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

TAX PARCEL #35-006-048.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

**RICHLAND TOWNSHIP**

DOCKET #2016-00016

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

TAX PARCEL #36-027-157.

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

JUDGMENT AMOUNT: \$237,836.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEBORAH BYRNES, JONATHAN D. BYRNES. PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2016-02106

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

TAX PARCEL #36-032-066.

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

JUDGMENT AMOUNT: \$200,472.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHANNON KUNKEL. PHELAN HALLINAN DIAMOND & JONES**

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

**SELLERSVILLE BOROUGH**

DOCKET #2015-08622

U.S. Bank National Association as Trustee for Cmlt Remic Series 2007-A6 Praa - Remic

Pass-Through Certificates, Series 2007-A6 v. James R. Clymer, Janice L. Clymer, owner(s) of property situate in the **BOROUGH OF SELLERSVILLE**, BUCKS County, Pennsylvania, being 109 Green Street, Sellersville, PA 18960.

TAX PARCEL #39-005-179.

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

JUDGMENT AMOUNT: \$179,369.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

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

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#### SOLEBURY TOWNSHIP

DOCKET #2016-01592

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

TAX PARCEL #41-008-029.

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

JUDGMENT AMOUNT: \$474,082.08.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

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

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#### UPPER MAKEFIELD TOWNSHIP

DOCKET #2015-02637

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

TAX PARCEL #47-008-018-005.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

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

**ANDREW J. MARLEY**, Esquire

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

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#### UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2016-00579

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

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

TAX PARCEL #48-006-067.

PROPERTY ADDRESS: 158 Meadowfield Drive, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **NOURMA DEKERMENJIAN.**

**MARK J. UDREN**, Esquire

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

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DOCKET #2016-01113

Wells Fargo Bank, N.A. v. Mikhael Shap a/k/a M. Shap, Marina Shap a/k/a M. Shap, owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 741 Chesham Turn, Southampton, PA 18966-4548.

TAX PARCEL #48-025-068.

PROPERTY ADDRESS: 741 Chesham Turn, Southampton, PA 18966-4548.

JUDGMENT AMOUNT: \$199,041.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MIKHAEL SHAP a/k/a M. SHAP, MARINA SHAP a/k/a M. SHAP.**

**PHELAN HALLINAN DIAMOND & JONES**

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

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DOCKET #2016-01191

Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Theresa Mcconnell a/k/a Theresa Jan Mcconnell, Ronald P. Mcconnell a/k/a/ Ronald Patrick Mcconnell,

owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 971 County Line Road, Huntingdon Valley, PA 19006-1107.

TAX PARCEL #48-015-009.

PROPERTY ADDRESS: 971 County Line Road, Huntingdon Valley, PA 19006-1107.

JUDGMENT AMOUNT: \$229,715.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THERESA MCCONNELL a/k/a THERESA JAN MCCONNELL, RONALD P. MCCONNELL a/k/a RONALD PATRICK MCCONNELL.**

**PHELAN HALLINAN DIAMOND & JONES**

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

#### WARMINSTER TOWNSHIP

DOCKET #2015-07291

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

BEING KNOWN AS 4410 Centennial Station, Warminster, PA 18974.

TAX PARCEL #49-024-041-0014410.

PROPERTY ADDRESS: 4410 Centennial Station, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **DEBORAH GLASS, HARVEY GLASS.**

**MARK J. UDREN**, Esquire

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

DOCKET #2015-08833

All that certain piece or parcel or Tract of land situate **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, and being known as 241 Colonial Drive, Warminster, Pennsylvania 18974.

TAX PARCEL #49-028-040.

PROPERTY ADDRESS: 241 Colonial Drive, Warminster, Pennsylvania 18974.

REAL DEBT: \$216,993.74.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARY LYNN GREENBERG.**

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

DOCKET #2016-00236

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Shady Village made by Tri-State Engineer & Land Surveyors, Inc. dated February 1, 1969 and last revised March 10, 1970 which plan is recorded at Doylestown, Pennsylvania in Plan Book 64 page 49, as follows, to wit:

TAX PARCEL #49-35-211.

PROPERTY ADDRESS: 882 DECKER LANE, WARMINSTER, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PHILIP M. HONER, SHEILA I. HONER.**

**POWERS, KIRN & ASSOCIATES**

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

DOCKET #2016-00863

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

TAX PARCEL #49-036-285.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

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

**JESSICA N. MANIS**, Esquire

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

#### WARRINGTON TOWNSHIP

DOCKET #2014-04211

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

TAX PARCEL #50-041-041.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

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DOCKET #2014-04352

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

TAX PARCEL #50-024-007.

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

REAL DEBT: \$154,029.29.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

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DOCKET #2015-05434

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

TAX PARCEL #50-025-127.

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

JUDGMENT AMOUNT: \$162,609.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

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

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**WARWICK TOWNSHIP**

DOCKET #2016-02362

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

TAX PARCEL #51-21-199.

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

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

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

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

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**WRIGHTSTOWN TOWNSHIP**

DOCKET #2015-08299

Wells Fargo Bank, NA v. Stephanie Goguen a/k/a Stephanie Bench a/k/a Stephanie Renee Bench, Donald Bench a/k/a Donald Bench, Jr., owner(s) of property situate in the **WRIGHTSTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 172 Pheasant Lane, Newtown, PA 18940-9620.

TAX PARCEL #53-015-009.

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

JUDGMENT AMOUNT: \$267,535.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

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

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**YARDLEY BOROUGH**

DOCKET #2015-05462

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

TAX PARCEL #54-009-038.

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

JUDGMENT AMOUNT: \$490,300.05.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET # 2015-07598

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

TAX PARCEL #54-007-069-001.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRENDA A. LADD, KNOWN SURVIVING HEIR OF JOSEPHINE BARNES, KATHRYN L. YOUNG, KNOWN SURVIVING HEIR OF JOSEPHINE BARNES AND UNKNOWN SURVIVING HEIRS OF JOSEPHINE BARNES.**

**TERRENCE J. McCABE**, Esquire

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

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

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

Aug. 18, 25; Sept. 1

## Change of Name

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2016-02137

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 **OLIMJON KHUSANOV** to **ALEX KARMAZIN.**

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

Sept. 1

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2016-04728

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 **BRADLEY ROBERT RENDLER** to **BRADLEY DANIEL ROBERT RENDLER.**

The Court has fixed the 11<sup>th</sup> day of October, 2016 at 9:30 A.M. in Courtroom No. 450, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Sept. 1

## 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.

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

**Donna J. Wengiel**, Solicitor  
Stuckert and Yates  
Two North State Street  
P.O. Box 70  
Newtown, PA 18940

Sept. 1

**Rubinsky & Associates, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Sept. 1

### **Charter Application Limited Liability Company**

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the Pennsylvania Limited Liability Act of 1994 for the following limited liability company:

**J. Smith Consulting LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

Sept. 1

**YANO Investments, LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

**Gavin R. Laboski**, Solicitor  
Laboski Law, PC  
245 West Broad Street  
Quakertown, PA 18951

Sept. 1

### **Classified Ad**

Established family law firm in Doylestown seeking a part-time to full-time secretary with a minimum of 3 years of family law background. If interested, please submit resume and salary requirements to [ECGOLDBERG@ECGOLDBERGLAW.COM](mailto:ECGOLDBERG@ECGOLDBERGLAW.COM).

Sept. 1, 8

**HELP WANTED: EXPERIENCED PERSONAL INJURY PARALEGAL** for a busy Doylestown office. Must be able to open files; resolve property damage issues; draft

demands, pleadings, motions and discovery; settle cases; and trial support. Please send all responses to: Bucks County Bar Association, Ad #110, P.O. Box 300, Doylestown, PA 18901.

Aug. 25; Sept. 1, 8

Office available for rent in Quakertown business district. Approximately 160 square feet plus shared conference room, lobby and other amenities. Perfect for solo practitioner or as a satellite office. Immediate availability. Call (215) 536-3800.

Aug. 25; Sept. 1, 8

### **PART-TIME ASSOCIATE**

Doylestown law firm seeks attorney to work 3 days a week assisting municipal practice. Minimum 3 years' experience preferred. Send resume and writing sample to our web site [www.clemonslaw.com/contact-us](http://www.clemonslaw.com/contact-us) or 107 East Oakland Avenue, Doylestown, PA 18901, attention: Donna Lee.

Aug. 25; Sept. 1, 8, 15

### **Confirmation of Account**

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

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and Fiduciaries Code that the following Fiduciaries will present their accounts, theretofore filed with the Clerk of the Orphans' Court Division for Audit and Confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code, at 10:00 A.M. on **September 6, 2016**, in Courtroom #260 on the second floor of the BUCKS COUNTY JUSTICE CENTER, DOYLESTOWN, PA.

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

**MICHAEL MARIANI, SR.** – Michael Anthony Mariani, Jr., Administrator

**JOSEPH MURPHY** – PNC Bank National Association, Katherine Riggs and Joseph P. Murphy, Trustees

**FRANCES MELTZER** – Jon C. Blaisdell, Successor Trustee

**DAVID E. PECARSKY** – Angel L. Juarbe, Executor



**HAROLD SCHOOLEY** – Darlene Johnson,  
Executrix

**RONALD H. STERN** – Donna Horger, Co-  
Administrator

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

Aug. 25; Sept. 1

## 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*

**ALLEN, CHRISTOPHER PHILIP**, dec'd.  
Late of Solebury Township, Bucks  
County, PA.

Executrix: **JANET ANN ALLEN**, 1  
Woods End Drive, Doylestown, PA  
18902.

Attorney: **RICHARD S. KEMPES**, 50  
Garden Alley, Doylestown, PA 18901.

**BOOK, MARY R.** a/k/a **MARY BOOK**,  
dec'd.

Late of Bristol Twp., Bucks County, PA.

Executrix: **BONNIE E. McGOLDRICK**,  
42 Idolstone Rd., Levittown, PA 19057.

**BRASHEAR, BARBARA ANN COOKE**  
a/k/a **BARBARA C. BRASHEAR**,  
dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **SUZANNE L. BROOKES**,  
310 Hale Street, Pennington, NJ 08534.

**CLARK, ROBERT J., JR.**, dec'd.

Late of Furlong/Wrightstown Twp.,  
Bucks County, PA.

Administratrix: **REBECCA  
KATHLEEN CLARK MAYS**, 506  
Garfield Avenue, Glenside, PA 19038.

**DAVIES, CECILIA R.** a/k/a **CECILIA  
DAVIES**, dec'd.

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

Executrix: **PATRICIA SPADACCINO**  
c/o Alice Hart Hughes, Esq., 27 S. State  
St., Newtown, PA 18940.

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

**DeFRANCO, BARBARA**, dec'd.

Late of Upper Southampton Township,  
Bucks County, PA.

Executor: **PHILLIP DeFRANCO** c/o  
Karen M. Quinn, Esquire, P.O. Box 973,  
Newtown, PA 18940-0973.

Attorney: **KAREN M. QUINN**.

**DRAUS, FRANK J.**, dec'd.

Late of Buckingham Township, Bucks  
County, PA.

Executor: **CHARLES G. DRAUS**, 122  
Cottonwood Ct., Doylestown, PA 18901.

**FASANO, JOSEPHINE**, dec'd.

Late of Upper Black Eddy, Bucks County,  
PA.

Executrix: **CAROLE LEE BRITTAIN**,  
391 Lake Warren Rd., Upper Black Eddy,  
PA 18972.

**GRONDIN, PHILIP J.** a/k/a **PHILIP J.  
GRONDIN, JR.**, dec'd.

Late of Newtown Borough, Bucks  
County, PA.

Executrix: **MARGARET G. HOUSE** c/o  
Cordes Law LLC, 27 South State Street,  
Newtown, PA 18940.

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

**HARRIS, EILEEN**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **SUSAN LEVY EISENBERG**,  
935 Second Street Pike, Richboro, PA  
18954.

Attorney: **ANNE SCHEETZ DAMON**.

**KLINGER, FRED A.**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **KAREN L. KAUFFMAN** c/o  
Bowen & Burns, 530 Street Road, P.O.  
Box 572, Southampton, PA 18966.

Attorney: **GERALD L. BOWEN, JR.**,  
Bowen & Burns, 530 Street Road, P.O.  
Box 572, Southampton, PA 18966.

**LABS, MARIAN** a/k/a **MARIAN V. LABS**,  
dec'd.

Late of Richland Township, Bucks  
County, PA.

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

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

**LEAVENS, MATTHEW A.** a/k/a **MATTHEW LEAVENS**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Administratrix: **KATHY J. LEAVENS** c/o Highpoint Law Offices, 200 Highpoint Drive, #211, Chalfont, PA 18914.

Attorney: **PETER J. GILBERT**.

**MANOFF, EDITH**, dec'd.

Late of New Hope, Bucks County, PA.

Executrix: **MARJORIE W. L. ZUKERMAN**, 5106 Meridian Blvd., Warrington, PA 18976.

**McINTURFF, KAREN**, dec'd.

Late of Philadelphia, PA.

Executor: **DRURY McINTURFF**, 3123 Fairway Ave., Bristol, PA 19007.

**MOORE, JUDITH**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **SUSAN T. DUCHAME** c/o Highpoint Law Offices, 200 Highpoint Drive, #211, Chalfont, PA 18914.

Attorney: **PETER J. GILBERT**.

**MOORE, ROBERT E.**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **SUSAN T. DUCHAME** c/o Highpoint Law Offices, 200 Highpoint Drive, #211, Chalfont, PA 18914.

Attorney: **PETER J. GILBERT**.

**MURRAY, DANIEL JOHN**, dec'd.

Late of Warminster, Bucks County, PA.

Administrators: **DANIEL B.** and **GAIL MURRAY**, 220 Doris Ave., Holland, PA 18966.

**OLINGER, MICHAEL DALE** a/k/a **MICHAEL D. OLINGER**, dec'd.

Late of New Hope/Solebury Township, Bucks County, PA.

Executrix: **SUSAN K. OLINGER**, 6453 Stoney Hill Rd., New Hope, PA 18938.

**PISCOPO, PHYLLIS E.** a/k/a **PHYLLIS PISCOPO**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executors: **ANNETTE REED BERGE** and **FRANK WYSHINSKI** c/o Highpoint Law Offices, 200 Highpoint Drive, #211, Chalfont, PA 18914.

Attorney: **PETER J. GILBERT**.

**PLASTAS, LOUISE A.**, dec'd.

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

Executrix: **NYLA HOUSER** a/k/a **NYLA M. HOUSER** 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.

**RAAUM, RUTH K.** a/k/a **RUTH KERFOOT RAAUM**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **CAROLYN RAAUM**, P.O. Box 476, Revere, PA 18953.

Attorney: **RICHARD S. KEMPES**, 50 Garden Alley, Doylestown, PA 18901.

**RANDA, MARY A.**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executor: **AMBROSE RANDA, JR.** c/o Brenden E. Brett, Esquire, P.O. Box 659, Doylestown, PA 18901-0659.

Attorney: **BRENDEN E. BRETT**, 68 East Court Street, P.O. Box 659, Doylestown, PA 18901-0659.

**SOTO-SOTO, MARIBEL** a/k/a **MARIBEL SOTO**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **TERESA RIVERA-CRUZ**, 3291 Sarmiento Drive, Bensalem, PA 19020.

**STEPHEN, WILLIAM G.**, dec'd.

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

Executor: **MATTHEW G. ROSENBERGER**, One Summit St., Philadelphia, PA 19118.

Attorney: **MATTHEW G. ROSENBERGER**, Barber, Sharpe & Rosenberger, One Summit St., Philadelphia, PA 19118.

**TUETING, RUTH B.** a/k/a **RUTH TUETING**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executors: **CAROL T. SMOLEN** and **HARRY D. TUETING** c/o D. Keith Brown, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

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

**WALSH, JOSEPH SAMUEL a/k/a JOE WALSH**, dec'd.

Late of 1760 Maple Rd., Riegelsville, Springfield Township, Bucks County, PA.  
Administrators: **DANIEL P. WALSH** and **MICHELE G. WALSH**, 1760 Maple Rd., Riegelsville, PA 18077.

**WOLFINGER, WALTER H. a/k/a WALTER HAROLD WOLFINGER**, dec'd.

Late of the Township of Nockamixon, Bucks County, PA.  
Executor: **DAVID R. WOLFINGER**, 16 Park Drive East, Ottsville, PA 18942.  
Attorney: **JEFFREY P. GARTON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

*Second Publication***BAMFORD, BERNARD**, dec'd.

Late of Telford Borough, Bucks County, PA.  
Executrix: **MARGARET D. BAMFORD**, 325 E. Church Ave., Apt. 418, Telford, PA 18969.  
Attorney: **DOUGLAS M. JOHNSON**, Buschman & Johnson, 228 North Main Street, Souderton, PA 18964.

**BARISH, HELEN S. a/k/a HELEN BARISH**, dec'd.

Late of the Township of Warwick, Bucks County, PA.  
Executor: **MURRAY I. BARISH** c/o David A. Applebaum, Esq., 101 Greenwood Ave., 5<sup>th</sup> Fl., Jenkintown, PA 19046.  
Attorney: **DAVID A. APPLEBAUM**, Freidman Schuman, 101 Greenwood Ave., 5<sup>th</sup> Fl., Jenkintown, PA 19046.

**BAUER, DOROTHEA MARIA a/k/a DOROTHY M. BAUER**, dec'd.

Late of Lower Southampton Township, Feasterville, Bucks County, PA.  
Executor: **DAVID BAUER**, 229 Colonial Heritage, Doylestown, PA 18901.

**BOBBS, MELVYN**, dec'd.

Late of Bristol Borough, Bucks County, PA.  
Executor: **STEPHEN JONATHAN BOBBS** c/o Joseph P. Caracappa, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

**CARSWELL, ARLENE K.**, dec'd.

Late of the Township of Upper Makefield, Bucks County, PA.  
Executrix: **JANET T. CARSWELL**, 15 Bunker Hill Dr., Washington Crossing, PA 18977.

Attorney: **YVETTE E. TAYLOR-HACHOOSE**, 301 Oxford Valley Rd., Ste. 102A, Yardley, PA 19067.

**CHRISTIE, DAVID G.**, dec'd.

Late of the Township of Lower Makefield, Bucks County, PA.  
Executrices: **LINDSEY CHRISTIE FRASER**, 1207 Bradley Court, Princeton, NJ 08540 and **MEREDITH L. CHRISTIE KOPLINKA**, 19 S. Terralee Ln., Downingtown, PA 19335.  
Attorney: **LARISSA R. WHITMAN**, Drinker Biddle & Reath LLP, 105 College Road East, P.O. Box 627, Princeton, NJ 08542.

**DIORIO, JOHN A., JR. a/k/a JOHN ANTHONY DIORIO**, dec'd.

Late of Bristol Township, Bucks County, PA.  
Executor: **JOHN WILLIAM DIORIO**, 6336 Pilgrim Court, Bensalem, PA 19020.  
Attorney: **JOY DICKSTEIN**.

**DONAHUE, WILLIAM FRANCIS a/k/a BILL DONAHUE**, dec'd.

Late of Doylestown, Bucks County, PA.  
Executor: **CRAIG W. DONAHUE**, 5205 Smoky Ridge Ln., Winston Salem, NC 27127.

**EXLEY, DOLORES a/k/a DOLORES M. EXLEY**, dec'd.

Late of the Township of Bensalem, Bucks County, PA.  
Executor: **WILLIAM J. EXLEY**, 4647 Hazel Avenue, Trevose, PA 19053.  
Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

**FARRELL, LILLIAN C. a/k/a LILLIAN FARRELL**, dec'd.

Late of Warminster, Bucks County, PA.  
Administratrices: **LINDA K. BIELAWSKI**, 156 Crockett Rd.,

Warminster, PA 18974 and **VICTORIA FARRELL-BENNER**, 206 Shepard Lane, Chalfont, PA 18914.

**FREDERICK, ROBERT**, dec'd.

Late of Quakertown, Bucks County, PA.  
 Executor: **ROBERT FREDERICK, JR.**  
 c/o Williams and Schildt, 1007 W. Broad Street, Quakertown, PA 18951.

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

**GALLUPPI, NICOLINO** a/k/a **NICK GALLUPPI**, dec'd.

Late of Richland Township, Bucks County, PA.

Executrix: **KATHERINE GALLUPPI**,  
 2525 Mill Road, Quakertown, PA 18951.

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

**HENRY, CELESTE**, dec'd.

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

Executrix: **DEBRA HENRY**, 35 Lilac Lane, Levittown, PA 19054.

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

**IDELSON, DANIEL**, dec'd.

Late of Langhorne, Bucks County, PA.

Executor: **IRA IDELSON**, 38 Providence Drive, Richboro, PA 18954.

**KITAGAWA, ARTHUR S.** a/k/a **ARTHUR SABURO KITAGAWA**, dec'd.

Late of 23512 Ann's Choice Way, Warminster Township, Bucks County, PA.

Executrix: **ELLEN K. SHAPIRO** c/o  
 Brian F. Boland, Esq., Kozloff Stoudt P.C., 2640 Westview Drive, Wyomissing, PA 19610.

Attorney: **BRIAN F. BOLAND**, Kozloff Stoudt P.C., 2640 Westview Drive, Wyomissing, PA 19610.

**LAWRENCE, CHARLES E.**, dec'd.

Late of Falls, Bucks County, PA.

Executrix: **MICHELE L. BROWN**, 105 Magnolia Drive, Levittown, PA 19054.

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

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

Executrix: **SANDRA B. LYNCH**, 362 White Swan Way, Langhorne, PA 19047.

**MACKEY, MINA F.**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executor: **MARTIN CONSTANZER**  
 c/o Janet E. Amacher, Esquire, 311 N. Sumneytown Pike, Ste. 1A, North Wales, PA 19454.

Attorney: **JANET E. AMACHER**.

**McGRATH, ANNIE E.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **WILLIAM McGRATH**, 211 Pheasant Run Road, West Chester, PA 19380-6646.

**MESZAROS, MARIE M.**, dec'd.

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

Executrix: **JOAN E. HATHAWAY** c/o  
 David E. Heilman, Esq., P.O. Box 455, Southampton, PA 18966.

Attorney: **DAVID E. HEILMAN**, P.O. Box 455, Southampton, PA 18966.

**MILLER, ELIZABETH A.**, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executor: **RICHARD S. HENDRICKS**,  
 2708 Orvilla Rd., Hatfield, PA 19440.

**PROSSER, MARY A.** a/k/a **MARY PROSSER**, dec'd.

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

Executrix: **KAREN M. PRAUL**, 801 Willopenn Dr., S-107, Southampton, PA 18966.

**ROZINSKI, BARBARA ANN** a/k/a **BARBARA ROZINSKI**, dec'd.

Late of Chalfont, Bucks County, PA.

Executor: **THOMAS ROZINSKI**, 840 Bergen St., #PH1, Brooklyn, NY 11238.

**SHERMAN, SHIRLEE E.**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executors: **JOHN R. SHERMAN, III**,  
 2198 Secoffee Street, Coconut Grove, FL 33133 and **BEVERLEE S. HILLMAN**,  
 133 Moyer Drive, Dublin, PA 18917.

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

**STEPHAN, MICHAEL**, dec'd.

Late of Bucks County, PA.

Administratrix: **KORRINE MENZANO**  
 c/o Cliff Bidlingmaier, Esquire, 626 South State Street, Newtown, PA 18940.

Attorney: **CLIFF BIDLINGMAIER**, Kardos, Rickles, Hand & Bidlingmaier, 626 South State Street, Newtown, PA 18940.

**STONEBACK, ROBERT H.**, dec'd.

Late of Richland Township, Bucks County, PA.

Executrix: **HELEN ANN SARNAC**, 7758 Carlton Road, Coopersburg, PA 18036.

Attorney: **ROGER N. ROSENBERGER**, 2100 Starr Road, Quakertown, PA 18951-2172.

**WEISS, JOSEPH a/k/a JOSEPH B. WEISS**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **LORI W. EISNER**, 1137 Lily Pond Lane, Yardley, PA 19067.

**ZEINER, IRENE a/k/a IRENE R. ZEINER**, dec'd.

Late of Perkasio Borough, Bucks County, PA.

Executrix: **EILEEN M. LAYTON** c/o Ronald R. Bolig, Esquire, 5 Temple Avenue, Sellersville, PA 18960.

Attorney: **RONALD R. BOLIG**, Robert A. Lechowicz Law Offices, 5 Temple Avenue, Sellersville, PA 18960.

**ZIELINSKI, JOAN M. a/k/a JOAN MARIE ZIELINSKI**, dec'd.

Late of Holland/Northampton Township, Bucks County, PA.

Executor: **CURT M. ZIELINSKI**, 5226 Landmark Drive, St. Cloud, FL 34771.

**ZITTA, MAUREEN F.**, dec'd.

Late of Quakertown, Bucks County, PA.

Co-Administrators: **ANTHONY ZITTA** and **ADAM ZITTA** 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.

*Third and Final Publication*

**ADDUCI, MARIA L. a/k/a MARIA ADDUCI**, dec'd.

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

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

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

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

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

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

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

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

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

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

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

Late of Doylestown Township, Bucks County, PA.

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

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

Late of Bristol Township, Bucks County, PA.

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

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

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

Late of Warwick Township, Bucks County, PA.

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

Attorney: **RICHARD HALE PRATT**.

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

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

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

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

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

Late of Southampton, Bucks County, PA.

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

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

Late of Middletown Township, Bucks County, PA.

Co-Executors: **RICHARD W. GERHARD** and **EDWARD K.**

**GERHARD** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

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

Late of Bensalem Township, Bucks County, PA.

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

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

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

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

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

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

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

Late of Southampton Township, Bucks County, PA.

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

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

Late of Warrington Township, Bucks County, PA.

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

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

Late of Bedminster Township, Bucks County, PA.

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

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

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

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

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

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

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

Late of Yardley, Bucks County, PA.

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

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

Late of Milford Township, Bucks County, PA.

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

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

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

Late of Falls Township, Bucks County, PA.

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

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

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

Late of Bristol Township, Bucks County, PA.

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

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

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

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

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



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

Late of Bensalem City, Bucks County, PA.

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

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

Late of Warrington Township, Bucks County, PA.

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

Attorney: **CHRISTOPHER P. MULLANEY**.

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

Late of New Britain Township, Bucks County, PA.

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

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

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

Late of Middletown Township, Bucks County, PA.

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

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

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

Late of Newtown, Bucks County, PA.

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

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

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

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

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

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

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

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

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

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

Late of Morrisville Township, Bucks County, PA.

Administratrix: **MARIAH STROBELE** c/o D. Keith Brown, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

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

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

Late of Newtown Township, Bucks County, PA.

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

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

Late of West Rockhill Township, Bucks County, PA.

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

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

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

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

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

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

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**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:

**ANGELINI CONTRACTING** with its principal place of business 203 Neshaminy Rd., Croydon, PA 19021.

The name and address of the individual owning or interested in said business is Joey Angelini, 203 Neshaminy Rd., Croydon, PA 19021.

The certificate will be filed on or after June 24, 2016.

Sept. 1

**Melissa Austin's alternative learning solutions** with its principal place of business 881 Mt. Eyre Rd., Newtown, PA 18940.

The name and address of the individual owning or interested in said business is Melissa Austin, 881 Mt. Eyre Rd., Newtown, PA 18940.

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

Sept. 1

**Quakertown Fit Body Boot Camp** with its principal place of business 1321 W. Broad St., Quakertown, PA 18951.

The name and address of the individual owning or interested in said business is William M. Whitehead, 1321 W. Broad St., Quakertown, PA 18951.

The certificate will be filed on or after June 24, 2016.

Sept. 1

## Miscellaneous

IN THE COURT OF COMMON PLEAS  
BUCKS COUNTY, PENNSYLVANIA  
IN REM EMINENT DOMAIN  
NO. 2016-05037

**IN RE: CONDEMNATION OF LAND  
IN BRISTOL TOWNSHIP, BUCKS  
COUNTY, PENNSYLVANIA LOCATED  
AT 3716 ELMHURST AVENUE, TAX  
MAP PARCEL NO. 05-059-106**

CONDEMNED: **SHARENA  
CHATMON, ADMINISTRATOR  
OF THE ESTATE OF RICHARD  
CONEY, DECEASED AND ALL  
OTHERS HOLDING OR CLAIMING  
AN OWNERSHIP INTEREST IN  
TAX MAP PARCEL NO. 05-059-  
106, THEIR RESPECTIVE HEIRS,  
ADMINISTRATORS, SUCCESSORS AND  
ASSIGNS**

## NOTICE OF CONDEMNATION

You are hereby notified that a Declaration of Taking was filed by the Redevelopment Authority of the County of Bucks in the Court of Common Pleas of Bucks County, Pennsylvania on August 11, 2016 at Docket No. 2016-05037, condemning your property at 3716 Elmhurst Avenue, Bristol Township, Tax Map Parcel No. 05-059-106, pursuant to Section 12.1 of the Pennsylvania Urban Redevelopment Law, Act of May 24, 1945, P.L. 991, as amended, 35 P.S. Sec. 1712.1, as authorized by Resolution #16-2016 of the Condemnor adopted on August 5, 2016, the record of which may be examined at the Condemnor's principal office, together with a plan showing the condemned property. Just compensation for the property condemned has been secured by the Condemnor's Bond, without surety.

The purpose of the condemnation is to acquire, hold, manage, clear, improve, develop, redevelop and/or dispose of the real property described above to eliminate the blighted conditions existing on said property. The title acquired is fee simple absolute.

The owner of said land as reasonably known to the Condemnor is the Estate of Richard Coney, Deceased.

The name and principal office address of the Condemnor is the Redevelopment Authority of the County of Bucks, 216 Pond Street, Bristol, PA 19007.

If you wish to challenge the power or the right of the Condemnor to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, you must file preliminary objections within 30 days after being served with this Notice.

**Allen W. Toadvine**, Esquire  
Marte and Toadvine  
Redevelopment Authority of the  
County of Bucks  
344 South Bellevue Avenue  
Langhorne, PA 19047

Sept. 1

IN THE COURT OF COMMON PLEAS  
BUCKS COUNTY, PENNSYLVANIA  
IN REM EMINENT DOMAIN  
NO. 2016-05041

**IN RE: CONDEMNATION OF LAND  
IN BRISTOL TOWNSHIP, BUCKS  
COUNTY, PENNSYLVANIA LOCATED**

**AT 1712 PROSPECT AVENUE, TAX MAP  
PARCEL NO. 05-009-349**

**CONDEMNNEES: RICHARD THOMAS  
AND ALL OTHERS HOLDING OR  
CLAIMING AN OWNERSHIP INTEREST  
IN TAX MAP PARCEL NO. 05-009-  
349, THEIR RESPECTIVE HEIRS,  
ADMINISTRATORS, SUCCESSORS AND  
ASSIGNS**

**NOTICE OF CONDEMNATION**

You are hereby notified that a Declaration of Taking was filed by the Redevelopment Authority of the County of Bucks in the Court of Common Pleas of Bucks County, Pennsylvania on August 11, 2016 at Docket No. 2016-05041, condemning your property at 1712 Prospect Avenue, Bristol Township, Tax Map Parcel No. 05-009-349, pursuant to Section 12.1 of the Pennsylvania Urban Redevelopment Law, Act of May 24, 1945, P.L. 991, as amended, 35 P.S. Sec. 1712.1, as authorized by Resolution #15-2016 of the Condemnor adopted on August 5, 2016, the record of which may be examined at the Condemnor's principal office, together with a plan showing the condemned property. Just compensation for the property condemned has been secured by the Condemnor's Bond, without surety.

The purpose of the condemnation is to acquire, hold, manage, clear, improve, develop, redevelop and/or dispose of the real property described above to eliminate the blighted conditions existing on said property. The title acquired is fee simple absolute.

The owner of said land as reasonably known to the Condemnor is Richard Thomas.

The name and principal office address of the Condemnor is the Redevelopment Authority of the County of Bucks, 216 Pond Street, Bristol, PA 19007.

If you wish to challenge the power or the right of the Condemnor to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, you must file preliminary objections within 30 days after being served with this Notice.

**Allen W. Toadvine**, Esquire  
Marte and Toadvine  
Redevelopment Authority of the  
County of Bucks  
344 South Bellevue Avenue  
Langhorne, PA 19047

Sept. 1

IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2016-03486

**HEYWOOD BECKER**, Plaintiff

v.

**PAULA A. LAND, JR.**, Defendant

**NOTICE TO ABSENT DEFENDANTS**

You have been sued in Court. If you wish to defend against the claims set forth in the complaint filed in this action, you must take action within twenty (20) days of the date of 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. You may lose money or property or other rights important to you.

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

Bucks County Bar Association  
135 East State Street  
Doylestown, PA 18901  
(215) 348-9413 or 1-800-273-2929  
Sept. 1

NO. 2016-9091

**In Re: M.A.K.**

**TO: BRITTNEY MARIE KRETENKO  
a/k/a BRITTNEY KRETENKO**

A Petition has been filed by the Bucks County Children and Youth Social Services Agency to Involuntarily Terminate your Parental Rights with respect to the child **M.A.K.** A Hearing on the Petition has been fixed for **10:00 a.m., October 18, 2016** in **Courtroom 260** of the Bucks County Justice Center, 100 N. Main Street, Doylestown, Pennsylvania. Should you wish to defend this Petition, 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 child 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 Marlyn Gershman-Gelb, 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

Sept. 1

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

**Palisades School District**  
vs.

**Scott C. Kelly and Kathie Brown**

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

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

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

Bucks County Bar Association  
135 E. State St.  
P.O. Box 300  
Doylestown, PA 18901  
(215) 348-9413 or (800) 273-2929

**Portnoff Law Associates, Ltd.**  
P.O. Box 391  
Norristown, PA 19404-0391  
(866) 211-9466

Aug. 18, 25; Sept. 1

## 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

#### ESTEFANIA GNYP TRUST

**ESTEFANIA GNYP**, dec'd.  
Late of Quakertown, Bucks County, PA.  
Trustee: **STEPHAN GNYP**, 1050 Brookfield Circle, Quakertown, PA 18951.  
Attorney: **WILLIAM S. RAVENELL**, 166 Allendale Road, King of Prussia, PA 19406.

### Second Publication

#### THE **BARRETT A. LEVINE** REVOCABLE LIVING TRUST DATED MARCH 30, 2015, AS AMENDED JUNE 19, 2015 AND JUNE 30, 2015.

**BARRETT A. LEVINE**, dec'd.  
Late of Newtown Township, Bucks County, PA.  
Trustee: **ROSALEE LEVINE** c/o Susan L. Fox, Esq., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.  
Attorney: **SUSAN L. FOX**, Plotnick & Ellis, P.C., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.

**Termination of Civil Cases**  
**NOTICE OF PROPOSED TERMINATION OF COURT CASES**

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

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

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

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

**Explanatory Comment**

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

Statement of Intention to Proceed

To The Court:

\_\_\_\_\_ intends to proceed with the above captioned matter.

Date: \_\_\_\_\_

Attorney for \_\_\_\_\_

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

CaseNumber	Class	Plaintiff	Defendant
2000-08031	Trespass	BRISTOL TOWNSHIP	RAWLE & HENDERSON LLP, et al
2007-00353	Equity	STYER ORCHARDS INC	STYER FARM STORE INC, et al
2010-02094	Assumpsit	BANK OF NEW YORK MELLON	CRAVEN, CAROL M, et al
2011-05466	Assumpsit	HAAS CONSTRUCTION INC	BUILDING CRAFT ASSOCIATES INC, et al
2012-01472	Assumpsit	CAPITAL ONE BANK USA NA	MULLIN, JOHN J
2012-02310	Assumpsit	H & R INDUSTRIES INC	LEPKO FINISHING INC, et al
2012-02990	Trespass	DUFFY, DENNIS	HORWITZ, RON
2012-05145	Trespass	BROWN, FELICIA	PAUL BURNS AUTO CENTER, et al
2012-06260	Trespass	DEVINCENT, DAVID	BUGENHAGEN, STEPHAN, et al
2012-09352	Assumpsit	TILE ALL INC	MJ BUILDERS INC, et al
2012-10355	Assumpsit	CITIBANK NA	BORRELLI, JOHN J
2013-01585	Trespass	BARRY, JENNIFER, et al	SEPTA, et al
2013-02016	Equity	UNITED INTEGRITY GROUP INC	REMALEY, GLENN, et al
2013-04084	Assumpsit	NATIONAL COLLEGIATE STUDENT LOAN TRUST 2007-1	PAOLINI, SAMANTHA, et al
2013-05318	Assumpsit	GULLA, TIMOTHY	BANK OF AMERICA, et al
2013-06717	Trespass	ACQUAVIVA, TIFFANY	SLOAN, JONATHAN P, et al
2013-08176	Assumpsit	ANTUNA, JASMIN	GERAGHTY, CHRIS, et al
2014-00753	Trespass	WILLIAMS KITTNER, JOANNE	BROAN NUTONE LLC
2014-02285	Assumpsit	WELLS FARGO BANK NA	DANIELS, LINDA
2014-03015	Assumpsit	DRIVEWAY CONCEPTS INC	DREYER, TERRY
2014-03318	Assumpsit	MIKSTAS, JOSEPH	CMS BUILDERS INC, et al
2014-03350	Assumpsit	CACH LLC	SEGURA-NUNEZ, DIEGO D
2014-03458	Trespass	STATE FARM FIRE AND CASUALTY COMPANY	RITECOR LP, et al
2014-03574	Trespass	LIBERTY MUTUAL GROUP, et al	BROWN, ROBERT
2014-03661	Assumpsit	FIRST NATIONAL BANK OF OMAHA	ZWEITZIG, JULIE D
2014-03772	Assumpsit	FEDERAL NATIONAL MORTGAGE ASSOCIATION	PEPPER, JESSICA, et al
2014-03784	Equity	FEDERAL NATIONAL MORTGAGE ASSOCIATION	HUNSBERGER, CHRISTIAN R
2014-03826	Assumpsit	CM BUCKS LANDING 120 LLC	PARROTT, DARREN, et al
2014-04187	Trespass	DEJOHN, ADAM M	SANTANDR BANK NA, et al

2014-04224	Miscellaneous	ATLANTIC STATES INS CO, et al	SMITH, BRIAN, et al
2014-04255	Assumpsit	FEDERAL NATIONAL MORTGAGE ASSOCIATION	LEFTWICH, LISA
2014-04278	Assumpsit	SIMON GARDENS ASSOC	RAYACK, MICHAEL, et al
2014-04319	Assumpsit	MCDERMOTT, PAIGE	KENDERDINE, ASHLEY
2014-04327	Assumpsit	VANDEGRIFT, HERBERT	ROCHELLE, DEBORAH
2014-04348	Equity	WILMINGTON TRUST NA	PONTARELLI, SOPHIA
2014-04436	Equity	FEDERAL NATIONAL MORTGAGE ASSOCIATION	HOGAN, JOHN P, et al

Sept. 1