

## Sheriff's Sale

### Second Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, October 11, 2019 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1<sup>st</sup> Floor, located at 55 E. Court Street, in the Borough of Doylestown, Bucks County, PA, the following real estate to wit:

### BENSALEM TOWNSHIP

#### DOCKET #2014-08705

Lsf9 Master Participation Trust v. Natalie S. Hopkins a/k/a Natalie F. Hopkins, Kenneth W. Hopkins, Jr a/k/a Kenneth W. Hopkins owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 1492 Rosalie Avenue, Bensalem, PA 19020-4162.

TAX PARCEL #02-032-002-002.

PROPERTY ADDRESS: 1492 Rosalie Avenue, Bensalem, PA 19020-4162.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NATALIE S. HOPKINS a/k/a NATALIE F. HOPKINS, KENNETH W. HOPKINS, JR. a/k/a KENNETH W. HOPKINS.**

**PETER WAPNER**, Esquire

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

#### DOCKET #2015-06546

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE **TOWNSHIP OF BENSALEM**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 1139 PARK AVENUE, BENSALEM, PA 19020. DEED BOOK VOLUME 4216, PAGE 1680, PARCEL NUMBER 02-072-018-001.

TAX PARCEL #02-072-018-001.

PROPERTY ADDRESS: 1139 PARK AVENUE, BENSALEM, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH R. DALOIA, CAROLANN DALOIA.**

**KEVIN J. CUMMINGS**, Esquire

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

#### DOCKET #2018-00409

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, Commonwealth of Pennsylvania being Lot No. 172 on a Plan of Lots of Castor Corporation, titled "Cove of Neshaminy" made by Benjamin C. Queen, Registered Surveyor of Fairless Hills, Pennsylvania, said Plan being filed in the Office for the Recording of Deeds in and for the County of Bucks at Doylestown on June 27, 1973, in Plan Book 111 Page 23, bounded and described as follows, to wit:

TAX PARCEL #02-084-193.

PROPERTY ADDRESS: 5207 Leeward Road, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KIMBERLY A. KRAUTER, EXECUTRIX OF THE ESTATE OF DORIS A. MCGURK a/k/a DORIS ANNE a/k/a DORIS ANNE BROWN a/k/a DORIS ANNE MCGURK, DECEASED.**

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

#### DOCKET #2018-01500

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. v. Vijay B. Patel, Nilam V. Patel owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 6035 Snapdragon Court, Bensalem, PA 19020-2481.

TAX PARCEL #02-097-132.

PROPERTY ADDRESS: 6035 Snapdragon Court, Bensalem, PA 19020-2481.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VIJAY B. PATEL, NILAM V. PATEL.**

**PETER WAPNER**, Esquire  
MILTON F. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2019-02263

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

TAX PARCEL #02-021-007-047.

PROPERTY ADDRESS: 47 Lafayette GDN a/k/a 520 Bristol Pike Unit 47, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GREGORIO GONZALEZ, MARIA C. GONZALEZ.**

**REBECCA A. SOLARZ**, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2019-03496

Lsf8 Master Participation Trust v. Edward L. Bagnarelli, Jr, Suzanne Bagnarelli owner(s) of property situate in the **BENSELEM TOWNSHIP**, BUCKS County, Pennsylvania, being 5121 Cadagan Court, Bensalem, PA 19020-2328.

TAX PARCEL #02-042-279.

PROPERTY ADDRESS: 5121 Cadagan Court, Bensalem, PA 19020-2328.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EDWARD L. BAGNARELLI, JR., SUZANNE BAGNARELLI.**

**PETER WAPNER**, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

**BRISTOL TOWNSHIP**

## DOCKET #2015-07311

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

TAX PARCEL #05-030-033.

PROPERTY ADDRESS: 17 Perennial Drive, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **REBECCA K. PERRONE.**

**ROGER FAY**, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2016-02592

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

BEING KNOWN AS: 819 WINDER DRIVE, BRISTOL, PA 19007.

TAX PARCEL #05-059-077.

PROPERTY ADDRESS: 819 WINDER DRIVE, BRISTOL, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DUANE WILLIAMS KNOWN HEIR OF WILLIE B. WILLIAMS AND ELIZABETH LOUISE WILLIAMS a/k/a LOUISE WILLIAMS a/k/a LOUISE E. WILLIAMS, KEVIN MAURICE WILLIAMS KNOWN HEIR OF WILLIE B. WILLIAMS AND ELIZABETH LOUISE WILLIAMS a/k/a LOUISE WILLIAMS a/k/a LOUISE E. WILLIAMS, LAJOYCE BETTY BROWN KNOWN HEIR OF WILLIE B. WILLIAMS AND ELIZABETH LOUISE WILLIAMS a/k/a LOUISE WILLIAMS a/k/a LOUISE E. WILLIAMS, LASA UNDRAWILLIAMS, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIE B. WILLIAMS AND KNOWN HEIR OF ELIZABETH LOUISE WILLIAMS a/k/a LOUISE WILLIAMS a/k/a LOUISE E. WILLIAMS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELIZABETH LOUISE WILLIAMS a/k/a LOUISE WILLIAMS a/k/a LOUISE E. WILLIAMS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIE B. WILLIAMS; WILHEMENIA JEFFERSON, KNOWN HEIR OF WILLIE B. WILLIAMS AND PERSONAL REPRESENTATIVE OF THE ESTATE OF ELIZABETH LOUISE WILLIAMS a/k/a LOUISE WILLIAMS a/k/a LOUISE E. WILLIAMS, ESTATE OF ELIZABETH LOUISE WILLIAMS a/k/a LOUISE WILLIAMS a/k/a LOUISE E. WILLIAMS, ESTATE OF WILLIE B. WILLIAMS.**

**ROBERT CRAWLEY**, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2018-00659

Branch Banking and Trust Company v. Katherine S. Petrosky owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 12 Indigo Road, Levittown, PA 19057-2719.  
TAX PARCEL #05-033-436.

PROPERTY ADDRESS: 12 Indigo Road, Levittown, PA 19057-2719.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KATHERINE S. PETROSKY**.

**PETER WAPNER**, Esquire

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

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## DOCKET #2018-07579

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon, lying and being at Levittown in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot #2043-R on subdivision Map of "Holly Hill—Levittown" Section 29 filed in the Office of the Recorder of Deeds in Bucks County, Pennsylvania on 6/24/1953 in Plan Book 6 page 37 as follows:

TAX PARCEL #05-048-221.

PROPERTY ADDRESS: 8 Hollyhock Lane, Levittown, PA 19055.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NOREN E. O'REILLY a/k/a NORENE E. O'REILLY a/k/a NORENE E. EBERT**.

**KATHERINE M. WOLF**, Esquire

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

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## DOCKET #2019-00119

Home Point Financial Corporation v. Stephanie Ann Andersen, Robert P. Andersen owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 101 Crabtree Drive, Levittown, PA 19055-1618.

TAX PARCEL #05-050-189.

PROPERTY ADDRESS: 101 Crabtree Drive, Levittown, PA 19055-1618.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHANIE ANN ANDERSEN, ROBERT P. ANDERSEN**.

**PHELAN HALLINAN DIAMOND & JONES LLP**

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

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## DOCKET #2019-01104

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

TAX PARCEL #05-071-227.

PROPERTY ADDRESS: 35 Jolly Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS GREEN, ASHLEY HEINEMANN, KARL HEINEMANN, LISE HEINEMANN**.

**JESSICA N. MANIS**, Esquire

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

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## DOCKET #2019-02339

ALL THOSE TWO certain contiguous lots or pieces of ground situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-014-186.

PROPERTY ADDRESS: 1807 Parkview Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ERIC K. BARBER a/k/a ERIC L. BARBER, JR.**

**GREGORY JAVARDIAN**, Esquire

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

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## DOCKET #2019-03320

CitiMortgage, Inc. s/b/m to Citifinancial Mortgage Company, Inc. v. Nicholas S. Mormando, Joan D. Mormando owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1319 Minot Avenue, Croydon, PA 19021-7631.

TAX PARCEL #05-052-092.

PROPERTY ADDRESS: 1319 Minot Avenue,  
Croydon, PA 19021-7631.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **NICHOLAS  
S. MORMANDO, JOAN D. MORMANDO.  
PETER WAPNER**, Esquire  
MILTON F. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

#### DOCKET #2019-03324

Branch Banking and Trust Company v.  
William L. Shaw, Margaret Mary Shaw a/k/a  
Margaret Mary T. Shaw owner(s) of property  
situate in the **BRISTOL TOWNSHIP**, 4TH,  
BUCKS County, Pennsylvania, being 1709  
Susan Avenue, Croydon, PA 19021-5513.

TAX PARCEL #05-009-299.

PROPERTY ADDRESS: 1709 Susan Avenue,  
Croydon, PA 19021-5513.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM  
L. SHAW, MARGARET MARY SHAW  
a/k/a MARGARET MARY T. SHAW.  
PETER WAPNER**, Esquire  
MILTON F. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

#### BUCKINGHAM TOWNSHIP

#### DOCKET #2019-01377

ALL THAT CERTAIN tract of land situate in  
**BUCKINGHAM TOWNSHIP**, County of  
Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #06-008-076-016.

PROPERTY ADDRESS: 3697 Robin Road,  
Furlong, PA 18925.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **TIFFANY  
G. SCHAIBLE, DARRELL SCHAIBLE.  
GREGORY JAVARDIAN**, Esquire  
MILTON F. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

#### CHALFONT BOROUGH

#### DOCKET #2017-04834

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

TAX PARCEL #07-011-006.

PROPERTY ADDRESS: 58 Patriot Drive,  
Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH M.  
TOMANELLI, LEANNE E. TOMANELLI.  
ROGER FAY**, Esquire  
MILTON F. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

#### EAST ROCKHILL TOWNSHIP

#### DOCKET #2019-02114

Mid America Mortgage, Inc. v. Julie A.  
Caporaletti, John J. Caporaletti, Jr owner(s)  
of property situate in the **EAST ROCKHILL  
TOWNSHIP**, BUCKS County, Pennsylvania,  
being 945 Pine Court, Perkasio, PA 18944-  
2385.

TAX PARCEL #12-029-021.

PROPERTY ADDRESS: 945 Pine Court,  
Perkasie, PA 18944-2385.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF:  
**JULIE A. CAPORALETTI, JOHN J.  
CAPORALETTI, JR.  
PETER WAPNER**, Esquire  
MILTON F. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

#### FALLS TOWNSHIP

#### DOCKET #2018-02270

All that certain piece or parcel or Tract of land  
situate in the **TOWNSHIP OF FALLS**, Bucks  
County, Pennsylvania, and being known as  
27 Leisure Lane, Levittown, Pennsylvania  
19054.

TAX PARCEL #13-041-248.

PROPERTY ADDRESS: 27 Leisure Lane,  
Levittown, Pennsylvania 19054.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS  
M. STAFFORD.**

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

#### DOCKET #2018-04183

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

TAX PARCEL #13-028-006-002.

PROPERTY ADDRESS: 15 East Trenton Avenue, Fallsington, PA 19054.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SARAH BOKAN-HARBISON, TOD A. HARBISON.**

**MICHAEL T. McKEEVER**, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2018-06046

Mortgage Research Center, LLC d/b/a Veterans United Home Loans, A Missouri Limited Liability Company v. John Klass, Barbara Klass owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 75 Tall Pine Lane, Levittown, PA 19054-2201.

TAX PARCEL #13-023-130.

PROPERTY ADDRESS: 75 Tall Pine Lane, Levittown, PA 19054-2201.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN KLASS, BARBARA KLASS.**

**PETER WAPNER**, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

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**HILLTOWN TOWNSHIP**

DOCKET #2017-05123

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF HILLTOWN**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 944 Blooming Glen Road, Perkasio, PA 18944.

TAX PARCEL #15-028-171-003.

PROPERTY ADDRESS: 944 Blooming Glen Road, Perkasio, PA 18944.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **SCOTT PASSERINI a/k/a SCOTT K. PASSERINI, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE.**

**CRISTINA L. CONNOR**, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-02361

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF HILLTOWN**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 314 South Perkasio Road, Perkasio, PA 18944.

TAX PARCEL #16-5-011-046-011.

PROPERTY ADDRESS: 314 South Perkasio Road, Perkasio, PA 18944.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KATHLEEN CORMIER, JENNIFER RUTH ACKLEY a/k/a JENNIFER ACKLEY.**

**CRISTINA L. CONNOR**, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2019-02423

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

TAX PARCEL #15-032-052.

PROPERTY ADDRESS: 722 HILLTOWN PIKE, LINE LEXINGTON, PA 18932.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LEAH BETH PINTO.**

**DANIEL JONES**, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

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**LOWER MAKEFIELD TOWNSHIP**

DOCKET #2018-01304

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

TAX PARCEL #20-049-177.

PROPERTY ADDRESS: 561 Gordon Drive, Yardley, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SUSAN M. SALTER a/k/a SUSAN SALTER.**

**MICHAEL T. McKEEVER**, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

**MIDDLETOWN TOWNSHIP**

DOCKET #2019-03038

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

TAX PARCEL #22-020-041-038.

PROPERTY ADDRESS: 862 Duxbury Drive, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NANCY J. MAHON, INDIVIDUALLY AND AS EXECUTRIX FOR THE ESTATE OF JOHN L. MAHON, DECEASED.**

**ROGER FAY**, Esquire

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

DOCKET #2019-03669

Pingora Loan Servicing, LLC v. Pavel Balon, Marisol Homs owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 192 Maple Point Drive, Langhorne, PA 19047-1452.

TAX PARCEL #22-081-112.

PROPERTY ADDRESS: 192 Maple Point Drive, Langhorne, PA 19047-1452.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PAVEL BALON, MARISOL HOMES.**

**PHELAN HALLINAN DIAMOND & JONES LLP**

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

**MILFORD TOWNSHIP**

DOCKET #2010-00966

ALL THAT CERTAIN message and tract of land situate in **TOWNSHIP OF MILFORD**, County of Bucks, State of Pennsylvania, bounded and described according to a survey an plan dated May 31, 1963, made by G. Marvin Hendricks, Professional Engineer-Surveyor, Route No. 313, M.R. 1, Perkasio, Pennsylvania, as follows, to wit:

TAX PARCEL #23-007-184.

PROPERTY ADDRESS: 1575 Doerr Road, Quakertown, PA 18951.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JACQUELINE McCUSKER.**

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

**NEW HOPE BOROUGH**

DOCKET #2019-03135

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE **BOROUGH OF NEW HOPE**, BUCKS COUNTY, PENNSYLVANIA:

TAX PARCEL #27-007-040.

PROPERTY ADDRESS: 136 NORTH MAIN STREET, NEW HOPE, PA 18938.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DONNA M. SCHMAUK.**

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

**NEWTOWN TOWNSHIP**

DOCKET #2015-00456

ALL THAT CERTAIN lot or piece of ground in **NEWTOWN TOWNSHIP**, Bucks County, Pennsylvania as recorded by Deed dated 04-18-2005 and recorded in the Recorder of Deeds Office of Bucks County, Pennsylvania on 04-28-2005, as Instrument #2005057167.

TAX PARCEL #29-006-234.

PROPERTY ADDRESS: 8 Alyssa Drive, Newtown, PA.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MEI CI WU.**

**KRISTEN WETZEL LADD**, Esquire  
MILTON F. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-05529

Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Joel R. Kent, Jr a/k/a Joel R. Kent a/k/a Joel Kent, Patricia F. Kent a/k/a Patricia Kent owner(s) of property situate in the **NEWTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 25 Quince Circle, Newtown, PA 18940-9288.

TAX PARCEL #29-043-387.

PROPERTY ADDRESS: 25 Quince Circle,  
Newtown, PA 18940-9288.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JOEL R. KENT, JR. a/k/a JOEL R. KENT a/k/a JOEL KENT, PATRICIA F. KENT a/k/a PATRICIA KENT.**

**PETER WAPNER**, Esquire

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

DOCKET #2019-02049

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

TAX PARCEL #29-025-224.

PROPERTY ADDRESS: 69 HICKORY  
LANE, NEWTOWN, PA 18940.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF:  
**STEPHANIE E. ROACH.**

**ROBERT FLACCO**, Esquire

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

#### NOCKAMIXON TOWNSHIP

DOCKET #2019-00224

Wells Fargo Bank, N.A. s/b/m Wells Fargo  
Home Mortgage, Inc. v. Judy G. Rossi  
owner(s) of the property situate in the  
**NOCKAMIXON TOWNSHIP**, BUCKS  
County, Pennsylvania, being 9113 Easton  
Road, Ferndale, PA 18921.

TAX PARCEL #30-007-041, 30-007-040.

PROPERTY ADDRESS: 9113 Easton Road,  
Ferndale, PA 18921.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JUDY G. ROSSI.**

**PETER WAPNER**, Esquire

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

#### NORTHAMPTON TOWNSHIP

DOCKET #2016-01985

ALL THAT CERTAIN lot or tract of land  
with the buildings and improvements thereon  
erected, situate in the **TOWNSHIP OF  
NORTHAMPTON**, County of Bucks and  
Commonwealth of Pennsylvania.

TAX PARCEL #31-077-045.

PROPERTY ADDRESS: 30 Wendy Way,  
Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF:  
**CORNELIUS J. KILGARRIFF, III,  
RENEE KILGARRIFF.**

**GREGORY JAVARDIAN**, Esquire

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

DOCKET #2016-05328

U.S. Bank National Association v. Roman  
Volojevich, Valentina Volojevich owner(s)  
of property situate in the **NORTHAMPTON  
TOWNSHIP**, BUCKS County, Pennsylvania,  
being 56 Robin Road, Southampton, PA  
18966-1925.

TAX PARCEL #31-047-018.

PROPERTY ADDRESS: 56 Robin Road,  
Southampton, PA 18966-1925.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

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

**PETER WAPNER**, Esquire

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

#### PERKASIE BOROUGH

DOCKET #2019-03056

New Residential Mortgage LLC v. Craig D.  
Bornmann owner(s) of property situate in the  
**PERKASIE BOROUGH**, BUCKS County,  
Pennsylvania, being 29 South 4th Street a/k/a  
29 South Fourth Street, Perkasie, PA 18944-  
1809.

TAX PARCEL #33-005-331.

PROPERTY ADDRESS: 29 South 4th Street  
a/k/a 29 South Fourth Street, Perkasie, PA  
18944-1809.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **CRAIG D.  
BORNMANN.**

**PHELAN HALLINAN DIAMOND &  
JONES, LLP**

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

**RICHLAND TOWNSHIP****DOCKET #2018-02795**

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF RICHLAND**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 317 California Road, Quakertown, PA 18951.

TAX PARCEL #36-020-011.

PROPERTY ADDRESS: 317 California Road, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY RESIDENCE.

SOLD AS THE PROPERTY OF: **CHRISTINA M. ELLISON-MILLER, JAIME MILLER. CRISTINA LYNN CONNOR**, Esquire  
MILTON F. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

**DOCKET #2018-03428**

ALL THAT CERTAIN property situated in the **TOWNSHIP OF RICHLAND**, in the County of Bucks, Commonwealth of Pennsylvania, and being described as follows: 36-16-109. Being more fully described in a deed dated 10/04/02 and recorded 10/16/02, among the land records of the County and State set forth above in deed Volume 2929 and Page 633. The legal description from that deed is herein cited below:

TAX PARCEL #36-016-109.

PROPERTY ADDRESS: 3051 Dovecote Drive, Quakertown, PA 18951.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SALVADOR PANDOLFO, ALICIA A. PANDOLFO.**

**KATHERINE M. WOLF**, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

**DOCKET #2018-05872**

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

TAX PARCEL #36-049-011.

PROPERTY ADDRESS: 327 MISTY LANE, QUAKERTOWN, PA 18951.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TIMOTHY NICKISHER.**

**POWERS KIRN, LLC**

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

**SELLERSVILLE BOROUGH****DOCKET #2016-00833**

ALL that certain piece or parcel or Tract of land situate in **SELLERSVILLE BOROUGH**, Bucks County, Pennsylvania, and being known as 161 Green Street, Sellersville, Pennsylvania 18960.

TAX PARCEL #39-005-162.

PROPERTY ADDRESS: 161 Green Street, Sellersville, Pennsylvania 18960.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STACI L. JONES, JOSEPH J. JONES.**

**CHELSEA A. NIXON**, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

**TINICUM TOWNSHIP****DOCKET #2019-01461**

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN THE **TOWNSHIP OF TINICUM**, BUCKS COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 422 HOLLOW HORN ROAD, PIPERSVILLE, PENNSYLVANIA 18947.

TAX PARCEL #44-011-057-002-001.

PROPERTY ADDRESS: 422 Hollow Horn Road, Pipersville, Pennsylvania 18947.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM H. BURMEISTER, RECORD OWNER, MORTGAGOR AND EXECUTOR OF THE ESTATE OF LOIS BURMEISTER AND CAROLYN L. BURMEISTER.**

**JOSEPH FOLEY**, Esquire

MILTON F. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

**UPPER MAKEFIELD TOWNSHIP****DOCKET #2015-08341**

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF UPPER MAKEFIELD**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 1 London Court, Newtown, PA 18940.

TAX PARCEL #47-010-058.

PROPERTY ADDRESS: 1 London Court, Newtown, PA 18940.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MATTHEW A. SPINELLI, III, LOTTIE JOYCE SPINELLI.**

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

#### UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2019-00227

U.S. Bank National Association v. Joseph McGauley a/k/a Joseph M. McGauley, Jessica McGauley a/k/a Jessica Monteleone McGauley owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 189 Maple Avenue, Southampton, PA 18966-3229.

TAX PARCEL #48-003-037.

PROPERTY ADDRESS: 189 Maple Avenue, Southampton, PA 18966-3229.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH MCGAULEY a/k/a JOSEPH M. MCGAULEY, JESSICA MCGAULEY a/k/a JESSICA MONTELEONE MCGAULEY.**

**PETER WAPNER**, Esquire  
MILTON F. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

#### WARMINSTER TOWNSHIP

DOCKET #2019-03910

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

TAX PARCEL #49-006-088.

PROPERTY ADDRESS: 48 BELAIR ROAD, WARMINSTER, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**MATTHEW J. McDONNELL**, Esquire  
MILTON F. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

#### WRIGHTSTOWN TOWNSHIP

DOCKET #2012-02289

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

TAX PARCEL #53-012-086.001.

PROPERTY ADDRESS: 457 Durham Road, Newtown, PA 18940.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD L. SHEPPARD.**

**REBECCA A. SOLARZ**, Esquire  
MILTON F. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

#### YARDLEY BOROUGH

DOCKET #2018-03918

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

TAX PARCEL #54-001-120.

PROPERTY ADDRESS: 1130 University Drive, Yardley, Pennsylvania 19067.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ANN D. VILLELLA, MICHAEL J. VILLELLA.**

**EDWARD J. McKEE**, Esquire  
MILTON F. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of distribution will be filed by the Sheriff within 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.

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

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

Sept. 19, 26; Oct. 3

## Change of Name

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2019-05155

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 **CARLOS MATEO MARTINEZ, JR.** to **ALEXANDER NICHOLAS MURPHY**.

The Court has fixed the 7th day of October, 2019 at 1:00 p.m. in Courtroom No. 310, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Sept. 26

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2019-06017

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 **JAYDEN AUSTIN NUS** to **JAYDEN NICHOLAS NUS**.

The Court has fixed the 15<sup>th</sup> day of November, 2019 at 1 p.m. in Courtroom No. 440, Bucks County Justice Center at 100 N. Main St., Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Sept. 26

## 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.

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

Sept. 26

**Niche Systems Group Corp.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Sept. 26

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

Sept. 26

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

**Vincent T. Cieslik**, Solicitor  
Capehart & Scatchard, PA  
8000 Midlantic Dr.  
Suite 300S  
Mount Laurel, NJ 08054

Sept. 26

## Charter Application Nonprofit

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

The name of the corporation is **PHI BETA SIGMA, SIGMA ALPHA SIGMA, BUCKS COUNTY, PA ALUMNI CHAPTER**.

The Articles of Incorporation (filing date) August 14, 2019.

The purpose or purposes for which it was organized are as follows: brotherhood, scholarship, community service.

Sept. 26

## Classified Ad

Curtin & Heefner LLP, a prominent Bucks County law firm, with offices in Yardley, Doylestown, Berwyn and Princeton, is seeking an Associate for our Yardley office with 3-5 years of Litigation experience. We offer a competitive salary and benefits. Please submit cover letter and resume for consideration to John McBride, Firm Administrator, at [jjm@curtinheefner.com](mailto:jjm@curtinheefner.com).

Sept. 19, 26; Oct. 3, 10

Immediate part-time legal position available 20-25 hours per week for Solo Family Law practice in Doylestown, PA. Candidate must have 3-5 years of law office experience, excellent word perfect typing skills, outlook office, light bookkeeping, case filing and professional communication abilities to interact with clients. Family law or civil legal experience preferred. Salary/hourly rate commensurate with experience. E-mail resume and contact information to [Jill@Trayerlaw.com](mailto:Jill@Trayerlaw.com).

Sept. 26

## 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 **October 7, 2019**, in Courtroom 260 on the 2nd floor of the BUCKS COUNTY JUSTICE CENTER, 100 N. MAIN STREET, 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.

Estate of **THERESA CLAIRE MORAN**, an Incapacitated Person – Edward J. Gilson, Jr., Guardian

Estate of **RONALD G. BEARCE**, Deceased – Denise Bearce, Administratrix

Estate of **MATTHEW ARTAU**, Deceased – Joshua Artau, Administrator

Trust Under Agreement of **UNION CEMETERY COMPANY, COURT ORDER DATED JULY 27, 1953** – Wells Fargo Bank, N.A., Successor in Interest to the Quakertown Trust Company

Trust for the Benefit of **D.M., UNDER DECLARATION OF TRUST DATED DECEMBER 19, 2006** – Wilmington Trust, N.A.

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

Sept. 26; Oct. 3

## Corporate Dissolution

Pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended, notice is hereby given that **KAUCHER CONSTRUCTION, INC.**, is currently in the process of voluntarily dissolving.

Sept. 26

## 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

**BAZZANI, THERESA M.**, dec'd.

Late of Richboro, Bucks County, PA.

Executrix: **JOANNE WALKER**, 821 Massachusetts Ave., Somers Point, NJ 08244.

**BRESNOCK, HELEN K.**, dec'd.

Late of Coopersburg, Bucks County, PA.

Executor: **ROBERT E. BRESNOCK**, 354 Race Street, Macungie, PA 18062.

Attorney: **MICHAEL A. HENRY**, 33 S. Seventh Street, P.O. Box 4060, Allentown, PA 18105.

**DILLON, HELEN J.** a/k/a **HELEN DILLON**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executors: **THOMAS F. DILLON, JR.**, 661 Tomlinson Ln., Yardley, PA 19067 and **MICHAEL E. DILLON**, 878 Highland Rd., Newtown, PA 18940.

**GALLAGHER, THOMAS F., SR.**, dec'd.

Late of Bensalem, Bucks County, PA.  
Executrix: **MARIAN P. GALLAGHER**, 4663 Grandview Ave., Bensalem, PA 19020.

**GANTHER, ANNE L.** a/k/a **ANNE GANTHER**, dec'd.

Late of Warrington, Bucks County, PA.  
Executor: **FRANK E. GANTHER**, 919 Chatfield Rd., Warrington, PA 18976.

**GRAHAM, EDNA B.**, dec'd.

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

Executor: **DON F. MARSHALL**, Two North State St., Newtown, PA 18940.

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

**GREEN, REGINA M.**, dec'd.

Late of East Rockhill Township, Bucks County, PA.

Executrix: **CAROLINA FAJARDO** c/o Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.

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

**LOPEZ, LILLIAN B.** a/k/a **LILLIAN LOPEZ**, dec'd.

Late of Bensalem Township, Bucks County, PA.

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

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

**MALLOY, KATHLEEN**, dec'd.

Late of Bucks County, PA.

Executor: **JOHN MALLOY**, 3 Pleasant Lane, Levittown, PA 19054.

Attorney: **FRANCIS GERARD JANSON**, P.O. Box 567, Langhorne, PA 19047.

**MARTIN, ROBERTA A.** a/k/a **ROBERTA MARTIN**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **RICHARD A. STRICKLER** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**McGOWAN, BRADLEY J.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **RACHEL D. McGOWAN** c/o Joseph P. Caracappa, Esquire, Jackson, Cook, Caracappa & Scott, P.C., 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

**MILLER, RUTH EMMA**, dec'd.

Late of Telford Borough, Bucks County, PA.

Executors: **BRUCE H. MILLER**, 616 Brighton Dr., Hatfield, PA 19440 and **DONNA G. CRAWFORD**, 2218 Upper Stump Rd., Perkasio, PA 18944.

**MIROBALLI, JOHN A.**, dec'd.

Late of Bensalem, Bensalem Twp., Bucks County, PA.

Administratrix: **JANICE L. MIROBALLI**, 184 Harmony Ct., Bensalem, PA 19020.

**NEWHARD, THERESA R.** a/k/a **TERRY NEWHARD**, dec'd.

Late of Upper Black Eddy, Bridgeton, Bucks County, PA.

Executor: **RONALD J. Siner**, 1117 Lodi Hill Rd., Upper Black Eddy, PA 18972.

**ROMANO, MARGARET** a/k/a **MARGE ROMANO**, dec'd.

Late of Levittown, Bucks County, PA.

Executor: **RANDY ROMANO**, 288 Willow Dr., Levittown, PA 19054.

**SALLADA, ELIZABETH L.**, dec'd.

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

Executrix: **SUSAN SALLADA WETHERILL** c/o Daniel A. Czaplicki, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

Attorney: **DANIEL A. CZAPLICKI**, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

**STOVER, BERTHA L. a/k/a BERTHA STOVER, dec'd.**

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

Executrices: **JANET L. MacFARLANE** and **DIANE L. BARNDT a/k/a DIANE L. STOVER** c/o D. Rodman Eastburn, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

Attorney: **D. RODMAN EASTBURN**, Eastburn and Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

**SUTTLE, BONNELL MAE, dec'd.**

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

Executrix: **CINDY S. MORRELL**, 222 Willow Dr., Levittown, PA 19054.

Attorney: **YVETTE E. TAYLOR-HACHOOSE**, Law Offices of Yvette Taylor-Hachoose, 301 Oxford Valley Rd., Ste. 102A, Yardley, PA 19067.

*Second Publication***BETHEA, BERNADINE GORDON, dec'd.**

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

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

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

**CAMPBELL, ALBERT a/k/a ALBERT CAMPBELL, JR., dec'd.**

Late of Hulmeville, Bucks County, PA.

Executor: **ALBERT L. CAMPBELL**, 18 Hawk Rd., Levittown, PA 19056.

**CONLY, REGINA MARIE a/k/a REGINA CONLY D'ANGELO, dec'd.**

Late of Bristol Borough, Bucks County, PA.

Administrator: **JOHN D'ANGELO** c/o Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

Attorney: **THOMAS J. PROFY, IV**, Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

**DERAGO, JOSEPHINE, dec'd.**

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

Executor: **THOMAS DERAGO**, 1317 Apple Blossom Dr., Yardley, PA 19067.

Attorney: **MARYBETH O. LAURIA**, The Law Office of Michael S. Connor, 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444.

**FIorentino-KOWAL, ASSUNTA M. a/k/a ASSUNTA M. FIorentino and SUE FIorentino, dec'd.**

Late of Newtown Township, Bucks County, PA.

Administrator: **JOSEPH S. KOWAL** a/k/a **JOSEPH STANLEY KOWAL** c/o Curtin & Heefner LLP, 1040 Stony Hill Road, Suite 150, Yardley, PA 19067.

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

**GERSTENACKER, JAMES D., dec'd.**

Late of Morrisville Borough, Bucks County, PA.

Administratrix: **JANET CHRISTENSEN** c/o David R. Bane, Esq., Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

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

**GORDON, PATRICIA MARIE, dec'd.**

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

Executors: **DANIELLE URBAN** and **ANTHONY DeFRANCISCO** c/o Leonard L. Shober, Esq., 308 N. Main St., Ste. 400, Chalfont, PA 18914.

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

**HAGY, KENNETH W. a/k/a KENNETH WAYNE HAGY, dec'd.**

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

Executrix: **SUSAN ANN HAGY a/k/a SUSAN A. HAGY a/k/a SUSAN HAGY** c/o John N. Schaeffer, III, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

Attorney: **JOHN N. SCHAEFFER, III**, Eastburn & Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

**JACOBI, MARY L., dec'd.**

Late of Hilltown Township, Bucks County, PA.

Executor: **WILLIAM G. ECKELMEYER** c/o Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasi, PA 18944-0215.

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

**JOHNSON, MAUREEN B.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **LUDWIG ORKOWSKI**, 4249 H Street, Philadelphia, PA 19124.

**LEASHER, MARIE a/k/a MARIE L. LEASHER**, dec'd.

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

Executor: **NORMAN L. LEASHER a/k/a NORMAN LEASHER** c/o Don J. Solomon, Esq., 300 N. York Rd., Hatboro, PA 19040.

Attorney: **DON J. SOLOMON**, 300 N. York Rd., Hatboro, PA 19040.

**MAZZARELLI, HARRY R. a/k/a HARRY MAZZARELLI**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **IRENE L. MORRIS a/k/a IRENE MORRIS** c/o Jeanne M. Sninski, Esq., Neshaminy Plaza I, 3070 Bristol Pike, #119, Bensalem, PA 19020.

Attorney: **JEANNE M. SNINSKI**, Neshaminy Plaza I, 3070 Bristol Pike, #119, Bensalem, PA 19020.

**MESSINA, JOSEPH**, dec'd.

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

Administrators C.T.A.: **OLGA MESSINA** and **GIROLAMO MESSINA**, 11 Lukens St., Feasterville, PA 19053 and **VITTORIO MESSINA**, 452 Volpe Rd., Plymouth Meeting, PA 19462.

Attorney: **ROBERT FREEDENBERG**, Skarlatos Zonarich, 320 Market St., Ste. 600 West, Harrisburg, PA 17101.

**MONTELEONE, HELEN V.**, dec'd.

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

Executrix: **CHRISTINE M. SMITH** c/o Donna J. Wengiel, Esq., 2 N. State St., Newtown, PA 18940.

Attorney: **DONNA J. WENGIEL**, Stuckert & Yates, 2 N. State St., Newtown, PA 18940.

**MORRISON, MARY ANN P. a/k/a MARYANN P. MORRISON**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executor: **TIMOTHY J. MORRISON** c/o John H. Filice, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

Attorney: **JOHN H. FILICE**, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

**MOSSMAN, ANITA**, dec'd.

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

Executor: **BRUCE MOSSMAN**, 1395 Churchville Rd., Southampton, PA 18966.

**PANZANO, HELEN B. a/k/a HELEN PANZANO and HELEN J. PANZANO**, dec'd.

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

Executrix: **DANIELLE PANZANO-BAUGHN**, 29 Dispatch Dr., Washington Crossing, PA 18977.

**PAPTZUN, GEORGE J.**, dec'd.

Late of Sellersville City, Bucks County, PA.

Executrix: **DANA MACKEY**, 22 Morningside Dr., Lansdale, PA 19446.

**PLANK, CAROLYN B.**, dec'd.

Late of Perkasio, Bucks County, PA.

Executor: **WILLIAM P. ADAMS**, 130 Pheasant Circle, Barto, PA 19504.

**POLLOCK, EDWARD R. a/k/a EDWARD RAYMOND POLLOCK**, dec'd.

Late of the Township of Bensalem, Bucks County, PA

Executors: **PAMELA D. LANZENDORFER** and **DANIEL JOSEPH LANZENDORFER** c/o Susan L. Fox, Esq., One Tower Bridge, 100 Front Street, Ste. 100, Conshohocken, PA 19428.

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

**ROSEBORO, RICHARD a/k/a RICHARD A. ROSEBORO**, dec'd.

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

Executor: **SCOTT ROSEBORO a/k/a SCOTT ALLEN ROSEBORO** 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.

**SALABA, JUDITH ANNE a/k/a JUDITH A. SALABA**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrices: **DAWN MARIE MURPHY** and **LISA LYNN ATKINSON** c/o Cotlar & Cotlar, 23 West Court Street, Doylestown, PA 18901.

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

**SHOEMAKER, ETHEL a/k/a ETHEL R. SHOEMAKER**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Co-Executors: **ROBERT SHOEMAKER** and **JOYCE FEENSTRA** c/o Maza, David & Hoeffel, 507 Salfordville Road, P.O. Box 369, Lederach, PA 19450-0369.

Attorney: **JAMES W. MAZA**, Maza, David & Hoeffel, 507 Salfordville Road, P.O. Box 369, Lederach, PA 19450-0369.

**SOMMERS, ROY W.**, dec'd.

Late of Jamison, Bucks County, PA.

Executor: **MARK J. SOMMERS**, 66 Rutgers Rd., Pennsville, NJ 08070.

**SPERANDO, ANGELA**, dec'd.

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

Executor: **MICHAEL SPERANDO**, 40 W. Georgianna Drive, Richboro, PA 18954.

**STOCKLER, MORTON a/k/a MORTON I. STOCKLER**, dec'd.

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

Executrix: **JULIE RENEE STOCKLER** c/o Bradley D. Terebelo, Esq., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428.

Attorney: **BRADLEY D. TEREBELO**, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428.

**THOMPSON, HELEN IDA**, dec'd.

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

Executor: **JOSHUA LOSEY**, 3451 Pin Oak Lane, Chalfont, PA 18914.

**TOLEDO, ANDRES CARLO**, dec'd.

Late of New Britain Twp., Bucks County, PA.

Administratrix: **MELISSA MARTINEZ-TOLEDO** c/o Gary A. Zlotnick, Esq., Zarwin Baum DeVito Kaplan Schaer & Toddy, PC, 1818 Market St., 13th Fl., Philadelphia, PA 19103.

Attorney: **GARY A. ZLOTNICK**, Zarwin Baum DeVito Kaplan Schaer & Toddy, P.C., 1818 Market St., 13th Fl., Philadelphia, PA 19103.

*Third and Final Publication*

**ANDERSON, REGINA MARIE**, dec'd.

Late of Bucks County, PA.

Executrix: **VICTORIA HOUSER** 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.

**BELKE, FREDERICK W.**, dec'd.

Late of East Rockhill Township, Bucks County, PA.

Executor: **CHRISTOPHER G. BELKE** c/o Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

Attorney: **THOMAS J. PROFY, III**, Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

**CURLEY, ROBERT D. a/k/a BOB CURLEY** dec'd.

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

Executor: **ROBERT J. CURLEY**, 618 Shadywood Dr., Perkasio, PA 18944.

**DONAWAY, CATHERINE E.**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **ROBERT LEE DONAWAY** c/o Richard L. Newman, Esquire, 50 E. Court St., Doylestown, PA 18901.

Attorney: **RICHARD L. NEWMAN**, 50 E. Court St., Doylestown, PA 18901.

**DRURY, HARVEY J.**, dec'd.

Late of Richland Township, Bucks County, PA.

Executrix: **SARA DRURY**.

Attorneys: **PRITCHARD, BIELER, GRUVER AND WILLISON, P.C.**, 590 Bethlehem Pike, Colmar, PA 18915.

**FINK, THOMAS**, dec'd.

Late of Quakertown, Bucks County, PA.  
 Executrix: **KAREN TRAUPTMAN**, 90  
 Main St., Hellertown, PA 18055.

**FLORCZAK, KAREN L.**, dec'd.

Late of Newtown, Bucks County, PA.  
 Executor: **WILLIAM M. FLORCZAK**,  
 67 Greenbriar Lane, Newtown, PA 18940.

**GROTZKE, MANFRED**, dec'd.

Late of Doylestown, Bucks County, PA.  
 Executor: **HANS MARTINI a/k/a JOHN  
 M. MARTINI**, 1822 Orchard Avenue,  
 Hamilton, NJ 08610.

Attorney: **ROBERT P. AVOLIO**, Eckert  
 Seamans Cherin & Mellott, LLC, 2000  
 Lenox Drive, Suite 203, Lawrenceville,  
 NJ 08648.

**HAYES, MARGARET N.**, dec'd.

Late of Doylestown, Bucks County, PA.  
 Administrators: **STEPHANIE HAYES**,  
 32 W. Cliff Street, Somerville, NJ 08876  
 and **JUSTIN HAYES**, 4419 Baker Street,  
 Philadelphia, PA 19127.

Attorney: **GREGORY L. STURN**, Harris  
 and Harris, P.O. Box 160, Warrington, PA  
 18976.

**KEISLER, JUDITH ANN**, dec'd.

Late of Bucks County, PA.  
 Executrix: **CATHERINE M. ESSIG 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.

**KELLER, DONALD E., JR.**, dec'd.

Late of the Township of Falls, Bucks  
 County, PA.  
 Administratrix: **JOYCE KELLER**, 5609  
 Greenlee Drive, Morrisville, PA 19067.  
 Attorney: **FRANCIS X. DILLON**,  
 Begley, Carlin & Mandio, LLP, 680  
 Middletown Boulevard, Langhorne, PA  
 19047.

**LANG, ROBERT A. a/k/a ROBERT LANG**,  
dec'd.

Late of Lower Makefield Township,  
 Bucks County, PA.  
 Co-Executors: **JOHN A. LANG** and  
**ROBERT W. LANG 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.

**LUDSICK, HELEN C. a/k/a HELEN  
CROUTHAMEL LUDSICK**, dec'd.

Late of Doylestown, Bucks County, PA.  
 Executrix: **LINDA L. COOPER**, 6 Blue  
 Rock Dr., Sellersville, PA 18960.

**MARINO, FRANK D. a/k/a FRANK  
DANIEL MARINO**, dec'd.

Late of Newtown, Bucks County, PA.  
 Executrix: **JULIE M. MARINO**, 50  
 Clerico Lane, Hillsborough, NJ 08844.

**MAY, ROBERT F., SR.**, dec'd.

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

Executrix: **MARGARET ANN MAY**, 6  
 Geoffrey Road, Fairless Hills, PA 19030.

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

**MINNICH, ROBERTA J.**, dec'd.

Late of Levittown, Bucks County, PA.  
 Executor: **DAVID A. MINNICH**, 1161  
 Thunder Hill Road, Lincoln University,  
 PA 19352.

**MORTON, HELENE T. a/k/a HELENE  
MORTON**, dec'd.

Late of Newtown Township, Bucks  
 County, PA.  
 Executrix: **DEBORAH MORTON**, 194  
 Clare Drive, Castle Pines, CO 80108.

**O'CONNOR, GERARD JOHN**, dec'd.

Late of Quakertown Borough, Bucks  
 County, PA.  
 Executor: **ROBERT G. MOFFETT**,  
 Esquire, 125 California Road,  
 Quakertown, PA 18951.  
 Attorney: **ROBERT G. MOFFETT**, 125  
 California Road, Quakertown, PA 18951.

**O'DWYER, NORA**, dec'd.

Late of the Township of Northampton,  
 Bucks County, PA.  
 Executrix: **CAITHLIN GRIMES 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.

**OPENDEN, CHRISTINA a/k/a  
CHRISTINA MARIE OPENDEN**,  
dec'd.

Late of Quakertown/Milford, Bucks  
 County, PA.  
 Executrix: **MARY F. GALLAGHER**,  
 1630 Doerr Rd., Quakertown, PA 18951.

**QUINN, ROBERT HARRY a/k/a ROBERT H. QUINN, dec'd.**

Late of Buckingham Township, Bucks County, PA.

Administrators: **STEVEN R. QUINN**, 4208 Marie Circle, Doylestown, PA 18902 and **CHRISTOPHER B. QUINN**, 1729 Weidner Ct., Quakertown, PA 18951.

**REKOWSKI, PETER K., SR., dec'd.**

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

Administratrix: **ROBBIN LYNN REKOWSKI**, 552 Tori Court, New Hope, PA 18938.

Attorney: **JACK J. HETHERINGTON**, Montco Elder Law, LLP, 608 W. Main St., Lansdale, PA 19446-2012.

**SMITH, GLORIA ANN, dec'd.**

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

Executor: **KEVIN F. SMITH**, 106 Windswept Drive, Feasterville, PA 19053.

**SMITH, ROSEANN a/k/a ROSEANN**

**M. SMITH a/k/a ROSEANN MARY SMITH and ROSEANN COON, dec'd.**

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

Co-Administrators: **DANIEL M. AHERN**, 322 Station Ave., Langhorne, PA 19047-2832 and **MICHAEL P. SMITH**, 910 Edison Ave., Philadelphia, PA 19116.

**STOKES, ESTELLE a/k/a ESTELLE S.**

**STOKES and ESTELLE IDA STOKES, dec'd.**

Late of Middletown Township, Bucks County, PA.

Executor: **EDWIN A. NEUMANN**, 14 Rita Road, Morrisville, PA 19067.

Attorney: **ROBERT A. STEWART**.

**VRATSANOS, NINA, dec'd.**

Late of Newtown Township, Bucks County, PA.

Executor: **MENAS VRATSANOS**.

Attorney: **JOSEPH J. PIPERATO, III**, Piperato Law Office, LLC, 3894 Courtney Street, Suite 105, Bethlehem, PA 18017.

**WALSH, MICHAEL D., SR. a/k/a DENNY WALSH, dec'd.**

Late of Trevoose, Bucks County, PA.

Executor: **MICHAEL D. WALSH, JR.**, 3212 Ethan Allen Ct., Bensalem, PA 19020.

Attorney: **PHILIP VALENTINO**, 3143 Knights Rd., Bensalem, PA 19020.

**WARREN, BARRY GALEN, dec'd.**

Late of Chalfont, Bucks County, PA.

Executor: **CHRIS WARREN**, 75 Ash Stoker Lane, Horsham, PA 19044.

**WELLS, PHYLLIS MARY, dec'd.**

Late of Perkasio, Bucks County, PA.

Administrator: **HOWARD N. WELLS**, 1125 N. Seventh St., Perkasio, PA 18944.

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

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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:

**Remax Royale** with its principal place of business 701 Jade Road, Yardley, PA 19067.

The name and address of the entity owning or interested in said business are Arboninc, Inc., 701 Jade Road, Yardley, PA 19067.

The certificate will be filed on or after September 4, 2019.

**Elizabeth H. Feather**, Solicitor

Caldwell & Kearns, P.C.

3631 N. Front Street  
Harrisburg, PA 17110

Sept. 26