

Sheriff's Sale

Third and Final Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, August 8, 2014 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit.

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

BENSALEM TOWNSHIP

DOCKET #2010-00739

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

TAX PARCEL #2-13-399.

PROPERTY ADDRESS: 3063 Essington Way, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PEDRO ARROYO a/k/a PEDRO L. ARROYO.**

GREGORY JAVARDIAN, Esquire

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

DOCKET #2011-09426

Wells Fargo Bank, N.A. v. Iqbal Masih owner(s) of property situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 2467 Croydon Court, Bensalem, PA 19020-2204.

TAX PARCEL #02-049-156.

PROPERTY ADDRESS: 2467 Croydon Court, Bensalem, PA 19020-2204.

JUDGMENT AMOUNT: \$152,723.97.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **IQBAL MASIH.**

PHELAN HALLINAN

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

DOCKET #2012-03290

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

BEING more fully described in a Deed dated December 11, 2002, among the land records of the County and State set forth above, in Deed Volume 3065, Page 1169.

TAX PARCEL #02-062-062.

PROPERTY ADDRESS: 2515 Forrest Avenue, Bensalem, PA 19020-5266, Township of Bensalem.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **NICKOLAS J. MICCIOLI a/k/a NICKLOS J. MICCIOLO a/k/a NICHOLAS J. MICCIOLI a/k/a NICKOLAS J. MICCIOLO, PATRICIA A. MICCIOLI a/k/a PATRICIA A. MICCIOLO.**

SCOTT A. DIETTERICK, Esquire

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

DOCKET #2013-01112

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

TAX PARCEL #02-072-065.

PROPERTY ADDRESS: 1121 Bromley Court, Bensalem, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH R. MELLESKI, MICHAEL J. MELLESKI, UNITED STATES OF AMERICA.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2013-06901

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

BEING more fully described in a Deed dated May 1, 2003, among the land records of the County and State set forth above, in Deed Volume 3324, Page 144.

TAX PARCEL #02-042-166.

PROPERTY ADDRESS: 5081 Winfield Court, Bensalem, PA 19020-2313, Township of Bensalem.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **BOGUSLAW KOWALSKI, UNITED STATES OF AMERICA.**

SCOTT A. DIETTERICK, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-07090

ALL THAT CERTAIN LOT OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON TO BE ERECTED, SITUATE IN THE **TOWNSHIP OF BENSALEM.**

TAX PARCEL #02-077-013.

PROPERTY ADDRESS: 941 Bridgewater Road, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LOUIS J. PAGLIEL, III, EXECUTOR OF THE ESTATE OF JOANN R. PAGLIEL, DECEASED MORTGAGOR AND REAL OWNER.**

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

DOCKET #2014-01885

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

TAX PARCEL #2-89-743.

PROPERTY ADDRESS: 3424 Mansion Drive, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **GINA M. GINALDI.**

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

DOCKET #2014-01943

Wells Fargo Bank, N.A. v. Jason Brabazon, Nicole Brabazon owner(s) of property situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 4418 Roselyn Lane, Bensalem, PA 19020-2936.

TAX PARCEL #02-041-051.

PROPERTY ADDRESS: 4418 Roselyn Lane, Bensalem, PA 19020-2936.

JUDGMENT AMOUNT: \$238,707.35.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JASON BRABAZON, NICOLE BRABAZON. PHELAN HALLINAN**

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

BRIDGETON TOWNSHIP

DOCKET #2014-00598

JPMorgan Chase Bank, N.A. v. Diane Pashley, Bruce Pashley owner(s) of property situate in **BRIDGETON TOWNSHIP**, BUCKS County, Pennsylvania, being 1463 Rupp Lane, Upper Black Eddy, PA 18972-9770.

TAX PARCEL #03-003-142-004.

PROPERTY ADDRESS: 1463 Rupp Lane, Upper Black Eddy, PA 18972-9770.

JUDGMENT AMOUNT: \$398,730.65.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DIANE PASHLEY, BRUCE PASHLEY. PHELAN HALLINAN**

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

BRISTOL BOROUGH

DOCKET #2010-06674

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

BEING KNOWN AS 310 Brook Street, Bristol, PA 19007.

TAX PARCEL #04-026-20.

PROPERTY ADDRESS: 310 Brook Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **HEMAL SHUKLA, JENNIFER L. SHUKLA a/k/a JENNIFER SHUKLA.**

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

DOCKET #2013-09266

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

BEING KNOWN AS 216 Dorrance Street, Bristol, PA 19007.

TAX PARCEL #04-021-015.

PROPERTY ADDRESS: 216 Dorrance Street,
Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.

SOLD AS THE PROPERTY OF: **TERRI
L. SHIRE-THOMPSON, ROBERT M.
THOMPSON.**

MARK J. UDREN, Esquire

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

BRISTOL TOWNSHIP

DOCKET #2010-06611

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

BEING KNOWN AS 50 Red Cedar Drive,
Levittown, PA 19057.

TAX PARCEL #5-38-487.

PROPERTY ADDRESS: 50 Red Cedar Drive,
Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.

SOLD AS THE PROPERTY OF:
**CHRISTOPHER BERGEN a/k/a
CHRISTOPHER J. BERGEN, NANETTE
BERGEN a/k/a NANETTE R. BERGEN.**

MARK J. UDREN, Esquire

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

DOCKET #2012-01797

ALL THAT CERTAIN lot, piece or parcel
of land with the buildings and improvement
thereon erected, SITUATE, lying and being at
Levittown, **BRISTOL TOWNSHIP**, Bucks
County Pennsylvania.

TAX PARCEL #05-043-643.

PROPERTY ADDRESS: 36 Sheppard Lane,
Levittown, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT
RAGO a/k/a ROBERT J. RAGO, JR.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2012-04259

ALL THAT CERTAIN lot or piece of ground
with the buildings and improvements thereon
erected, hereditaments and appurtenances,
Situate in **BRISTOL TOWNSHIP**, County
of Bucks, Commonwealth of Pennsylvania,

known and designated as Lot Number 2336-R
on a certain map entitled 'Subdivision Map,
Crabtree Hollow, Levittown, Section '30'
situated in Bristol Township, Bucks County,
Pennsylvania owned by Levitt and Sons,
Incorporated, dated May, 1953, survey and
map by C.A. Monroe, P.E., & L. S.,' recorded
on June 24, 1953 at Doylestown in the Office
for the Recording of Deeds in and for Bucks
County, in Plan Book 6, page 38 and which lot
is more fully bounded and described according
to a survey thereof by C.A. Monroe, P.E., &
L.S., dated 12/31/1953.

BEING known as 24 Cypress Lane,
Levittown, PA.

TAX PARCEL #05-048-420.

PROPERTY ADDRESS: 24 Cypress Lane,
Levittown, PA.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF:
**FREDERICK C. HATHAWAY,
MICHELLE HESSON HATHAWAY.**

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

DOCKET #2012-04795

ALL THAT CERTAIN LOT: 3750-R.

TAX PARCEL #5-33-195.

PROPERTY ADDRESS: 52 Inbrook Road,
Levittown, PA 19057.

IMPROVEMENTS: A DWELLING.

SOLD AS THE PROPERTY OF: **SHAWN P.
LAFFERTY, DANIEL E. HIGGINS, SR. &
DOLORES HIGGINS.**

LOUIS P. VITTI, Esquire

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

DOCKET #2012-04980

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:

BEING more fully described in a Deed dated
October 15, 2008, among the land records of
the County and State set forth above, in Deed
Volume 5930, Page 1965.

TAX PARCEL #05-035-073.

PROPERTY ADDRESS: 63 Rocky Pool
Lane, Levittown, PA 19055-1120, Township
of Bristol.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **BRIAN BORIS.**

SCOTT A. DIETTERICK, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2012-05511

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:

BEING more fully described in a Deed dated January 30, 2008, among the land records of the County and State set forth above, in Deed Volume 5697, Page 435.

TAX PARCEL #05-037-157.

PROPERTY ADDRESS: 26 Winding Road, Levittown, PA 19057-3214, Township of Bristol.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY ZANIN; JESSICA ZANIN.**

SCOTT A. DIETTERICK, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2012-06437

ALL THAT CERTAIN lot, 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 #05-039-422.

PROPERTY ADDRESS: 38 Aspen Lane, Levittown, PA 19055.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **IAN BACCHUS, SR. a/k/a IAN BACCHUS, REBECCA J. COLE.**

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

DOCKET #2012-08659

Jpmorgan Chase Bank, N.A., s/b/m Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation v. Michael C. Holzman a/k/a Michael Holzman owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 111 Ivy Hill Road, Levittown, PA 19057-2327.

TAX PARCEL #05-033-016.

PROPERTY ADDRESS: 111 Ivy Hill Road, Levittown, PA 19057-2327.

JUDGEMENT AMOUNT: \$171,390.22.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL C. HOLZMAN a/k/a MICHAEL HOLZMAN.**

PHELAN HALLINAN

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

DOCKET #2012-10057

ALL THAT CERTAIN LOT OR PIECE OF LAND, WITH THE BUIDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE **TOWNSHIP OF BRISTOL** IN THE COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #05-071-294.

PROPERTY ADDRESS: 39 Jonquil Lane, Township of Bristol, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHAWN LaSALLE AND JACQUELINE LaSALLE.**

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

DOCKET #2013-01563

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

TAX PARCEL #05-037-107.

PROPERTY ADDRESS: 39 Woodbine Road, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN G. BESTMAN.**

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

DOCKET #2013-03534

Bank of America, N.A., As Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Lawrence Denne a/k/a Lawrence J. Denne, Carol T. Denne owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County,

Pennsylvania, being 11 Gardenia Road, Levittown, PA 19057-3411.

TAX PARCEL #05-034-157.008.

PROPERTY ADDRESS: 11 Gardenia Road, Levittown, PA 19057-3411.

JUDGMENT AMOUNT: \$196,479.12.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LAWRENCE DENNE a/k/a LAWRENCE J. DENNE, CAROL T. DENNE.**

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-04018

Nationstar Mortgage LLC v. Vanpercy Baffoe-bonnie a/k/a Van Percy Baffoe-bonnie owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 1328 Ashby Avenue, Bristol, PA 19007-3304.

TAX PARCEL #05-061-278.

PROPERTY ADDRESS: 1328 Ashby Avenue, Bristol, PA 19007-3304.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VANPERCY BAFFOE-BONNIE a/k/a VAN PERCY BAFFOE-BONNIE.**

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-04089

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 BRISTOL**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #05-072-147.

PROPERTY ADDRESS: 83 Kentucky Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LORETTA GRAGILA DONAHUE a/k/a LORETTA J. DONAHUE, KNOWN SURVIVING HEIR OF JOSEPH DZWINKA, DECEASED MORTGAGOR AND REAL OWNER, ANNA C. MARTIN, KNOWN SURVIVING HEIR OF JOSEPH DZWINKA,**

DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF JOSEPH DZWINKA, DECEASED MORTGAGOR AND REAL OWNER.

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-04741

ALL THAT CERTAIN lot, piece of parcel of land with the buildings and improvements thereon, situate, lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, shown and designated as Lot #2831R on Subdivision Map '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 at page 3.

BEING KNOWN AS 61 Granite Road, Levittown, PA 19057.

TAX PARCEL #5-37-386.

PROPERTY ADDRESS: 61 Granite Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ESTATE OF WARREN G. SIMON, DECEASED, AND YVONNE H. SIMON a/k/a YVONNE H. CHEESEMAN MORTGAGOR AND HEIR AT LAW, OF THE ESTATE OF WARREN G. SIMON AND GILBERT M. BUSH, MORTGAGOR AND ALL KNOWN AND UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISEES AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THE ESTATE OF WARREN G. SIMON, DECEASED.**

MARTHA E. VON ROSENSTIEL, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-06771

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

TAX PARCEL #05-009-160.

PROPERTY ADDRESS: 1301 Spencer Drive, Croydon, PA 19021.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEFF DUANE AUER.**

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

DOCKET #2013-07999

JPMorgan Chase Bank, National Association, Successor by Merger Chase Home Finance, LLC v. Susana Castro a/k/a Susan Landaverry, in Her Capacity as Heir of Marvin Landaverry, Deceased

Fiorela Landaverry, in Her Capacity as Heir of Marvin Landaverry, Deceased

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marvin Landaverry, Deceased owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 1142 Cedar Avenue, Croydon, PA 19021-7508.

TAX PARCEL #05-011-385.

PROPERTY ADDRESS: 1142 Cedar Avenue, Croydon, PA 19021-7508.

JUDGMENT AMOUNT: \$204,296.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SUSANA CASTRO a/k/a SUSAN LANDAVERRY, IN HER CAPACITY AS HEIR OF MARVIN LANDAVERRY, DECEASED**

FIGRELA LANDAVERRY, IN HER CAPACITY AS HEIR OF MARVIN LANDAVERRY, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARVIN LANDAVERRY, DECEASED.

PHELAN HALLINAN

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

DOCKET #2013-09353

Federal National Mortgage Association v. Linda Mancini owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 303 Grant Avenue, Croydon, PA 19021-6831.

TAX PARCEL #05-013-277.

PROPERTY ADDRESS: 303 Grant Avenue, Croydon, PA 19021-6831.

JUDGMENT AMOUNT: \$120,833.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LINDA MANCINI.**

PHELAN HALLINAN

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

DOCKET #2013-09722

JPMorgan Chase Bank, National Association v. Christine Matrullo, John Burkhardt owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 2 Plumtree Road, Levittown, PA 19056-3521.

TAX PARCEL #05-021-070.

PROPERTY ADDRESS: 2 Plumtree Road, Levittown, PA 19056-3521.

JUDGMENT AMOUNT: \$194,466.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTINE MATRULLO, JOHN BURKHARDT.**

PHELAN HALLINAN

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

DOCKET #2014-00408

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Eric A. Williams owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 269 Juanita Court, Levittown, PA 19057-3632.

TAX PARCEL #05-025-0821505.

PROPERTY ADDRESS: 269 Juanita Court, Levittown, PA 19057-3632.

JUDGMENT AMOUNT: \$209,975.66.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ERIC A. WILLIAMS.**

PHELAN HALLINAN

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

DOCKET #2014-00872

All That TRACT of land situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania.

TAX PARCEL #05-013-244.

PROPERTY ADDRESS: 307 Elm Avenue, Croydon, Pennsylvania 19021.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM J. CANDELET and LYNN CANDELET. TERRENCE J. McCABE**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

BUCKINGHAM TOWNSHIP

DOCKET #2010-08765
ALL THAT CERTAIN lot or parcel of land Situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania, being known as Lot No. 178, as shown on a plan entitled "Record Plan—Phase 1, Arbor Point," sheets 1 through 16 of 16, prepared by Eastern States Engineering, Inc., Huntingdon Valley Pennsylvania, 19006, dated January 14, 1999, last revised October 24, 2002 and recorded on January 23, 2003 in Plan Book No. 312, Page 24.

TAX PARCEL #06-70-122.
PROPERTY ADDRESS: 2404 Dorchester Street West, Furlong, PA 18925.
IMPROVEMENTS: Single Family Dwelling.
SOLD AS THE PROPERTY OF: **GERARDO MASSACcesi and ADRIANA MERINO a/k/a ADRIANA MERINO MASSACCESSI a/k/a ADRIANA A. MERINO a/k/a ADRIANA A. MERINO MASSACCESSI. RICHARD M. SQUIRE**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-09948
JPMorgan Chase Bank, National Association v. Yelena Trub, Victor Trub owner(s) of property situate in **BUCKINGHAM TOWNSHIP**, BUCKS County, Pennsylvania, being 2356 West Dorchester Street a/k/a 2356 Dorchester Street, Furlong, PA 18925-1528.
TAX PARCEL #06-070-114.
PROPERTY ADDRESS: 2356 West Dorchester Street a/k/a 2356 Dorchester Street, Furlong, PA 18925-1528.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **YELENA TRUB, VICTOR TRUB. PHELAN HALLINAN**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

CHALFONT BOROUGH

DOCKET #2014-01509
ALL THAT CERTAIN lot or piece of ground, SITUATE in the **BOROUGH OF**

CHALFONT, County of BUCKS and Commonwealth of Pennsylvania, being Lot 130 on Final Plan, Section 3A of Oxbow Meadows, by Edwin F. Faunce, Jr., Registered Professional Engineer, dated 07/01/1968 and recorded in Plan Book 65 page 39A, more fully bounded and described, as follows, to wit:

TAX PARCEL #07-005-051.
PROPERTY ADDRESS: 68 Skyline Drive, Chalfont, PA 18914.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ADAM WEISBAUM.**

BRADLEY J. OSBORNE, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

EAST ROCKHILL TOWNSHIP

DOCKET #2013-02483
Wells Fargo Bank, N.A. v. Christopher L. Shaffer a/k/a Christopher Lee Scharrer, Kendall L. Glouner a/k/a Kendall Lee Glouner owner(s) of property situate in **EAST ROCKHILL TOWNSHIP**, BUCKS County, Pennsylvania, being 2044 Three Mile Run Road, Perkasio, PA 18944-2025.
TAX PARCEL #12-009-120-007.
PROPERTY ADDRESS: 2044 Three Mile Run Road, Perkasio, PA 18944-2025.
JUDGMENT AMOUNT: \$445,124.09.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **CHRISTOPHER L. SHAFFER a/k/a CHRISTOPHER LEE SCHARRER, KENDALL L. GLOUNER a/k/a KENDALL LEE GLOUNER. PHELAN HALLINAN**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

FALLS TOWNSHIP

DOCKET #2009-10858
Arlp Trust v. Julie C. Rush owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 253 Andover Road, Fairless Hills, PA 19030-2201.
TAX PARCEL #13-004-178.
PROPERTY ADDRESS: 253 Andover Road, Fairless Hills, PA 19030-2201.
JUDGMENT AMOUNT: \$307,425.63.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JULIE C. RUSH.**

PHELAN HALLINAN

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

DOCKET #2010-11382

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

BEING KNOWN AS 10 Vermillion Lane,
Levittown, PA 19054.

TAX PARCEL #13-017-262.

PROPERTY ADDRESS: 10 Vermillion Lane,
Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY
J. JERONIS.**

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

DOCKET #2011-08722

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

TAX PARCEL #13-023-255; 13-023-260-
001.

PROPERTY ADDRESS: 250 Thornridge
Drive, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH
NICHOLAS DEFINIS.**

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

DOCKET #2011-10904

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

TAX PARCEL #13-023-382.

PROPERTY ADDRESS: 60 Burning Bush
Lane, Levittown, Pennsylvania 19054.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **DAVID
SPICER, LINDA SPICER.**

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

DOCKET #2012-00040

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 FALLS**, County
of Bucks, Pa., shown and designated as Lot
844R on Subdivision Map of North Park,
Levittown, Section 34 filed in the Office of the
Recorder of Deeds of Bucks County, Pa., on
June 24, 1953 in Plan Book 6, Page 42.

TAX PARCEL #13-026-115.

PROPERTY ADDRESS: 211 North Park
Drive, Levittown, PA 19056.

JUDGMENT AMOUNT: \$100,897.44.

IMPROVEMENTS: SINGLE FAMILY
RESIDENCE.

SOLD AS THE PROPERTY OF: **ERNEST
ROMANI, III AND JENNIFER ROMANI,
HUSBAND & WIFE.**

MARVIN L. PORTNEY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-04009

Bank of America, N.A. v. David M. Conkin,
Pamela L. Conkin owner(s) of property
situate in the **FALLS TOWNSHIP**, BUCKS
County, Pennsylvania, being 84 Thornyapple
Lane, Levittown, PA 19054-2308.

TAX PARCEL #13-24-124.

PROPERTY ADDRESS: 84 Thorneyapple
Lane, Levittown, PA 19054-2308.

JUDGMENT AMOUNT: \$212,090.36.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID M.
CONKIN, PAMELA L. CONKIN.**

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

DOCKET #2013-06279

The Bank of New York Mellon f/k/a The
Bank of New York as Trustee for The
Certificateholders of CWMBS, Inc., CHL
Mortgage Pass-through Trust 2004-20,
Mortgage Pass Through Certificates, Series
2004-20 v. Young H. Kwak and Cheong K.
Kwak owner(s) of property situate in **FALLS
TOWNSHIP**, BUCKS County, Pennsylvania
being 59 Vicar Lane, Levittown, PA 19054-
1309.

TAX PARCEL #13-019-428.

PROPERTY ADDRESS: 59 Vicar Lane,
Levittown, PA 19054-1309

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **YOUNG H.
KWAK, CHEONG K. KWAK.**

PHELAN HALLINAN

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

DOCKET #2013-09998

Description: 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 FALLS**, COUNTY OF BUCKS AND
COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #13-023-411.

PROPERTY ADDRESS: 39 Timothy Lane,
Levittown, Pennsylvania 19054.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF:
ELIZABETH A. KRAMER.

TERRENCE J. McCABE, Esquire

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

DOCKET #2014-00589

Santander Bank, N.A. v. Stephen A. Schilling
and Deborah A. Schilling owner(s) of property
situate in the **TOWNSHIP OF FALLS**,
BUCKS County, Pennsylvania being 83 Black
Pine Lane, Levittown, PA 19054-2108.

TAX PARCEL #13-022-086.

PROPERTY ADDRESS: 83 Black Pine Lane,
Levittown, PA 19054-2108.

JUDGMENT AMOUNT: \$228,321.54.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHEN
A. SCHILLING, DEBORAH A.
SCHILLING.**

PHELAN HALLINAN

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

DOCKET #2014-00624

OCWEN Loan Servicing, LLC v. Kristin A.
Reilly owner(s) of property situate in **FALLS
TOWNSHIP**, BUCKS County, Pennsylvania
being 10 Chamberlain Way, Fallsington, PA
19054-2509.

TAX PARCEL #13-024-060.

PROPERTY ADDRESS: 10 Chamberlain
Way, Fallsington, PA 19054-2509.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **KRISTIN
A. REILLY.**

PHELAN HALLINAN

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

HILLTOWN TOWNSHIP

DOCKET #2005-04428-24-1

Description: ALL THAT CERTAIN tract of
land Situate along the South side of Silverdale
Pike Route 113 between Fairhill Road and
Sellersville Road in the **TOWNSHIP OF
HILLTOWN**, County of BUCKS and State
of Pennsylvania.

TAX PARCEL #15-010-041 & 15-010-042.

PROPERTY ADDRESS: 951 Route 113,
Hilltown Township, Sellersville, Pennsylvania
18960.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **ERMA C.
FUNCHES, PETER COX.**

TERRENCE J. McCABE, Esquire

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

LANGHORNE MANOR BOROUGH

DOCKET #2013-05791

ALL THAT CERTAIN parcel of land lying
and being situate in the **BOROUGH OF
LANGHORNE MANOR**, County of
BUCKS, and Commonwealth of Pennsylvania,
bounded and described as follows:

BEING more fully described in a Deed dated
July 29, 2010, among the land records of the
County and State set forth above, in Deed
Volume 6475, Page 1557.

TAX PARCEL #19-004-093.

PROPERTY ADDRESS: 702 Station Avenue,
Langhorne, PA 19047-3922, Borough of
Langhorne Manor.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD
F. BOHN, KARYN S. PETO a/k/a KARYN
S. BOHN.**

SCOTT A. DIETTERICK, Esquire

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

LOWER MAKEFIELD TOWNSHIP

DOCKET #2009-12523

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected located in the **TOWNSHIP OF LOWER MAKEFIELD**, County of BUCKS and Commonwealth of Pennsylvania.

TAX PARCEL #20-047-189.

PROPERTY ADDRESS: 321 Richard Road, Yardley, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRIAN R. WOLFF, JUDITH S. WOLFF.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2010-10322

Description: ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of BUCKS and Commonwealth of Pennsylvania.

TAX PARCEL #21-12-109.

PROPERTY ADDRESS: 112 Woodbine Avenue, Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARIE Y. DODAIN.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-04607

Hsbc Bank USA, National Association, as Trustee for The Holders of The Luminant Mortgage Trust 2006-5 v. Igor Igolkin owner(s) of property situate in **TOWNSHIP OF LOWER SOUTHAMPTON**, BUCKS County, Pennsylvania, being 131 Ashley Drive, Feasterville Trevose, PA 19053-6425.

TAX PARCEL #21-009-153-050.

PROPERTY ADDRESS: 131 Ashley Drive, Feasterville Trevose, PA 19053-6425.

JUDGMENT AMOUNT: \$382,569.18.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **IGOR IGOLKIN.**

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

MIDDLETOWN TOWNSHIP

DOCKET #2010-10019

Description: All That Certain lot or parcel of land situate County of BUCKS, Commonwealth of Pennsylvania, **MIDDLETOWN TWP.**

TAX PARCEL #22-44-89.

PROPERTY ADDRESS: 1882 Garden Court, Langhorne, Pennsylvania 19047.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL T. SPINELLI.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-00674

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

TAX PARCEL #22-020-062-001.

PROPERTY ADDRESS: 641 Comly Avenue a.k.a 643 Comly Avenue, Langhorne, Pennsylvania 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KRISTINE DEERING.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-02315

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 MIDDLETOWN**, County of BUCKS, Commonwealth of Pennsylvania, shown and designated as Lot 7353J on Subdivision Map of "Cobalt Ridge," Levittown, Section 67, filed in the office of Recorder of Deeds of Bucks County, Pennsylvania, on January 18, 1955, in Plan Book 9 at Page 13 as revised by amended Subdivision Map of "Cobalt Ridge," Levittown, Section 67, filed on June 24, 1955, in Plan Book 10 at Page 8.

TAX PARCEL #022-061-346.

PROPERTY ADDRESS: 37 Calicobush Road, Levittown, PA 19057, Township of Middletown.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT J. CAMPBELL, BETTY J. CAMPBELL.**

DON F. MARSHALL, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2012-07219

Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. v. Mark Sprague owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 3 Lenora Avenue, Morrisville, PA 19067.

TAX PARCEL #24-010-333.

PROPERTY ADDRESS: 3 Lenora Avenue, Morrisville, PA 19067.

JUDGMENT AMOUNT: \$265,779.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARK SPRAGUE.**

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

DOCKET #2013-03189

Wells Fargo Bank, N.A. v. Leonard E. Steinline a/k/a Leonard E. Steinline, Jr. owner(s) of property situate in **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 498 Melvin Avenue, Morrisville, PA 19067-7529.

TAX PARCEL #24-003-060.

PROPERTY ADDRESS: 498 Melvin Avenue, Morrisville, PA 19067-7529.

JUDGMENT AMOUNT: \$191,035.16.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LEONARD E. STEINLINE a/k/a LEONARD E. STEINLINE, JR.**

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

DOCKET #2013-05236

Description: ALL THAT CERTAIN lot of land, together with the dwelling house thereon erected, Situate, lying and being in the second ward of the **BOROUGH OF MORRISVILLE**, in the county of BUCKS and Commonwealth of Pennsylvania.

TAX PARCEL #24-010-131.

PROPERTY ADDRESS: 739 South Pennsylvania Avenue, Morrisville, Pennsylvania 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANK M. NEMETH, SR., PATRICIA C. NEMETH. TERRENCE J. McCABE**

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

DOCKET #2013-06442

ALL that certain parcel of land lying and being situate in the **BOROUGH OF MORRISVILLE**, County of BUCKS, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated May 17, 2004, among the land records of the County and State set forth above, in Deed Volume 4143, Page 1492 Instrument #2004146888.

TAX PARCEL #24-008-043.

PROPERTY ADDRESS: 726 Crown Street, Morrisville, PA 19067-1069.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **BRIAN G. McINTOSH.**

SCOTT A. DIETTERICK, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

NEW BRITAIN TOWNSHIP

DOCKET #2013-00535

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF NEW BRITAIN**, BUCKS COUNTY, PENNSYLVANIA.

BEING KNOWN AS 3 Clover Lane, Chalfont, PA 18914.

TAX PARCEL #26-24-53.

PROPERTY ADDRESS: 3 Clover Lane, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **DARREN W. SCHAAF, ELLEN M. SCHAAF. MARK J. UDREN**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-04625

ALL THAT CERTAIN lot or piece of ground Situate in the **TOWNSHIP OF NEW BRITAIN**, County of BUCKS and Commonwealth of Pennsylvania, bounded and described according to a final plan of George K. Brommer Tract, made by Herbert H. Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, dated 5/23/1962 and recorded at Doylestown in Plan Book 30 page 8.

TAX PARCEL #26-001-089-008.

PROPERTY ADDRESS: 371 Township Line Road, New Britain, Pennsylvania 18914.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WALTER STUDLEY, ACTIVE REALTY PROFIT SHARING, ALSO KNOWN AS THE ACTIVE REALTY COMPANY PROFIT SHARING PLAN.**

ROBERT S. ESPOSITO, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

NEWTOWN TOWNSHIP

DOCKET #2009-11259

Description: ALL THAT CERTAIN Unit in the property known, named an identified as Liberty Square Condominium, formerly know as Fresh Impressions Condominium, located in the **TOWNSHIP OF NEWTOWN**, County of BUCKS and Commonwealth of Pennsylvania. Premises Being Known as: 262 LEEDOM WAY, Unit 97, NEWTOWN, PENNSYLVANIA 18940.

Also known as Parcel No.: 29-024-261-097.

Title to said premises is vested in JOSEPH SIANO by deed from JOSEPH J. SIANO AND CHERYL A. BARTLE n/k/a CHERYL A. SIANO dated September 7, 2004 and recorded November 30, 2004 in Deed Book 4207, Page 70, as Instrument No. 2004148900.

TAX PARCEL #29-24-261-97.

PROPERTY ADDRESS: 262 Leedom Way, Unit 97, Newtown, Pennsylvania 18940.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **JOSEPH SIANO a/k/a JOSEPH J. SIANO.**

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

DOCKET #2010-10602

Jpmorgan Chase Bank, National Association s/b/m Chase Home Finance, LLC v. Sherry A. Seitchik and Scott H. Seitchik owner(s) of property situate in the **NEWTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 28 Susanna Way, Newtown, PA 18940-4220.

TAX PARCEL #29-044-257.

PROPERTY ADDRESS: 28 Susanna Way, Newtown, PA 18940-4220.

JUDGMENT AMOUNT: \$530,867.90.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHERRY A. SEITCHIK, SCOTT H. SEITCHIK.**

PHELAN HALLINAN

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

DOCKET #2012-00774

JPMorgan Chase Bank, National Association, Successor by Merger Chase Home Finance, LLC v. Lori Renee Byers owner(s) of property situate in the **NEWTOWN TOWNSHIP**, BUCKS County, Pennsylvania being 11 Garrison Place, Newtown, PA 18940-1711.

TAX PARCEL #29 026 134.

PROPERTY ADDRESS: 11 Garrison Place, Newtown, PA 18940-1711.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LORI RENEE BYERS.**

PHELAN HALLINAN

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

DOCKET #2012-03039

ALL THAT CERTAIN lot or piece of ground located in the **TOWNSHIP OF NEWTOWN**, County of BUCKS and Commonwealth of Pennsylvania.

TAX PARCEL #29-045-023.

PROPERTY ADDRESS: 33 Kirkwood Drive, Newtown, PA 18940.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOAN CHARLOTTE HONER, JAMES MULRINE, JR.**

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

DOCKET #2013-07599

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected situate in the **TOWNSHIP OF NEWTOWN**, County of BUCKS, Commonwealth of Pennsylvania bounded and described according to a Plan entitled Record Plan of Newtown Grant TH-2A made by Boucher & James, Inc., Engineers and Surveyors, Doylestown, PA for Orleans Construction Company dated 5/12/87 last revised 9/25/87 in Plan Book 242 Page 9. UNDER AND SUBJECT to certain Restrictions of record.

BEING Lot Number 302 on said Plan.

BEING Known as 112 Sequoia Drive, Newtown, PA.

TAX PARCEL #29-044-077.

PROPERTY ADDRESS: 112 Sequoia Drive, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CYNTHIA KONELL, THE UNITED STATES OF AMERICA.**

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

DOCKET #2013-08789

Green Tree Servicing LLC. v. Herta Dickey a/k/a Herta R. Dickey owner(s) of property situate in **NEWTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 158 Colonial Drive, Newtown, PA 18940-1104.

TAX PARCEL #29-034-009.

PROPERTY ADDRESS: 158 Colonial Drive, Newtown, PA 18940-1104.

JUDGMENT AMOUNT: \$460,151.09.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HERTA DICKEY a/k/a HERTA R. DICKEY.**

PHELAN HALLINAN

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

NORTHAMPTON TOWNSHIP

DOCKET #2009-01529-19-1

ALL THAT CERTAIN LOT or piece of ground, situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania.

TAX PARCEL #31-047-018.

PROPERTY ADDRESS: 56 Robin Road, Northampton Township, PA 18966.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

JILL MANUEL-COUGHLIN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2011-06074

ALL THAT CERTAIN lot or piece of ground Situate in the **TOWNSHIP OF NORTHAMPTON**, County of BUCKS and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Windrose dated July 10, 1987 made by Tri-State Engineers and Land Surveyors, Civil Engineers, and recorded on October 23, 1987 in Plan Book 242 Page 24.

TAX PARCEL #31-017-178.

PROPERTY ADDRESS: 12 Rosette Lane, Northampton Township, Pennsylvania 18954.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **H & P INVESTMENTS, LLC.**

ROBERT S. ESPOSITO, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-04076

Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc. v. Jeffrey A. Hanford, Melissa D. Hanford owner(s) of property situate in **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 7 Taylors Way, Southampton, PA 18966-2660.

TAX PARCEL #31-036-199.

PROPERTY ADDRESS: 7 Taylors Way, Southampton, PA 18966-2660.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY A. HANFORD, MELISSA D. HANFORD.**

PHELAN HALLINAN

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

DOCKET #2013-09420

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF NORTHAMPTON**, County of BUCKS,

State of Pennsylvania, bounded and described according to a Plan of Witherington Heights made by Joseph G. Park, Registered Engineers dated October 10, 1961 and recorded in Plan Book 22, page 15, as follows to-wit:

TAX PARCEL #31-027-050.

PROPERTY ADDRESS: 220 South Marmic Drive, Holland, PA 18966.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TODD M. BASS AND JESSICA MILLAR.**

BRADLEY J. OSBORNE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-01695

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

BEING KNOWN AS 500 New Road, Churchville, PA 18966.

TAX PARCEL #31-005-040.

PROPERTY ADDRESS: 500 New Road, Churchville, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **ALAN S. RUSSELL a/k/a ALAN SILAS RUSSELL, ANGELA RUSSELL.**

MARK J. UDREN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

PLUMSTEAD TOWNSHIP

DOCKET #2012-09345

ALL THAT CERTAIN TRACT OF LAND WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE **TOWNSHIP OF PLUMSTEAD**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUCKS COUNTY, PENNSYLVANIA, ON MAY 8, 2000, IN BOOK 2051 AT PAGE 0382.

TAX PARCEL #34-011-033 and 34-011-034.

PROPERTY ADDRESS: 4095 Ferry Road, Doylestown, PA 18902.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NICHOLAS HANO AND M&N INVESTMENTS, L.P. AND MICHAEL TULIO.**

RON L. WOODMAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-01205

ALL THAT CERTAIN unit in the property known, named and identified as Patriots Ridge Condominium located in **PLUMSTEAD TOWNSHIP**, County of BUCKS and Commonwealth of Pennsylvania.

TAX PARCEL #34-049-066-015.

PROPERTY ADDRESS: 3634 Nancy Ward Circle, Doylestown, PA 18902.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL C. KANE.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2011-04150

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

BEING more fully described in a Deed dated April 11, 2008, among the land records of the County and State set forth above, in Deed Volume 5812, Page 1293.

TAX PARCEL #36-032-017.

PROPERTY ADDRESS: 1007 Heather Lane, Quakertown, PA 18951, Township of Richland.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KELLY CONNELLY a/k/a KELLY TAYLOR, CHRISTOPHER E. CONNELLY.**

SCOTT A. DIETTERICK, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-10495

JPMorgan Chase Bank, National Association s/b/m to Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation v. Steven Potynski a/k/a Steven M. Potynski, Joyce Potynski a/k/a Joyce A. Potynski owner(s) of property situate in **RICHLAND TOWNSHIP**, BUCKS County, Pennsylvania, being 107 San Francisco Drive, Quakertown, PA 18951-3519.

TAX PARCEL #36-020-022.

PROPERTY ADDRESS: 107 San Francisco Drive, Quakertown, PA 18951-3519.

JUDGMENT AMOUNT: \$348,655.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEVEN POTYNSKI a/k/a STEVEN M. POTYNSKI, JOYCE POTYNSKI a/k/a JOYCE A. POTYNSKI.**

PHELAN HALLINAN

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

RICHLANDTOWN BOROUGH

DOCKET #2014-01718

ALL THAT CERTAIN lot of piece of ground with the buildings and improvements thereon erected located in the **BOROUGH OF RICHLANDTOWN**, County of BUCKS and Commonwealth of Pennsylvania.

TAX PARCEL #37-001-133.

PROPERTY ADDRESS: 18 South Linda Court, Richlandtown, PA 18955.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROXANNE M. STRUS.**

MICHAEL McKEEVER, Esquire

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

SELLERSVILLE BOROUGH

DOCKET #2013-10075

Nationstar Mortgage LLC v. Mark Ferrier, Elizabeth M. Ferrier owner(s) of property situate in **SELLERSVILLE BOROUGH**, BUCKS County, Pennsylvania, being 117 Green Street, Sellersville, PA 18960-2409.

TAX PARCEL #39-005-176.

PROPERTY ADDRESS: 117 Green Street, Sellersville, PA 18960-2409.

JUDGMENT AMOUNT: \$247,164.08.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARK FERRIER, ELIZABETH M. FERRIER.**

PHELAN HALLINAN

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

SPRINGFIELD TOWNSHIP

DOCKET #2011-11215

ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF SPRINGFIELD**,

County of BUCKS and State of Pennsylvania, being Lot No. 21 as shown on the Final Plan of Lake View acres which was recorded in Plan Book 20, page 47 on February 21, 1961, bounded and described as follows, to wit:

TAX PARCEL #42-018-024 and 42-018-025.

PROPERTY ADDRESS: 3090 Lakeview Drive, Springtown, PA 18081.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KATHLEEN M. CUTLER.**

BRADLEY J. OSBORNE, Esquire

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

DOCKET #2014-01933

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, formerly known as the Springtown Bakery. Situate in Village of Springtown, **SPRINGFIELD TOWNSHIP**, BUCKS County, Pennsylvania.

TAX PARCEL #42-019-033.

PROPERTY ADDRESS: No. 3268 Route 212, Springtown, PA 18081.

IMPROVEMENTS: ONE STOREY FRAME GARAGE APPROX. 40' X 40'.

SOLD AS THE PROPERTY OF: **MICHAEL MESKO, MORTGAGOR, MJC INDUSTRIES, INC., REAL OWNER.**

SHAWN P. McCLURE, Esquire

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

TINICUM TOWNSHIP

DOCKET #2012-02231

The Bank of New York Mellon fka The Bank of New York, as Trustee for The Certificateholders, Cwabs, Inc., Asset-backed Certificates, Series 2007-7 v. Beth Hall a/k/a Beth I. Hall, Edward Hall a/k/a Edward P. Hall a/k/a Edward P. Hall, Jr. owner(s) of property situate in the **TINICUM TOWNSHIP**, BUCKS County, Pennsylvania, being 4 Deerwoods Lane a/k/a 4 Deer Woods Lane, Point Pleasant, PA 18947.

TAX PARCEL #44-032-003-003.

PROPERTY ADDRESS: 4 Deerwoods Lane a/k/a 4 Deer Woods Lane, Point Pleasant, PA 18947.

JUDGMENT AMOUNT: \$449,928.03.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BETH HALL a/k/a BETH I. HALL, EDWARD HALL a/k/a EDWARD P. HALL a/k/a EDWARD P. HALL, JR.**

PHELAN HALLINAN

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

TULLYTOWN BOROUGH

DOCKET #2011-11436

ALL that certain parcel of land lying and being situate in the **BOROUGH OF TULLYTOWN**, County of BUCKS, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated March 29, 2001, among the land records of the County and State set forth above, in Deed Volume 2284, Page 2120.

TAX PARCEL #46-003-047.

PROPERTY ADDRESS: 49 Shadetree Lane, Levittown, PA 9055-2201, Borough of Tullytown.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DAVID PORTNEY; TARA PORTNEY.**

SCOTT A. DIETTERICK, Esquire

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

DOCKET #2013-07862

ALL that certain parcel of land lying and being situate in the **BOROUGH OF TULLYTOWN**, County of BUCKS, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated March 26, 1993, among the land records of the County and State set forth above, in Deed Volume 0641, Page 2298.

TAX PARCEL #46-003-094.

PROPERTY ADDRESS: 58 Swan Lane, Levittown, PA 19055, Borough of Tullytown.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KIMBERLY L. BRELSFORD FORMERLY KIMBERLY L. BECKET, LAWRENCE E. BRELSFORD, JR.**

SCOTT A. DIETTERICK, Esquire

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

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2013-02398

CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 2 v. BERNARD J. GRAFF owner(s) of property situate in **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 16 Belmont Station, Southampton, PA 18966-3766.

TAX PARCEL #48-012-015-00B-016.

PROPERTY ADDRESS: 16 Belmont Station, Southampton, PA 18966-3766.

JUDGMENT AMOUNT: \$221,200.28.

IMPROVEMENTS: CONDOMINIUM UNIT.

SOLD AS THE PROPERTY OF: **BERNARD J. GRAFF.**

PHELAN HALLINAN

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

DOCKET #2013-05485

ALL THAT CERTAIN lot or piece of ground located in the **UPPER SOUTHAMPTON TOWNSHIP**, County of BUCKS and Commonwealth of Pennsylvania.

TAX PARCEL #48-13-313-5.

PROPERTY ADDRESS: 776 Edden Court, Southampton, PA 18966.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MEREDITH DeMARCO, WILLIAM A. DeMARCO a/k/a WILLIAM A. DeMARCO, III.**

MICHAEL McKEEVER, Esquire

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

DOCKET #2013-08566

Description: ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, County of BUCKS, PA.

TAX PARCEL #48-19-71.

PROPERTY ADDRESS: 79 Elfeth Road, Huntingdon Valley, Pennsylvania 19006.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CATHERINE MARIE HAUS, JAMES LOREN HAUS, JR., THE 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

DOCKET #2014-01044

ALL the right, title, interest and claim of:
James Topley and Jacqueline Topley of in and
to:

MUNICIPALITY: **UPPER
SOUTHAMPTON TOWNSHIP.**

TAX PARCEL #48-022-063.

PROPERTY ADDRESS: 1250 Mill Creek
Circle, Southampton, PA 18966.

LOT SIZE: 0.41 acres.

JUDGMENT AMOUNT: \$327,425.30.

IMPROVEMENTS: RESIDENTIAL
PROPERTY CODE:1001; LOT SIZE 59 X
150.

SOLD AS THE PROPERTY OF: **JAMES
AND JACQUELINE TOPLEY, H/W.**

BIANCA A. ROBERTO, Esquire

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

WARMINSTER TOWNSHIP

DOCKET #2009-12023

Bank of America, National Association,
Successor by Merger to BAC Home Loans
Servicing, LP f/k/a Countrywide Home Loans
Servicing LP v. Kevin W. Fuller, Elizabeth
C. Fuller a/k/a Elizabeth C. Hogan owner(s)
of property situate in the **TOWNSHIP
OF WARMINSTER**, BUCKS County,
Pennsylvania being 1531 Windmill Road,
Warminster, PA 18974-1847.

TAX PARCEL #49-036-354.

PROPERTY ADDRESS: 1531 Windmill
Road, Warminster, PA 18974-1847.

JUDGMENT AMOUNT: \$308,118.70.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **KEVIN W.
FULLER, ELIZABETH C. FULLER a/k/a
ELIZABETH C. HOGAN.**

PHELAN HALLINAN

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

DOCKET #2012-00779

Police and Fire Federal Credit Union v.
Christina M. Crumlsh a/k/a Christina
Crumlish, James J. Crumlsh owner(s)
of property situate in **WARMINSTER
TOWNSHIP**, BUCKS County, Pennsylvania,
being 1468 Foster Road, Warminster, PA
18974-3622.

TAX PARCEL #49-005-142.

PROPERTY ADDRESS: 1468 Foster Road,
Warminster, PA 18974-3622.

JUDGMENT AMOUNT: \$213,733.75.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTINA
M. CRUMLISH a/k/a CHRISTINA
CRUMLISH, JAMES J. CRUMLISH.**

PHELAN HALLINAN

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

DOCKET #2012-04738

DESCRIPTION: All that certain lot, piece
or parcel of land, with the buildings and
improvements thereon erected, situate,
lying and being in the **TOWNSHIP OF
WARMINSTER**, County of BUCKS,
Commonwealth of Pennsylvania.

TAX PARCEL #49-18-121.

PROPERTY ADDRESS: 366 Beech Street,
Chalfont, PA 18914.

IMPROVEMENTS: 1.5 STORY DWELLING
W/1 BATH, NO GARAGE.

SOLD AS THE PROPERTY OF: **JAMES
TOMLINSON, UNITED STATES OF
AMERICA.**

PAUL J. FANELLI, Esquire

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

DOCKET #2012-07519

JPMorgan Chase Bank, National Association
v. Andrey O. Litvinov a/k/a Andrey Litvinov,
Galina Litvinov owner(s) of property situate
in the **WARMINSTER TOWNSHIP**,
BUCKS County, Pennsylvania, being 1193
Roberts Road, Warminster, PA 18974-2167.

TAX PARCEL #49-017-305.

PROPERTY ADDRESS: 1193 Roberts Road,
Warminster, PA 18974-2167.

JUDGMENT AMOUNT: \$304,915.91.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **ANDREY
O. LITVINOV a/k/a ANDREY LITVINOV,
GALINA LITVINOV.**

PHELAN HALLINAN

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

DOCKET #2012-08354

ALL THAT CERTAIN lot or piece of ground
situate in **WARMINSTER TOWNSHIP**,

County of BUCKS, and Commonwealth of Pennsylvania.

TAX PARCEL #49-019-291.

PROPERTY ADDRESS: 255 Olive Street, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN D. VIGORITA, BRANDI D. LEAHY.**

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-08797

U.S. Bank, N.A., As Trustee for Citigroup Mortgage Loan Trust Inc. v. Joseph P. Smith, Roseann M. Smith owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 449 Byron Road, Warminster, PA 18974-2903.

TAX PARCEL #49-045-092.

PROPERTY ADDRESS: 449 Byron Road, Warminster, PA 18974-2903.

JUDGMENT AMOUNT: \$274,673.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH P. SMITH, ROSEANN M. SMITH.**

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-00154

Description: ALL THOSE CERTAIN LOTS OR TRACTS OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED. SITUATE IN THE **TOWNSHIP OF WARMINSTER**, COUNTY OF BUCKS, AND STATE OF PENNSYLVANIA.

TAX PARCEL #49-019-104-001.

PROPERTY ADDRESS: 380 Grape Street, Warminster, Pennsylvania 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SARAH A. REESE a/k/a SALLY A. REESE.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-00421

Description: ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE **TOWNSHIP OF WARMINSTER**, COUNTY

OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #49-026-195.

PROPERTY ADDRESS: 420 Deb Lane, Warminster, Pennsylvania 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILEY L. JONES, ADMINISTRATOR OF THE ESTATE OF EVELYN M. COUSINS, DECEASED MORTGAGOR AND REAL OWNER.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-01015

Santander Bank, N.A. v. Peter J. Castro owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 1575 West Street Road, Apartment 327 a/k/a 1575 West Street Road, Unit 327, Warminster, PA 18974-3152.

TAX PARCEL #49-003-007-327.

PROPERTY ADDRESS: 1575 West Street Road, Apartment 327 a/k/a 1575 West Street Road, Unit 327, Warminster, PA 18974-3152.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PETER J. CASTRO.**

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

WARRINGTON TOWNSHIP

DOCKET #2013-07096

ALL THAT CERTAIN lot or piece of ground situate in **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, bounded and described according to a subdivision Plan of Estates of Hickory Ridge Phase IV made by Urwiler & Associates, Inc., dated November 22, 1991 last revised September 20, 1999 and recorded July 6, 2000 in Plan Book 301 Page 50 as follows, to wit:

BEING KNOWN AS Lot No. 156.

BEING KNOWN AS 1042 Hickory Ridge Drive, Chalfont, PA 18914.

TAX PARCEL #50-44-178.

PROPERTY ADDRESS: 1042 Hickory Ridge Drive, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOAN YU, THE UNITED STATES OF AMERICA c/o UNITED STATES ATTORNEY'S OFFICE AND DEPARTMENT OF JUSTICE.**

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

DOCKET #2013-09725

OCWEN Loan Servicing, LLC v. Rachel H. Kupperman owner(s) of property situate in the **TOWNSHIP OF WARRINGTON**, BUCKS County, Pennsylvania, being 622 Philadelphia Avenue, Warrington, PA 18976-2259.

TAX PARCEL #50-035-007.

PROPERTY ADDRESS: 622 Philadelphia Avenue, Warrington, PA 18976-2259.

JUDGMENT AMOUNT: \$185,623.06.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RACHEL H. KUPPERMAN.**

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

WARWICK TOWNSHIP

DOCKET #2012-10556

Bank of America, N.A., As Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Mark J. McLaughlin owner(s) of property situate in the **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania, being 303 Alexander Court, Warminster, PA 18974-3893.

TAX PARCEL #51-014-533-354.

PROPERTY ADDRESS: 303 Alexander Court, Warminster, PA 18974-3893.

JUDGMENT AMOUNT: \$250,707.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARK J. McLAUGHLIN.**

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

DOCKET #2013-05459

Description: ALL THAT CERTAIN Messuage and tract or parcel of land situate in the **TOWNSHIP OF WARWICK**, County of BUCKS, Commonwealth of Pennsylvania.

TAX PARCEL #51-18-7.

PROPERTY ADDRESS: 2340 Charles Lane, Jamison, Pennsylvania 18929.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RONALD J. ZABERER.**

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

DOCKET #2014-01295

ALL THAT CERTAIN LOT OR PIECE OF GROUND, Situate in the **TOWNSHIP OF WARWICK**, County of BUCKS, Commonwealth of Pennsylvania.

TAX PARCEL #51-014-455.

PROPERTY ADDRESS: 1549 Russet Drive, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **LISCHA ARGUE a/k/a LISCHA M. ARGUE.**

ANDREW J. MARLEY, 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.

July 17, 24, 31

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2014-04293-33

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **BRIAN CHU** to **BRIAN PARK**.

The Court has fixed the 12th day of August, 2014 at 9:00 a.m. in Courtroom No. 1, Bucks County Courthouse, 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.

July 31

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2014-04402

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 **DANNY LEE VALENTINO** to **SERANO YOU**.

The Court has fixed the 12th day of August, 2014 at 9:00 a.m. in Courtroom No. 1, Bucks County Courthouse, 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.

July 31

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.

HARLEYS HAVEN DOG RESCUE has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Charlotte A. Hunsberger, Solicitor
Bricker, Landis, Hunsberger & Gingrich
114 East Broad Street
P.O. Box 64769
Souderton, PA 18964-0769

July 31

T. & T. Distributing, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Joseph P. Caracappa, Solicitor
Jackson, Cook, Caracappa & Scott
312 Oxford Valley Road
Fairless Hills, PA 19030

July 31

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.

NEWTOWN ELEMENTARY SCHOOL PTO, INC. has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

The corporation's purpose is serving as a parent-teacher organization associated with an elementary school.

Stephanie L. Sikora, Solicitor
Stuckert and Yates
2 North State Street
Newtown, PA 18940

July 31

Classified Ad

Bucks County, PA—Litigation Associate. Fox Rothschild LLP has an opening in the Bucks County, PA office for an Associate in the Litigation Department. The ideal candidate will have 2-4 years of general commercial litigation experience. Must be licensed in the Commonwealth of Pennsylvania. Superior academic record and

excellent writing skills required. Large law firm experience preferred. EOE. If interested, please send your resume in confidence to recruitment@foxrothschild.com or apply online at <http://www.foxrothschild.com/careers/jobListing.aspx?id=15032394676>. We are currently not accepting resumes from search firms for this position.

July 10, 17, 24, 31

Doylestown – Bailiwick Office Campus. Recently renovated 4 office suite (including executive office with fireplace), plus reception area, waiting room, kitchen and very large conference room. Approximately 1,400+ sq. ft. No real estate taxes. No CAM. Fully furnished, including conference table and conference chairs. Plenty of parking. \$2,250 per month. Electric, heat, water and sewer included in rent. Contact Rich Kirk at (215) 249-1669 or rich@richkirkrealty.com.

July 17, 24, 31

EXPERIENCED LITIGATION ATTORNEY

Upper Bucks firm seeks an experienced litigation attorney for family, estate and guardianship matters in Bucks, Montgomery and Lehigh Counties. Must be licensed in PA. Terms are flexible as part-time employee or independent contractor. Opportunity to expand position if candidate has a portable client base. Main office in Quakertown with satellite offices in Doylestown and Allentown. Please forward resume to: Bucks County Bar Association Ad #40.

July 31; Aug. 7, 14

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 August 4, 2014, in Courtroom #7** on the fifth floor of the BUCKS COUNTY COURTHOUSE, 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.

ELLIOTT FOSS BROWN TRUST OF 2008

– Bath Savings Trust Company, Corporate Co-Trustee

CHARLES J. GIOFFRE – Sharon Stevenson, Executrix

DORIS C. HAYS – Galen R. Hays, Executor

ROBERT E. HOFFMAN a/k/a ROBERT

HOFFMAN – Sondra Bachmann, Executrix

DOROTHY E. KOEHLER – Dorothy M. Edgar, Executrix

MANFORD H. LECHelt – Janice Lutz, Administratrix

GENNARO MANNA – Antonio Manna, Executor

LINDALEE SPRUELL – Max L. Spruell, Administrator

DONALD PETRILLE, JR., ESQUIRE,

REGISTER OF WILLS

AND CLERK OF THE

ORPHANS' COURT DIVISION

COURT OF COMMON PLEAS

OF BUCKS COUNTY

July 24, 31

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

BINDI, SARA L., dec'd.

Late of Bucks County, PA.

Executor: **KEVIN BAINBRIDGE**, 67 Kentucky Avenue, Trenton, NJ 08619.

Attorney: **LAURA CASSAVELL**, Butrym & Cassavell, PC.

CATZ, HAROLD I., dec'd.

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

Executrix: **COLETTE J. BANNAN** c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.

Attorney: **ERIC W. HOPKINS**, Hopkins & Hopkins, 114 North Main Street, Doylestown, PA 18901.

COBB, RUTH a/k/a RUTH D. COBB, dec'd. Late of Doylestown, Bucks County, PA. Executrix: **SUSAN BRALYNSKI**, 3619 Buttonwood Dr., Doylestown, PA 18902.

DAGER, ELIZABETH MAY a/k/a BETTY M. DAGER, dec'd.

Late of Plumstead Township, Bucks County, PA.

Executrices: **SANDRA LEE CARTER** and **JEANNE MARIE DAGER** c/o Peter L. Reiss, Esquire, 107 E. Oakland Avenue, Doylestown, PA 18901.

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

FESTA, ELVIRA A. a/k/a ELVIRA FESTA, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **GERALD D. FESTA** c/o Holmberg Law Offices, 193 Easton Rd., Horsham, PA 19044.

Attorney: **GLEN R. HOLMBERG**.

FRIEDEBORN, DAVID ROBERT a/k/a DAVID R. FRIEDEBORN, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **SUSAN L. FRIEDEBORN**, 8 Kite Ct., Lawrenceville, NJ 08648.

KUNTZ, DOROTHY M., dec'd.

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

Executrix: **ROBYN SCANLON** 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.

LAMPMANN, WILLIAM J. a/k/a WILLIAM JAMES LAMPMANN and **WILLIAM LAMPMANN**, dec'd.

Late of Quakertown Borough, Bucks County, PA.

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

Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944.

LAUER, VIVIAN a/k/a VICKI LAUER, dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **DENA GERHARD**, 319 Morgan Way, Harleysville, PA 19438.

McCARTY, ELSIE MAY, dec'd.

Late of Langhorne Borough, Bucks County, PA.

Executrix: **OLA R. MANNING**, 17 Golf Club Dr., Langhorne, PA 19047.

McSHEA, SARANNA, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **MICHAEL McSHEA**, 3872 Coldspring Creamery Rd., Doylestown, PA 18902.

Attorney: **MAX A. RUTKOWSKI**.

MENZEL, HARRY R., dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **LINDA A. PEACOCK** c/o Peter L. Reiss, Esquire, 107 E. Oakland Avenue, Doylestown, PA 18901.

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

MESSINA, FRANCES, dec'd.

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

Co-Executors: **FRANCIS J. MESSINA** and **PHYLLIS M. GOTTSALK** a/k/a **PHYLLIS MESSINA GOTTSALK** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

RAUCHUT, MAIRE A., dec'd.

Late of Northampton Township, Bucks County, PA.

Co-Executors: **JAMES R. RAUCHUT** and **MARIANNE C. MOLL** 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.

ROTH, MARY ELLEN, dec'd.

Late of Hilltown Township, Bucks County, PA.

Co-Executors: **CYNTHIA A. MANNES** and **RUSSELL J. ROTH, JR.** c/o Harold D. Borek, Esquire, 1995 Morris Road, Suite 100, Blue Bell, PA 19422-1422.

Attorney: **HAROLD D. BOREK**, 1995 Morris Road, Suite 100, Blue Bell, PA 19422-1422.

SAAZ, DOROTHY R., dec'd.

Late of Newtown, Bucks County, PA.
 Executor: **NED SAAZ**, 415 Greenway
 Avenue, Ewing, NJ 08618.

Attorney: **RICHARD B. GELADE**.

SASSANE, FRANK M., dec'd.

Late of Doylestown, Bucks County, PA.
 Executrix: **CHRISTINE M. SASSANE**,
 228 Thrush Circle, New Hope, PA 18938.
 Attorney: **KEVIN HANDY**, Cooley &
 Handy, Attorneys at Law.

SCHEINGOLD, DOROTHY a/k/a

DOROTHY B. SCHEINGOLD, dec'd.
 Late of Doylestown Township, Bucks
 County, PA.

Executrix: **AIDA S. BRYANT** c/o
 Brian R. Price & Associates, Pinehill
 Professional Center, 140 East Butler
 Avenue, Chalfont, PA 18914.

Attorney: **MARY JO BAUM**, Brian R.
 Price & Associates, Pinehill Professional
 Center, 140 East Butler Avenue, Chalfont,
 PA 18914.

STOUDEMAYER, TRACY J., dec'd.

Late of Langhorne, Bucks County, PA.
 Executor: **JOSEPH J. PARADISO**, 2001
 Wagner Farm Road, Bel Air, MD 21015.

SWEENEY, MARIE A. a/k/a **MARIE SWEENEY**, dec'd.

Late of Holland, Northampton, Bucks
 County, PA.

Executrix: **MARIE QUENZER**, P.O.
 Box 562, Newtown, PA 18940.

WELLS, ALICE M., dec'd.

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

Executor: **MICHAEL E. BRUST** c/o
 Hopkins & Hopkins, 114 N. Main Street,
 Doylestown, PA 18901.

Attorney: **ERIC W. HOPKINS**, Hopkins
 & Hopkins, 114 North Main Street,
 Doylestown, PA 18901.

*Second Publication***ANTCZAK, RICHARD S.,** dec'd.

Late of Solebury Township, Bucks
 County, PA.

Executor: **RICHARD S. ANTCZAK**,
JR. c/o Susan L. Fox, Esquire, 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.

ANTOLINO, JOSEPHINE, dec'd.

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

Executor: **JOHN T. ANTOLINO**
 c/o Curtin & Heefner LLP, 250 N.
 Pennsylvania Avenue, P.O. Box 217,
 Morrisville, PA 19067.

Attorney: **FRANCIS X. STECKLAIR**.

BACHSTEIN, YOLANDA, dec'd.

Late of Yardley Borough, Bucks County,
 PA.

Executor: **HENRY BACHSTEIN, JR.**,
 727 Long Acre Lane, Yardley, PA 19067.

Attorney: **SALVATORE A. PAPARONE**,
JR., Law Offices of Paparone &
 Associates, P.C., 331 E. Street Rd., Ste.
 331, Trevose, PA 19053.

BADER, WALTER D. a/k/a **WALTER BADER**, dec'd.

Late of Bristol Township, Bucks County,
 PA.

Executor: **RICHARD FITZGERALD**
 c/o Marvin L. Portney, Esquire, 212
 Radcliffe Street, Bristol, PA 19007.

Attorney: **MARVIN L. PORTNEY**.

BEITZ, THERESA M., dec'd.

Late of Bristol Township, Bucks County,
 PA.

Executrix: **JOANNE BEITZ** c/o Terry
 Lee Farber, Esquire, 1200 Bustleton Pike,
 Ste. 16-B, Feasterville, PA 19053.

Attorney: **TERRY LEE FARBER**,
 Law Office of Terry Lee Farber, 1200
 Bustleton Pike, Ste. 16-B, Feasterville,
 PA 19053.

BERA, NICOLENE I., dec'd.

Late of Middletown Township,
 Bucks County, PA.

Executor: **PETER J. VERDERAME** c/o
 Liberato P. Verderame, Esquire, P.O. Box
 134, Newtown, PA 18940.

Attorney: **LIBERATO P.**
VERDERAME, P.O. Box 134, Newtown,
 PA 18940.

BOYKO, EUGENIA a/k/a **JENNIE BOYKO**, dec'd.

Late of Lower Makefield Township,
 Bucks County, PA.

Executors: **CAROL J. CROTTY**, 1470
 Clinton Dr., Yardley, PA 19067-4368 and
WALTER BOYKO, 147 Wooden Bridge
 Road, Holland, PA 18966.

BRALOW, CHARLES, dec'd.

Late of Doylestown Township, Bucks
 County, PA.

Executor: **MELVYN L. BRALOW** c/o Jan V. Edelman, Esquire, 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

Attorney: **JAN V. EDELMAN**, Rothberg & Federman, 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

BURKHARDT, PAUL E. a/k/a **PAUL EDWIN BURKHARDT** and **PAUL BURKHARDT**, dec'd.

Late of Perkasio Borough, Bucks County, PA.

Executrix: **WENDY MICHAEL** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944.

Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944.

DENTON, GLORIA L., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **WILLIAM K. DENTON**, 679 Friar Drive, Yardley, PA 19067.

DERAGO, DOROTHY M. a/k/a **DOROTHY M. SELTZER** a/k/a **DOROTHY M. STONE** and **DOROTHY M. FINKEL**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executrix: **SANDRA L. BURDSALL**, 1098 Willow Street, Southampton, PA 18966.

DINARDO, ELIZABETH M., dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **JOANNA A. MITCHELL** c/o William J. Benz, Esquire, 307 Lakeside Drive, Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, 307 Lakeside Drive, Southampton, PA 18966.

DROBILE, MARIE A., dec'd.

Late of Northampton Township, Bucks County, PA.

Executrices: **AMELIA DROBILE** and **REGINA BRITTINGHAM** c/o E. Garrett Gummer, III, Esquire, 1260 Bustleton Pike, Feasterville, PA 19053.

Attorney: **E. GARRETT GUMMER, III**, Gummer Elder Law, 1260 Bustleton Pike, Feasterville, PA 19053.

FORD, LORAIN ELAINE, dec'd.

Late of Springfield Township, Bucks County, PA.

Executor: **JOHN ROMAINE**, 8877 Cheshire Drive, Sandy, UT 84094.

Attorney: **WENDY J. ASHBY**.

FOUNTAIN, BEULAH EDITH, dec'd.

Late of Haycock Township, Bucks County, PA.

Executrix: **LYNNE LENNARD**, 1220 Roudenbush Road, Quakertown, PA 18951.

Attorney: **WENDY J. ASHBY**.

FRY, BARBARA C., dec'd.

Late of Bristol Borough, Bucks County, PA.

Executor: **CRAIG W. FRY** c/o Marvin L. Portney, Esquire, 212 Radcliffe Street, Bristol, PA 19007.

Attorney: **MARVIN L. PORTNEY**.

GAZZARA, RUSSELL A., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Administrator: **JOHN ARNAO** c/o Elinore O'Neill Kolodner, Esquire, 100 S. Broad St., Ste. 1519, Philadelphia, PA 19110.

Attorney: **ELINORE O'NEILL KOLODNER**, 100 S. Broad St., Ste 1519, Philadelphia, PA 19110.

GRAY, BARBARA A., dec'd.

Late of Quakertown, Bucks County, PA.

Executrix: **LAUREN C. THOMAS** c/o Alan G. Wandolowski, Esquire, 131 W. State Street, Doylestown, PA 18901.

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

HIGGINS, DANIEL JOSEPH a/k/a **DANIEL ALOYSIOUS HIGGINS**, dec'd.

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

Administrator: **DANIEL J. HIGGINS**, 243 Alberts Way, Langhorne, PA 19047.

HOOPER, FLORENCE H., dec'd.

Late of Falls Township, Bucks County, PA.

Executor: **STEPHEN J. HOOPER**, 79 Nearwood Lane, Levittown, PA 19054.

Attorney: **DARRELL M. ZASLOW**, 312 One Oxford Valley, Langhorne, PA 19047.

JENKINS, CAROLINE, dec'd.

Late of Langhorne Borough, Bucks County, PA.

Executrix: **JACQUELYN BISHOP**, 121 Greenway Drive, Salisbury, NC 28144.

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

KALAPIS, NORMA L. a/k/a NORMA WILLIAMSON KALAPIS, dec'd.

Late of Levittown, Bucks County, PA.

Executor: **CHRISTOPHER J. KALAPIS**, 10 Kentucky Lane, Levittown, PA 19055.

KRAMER, ELAINE N. a/k/a DOROTHY ELAINE NACE KRAMER a/k/a DOROTHY E. KRAMER and D. ELAINE KRAMER, dec'd.

Late of Telford Borough, Bucks County, PA.

Executor: **UNIVEST BANK AND TRUST CO.**, 14 N. Main Street, P.O. Box 64197, Souderton, PA 18964.

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

LOSER, ROBERTA L., dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **MEREDITH L. SEIGLE**, 15th & JFK Blvd., Ste. 1030, Philadelphia, PA 19102.

Attorney: **MEREDITH L. SEIGLE**, Southampton Legal Services, Inc., Two Penn Center Plaza, 15th & JFK Blvd., Ste. 1030, Philadelphia, PA 19102.

McLAY, WILLIAM JOSEPH, III, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **WILLIAM J. McLAY, IV** c/o Jay C. Glickman, Esquire, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

Attorney: **JAY C. GLICKMAN**, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

McMECKING, MARIE E., dec'd.

Late of Bristol Township, Bucks County, PA.

Executors: **JAMES McMECKING**, 507 Hill Avenue, Langhorne, PA 19047 and **DENISE McINNES**, 10 Aspen Lane, Levittown, PA 19055.

Attorney: **MICHAEL P. KELLY**, 402 Middletown Boulevard, Suite 202, Langhorne, PA 19047.

MORTON, TEDDY, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **RUTH MORTON** c/o Robin S. Holmes, Esquire, Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

Attorney: **ROBIN S. HOLMES**, Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

NEMEROFF, HAROLD, dec'd.

Late of Newtown Borough, Bucks County, PA.

Administratrix: **NANCY L. CIROLLA**, 129 Flowers Ave., Langhorne, PA 19047-2811.

NYSSE, LOUISE MARIE a/k/a LOUISE RORABAUGH, dec'd.

Late of Fallsington City, Bucks County, PA.

Administrators: **CATHERINE BREZA**, 6 Nancia Court, Fallsington, PA 19054 and **JAMES NYSSE**, 16 Cherry Lane, Levittown, PA 19055.

PALOMBO, RICHARD E., dec'd.

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

Executor: **MARK R. PALOMBO** c/o Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

Attorney: **FRANCIS X. STECKLAIR**.

RYAN, PAUL LEONARD, dec'd.

Late of 62 Homestead Rd., Levittown, Bucks County, PA.

Executors: **GARY T. RYAN**, 30 Southwoods Lane, Doylestown, PA 18901 and **DONNA M. COLSHER**, 4846 Winterson Court, Doylestown, PA 18902.

SCHNEIDER, MARIE A., dec'd.

Late of Southampton, Bucks County, PA.

Executor: **GEORGE W. SCHNEIDER**, 401 Mae Dr., Warminster, PA 18974.

SHARP, HELEN L., dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **MARY WUNDER**, 1494 Woodview Road, Yardley, PA 19067.

SIEGFRIED, CHARLES F., JR., dec'd.

Late of Holland, Bucks County, PA.

Executor: **CHARLES F. SIEGFRIED, III**, 16 Marian Cir., Chalfont, PA 18914.

THORNTON, HUGH F., dec'd.

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

Executors: **KEVIN F. THORNTON**, 71 Lynwood Drive, Chalfont, PA 18914 and **GERALD P. THORNTON**, 19 Forrest Drive, Holland, PA 18966.

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

Third and Final Publication

BALLEK, HELEN I., dec'd.

Late of Springfield Township, Bucks County, PA.

Executor: **DAVID A. BALLEK** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

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

COLASSI, JOSEPH A., dec'd.

Late of Quakertown, Bucks County, PA.

Executrix: **SARAH DICKINSON**, 585 Rocky Valley Road, Quakertown, PA 18951.

DEMBOWSKI, ELIZABETH H., dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Administrators: **RICHARD J. DEMBOWSKI, SR.**, 48 Brook Drive, Holland, PA 18966 and **NANCY L. BUCHLER**, 1 Marshall Drive, New Hope, PA 18938.

Attorney: **MATTHEW M. MAERTZIG**.

GALATON, STEVEN M., dec'd.

Late of Doylestown Township, Bucks County, PA.

Administratrix: **DIANE GALATON** c/o Weber Kracht & Chellew, 847 West Market Street, P.O. Box 258, Perkasio, PA 18944-0258.

Attorneys: **WEBER KRACHT & CHELLEW**, 847 West Market Street, P.O. Box 258, Perkasio, PA 18944-0258.

GOLDING, JACK, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **JOHN CHARLES COWLES**, 14465 N. Del Webb Blvd., Oro Valley, AZ 85755.

HESS, SARAH P. a/k/a **SALLY HESS**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **PATRICIA K. HESS** c/o Jeffrey E. Toner, Esquire, Toner and Toner, 91 E. Court Street, Doylestown, PA 18901.

Attorney: **JEFFREY E. TONER**.

HOGAN, DAVID S. a/k/a **DAVE HOGAN**, dec'd.

Late of Morrisville, Bucks County, PA.

Executrix: **PAULINE G. TOTH**, 305 Birch Court, New Brunswick, NJ 08901.

KELLETT, EARL T., dec'd.

Late of Morrisville, Falls, Bucks County, PA.

Administrator: **W. M. BOMBERRY**, 37 Dream View Drive, Honesdale, PA 18431.

KOROSEC, MARTHA J. a/k/a **MARTHA JANE KOROSEC**, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **IRENE H. PIORA**, 122 Brownsburg Rd., Newtown, PA 18940.

LEPORATI, LOUIS, JR. a/k/a **LOUIS D. LEPORATI**, dec'd.

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

Executor: **STEPHEN LOUIS LEPORATI**, 28 Eagle Mount Dr., Richboro, PA 18954.

MARTINDALE, BARBARA a/k/a **BARBARA MOTT MARTINDALE**, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **CONNIE CARDILLO**, 5 Whitney Court, Brick, NJ 08724.

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

Late of Bristol Township, Bucks County, PA.

Executrix: **SHEREE MARSH**, 2501 Forest Ave., Bensalem, PA 19020.

Attorney: **MATTHEW M. MAERTZIG**.

MORRIS, CHRISTINE M. a/k/a **CHRISTINE M. MOORE**, dec'd.

Late of Warminster, Bucks County, PA.

Co-Executors: **LAURENCE M. MORRIS**, 1121 Tyson Ave., Roslyn, PA 19001 and **JANET EASLEA KEMP**, 422 Fort Hill Circle, Ft. Washington, PA 19034.

PUNCHELLO, JOSEPH PETER, dec'd.

Late of Bucks County, PA.

Administratrix: **BARBARA K. PUNCHELLO** c/o Lynelle A. Gleason, Esquire, 626 South State Street, Newtown, PA 18940.

Attorney: **LYNELLE A. GLEASON**, Kardos, Rickles, Hand & Bidlingmaier, 626 South State Street, Newtown, PA 18940.

van INGEN, CHARLOTTE C., dec'd.

Late of Plumstead Twp., Bucks County, PA.

Executor: **JON T. van INGEN**, 4537 Kavan Ct., Doylestown, PA 18902.

WALTO, WILLIAM J., JR., dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **ROBERT J. WALTO**, 578 Ayres Avenue, North Plainfield, NJ 07063.

WHITE, NORMA J., dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **KIM M. PRICKETT** c/o Robin S. Holmes, Esquire, Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

Attorney: **ROBIN S. HOLMES**, Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

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:

Arclash-CRT with its principal place of business 4275 County Line Road #20, Chalfont, PA 18914.

The name and address of the person owning or interested in said business is: Mikhail Golovkov, 4275 County Line Road, #20, Chalfont, PA.

The certificate was filed on or after June 21, 2014.

July 31

Buras Appraisal Company with its principal place of business 3711 Reedman Ave., Levittown, PA 19057.

The name and address of the person owning or interested in said business is: Tyler Buras, 3711 Reedman Ave., Levittown, PA.

The certificate was filed on or after June 17, 2014.

July 31

L Michelle Photography with its principal place of business 1109 Old Post Road, Perkasio, PA 18944.

The name and address of the person owning or interested in said business is: Lauren Michelle Gottshall, 1109 Old Post Road, Perkasio, PA.

The certificate was filed on or after June 13, 2014.

July 31

Foreign Corporation

BLACK BEAR LUBRICANTS, INC., a foreign business corporation incorporated under the laws of New York, where its principal office is located at 27-10 Hunters Point Avenue, Long Island City, New York 11101 has applied for a certificate of authority in Pennsylvania, where its registered office is located at 420 Imperial Court, Bensalem, PA 19020. The registered office of the corporation shall be deemed for venue and official publication purposes to be located in Bucks County.

Benjamin J. Antin, Solicitor

July 31

Trust Notice

Notice is hereby given that the settlor of the revocable trust set forth below has died, and no personal representative has been appointed for said decedent's estate. All persons having claims or demand against said decedent are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to the trustee or the trustee's attorney as named below:

Second Publication

REVOCABLE LIVING TRUST OF **CHARLOTTE M. WHITE.**

Late of Northampton Township, Bucks County, PA.

Trustee: **VICTORIA A. WHITE
ROBINSON** 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.