

## Sheriff's Sale

### *Third and Final Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, January 8, 2016 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 #2012-04562

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

TAX PARCEL #02-048-157.

PROPERTY ADDRESS: 2603 Woodsvie Drive, Bensalem, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HALINA GULL.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-03453

Jpmc Specialty Mortgage LLC f/k/a Wm Specialty Mortgage LLC v. James Walter Scott, III owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 6343 Craig Avenue, Bensalem, PA 19020-2525.

TAX PARCEL #02-053-028.

PROPERTY ADDRESS: 6343 Craig Avenue, Bensalem, PA 19020-2525.

JUDGMENT AMOUNT: \$191,263.52.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES WALTER SCOTT, III.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-03408

Newlands Asset Holding Trust Care of U.S. Bank Trust National Association v.

Stuart Lipschutz, Marta Lipschutz owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 2455 Greenland Court, Bensalem, PA 19020-2206.

TAX PARCEL #02-049-203.

PROPERTY ADDRESS: 2455 Greenland Court, Bensalem, PA 19020-2206.

JUDGMENT AMOUNT: \$158,093.05.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STUART LIPSCHUTZ, MARTA LIPSCHUTZ.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-04130

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

TAX PARCEL #02-097-006.

PROPERTY ADDRESS: 1724 Eagen Court, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MONICA M. RICHARDS, HARRY N. RICHARDS, THE UNITED STATES OF AMERICA.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-04522

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

TAX PARCEL #02-050-174.

PROPERTY ADDRESS: 6695 Mayflower Drive, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN KOZEL, REBECCA KOZEL.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-01241

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

TAX PARCEL #02-011-115.

PROPERTY ADDRESS: 3724 Delancy Drive,  
Bensalem, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD THOMAS LAWLOR, KNOWN SURVIVING HEIR OF REGINA LAWLOR a/k/a JEAN LAWLOR, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF REGINA LAWLOR a/k/a JEAN LAWLOR, DECEASED MORTGAGOR AND REAL OWNER, TIMOTHY J. LAWLOR, SR., KNOWN SURVIVING HEIR OF REGINA LAWLOR a/k/a JEAN LAWLOR, DECEASED MORTGAGOR AND REAL OWNER, DEBRA M. LAPERGOLA, KNOWN SURVIVING HEIR OF REGINA LAWLOR a/k/a JEAN LAWLOR, DECEASED MORTGAGOR AND REAL OWNER.**

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

DOCKET #2015-03559

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

TAX PARCEL #02-090-086.

PROPERTY ADDRESS: 3027 Hallowell Court, Bensalem, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN SURVIVING HEIRS OF EVELYN LAZAR.**

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

DOCKET #2015-05394

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

TAX PARCEL #02-050-133.

PROPERTY ADDRESS: 6682 Pickwick Court, Bensalem, PA 19020, **BENSALEM TOWNSHIP.**

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **COURTNEY KIRK, JAMES E. HOLMES.**

**LESLIE J. RASE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## BRISTOL BOROUGH

DOCKET #2009-12066

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the **BOROUGH OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #04-006-062.

PROPERTY ADDRESS: 816 Pine Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID SNYDER, JOANN SNYDER.**

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

DOCKET #2014-05757

Wells Fargo Financial Pennsylvania, Inc. v. William Hernandez owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 817 Pine Street, Bristol, PA 19007-3731.

TAX PARCEL #04-007-016.

PROPERTY ADDRESS: 817 Pine Street, Bristol, PA 19007-3731.

JUDGMENT AMOUNT: \$87,140.43.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM HERNANDEZ.**

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

DOCKET #2015-01216

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

TAX PARCEL #4-9-161.

PROPERTY ADDRESS: 209 Buckley Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **EMELINE BROWN.**

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

DOCKET #2015-02147

All that certain piece or parcel or Tract of land situate **BOROUGH OF BRISTOL**, Bucks

County, Pennsylvania, and being known as 326 Wood Street, Bristol, Pennsylvania 19007.

TAX PARCEL #04-019-055.

PROPERTY ADDRESS: 326 Wood Street, Bristol, Pennsylvania 19007.

JUDGMENT AMOUNT: \$115,066.56.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL JOSEPH NEY, ADMINISTRATOR OF THE ESTATE OF EDWARD V. MATTA, DECEASED MORTGAGOR AND REAL OWNER.**

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

DOCKET #2015-04802

Asset Management Holdings, LLC vs. William G. Kennedy and Michelle Lynn Kennedy, 242 Harrison Street, Bristol, PA 19007-4208, **BRISTOL BOROUGH.**

TAX PARCEL #04-028-142.

PROPERTY ADDRESS: 242 Harrison Street, Bristol, PA 19007-4208.

JUDGMENT AMOUNT: \$17,997.92 plus judgment interest at the legal rate from the date of entry of judgment.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM G. KENNEDY and MICHELLE LYNN KENNEDY.**

**RONALD J. DRESCHER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2015-05893

Tract A: **BRISTOL BOROUGH.**

TAX PARCEL #04-007-27.

PROPERTY ADDRESS: 847 Pine Street, Bristol, PA 19007.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM C. BROWN.**

**LESLIE J. RASE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**BRISTOL TOWNSHIP**

DOCKET #2009-04861

Deutsche Bank National Trust Company, as Trustee for The Certificate Holders of The

First Franklin Mortgage Loan Trust 2006-Ff8, Asset-Backed Certificates, Series 2006-Ff8 v. Chris Page owner(s) of property situate in the BUCKS County, Pennsylvania being 71 Huckleberry Lane, Levittown, PA 19055,

**BRISTOL TOWNSHIP.**

TAX PARCEL #05-048-245.

PROPERTY ADDRESS: 71 Huckleberry Lane, Levittown, PA 19055.

JUDGMENT AMOUNT: \$326,191.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRIS PAGE.**

**PHELAN HALLINAN**

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

DOCKET #2010-02922

Wells Fargo Bank, N.A. v. Kenneth Cottrel, in His Capacity as Heir of Ida Mae Cottrel, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ida Cottrel, Deceased owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 131 Stonybrook Drive a/k/a 131 Stonybrook Drive, Levittown, PA 19055-2207.

TAX PARCEL #05-072-196.

PROPERTY ADDRESS: 131 Stonybrook Drive a/k/a 131 Stonybrook Drive, Levittown, PA 19055-2207.

JUDGMENT AMOUNT: \$175,685.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KENNETH COTTREL, IN HIS CAPACITY AS HEIR OF IDA MAE COTTREL, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IDA COTTREL, DECEASED.**

**PHELAN HALLINAN**

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

DOCKET #2012-00257

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

TAX PARCEL #05-038-373.

PROPERTY ADDRESS: 11 Rolling Lane, Levittown, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **OTTO BROWN, MAUREEN BROWN.**

**TERRENCE J. McCABE**, Esquire

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

DOCKET #2012-03866

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements, situate, laying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #05-032-022.

PROPERTY ADDRESS: 19 Peppermint Road, Levittown, PA 19056.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES BERTRAN a/k/a JAMES M. BERTRAN, LETICIA TAYLOR.**

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

DOCKET #2012-05095

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

TAX PARCEL #05-032-048.

PROPERTY ADDRESS: 51 Margin Road, Levittown, PA 19056.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **APRIL HORWATT.**

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

DOCKET #2012-07673

ALL THAT CERTAIN LOT OF LAND SITUATE IN **BRISTOL TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 2606 Woodlawn Drive, Bristol, PA 19007.

TAX PARCEL #5-25-46.

PROPERTY ADDRESS: 2606 Woodlawn Drive, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **GAIL A. CARUSO.**

**MARK J. UDREN**, Esquire

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

DOCKET #2012-08633

JPMorgan Chase Bank, National Association v. Vincent Romeo owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1108 Tacoma Street, Bristol, PA 19007-3429.

TAX PARCEL #05-065-164.

PROPERTY ADDRESS: 1108 Tacoma Street, Bristol, PA 19007-3429.

JUDGMENT AMOUNT: \$136,347.78.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VINCENT ROMEO.**

**PHELAN HALLINAN**

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

DOCKET #2013-03588

U.S. Bank National Association, as Trustee for Mastr Asset Backed Securities Trust 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1 v. Debra J. Fusco owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, BUCKS County, Pennsylvania, being 37 Orchard Lane, Levittown, PA 19055-1528.

TAX PARCEL #05-043-178.

PROPERTY ADDRESS: 37 Orchard Lane, Levittown, PA 19055-1528.

JUDGMENT AMOUNT: \$151,064.74.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEBRA J. FUSCO.**

**PHELAN HALLINAN**

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

DOCKET #2013-05153

Newlands Asset Holding Trust v. Scott L. Davis a/k/a Scott Lee Davis owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 718 Fourth Ave., Croydon, PA 19021-6612.

TAX PARCEL #05-007-203-001.

PROPERTY ADDRESS: 718 Fourth Ave., Croydon, PA 19021-6612.

JUDGMENT AMOUNT: \$211,778.55.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **SCOTT L.  
DAVIS a/k/a SCOTT LEE DAVIS.**

**PHELAN HALLINAN**

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

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DOCKET #2014-01393

ALL THAT CERTAIN LOT OR PIECE OF  
GROUND WITH THE BUILDING AND  
IMPROVEMENTS THEREON ERECTED,  
SITUATE IN THE **TOWNSHIP OF  
BRISTOL**, COUNTY OF BUCKS, PA.

TAX PARCEL #05-026-275.

PROPERTY ADDRESS: 1003 Laings Avenue,  
Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOME.

SOLD AS THE PROPERTY OF: **JEREMY  
D. CHACON, AMY M. LUCAS.**

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

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DOCKET #2014-03054

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

TAX PARCEL #05-013-249.

PROPERTY ADDRESS: 201 Elm Avenue,  
Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT  
F. SCOTT, JR. AS EXECUTOR OF THE  
ESTATE OF ISABELLE M. SCOTT.**

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

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DOCKET #2014-03631

ALL THAT CERTAIN lots or pieces of land  
situate in the **TOWNSHIP OF BRISTOL**,  
County of Bucks and Commonwealth of  
Pennsylvania.

TAX PARCEL #05-026-377.

PROPERTY ADDRESS: 714 Newport Road,  
Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KIMBERLY  
EIS, SHMUEL EIS.**

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

DOCKET #2014-04041

ALL THAT CERTAIN lot, piece or parcel of  
land, with the buildings and improvements  
thereon erected, Situate, lying and being at  
Levittown, **BRISTOL TOWNSHIP**, Bucks  
County, Commonwealth of Pennsylvania,  
known and designated as Lot No. 7893  
on a certain map entitled 'Subdivision  
Map, Blue Ridge, Levittown, Section 45,  
situated in Bristol Township, Bucks County,  
Pennsylvania, owned by Levitt and Sons,  
Incorporated, dated July 1953, survey and  
map by C.A. Monroe, P.E. and L.S.', recorded  
on August 14, 1953, at Doylestown in the  
Office of the Recording of Deeds in and for  
the County of Bucks, in Plan Book 7, Page  
6, and which lot is more particularly bounded  
and described according to a survey thereof by  
C.A. Monroe, P.E. and L.S., dated February  
18, 1954.

Being known as 6 Butternut Road, Levittown,  
PA 19057.

Being the same property acquired by the  
Grantor pursuant to the provisions of the  
National Housing Act, as amended (12 USC  
1701 et seq.) and the Department of Housing  
and Urban Development Act (42 U.S.C.  
3531).

TAX PARCEL #05-036-157.

PROPERTY ADDRESS: 6 Butternut Road,  
Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **KIM A.  
MOYER, KARL J. BALDACCI.**

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

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DOCKET #2014-05337

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

TAX PARCEL #5-71-271.

PROPERTY ADDRESS: 71 Jonquil Lane,  
Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **KAREN  
SCHOENER.**

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

## DOCKET #2014-05700

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

TAX PARCEL #05-032-051.

PROPERTY ADDRESS: 41 Margin Road, Levittown, PA 19056.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES A. LABOR, TARA M. LABOR.**

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

and recorded in the Office of the Recorder of Deeds in and for the County of Bucks at Doylestown, Pennsylvania in Plan Book 300 page 7 as follows, to wit:

TAX PARCEL #05-054-025.

PROPERTY ADDRESS: 804 Logan Avenue, Croydon, PA 19021.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROGER B. DEGUZMAN a/k/a ROGER B. DeGUZMAN, DALIA DEGUZMAN a/k/a DALIA DeGUZMAN.**

**LESLIE J. RASE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2014-08185

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

TAX PARCEL #05-011-089.

PROPERTY ADDRESS: 710 Cedar Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD D. LEFTWICH, PATRICIA LEFTWICH.**

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

## DOCKET #2015-00810

ALL THAT CERTAIN LOT PIECE OR PARCEL OF LAND SITUATED IN LEVITTOWN, **BRISTOL TOWNSHIP**, COMMONWEALTH OF PENNSYLVANIA, DESIGNATED AS LOT NO. 3465-R ON A CERTAIN MAP ENTITLED "SUBDIVISION MAP, MILL CREEK FALLS," SECTION 51, OWNED BY LEVIT AND SONS INCORPORATED, DATED JANUARY 7, 1954, AT DOYLESTOWN IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF BUCKS, IN PLAN BOOK 7, PAGE 37.

TAX PARCEL #05-021-531.

PROPERTY ADDRESS: 31 Mintleaf Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **JOSEPH A. OBERLANDER, BARBARA E. OBERLANDER.**

**LAUREN B. KARL**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2014-08275

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

TAX PARCEL #5-25-82-1218.

PROPERTY ADDRESS: 221 Devon Way, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DOUGLAS G. POTTS.**

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

## DOCKET #2015-01401

ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATED IN THE **TOWNSHIP OF BRISTOL** located in the Township of Bristol, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL # 05-008-166.

PROPERTY ADDRESS: 517 Sycamore Avenue, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

## DOCKET #2014-08630

ALL THAT CERTAIN lot or piece of land, SITUATE in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, described according to a Subdivision Plan made for A.V. Construction Inc., by Joseph H. Mixner, Civil Engineer dated 10/1/1999, last revised 2/22/2000



SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS OF DOROTHY HOFFNER DECEASED, DOREEN HOFFNER SOLELY IN HER CAPACITY AS HEIR OF DOROTHY HOFFNER DECEASED.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-02055

ALL THAT CERTAIN OR PIECE OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE **TOWNSHIP OF BRISTOL**, IN THE COUNTY OF BUCKS, AND THE COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A "FINAL PLAN OF COMET CORPORATION," DATED OCTOBER 20, 1971, BY ARTHUR G. ANTHONY, P.E. AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AN FOR BUCKS COUNTY, AT DOYLESTOWN, PENNSYLVANIA, IN PLAN BOOK #97, PAGE 8, AS FOLLOWS, TO WIT:

TAX PARCEL #5-12-357-1.

PROPERTY ADDRESS: 1522 State Road, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PAUL FARISS, JUNE FARISS.**

**POWERS, KIRN & ASSOCIATES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-02507

Wells Fargo Bank, NA s/b/m to Wells Fargo Home Mortgage, Inc. v. Patricia E. Weis a/k/a Patricia Ellen Weis Wilkins, Tyrell D. Wilkins a/k/a Tyrell Duane Wilkins owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 50 Indian Creek Entry, Levittown, PA 19057-2746.

TAX PARCEL #05-033-528.

PROPERTY ADDRESS: 50 Indian Creek Entry, Levittown, PA 19057-2746.

JUDGMENT AMOUNT: \$128,612.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICIA E. WEIS a/k/a PATRICIA ELLEN WEIS**

**WILKINS, TYRELL D. WILKINS a/k/a TYRELL DUANE WILKINS.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-03659

All that certain lot, piece or parcel of land, with the building and Improvements thereon erected, situate, lying and being at Levittown, In the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, known and designated as Lot 1493-R on Subdivision Map of "Appletree Hill" Levittown, Section 26 filed In the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on 07/17/1953, In Plan Book 6 page 45, as follows to wit;

TAX PARCEL #05-039-484.

PROPERTY ADDRESS: 27 Ailanthus Lane, Levittown, PA 19055.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STANLEY C. GETZ, SANDRA A. GETZ.**

**LESLIE J. RASE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-04110

Wells Fargo Bank, N.A. v. James J. Pavlak, Tina M. Pavlak owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 16 Plumbridge Drive, Levittown, PA 19056-3512.

TAX PARCEL #05-021-300.

PROPERTY ADDRESS: 16 Plumbridge Drive, Levittown, PA 19056-3512.

JUDGMENT AMOUNT: \$212,443.69.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES J. PAVLAK, TINA M. PAVLAK.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-04177

Wells Fargo Bank, N.A. v. Patrick S. Moffit, Jr., Dawn M. Moffit owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 33 Copper Beech Lane, Levittown, PA 19055-1629.

TAX PARCEL #05-050-119.

PROPERTY ADDRESS: 33 Copper Beech Lane, Levittown, PA 19055-1629.

JUDGMENT AMOUNT: \$91,257.61.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICK S. MOFFIT, JR., DAWN M. MOFFIT.**

**PHELAN HALLINAN**

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

DOCKET #2015-04519

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

TAX PARCEL #5-26-3.

PROPERTY ADDRESS: 1211 Newport Road, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT W. MARION, JACKIE L. MARION.**

**ROBERT W. WILLIAMS**, Esquire

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

DOCKET #2015-04554

All That Certain situate in **BRISTOL TOWNSHIP** in Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #05-026-306.

PROPERTY ADDRESS: 907 Arthur Avenue, Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CATHERINE STINSON.**

**TERRENCE J. McCABE**, Esquire

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

DOCKET #2015-05127

ALL THAT CERTAIN piece, parcel or tract of land, known as Lot 71 as laid out on a Plan of "College Park Addition", Situate In the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, bounded and described according to a Survey and Plan by Tri-State Engineers and Land Surveyors, Inc., 530 Street Road, Southampton, PA.

TAX PARCEL #05-011-450-001.

PROPERTY ADDRESS: 705 Shadyside Avenue, Croydon, PA 19021.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID REVERE.**

**LESLIE J. RASE**, Esquire

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

DOCKET #2015-05664

Wells Fargo Bank, NA v. Antonio Ruiz Zamudio, Antonio Ruiz, Estela Ruiz owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 12 Maroon Road, Levittown, PA 19056-3605.

TAX PARCEL #05-021-358.

PROPERTY ADDRESS: 12 Maroon Road, Levittown, PA 19056-3605.

JUDGMENT AMOUNT: \$198,062.35.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANTONIO RUIZ ZAMUDIO, ANTONIO RUIZ, ESTELA RUIZ.**

**PHELAN HALLINAN**

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: A TWO STORY DWELLING APPROXIMATELY 24X106' WITH APPROX. 3 ROOM 2.5 BATH AND FULL BASEMENT.

SOLD AS THE PROPERTY OF: **ADRIANA MERINO a/k/a ADRIANA MERINO MASSACCESI a/k/a ADRIANA A. MERINO a/k/a ADRIANA A. MERINO MASSACCESI, GERARDO MASSACCESI.**

**RICHARD M. SQUIRE**, Esquire

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



## DOCKET #2014-03265

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN DOYLESTOWN IN THE **TOWNSHIP OF BUCKINGHAM**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #06-063-117.

PROPERTY ADDRESS: 4173 Sir Andrew Court, Doylestown, PA 18902.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **STEPHANIE SHAAT, AHMED SHAAT.**

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

**DOYLESTOWN TOWNSHIP**

## DOCKET #2015-03270

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

TAX PARCEL #09-030-084.

PROPERTY ADDRESS: 73 Constitution Avenue, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **KAREN S. DOLLAR.**

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

## DOCKET #2015-04109

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

TAX PARCEL #12-024-006.

PROPERTY ADDRESS: 1341 Willow Drive, Perkasio, PA 18944.

IMPROVEMENTS: A DETACHED, TWO STORY SINGLE FAMILY RESIDENTIAL DWELLING APPROXIMATELY 81X158' WITH APPROX. 4 BEDROOMS AND 2.5 BATHS.

SOLD AS THE PROPERTY OF: **ANGEL R. BRECHBILL a/k/a ANGEL BRECHBILL, JASON T. BRECHBILL a/k/a JASON BRECHBILL.**

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

## DOCKET #2015-04608

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

TAX PARCEL #9-20-119.

PROPERTY ADDRESS: 801 Eagle Lane, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD A. ROSEN, LINDA D. ROSEN.**

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

**FALLS TOWNSHIP**

## DOCKET #2009-09030

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

TAX PARCEL #13-002-164.

PROPERTY ADDRESS: 229 Wyandotte Road, Fairless Hills, PA 19030.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRIAN PIUMA, NIKKI PIUMA.**

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

## DOCKET #2014-06529

Wilmington Trust National Association, as Successor Trustee to Citibank, N.A., as Trustee for The Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-He2 v. Hazen Schulz, Maureen Schulz owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 408 South Queen Anne Drive, Fairless Hills, PA 19030-3007.

TAX PARCEL #13-015-252.

PROPERTY ADDRESS: 408 South Queen Anne Drive, Fairless Hills, PA 19030-3007.

JUDGMENT AMOUNT: \$257,084.67.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HAZEN SCHULZ, MAUREEN SCHULZ.**

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

## DOCKET #2015-04903

ALL THAT CERTAIN LOT OR PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE LYING AND BEING AT LEVITTOWN, **FALLS TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA, KNOWN AND DESIGNATED AS LOT #3591 ON A CERTAIN MAP ENTITLED SUBDIVISION MAP OF THORNBRIDGE, LEVITTOWN, SECTION 17, SITUATED IN FALLS TOWNSHIP DATED AUGUST 1952 SURVEY AND MAP BY C.A. MONROE, P.E. & L.S. RECORDED ON OCTOBER 20, 1952 AT DOYLESTOWN IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF BUCKS IN PLAN BOOK 5 PAGE 50 AND WHICH LOTS IS MORE PARTICULARLY BOUNDED AND DESCRIBED ACCORDING TO A SURVEY THEREOF BY C.A. MONROE, P.E. & L.S. DATED JANUARY 9, 1953.

TAX PARCEL #13-023-221.

PROPERTY ADDRESS: 56 Tapered Oak Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **EDWARD D. THOMPSON.**

**LAUREN B. KARL**, Esquire

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

## DOCKET #2015-05071

Wells Fargo Bank, NA v. Dawn Robinson, Raymond Robinson owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 57 Bald Cypress Lane, Levittown, PA 19054-2801.

TAX PARCEL #13-022-366.

PROPERTY ADDRESS: 57 Bald Cypress Lane, Levittown, PA 19054-2801.

JUDGMENT AMOUNT: \$259,746.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAWN ROBINSON, RAYMOND ROBINSON.**

**PHELAN HALLINAN**

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

## DOCKET #2015-05400

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R8 v. Richard T. Urban, Lisa

A. Urban owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 310 Austin Drive, Fairless Hills, PA 19030-2217.

TAX PARCEL #13-004-280.

PROPERTY ADDRESS: 310 Austin Drive, Fairless Hills, PA 19030-2217.

JUDGMENT AMOUNT: \$163,449.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD T. URBAN, LISA A. URBAN.**

**PHELAN HALLINAN**

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

## DOCKET #2015-05457

Lsf9 Master Participation Trust v. Lorraine Krebs a/k/a Lorraine Stevenson, Douglas G. Stevenson a/k/a Douglas Stevenson owner(s) of property situate in the BUCKS County, Pennsylvania, being 15 Tapered Oak Lane, Levittown, PA 19054-2223, **FALLS TOWNSHIP.**

TAX PARCEL #13-023-184.

PROPERTY ADDRESS: 15 Tapered Oak Lane, Levittown, PA 19054-2223.

JUDGMENT AMOUNT: \$266,509.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LORRAINE KREBS a/k/a LORRAINE STEVENSON, DOUGLAS G. STEVENSON a/k/a DOUGLAS STEVENSON.**

**PHELAN HALLINAN**

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

**HAYCOCK TOWNSHIP**

## DOCKET #2014-01146

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

TAX PARCEL #14-5-2-6.

PROPERTY ADDRESS: 1307 Woodcock Lane, Kintnersville, PA 18930.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **DELFINA CABALLERO, ISAURO GUZMAN.**

**MARK J. UDREN**, Esquire

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

**HILLTOWN TOWNSHIP**

DOCKET #2014-05976

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

TAX PARCEL #15-034-021.

PROPERTY ADDRESS: 1820 Hilltown Pike, Hilltown, PA 18927.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CAROLINE H. BARANOWSKI, GREGORY A. ORTMAN**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-07876

ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF HILLTOWN**, County of Bucks and Commonwealth of Pennsylvania, bounded and described as follows, to wit.

PROPERTY OF: Roger K. Carman a/k/a Roger Carman.

ALL of the right, title, interest and claim of: Roger K. Carman a/k/a Roger Carman of in and to: 607 Schwenkmill Road, Perkasio.

TAX PARCEL #15-017-040.

PROPERTY ADDRESS: 607 Schwenkmill Road, Perkasio.

JUDGMENT AMOUNT: \$337,972.18.

IMPROVEMENTS: RESIDENTIAL

RANCH AND RESIDENTIAL VACANT

RESIDENTIAL 1/2 ACRE- 1 ACRE.

SOLD AS THE PROPERTY OF: **ROGER K. CARMAN a/k/a ROGER CARMAN.**

**RICHARD J. NALBANDIAN, III**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**LOWER MAKEFIELD TOWNSHIP**

DOCKET #2014-07704

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

TAX PARCEL #20-045-034.

PROPERTY ADDRESS: 557 Scattergood Court, Morrisville, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JUDI GIDNER.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-04376

Wells Fargo Bank, N.A. v. Jane A. Cregan, Michael Cregan owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 123 Knights Bridge Drive a/k/a 123 Knightsbridge Drive, Yardley, PA 19067-6022.

TAX PARCEL #20-062-005.

PROPERTY ADDRESS: 123 Knights Bridge Drive a/k/a 123 Knightsbridge Drive, Yardley, PA 19067-6022.

JUDGMENT AMOUNT: \$61,814.50.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JANE A. CREGAN, MICHAEL CREGAN.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2015-05120

Wells Fargo Bank, N.A. v. Edward F. Kelly, Jr. owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 115 Waycross Ave. a/k/a 115 Waycross Avenue a/k/a 115 Waycross St., Feasterville Trevose, PA 19053-5966.

TAX PARCEL #21-002-090.

PROPERTY ADDRESS: 115 Waycross Ave. a/k/a 115 Waycross Avenue a/k/a 115 Waycross St., Feasterville Trevose, PA 19053-5966.

JUDGMENT AMOUNT: \$259,997.22.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EDWARD F. KELLY, JR.**

**PHELAH HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**MIDDLETOWN TOWNSHIP**

DOCKET #2012-05900

Deutsche Bank Trust Company Americas as Trustee, Series 2006-QS17 v. Frank J.

Engelmann, Elaine P. Engelmann owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania being 81 Curry Hill Road, Levittown, PA 19057-1722.

TAX PARCEL #22-62-80.

PROPERTY ADDRESS: 81 Curry Hill Road, Levittown, PA 19057-1722.

JUDGMENT AMOUNT: \$225,483.03.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRANK J. ENGELMANN, ELAINE P. ENGELMANN.**

**PHELAN HALLINAN**

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

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DOCKET #2012-07842

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

ALL THAT CERTAIN Lot or piece of land, with the buildings and improvements thereon erected, Situate in the Township of Middletown, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a "Subdivision Map of Forsythia Gate," Section 74, made by C.A. Monroe, P.E. & L.S., in and for the County of Bucks, at Doylestown, Pa. in Plan Book 14 page 34, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Falcon Road (50 feet wide) at the Northeasterly corner of Lot NO. 856-C on said Plan; thence extending from said beginning point along the arc of a circle, curving to the left, having a radius of 300 feet and the arc distance of 91 feet to a point; thence extending along the Southeasterly line of Lot NO. 854-C on said plan, North 83 degrees 56 minutes 58 seconds East 138.22 feet to a point; thence extending along the Northeasterly line of Lot NO. 863-C on said plan, South 11 degrees 47 minutes 16 seconds East 58.04 feet to a point; thence extending along the Southeasterly line of Lot No. 862-C on said plan, South 21 degrees 38 minutes 33 seconds West 78.79 feet to a point; thence extending along the Northeasterly line of Lot NO. 856-C on said plan, North 78 degrees 40 minutes 15 seconds

West 126.90 feet to the first mentioned point and place of beginning.

BEING Lot No. 855-C on the above mentioned Plan.

BEING more fully described in a Deed dated January 20, 2010, among the land records of the County and State set forth above, as Instrument Number 2010035984.

TAX PARCEL #22-050-420.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **TYRONDA MAJORS, DWAYNE MAJORS.**

**KIMBERLY A. BONNER**, Esquire

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

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DOCKET #2013-01449

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania and being known as 112 Heartwood Road, Levittown, Pennsylvania 19056-1106.

TAX PARCEL #22-47-59.

PROPERTY ADDRESS: 112 Heartwood Road, Levittown, Pennsylvania 19056-1106.

JUDGMENT AMOUNT: \$51,540.58.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANNY J. GREEN.**

**TERRENCE J. McCABE**, Esquire

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

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DOCKET #2014-05279

Bank of America, N.A. v. Joseph M. Cummings owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania being 35 Crystal Place, Levittown, PA 19057-1413.

TAX PARCEL #22-055-102.

PROPERTY ADDRESS: 35 Crystal Place, Levittown, PA 19057-1413.

JUDGMENT AMOUNT: \$255,075.16.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH M. CUMMINGS.**

**PHELAN HALLINAN**

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

## DOCKET #2015-01644

OCWEN Loan Servicing, LLC v. Sharon M. Marseglia owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania being 48 Tanglewood Drive, Langhorne, PA 19047-5729.

TAX PARCEL #22-058-055.

PROPERTY ADDRESS: 48 Tanglewood Drive, Langhorne, PA 19047-5729.

JUDGMENT AMOUNT: \$167,906.53.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHARON M. MARSEGLIA.**

**PHELAN HALLINAN**

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

## DOCKET #2015-05119

Wells Fargo Bank, N.A. v. John M. Lackey, Nicole E. Lackey owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 473 Forrest Avenue, Langhorne, PA 19047-2040.

TAX PARCEL #22-009-030-001.

PROPERTY ADDRESS: 473 Forrest Avenue, Langhorne, PA 19047-2040.

JUDGMENT AMOUNT: \$276,468.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN M. LACKEY, NICOLE E. LACKEY.**

**PHELAN HALLINAN**

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

**MORRISVILLE BOROUGH**

## DOCKET #2011-01606

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 February 9, 2009, among the land records of the County and State set forth above, in Deed Volume 6050, Page 922.

TAX PARCEL #24-004-677.

PROPERTY ADDRESS: 622 Barclay Ave., Morrisville, PA 19067.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JAMES WILLIAMS.**

**KIMBERLY A. BONNER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**NEW BRITAIN BOROUGH**

## DOCKET #2013-06989

JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation s/b/m to Chase Mortgage Company v. Dennis H. Grasmeder, Amy K. Courchain owner(s) of property situate in the **NEW BRITAIN BOROUGH**, BUCKS County, Pennsylvania being 66 Vine Street, New Britain, PA 18901-5252.

TAX PARCEL #25-006-028.

PROPERTY ADDRESS: 66 Vine Street, New Britain, PA 18901-5252.

JUDGMENT AMOUNT: \$121,281.42.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DENNIS H. GRASMEDER, AMY K. COURCHAIN.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2014-02232

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

TAX PARCEL #25-7-50.

PROPERTY ADDRESS: 76 Cedar Drive, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **AMY D. SCHUMACHER, GLENN J. SCHUMACHER.**

**MARK J. UDREN**, Esquire

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

**NEWTOWN TOWNSHIP**

## DOCKET #2012-05761

ALL THOSE CERTAIN lots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the **TOWNSHIP OF NEWTOWN**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #29-023-102.

PROPERTY ADDRESS: 175 Crittenden Drive, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **GERALD W. GIBBS, CARRIE A. GIBBS.**

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

DOCKET #2013-05589

Deutsche Bank Trust Company Americas  
as Trustee for Rali 2007-QS4 v. Charles J.  
Thompson owner(s) of property situate in  
**NEWTOWN TOWNSHIP**, BUCKS County,  
Pennsylvania, being 62 King Charles Lane,  
Newtown, PA 18940-2312.

TAX PARCEL #29-035-034.

PROPERTY ADDRESS: 62 King Charles  
Lane, Newtown, PA 18940-2312.

JUDGMENT AMOUNT: \$261,175.35.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES J. THOMPSON.**

**PHELAN HALLINAN**

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

DOCKET #2014-08491

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

TAX PARCEL #29-040-004.

PROPERTY ADDRESS: 4 Spruce Court,  
Newtown, PA 18940.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NATALY  
KONDRATUK.**

**MICHAEL T. McKEEVER**, Esquire

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

#### **NORTHAMPTON TOWNSHIP**

DOCKET #2014-05935

Wells Fargo Financial Pennsylvania, Inc.  
v. Dorothy G. Beverley a/k/a Dorothy G.  
Beverly owner(s) of property situate in the  
**NORTHAMPTON TOWNSHIP**, BUCKS  
County, Pennsylvania being 7 Charlotte  
Drive, Churchville, PA 18966-1301.

TAX PARCEL #31-016-195.

PROPERTY ADDRESS: 7 Charlotte Drive,  
Churchville, PA 18966-1301.

JUDGMENT AMOUNT: \$572,566.00.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **DOROTHY  
G. BEVERLEY a/k/a DOROTHY G.  
BEVERLY.**

**PHELAN HALLINAN**

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

DOCKET #2015-01580

ALL THAT CERTAIN lot or piece of ground  
situate in **NORTHAMPTON TOWNSHIP**,  
County of Bucks, Pennsylvania, described  
according to a Survey and Plan made of  
Churchville Manor by Edward Pickering,  
3rd, of Pickering, Corts and Summerson,  
Civil Engineers and Surveyors, Langhorne,  
Pennsylvania, on July 22, 1955, as follows,  
to wit:

TAX PARCEL #31-016-041.

PROPERTY ADDRESS: 835 Bristol Road  
f/k/a 12 Bristol Road, Churchville, PA 18966.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **FRED W.  
BRUESTLE, RUTH A. BRUESTLE.**

**LESLIE J. RASE**, Esquire

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

DOCKET #2015-05746

ALL THAT CERTAIN lot or piece of  
ground, situate in the **TOWNSHIP OF  
NORTHAMPTON**, County of Bucks,  
Commonwealth of Pennsylvania, bounded  
and described according to a Final Major  
Subdivision Plan of "Hidden Cove Estates"  
made by Andersen Engineering Associates,  
dated 4/1/86 last revised 9/19/86 and recorded  
9/30/86 in Plan Book 235 page 47 as follows,  
to wit:

TAX PARCEL #31-022-061.

PROPERTY ADDRESS: 95 Hidden Cove  
Drive, Southampton, PA 18966.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **MAKSIM  
LIBERMAN, VICTORIA ROSSIHIINA.**

**LESLIE J. RASE**, Esquire

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



**PERKASIE BOROUGH**

DOCKET #2013-03742

BAYVIEW LOAN SERVICING, LLC v. Vickie Diane Smith, Beverly Smith a/k/a Beverly R. Smith, James H. Smith a/k/a James Smith owner(s) of property situate in the **PERKASIE BOROUGH**, BUCKS County, Pennsylvania being 411 Race Street, Perkasio, PA 18944-1442.

TAX PARCEL #33-005-627.

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

JUDGMENT AMOUNT: \$178,044.19.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**

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

DOCKET #2015-05185

Wells Fargo Bank, NA v. Thomas J. Grant, Stacey G. Grant owner(s) of property situate in the **PERKASIE BOROUGH**, BUCKS County, Pennsylvania being 416 South 5th Street a/k/a 416 South Fifth Street, Perkasio, PA 18944-1002.

TAX PARCEL #33-004-059.

PROPERTY ADDRESS: 416 South 5th Street a/k/a 416 South Fifth Street, Perkasio, PA 18944-1002.

JUDGMENT AMOUNT: \$287,217.45.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS J. GRANT, STACEY G. GRANT.**

**PHELAN HALLINAN**

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

**PLUMSTEAD TOWNSHIP**

DOCKET #2015-05403

Wells Fargo Bank, NA v. Michelle L. Urban, Francis R. Urban owner(s) of property situate in the **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania being 3784 William Daves Road Unit #7, Doylestown, PA 18902-9734.

TAX PARCEL #34-008-451.

PROPERTY ADDRESS: 3784 William Daves Road Unit #7, Doylestown, PA 18902-9734.

JUDGMENT AMOUNT: \$274,204.76.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHELLE L. URBAN, FRANCIS R. URBAN.**

**PHELAN HALLINAN**

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

**QUAKERTOWN BOROUGH**

DOCKET #2015-00583

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

TAX PARCEL #35-6-50-6.

PROPERTY ADDRESS: 4 Congress Court, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LINDA M. McKEEVER.**

**ROBERT W. WILLIAMS**, Esquire

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

DOCKET #2015-00622

Wells Fargo Bank, NA v. Leonard W. Spearing, Leonard M. Spearing owner(s) of property situate in the **QUAKERTOWN BOROUGH**, BUCKS County, Pennsylvania being 61 Braithwaite Lane, Quakertown, PA 18951-1004.

TAX PARCEL #35-002-252.

PROPERTY ADDRESS: 61 Braithwaite Lane, Quakertown, PA 18951-1004.

JUDGMENT AMOUNT: \$123,327.97.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LEONARD W. SPEARING, LEONARD M. SPEARING.**

**PHELAN HALLINAN**

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

**RICHLAND TOWNSHIP**

DOCKET #2014-06053

Matrix Financial Services Corporation v. Troy A. Fratrik owner(s) of property situate in the **RICHLAND TOWNSHIP**, BUCKS County, Pennsylvania being 1475 California Road, Quakertown, PA 18951-4525.

TAX PARCEL #36-009-154.

PROPERTY ADDRESS: 1475 California Road, Quakertown, PA 18951-4525.

JUDGMENT AMOUNT: \$183,379.76.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TROY A. FRATRIK.**

**PHELAN HALLINAN**

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

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DOCKET #2015-03504

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

TAX PARCEL #36-005-042.

PROPERTY ADDRESS: 223 Reservoir Road, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARINA PEREZ.**

**MICHAEL T. McKEEVER**, Esquire

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

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#### **RICHLANDTOWN BOROUGH**

DOCKET #2013-09580

U.S. Bank N.A., as Legal Title Trustee, etc.  
vs. Dedre J. Stein.

TAX PARCEL #37-001-126.

PROPERTY ADDRESS: 101 South Linda Court, Richlandtown, PA 18955.

JUDGMENT AMOUNT: \$134,107.45.

IMPROVEMENTS: TWO (2) STORY TOWNHOUSE WITH THREE (3) BEDROOMS, 1-1/2 BATHS; APPROX. 1690 SQ. FEET TOTAL LIVING SPACE.

SOLD AS THE PROPERTY OF: **DEDRE J. STEIN.**

**EMMANUEL J. ARGENTIERI**, Esquire

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

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#### **SPRINGFIELD TOWNSHIP**

DOCKET #2015-02523

ALL THAT CERTAIN lot or piece of ground situate and lying in the **TOWNSHIP OF SPRINGFIELD**, County of Bucks and

Commonwealth of Pennsylvania, being known as Lot No. 97 as shown on Final Plan of Springfield Trace II as prepared by F. Richard Urwiler Registered Surveyors by plan dated 10/11/1973 and being recorded in the Office for the Recorder of Deeds for Bucks County in Plan Book 119 page 21 A.

TAX PARCEL #42-009-090-005.

PROPERTY ADDRESS: 2265 Chestnut Road, Coopersburg, PA 18036.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN ROTZ, HEIDI ROTZ.**

**MARTHA E. VON ROSENSTIEL**, Esquire

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

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#### **TELFORD BOROUGH**

DOCKET #2012-03479

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

TAX PARCEL #43-002-181.

PROPERTY ADDRESS: 201 Village Green Lane, Telford, PA 18969.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **TYRONE POMPEI, EILEEN POMPEI.**

**ANDREW J. MARLEY**, Esquire

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

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#### **UPPER MAKEFIELD TOWNSHIP**

DOCKET #2012-04555

ALL THAT CERTAIN lot or piece of land, SITUATE in the **TOWNSHIP OF UPPER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania, described according to Major Subdivision Plan, Quail Ridge, made by Czop/Spector, Inc., Consulting Engineers & Surveyors, dated 04/15/1991, last revised 06/15/1995 and recorded at Doylestown, Bucks County, PA in Plan Book 282 page 58 as follows, to wit:

TAX PARCEL #47-004-083-001.

PROPERTY ADDRESS: 1 Bryce Lane, Newtown, PA 18940.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN T. VANNI, BERNICE M. VANNI.**  
**LESLIE J. RASE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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**WARMINSTER TOWNSHIP**

DOCKET #2009-09680

All That Certain situate in **WARMINSTER TOWNSHIP** in Bucks County, Commonwealth of Pennsylvania.  
 TAX PARCEL #49-042-011.  
 PROPERTY ADDRESS: 1018 Mearns Road, Warminster, Pennsylvania 18974.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH BURKE, HELEN BURKE a/k/a HELEN MARIE BURKE.**  
**TERRENCE J. McCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2012-08561

Green Tree Servicing LLC v. MICHELE J. BERKELBACH a/k/a MICHELE BERKELBACH a/k/a MICHELLE BERKELBACH a/k/a MICHELLE BERKELBACK, Individually and in her capacity as Heir of the Estate of MARK BERKELBACH a/k/a MARK BERKELBACK, MICHAEL BERKELBACH, in his capacity as Heir of the Estate of MARK BERKELBACH a/k/a MARK BERKELBACK, GEORGE W. BERKELBACH, III, in his capacity as Administrator of the Estate of MARK BERKELBACH a/k/a MARK BERKELBACK, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK BERKELBACH a/k/a MARK BERKELBACK, DECEASED owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, BUCKS County, Pennsylvania being 134 South Norristown Road, Warminster, PA 18974-4004.

TAX PARCEL #49-006-174.

PROPERTY ADDRESS: 134 South Norristown Road, Warminster, PA 18974-4004.

JUDGMENT AMOUNT: \$142,147.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHELE J. BERKELBACH a/k/a MICHELE BERKELBACH a/k/a MICHELLE BERKELBACH a/k/a MICHELLE BERKELBACK**, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF THE ESTATE OF MARK BERKELBACH a/k/a MARK BERKELBACK, MICHAEL BERKELBACH, IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARK BERKELBACH a/k/a MARK BERKELBACK, GEORGE W. BERKELBACH, III, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF MARK BERKELBACH a/k/a MARK BERKELBACK, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK BERKELBACH a/k/a MARK BERKELBACK, DECEASED.

**PHELAN HALLINAN**

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

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DOCKET #2014-06198

OCWEN Loan Servicing, LLC v. Constantino Buonopane, Maria Ferraguti, Filomena Valdetarro, Marisa Rosati owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania being 597 9th Avenue, Warminster, PA 18974-4476.

TAX PARCEL #49-015-019.

PROPERTY ADDRESS: 597 9th Avenue, Warminster, PA 18974-4476.

JUDGMENT AMOUNT: \$74,311.82.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CONSTANTINO BUONOPANE, MARIA FERRAGUTI, FILOMENA VALDETTARO, MARISA ROSATI.**

**PHELAN HALLINAN**

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

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DOCKET #2015-04854

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

TAX PARCEL #49-003-072.

PROPERTY ADDRESS: 368 Acorn Drive, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **BRIAN DOUGHERTY a/k/a BRIAN M. DOUGHERTY, KELLY DOUGHERTY.**

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

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**WARRINGTON TOWNSHIP**

DOCKET #2014-01607

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

All that certain unit in the property known, named and identified as Penns Wood Condominium Situate in Warrington Township, Bucks County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act by the Recording in the Recorder of Deeds Office of Bucks County of a Declaration of Condominium, dated 9/19/1997 and recorded in Land Record Book 1467 page 979, Amendment thereto recorded in Land Record Book 1627 page 1494 and the plats and plans attached thereto as exhibits.

Being designated thereon as Unit 91.

BEING more fully described in a Deed dated October 21, 2008 among the land records of the County and State set forth above, in Deed Volume 5946, Page 1990.

TAX PARCEL #50-32-52-91.

PROPERTY ADDRESS: 5015 Brookwood Court, Warrington, PA 18976.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DIANE C. TROYAN a/k/a DIANE TROYAN, CHRISTOPHER F. CURRAN a/k/a CHRISTOPHER CURRAN.**

**KIMBERLY A. BONNER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2015-05434

Wells Fargo Bank, NA v. Heather M. Minnich a/k/a H. M. Minnich owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania being 1203 Suzann Drive, Warrington, PA 18976-1836.  
TAX PARCEL #50-025-127.

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

JUDGMENT AMOUNT: \$162,609.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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**WARWICK TOWNSHIP**

DOCKET #2014-07734

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

TAX PARCEL #51-014-353.

PROPERTY ADDRESS: 1542 Tarleton Place, Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DEBBIE J. ERWIN.**

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

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DOCKET #2015-05039

Wells Fargo Bank, N.A. v. Maryann L. Finkel owner(s) of property situate in the **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania being 1487 Sweetbriar Drive, Jamison, PA 18929-1651.

TAX PARCEL #51-027-244.

PROPERTY ADDRESS: 1487 Sweetbriar Drive, Jamison, PA 18929-1651.

JUDGMENT AMOUNT: \$254,755.04.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARYANN L. FINKEL.**

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

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**WEST ROCKHILL TOWNSHIP**

DOCKET #2015-05024

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **TOWNSHIP OF WEST ROCKHILL**, Bucks County and State of Pennsylvania, known as 18 Almont Road, bounded and described as follows, to wit:

TAX PARCEL #52-12-16-1.

PROPERTY ADDRESS: 18 ALMONT ROAD, SELLERSVILLE, PENNSYLVANIA 18960-1502.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **BRUCE D. RICHMAN.**

**JEFFREY G. TRAUGER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**YARDLEY BOROUGH**

DOCKET #2015-05462

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

TAX PARCEL #54-009-038.

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

JUDGMENT AMOUNT: \$490,300.05.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**

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

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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 EDWARD J. DONNELLY, Sheriff, Doylestown, Pennsylvania.

Dec. 17, 24, 31

## Change of Name

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2015-07761

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 **KARA NICOLE CLARK** to **ANTHONY NICHOLAS CLARK**.

The Court has fixed the 21<sup>st</sup> day of January, 2016 at 9:30 A.M. in Courtroom No. 430, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Dec. 31

## Charter Application

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **Hartsville Realty Property Management, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

**Salvo Rogers & Elinski**, Solicitors  
510 Township Line Rd.  
Ste. 150  
Blue Bell, PA 19422

Dec. 31

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.

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

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

Dec. 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.

The name of the corporation is **New Beginnings Preschool, Inc.**

The Articles of Incorporation (filing date) December 7, 2015.

The purpose or purposes for which it was organized are as follows: Preschool learning environment, in association with Bucks County Community Church.

**D. Keith Brown**, Solicitor  
Stuckert and Yates  
Two North State Street  
P.O. Box 70  
Newtown, PA 18940

Dec. 31

## 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 **January 4, 2016**, in Courtroom #260 on the second floor of the JUSTICE CENTER, DOYLESTOWN, PA.

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



**EDITH FLINCHBAUGH** – Sherri Lee Stearns, Executrix

**JOHN J. FUSARO** – Maria M. Fusaro a/k/a Tracy Maria Fusaro

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

Dec. 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*

**ALTABEF, MICHAEL E.**, dec'd.

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

Administratrix C.T.A.: **GRETCHEN ALTABEF** c/o William J. Benz, Esquire, 307 Lakeside Dr., Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, William J. Benz Law Offices, 307 Lakeside Dr., Southampton, PA 18966.

**DEETZ, DONALD** a/k/a **DONALD H. DEETZ**, dec'd.

Late of the Township of West Rockhill, Bucks County, PA.

Executors: **KEVIN DEETZ** a/k/a **KEVIN D. DEETZ** and **DONNA M. HESSE** c/o Susan E. Piette, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

Attorney: **SUSAN E. PIETTE**, Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C., 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

**JESTER, VIOLET B.**, dec'd.

Late of Washington Crossing, Bucks County, PA.

Executors: **JACLYN V. POLIN**, 1659 Wrightstown Rd., Newtown, PA 18940 and **MITCHELL BRALYNSKI**, 8 Stafford Pl., Yardley, PA 19067.

**KELLER, ROBERT**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **ANNETTE KELLER**, 4803 Oxford Court, Bensalem, PA 19020.

**LEAR, EUGENE K.**, dec'd.

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

Executor: **THOMAS T. LEAR**, 416 Greenwich Court, New Hope, PA 18938.

Attorney: **BRIAN R. KEYES**.

**McNEILL, IAN**, dec'd.

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

Executors: **JOHN M. DILLON** and **W. PAUL McCARTEN** c/o D. Rodman Eastburn, Esquire, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

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

**McNEILL, L. JANE** a/k/a **LYNDA JANE McNEILL**, dec'd.

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

Executors: **JOHN M. DILLON** and **W. PAUL McCARTEN** c/o D. Rodman Eastburn, Esquire, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

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

**MERKL, MARIE**, dec'd.

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

Executrix: **SUSAN SCHUTZ HARTMAN** c/o George P. O'Connell, Esquire, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

Attorney: **GEORGE P. O'CONNELL**, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

**RISS, JAMES ROBERT** a/k/a **BUZZY**, dec'd.

Late of Newtown, Upper Makefield, Bucks County, PA.

Executor: **JAMES SCOTT RISS**, 1209 Eagle Road, Newtown, PA 18940.

**SKILLIDGE, MARGUERITE V. a/k/a MARGUERITE VIRGINIA SKILLIDGE**, dec'd.

Late of the Borough of New Hope, Bucks County, PA.

Executrix: Margaret J. Hart, 44 N. Sугan Road, Apt. 118, New Hope, PA 18938.

Attorney: **BRIAN R. KEYES**.

**SWENSON, EARL LEWIS**, dec'd.

Late of Perkasio, Bucks County, PA.

Executors: **ALICE S. KIDD**, 1685 Old Plains Road, Pennsburg, PA 18073 and **JEFFREY L. BRYAN**, 2130 Bedminster Road, Perkasio, PA 18944.

### *Second Publication*

**ASCHENBACH, CHARLES W., JR. a/k/a SQUEEK**, dec'd.

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

Executrix: **CAROL ANNE CIPPARTINO**, 203 Front St., Feasterville, PA 19053-6416.

**BEISEL, FREDERICK A., JR. a/k/a FREDERICK ARLINGTON BEISEL, JR.**, dec'd.

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

Executrix: **WENDY L. KANE** c/o Robert A. Cohen, Esquire, 717 Constitution Dr., Ste. 201, Exton, PA 19341.

Attorney: **ROBERT A. COHEN**, Riley Riper Hollin & Colagrecio, 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341.

**BERNSTEIN, CHARLES WILLIAM**, dec'd.

Late of Rockhill Township, Bucks County, PA.

Executor: **WILLIAM SCOTT BERNSTEIN** c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.

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

**BEST, ANNE a/k/a ANNE HELEN BEST and ANNE H. BEST**, dec'd.

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

Executrix: **NANCY SZAMBORSKI**, 115 Marie Dr., Richboro, PA 18954.

**BLAIR, MARY T.**, dec'd.

Late of Newtown Twp., Bucks County, PA.

Co-Executors: **JOSEPH H. BLAIR**, 370 Wexley Drive, Newtown, PA 18940 and **MARIE C. BOND**, 54 Cardinal Road, Levittown, PA 19057.

**COLE, ROBERT CARLTON**, dec'd.

Late of Yardley Borough, Bucks County, PA.

Executrix: **NANCY K. COLE** c/o Robin S. Holmes, Esquire, Law Office of Robin S. Holmes, 53 S. Main Street, P.O. Box 167, Yardley, PA 19067.

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

**COMLY, ROGER H. a/k/a ROGER COMLY**, dec'd.

Late of Southampton Township, Bucks County, PA.

Executor: **WAYNE N. CORDES** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

**DYNER, NORMAN S.**, dec'd.

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

Executrix: **SHERYL DYNER** c/o Susan E. Piette, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

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

**EAST, SPURGEON L. a/k/a SPURGEON LEROY EAST**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **MICHELE EAST-VENEGAR**, 756 Henry Ave., Warminster, PA 18974.

**EMMERSON, HENRY, III a/k/a HANK EMMERSON**, dec'd.

Late of Dublin, Bucks County, PA.

Executor: **EDWARD STEVENS**, 4495 Burnt House Hill Rd., Doylestown, PA 18902.

**FAUST, EVA D.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Administratrix d.b.n.c.t.a.: **JEANETTE HAMILTON**, 47 Greenbrook Drive, Levittown, PA 19053.

**GERHARD, CURTIS W.,** dec'd.

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

Executrix: **DIANE L. DARLING** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

**HART, JOHN H.** a/k/a **JOHN HENRY HART**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **LAURA M. KORMAN**, 360 Harrow Lane, Blue Bell, PA 19422.

**HEIERLING, RICHARD G.,** dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **ERIC PERSSON** c/o Karen M. Quinn, Esquire, Three Friends Lane, 2nd Floor, Newtown, PA 18940.

Attorney: **KAREN M. QUINN**.

**JONES, OWEN J., JR.** a/k/a **OWEN JOHN JONES, JR.** and **OWEN JONES**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executor: **OWEN J. JONES, III**, 1876 Salem Road, Coopersburg, PA 18036.

Attorney: **MICHAEL L. MIXELL**, Barley Snyder LLP, 50 North Fifth Street, Second Floor, P.O. Box 942, Reading, PA 19603-0942.

**MARCINKEVICH, JOSEPH C., JR.,** dec'd.

Late of Warminster Twp., Bucks County, PA.

Administratrix C.T.A.: **AMY MARCINKEVICH** c/o Stuart R. Lundy, Esquire, Lundy Beldecos & Milby, PC, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072.

Attorneys: **LUNDY BELDECOS & MILBY, PC**, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072.

**MURPHY, KATHLEEN M.,** dec'd.

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

Executrix: **PATRICIA ANDRUCZYK**, 640 Pulinski Rd., Ivyland, PA 18974.

Attorney: **RICHARD F. STERN**, Stern & Eisenberg, P.C., 1581 Main St., Ste. 200, Warrington, PA 18976.

**MYERS, LESTER D.,** dec'd.

Late of West Rockhill Township, Bucks County, PA.

Co-Executors: **MARGARET JANE YEANISH**, P.O. Box 310, Skippack, PA 19474 and **JAMES D. MYERS**, 287 Camp Green Lane Rd., Green Lane, PA 18054.

Attorney: **HARRIET R. LITZ**.

**PAPPAS, ZISSAS** a/k/a **ZISSAS A. PAPPAS**, dec'd.

Late of Northampton, Bucks County, PA.

Executor: **GEORGE M. NIKOLAOU**, Esquire, 166 Allendale Road, King of Prussia, PA 19406.

**RADZIUNAS, THOMAS J.** a/k/a **THOMAS J. RADZIUNAS, SR.**, dec'd.

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

Executor: **JOSEPH THOMAS RADZIUNAS**, 28 Hickory Ln., Levittown, PA 19055.

**SCHUSTER, ROBERTA ELAINE**, dec'd.

Late of Doylestown, Bucks County, PA.

Executors: **ELIZABETH CLANCY-HEALY**, 327 Willow Drive, Newtown, PA 18940 and **JORGE SCHUSTER**, 4783 Essex Dr., Doylestown, PA 18902.

**SINK, SYLVIA M.** a/k/a **SYLVIA MARIANNE SINK**, dec'd.

Late of New Britain Township, Bucks County, PA.

Executors: **NANCY SILVIO** and **RICHARD J. MYSLIWIEC** c/o Diane H. Yazujian, Esquire, P.O. Box 1099, North Wales, PA 19454.

Attorney: **DIANE H. YAZUJIAN**, P.O. Box 1099, North Wales, PA 19454.

**WEACHTER, TERRANCE R.,** dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executrix: **LYNN B. WEACHTER** c/o Kathleen L. Barndt, Esquire, 1239 W. Broad Street, P.O. Box 539, Quakertown, PA 18951.

Attorney: **KATHLEEN L. BARNDT**, 1239 W. Broad Street, P.O. Box 539, Quakertown, PA 18951.

**WEITZEL, MARGARET E.,** dec'd.

Late of Northampton Township, Bucks County, PA.

Executrix: **MARGARET M. WEITZEL** a/k/a **MARGARET MARY WEITZEL** 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.

*Third and Final Publication***ABBOTT, LINDA SUE**, dec'd.

Late of Lower Southampton, Bucks County, PA.

Executrix: **MELISSA A. THIEVON**, 27 Vanderveer Road, Holland, PA 18966.

Attorney: **HENRY A. CARPENTER, II**.

**AEROW, GERALD**, dec'd.

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

Executor: **BENJAMIN AEROW** 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.

**ANDERSON, EDWIN L.** a/k/a **EDWIN LEE ANDERSON**, dec'd.

Late of Newtown Borough, Bucks County, PA.

Executrix: **SARA A. GABLE**, 34 East Ave., P.O. Box 324, Woodstown, NJ 08098.

**CRAWFORD, MARCELLA L.**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administrators: **THOMAS CRAWFORD**, 925 Williams Avenue, Bensalem, PA 19020 and **JAMES CRAWFORD**, 3810 Windsor Drive, Bensalem, PA 19020.

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

**DEHMELT, BERNARD K.** a/k/a **BERNARD DEHMELT**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **BERNARD K. DEHMELT, JR.**, 1333 Gruversville Road, Coopersburg, PA 18036.

**EADY, CAROLYN CHANDLER** a/k/a **CAROLYN C. EADY**, dec'd.

Late of Newtown, Bucks County, PA.

Executor: **THOMAS GIBBS EADY**, 466 S. Union Street, Alexandria, VA 22314.

**ENAMA, MARY G.**, dec'd.

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

Executor: **EUGENE F. ENAMA**, 72 Hampton Drive, Langhorne, PA 19047.

**ESCHENBURG, JUSTIN C.**, dec'd.

Late of Trumbauersville, Bucks County, PA.

Administratrix: **MARGARET ESCHENBURG**, 1227 N. Ridge Rd., Perkasio, PA 18944.

**FUNK, MINNIE C.**, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executrix: **BETSY FREED** c/o Tomlinson & Gerhart, 414 Main Street, P.O. Box 14, East Greenville, PA 18041.

Attorney: **ALLEN K. TOMLINSON**, Tomlinson & Gerhart, 414 Main Street, P.O. Box 14, East Greenville, PA 18041.

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

Late of Warminster Twp., Bucks County, PA.

Executrix: **KATHLEEN PECURA**, 1901 Fulmer Street, Philadelphia, PA 19115.

**GUSTAVESON, INGRID** a/k/a **INGRID BRIGETTE GUSTAVESON**, dec'd.

Late of Yardley Borough, Bucks County, PA.

Executor: **JASON POLHEMUS** c/o David R. Bane, Esquire, 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.

**HENRY, GERTRUDE M.**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **THOMAS HENRY**, 49 Black Rock Rd., Yardley, PA 19067.

**KOCHERSPERGER, MARGARET ANNA** a/k/a **MARGARET A. KOCHERSPERGER**, dec'd.

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

Executrix: **DIANE McNEILL**, 2699 Cranberry Rd., Doylestown, PA 18902.

**KRELL, WILLIAM ROBERT** a/k/a **BOB KRELL**, dec'd.

Late of Jamison, Bucks County, PA.

Executor: **ROBERT D. KRELL**, 1845 Cold Brook Lane, Jamison, PA 18929.

**KRZYZANOWSKI, WANDA**, dec'd.

Late of Yardley, Bucks County, PA.

Executor: **MARION J. LEE**, 22 Delaware Court, Newtown, PA 18940.

Attorney: **PHILIP J. FAHERTY, III**, 40 Delaware Avenue, P.O. Box 217, Lambertville, NJ 08530.

**KULP, SARAJANE** a/k/a **SARA JANE KULP**, dec'd.

Late of Sellersville, Bucks County, PA.

Co-Executors: **GREGORY R. KULP** and **MELISSA D. HEISLER** c/o Eric N. Mahler, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1<sup>st</sup> Floor, Forty Fort, PA 18704.

Attorney: **ERIC N. MAHLER**, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1<sup>st</sup> Floor, Forty Fort, PA 18704.

**LAMINA, JULIA F.**, dec'd.

Late of Bristol Twp., Bucks County, PA.  
 Executrix: **JULIE K. PENHOLLOW**, 166 Buttercup Blvd., Warrington, PA 18976.

**MARTINO, MARY D.**, dec'd.

Late of Wrightstown Township, Bucks County, PA.

Executrix: **LINDA MARTINO YERKES** c/o Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**.

**McMAHON, DOLORES E.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **JOHN McMAHON**, 201 Pacific Avenue, West Cape May, NJ 08204.

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

**ONUFREY, STEPHEN**, dec'd.

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

Executrix: **MARY ONUFREY**, 534 Spencer Lane, Warminster, PA 18974.

Attorney: **CHRISTINE EMBERY WALTZ**, Embery Outterson & Fuges, 300 Huntingdon Pike, Rockledge, PA 19046.

**OSTERNIK, DORA**, dec'd.

Late of Doylestown, Bucks County, PA.  
 Administratrix: **LUBA FELDMAN**, 105 Steele Way, Huntingdon Valley, PA 19006.

**PAPPAS, GEORGE**, dec'd.

Late of Tinicum Township, Bucks County, PA.

Executrix: **DOLORES MOUL** c/o Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

Attorney: **PAUL R. COHEN**, Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

**PORTER, ELIZABETH B.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **LINDA GALLAGHER** c/o Toner and Toner Law Offices, 91 E. Court Street, Doylestown, PA 18901.

Attorney: **JEFFREY E. TONER**, Toner and Toner Law Offices, 91 E. Court Street, Doylestown, PA 18901.

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

Late of Warrington Township, Bucks County, PA.

Executrices: **LORRAINE P. JANN** and **KATHLEEN ANN NOCERO** c/o Susan E. Piette, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

Attorney: **SUSAN E. PIETTE**, Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C., 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

**SANCHEZ, RAFAELA**, dec'd.

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

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

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

**SIMPSON, SUSAN a/k/a SUSAN M. SIMPSON** and **SUSAN H. SIMPSON**, dec'd.

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

Executrix: **STACEY ELIZABETH SCULL**, 41 Foxglove Road, Levittown, PA 19056.

Attorney: **STACEY L. SMITH**, Law Offices of Lang & Smith, 375 Indian Creek Drive, Levittown, PA 19057.

**STEVENSON, SUSAN H. a/k/a SUSAN HUNSBERGER STEVENSON**, dec'd.

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

Executrix: **JENNIFER M. KELLER** c/o John N. Schaeffer, III, Esquire, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

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

**TOLL, SUE A.**, dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Executor: **DANIEL R. TOLL** 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.

**WEIGAND, KARL R.**, dec'd.

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

Executrices: **LINDA M. SCHWARZMANN** and **KAROL R. WEIGAND** c/o Stewart J. Berger, Esquire, 7207 Rising Sun Ave., Philadelphia, PA 19111-3983.

Attorney: **STEWART J. BERGER**, Stewart J. Berger, P.C., 7207 Rising Sun Ave., Philadelphia, PA 19111-3983.

### 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:

**SAFEGUARD PEST CONTROL** with its principal place of business 1814 Mearns Road, Warwick, PA 18974.

The name of the entity owning or interested in said business is Safeguard of North America LLC.

The certificate will be filed on or after November 2, 2015.

**Olen Law Office**, Solicitors  
Oxford Crossing  
333 Oxford Valley Road  
Suite 302  
Fairless Hills, PA 19030

Dec. 31

### Miscellaneous

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS,  
BUCKS COUNTY  
CIVIL ACTION—LAW  
NO. 2008-03399

**U.S. Bank National Association**, as Trustee, Successor In Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2007-HE2, Asset Backed-Certificates, Series 2007-HE2, Plaintiff

vs.

**James F. Harkless, Ann Kotz, Solely in Her Capacity as Heir of Joan H. Harkless, Deceased, Helen Harkless, Solely in Her Capacity as Heir of Joan H. Harkless, Deceased & The Unknown Heirs of Joan H. Harkless, Deceased, Mortgagor and Real Owner**, Defendants

TO: **The Unknown Heirs of Joan H. Harkless, Deceased, Mortgagor and Real Owner, Defendant(s)** whose last known address is 900 Mauri Avenue, Croydon, PA 19021

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, U.S. Bank National Association, as Trustee, Successor In Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2007-HE2, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Bucks County, Pennsylvania, docketed to No. 2008-03399, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 900 Mauri Avenue, Croydon, PA 19021, whereupon your property will be sold by the Sheriff of Bucks County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without



further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Bucks County Bar Assn.

135 E. State St.

Doylestown, PA 18901

215-348-9413/800-479-8585

**Michael T. McKeever**

KML Law Group, P.C.

Atty. for Plaintiff

Mellon Independence Center

701 Market St.

Ste. 5000

Philadelphia, PA 19106-1532

215.627.1322

Dec. 31

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NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION—LAW  
NO.: 2015-05370

**JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC successor by merger to Chase Manhattan Mortgage Corporation,**  
Plaintiff

vs.

**Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Joseph J. Flanagan, deceased,** Defendant(s)

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

**TO: Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Joseph J. Flanagan, deceased, Defendant(s), whose last known address is 1836 Ford Rd., Bristol, PA 19007**

Your house (real estate) at: 1836 Ford Rd., Bristol, PA 19007, 05-018-050, is scheduled to be sold at Sheriff's Sale on March 11, 2016 at 11:00 A.M. at James Lorah Auditorium, Corner of Broad & Main Streets, Doylestown, PA 18901, to enforce the court judgment of \$80,978.13, obtained by JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC successor by merger to Chase Manhattan Mortgage Corporation (the mortgagee) against you.—NOTICE OF OWNER'S RIGHTS—YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE—To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC successor by merger to Chase Manhattan Mortgage Corporation, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may call: (610)278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610)278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (215)348-6138. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is

paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Bucks County Lawyer Referral Service  
135 E. State Street  
P.O. Box 300  
Doylestown, PA 18901  
(888)991-9922

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**Christopher A. DeNardo**

**Kristen D. Little**

**Leeane O. Huggins**

**Sarah K. McCaffery**

**Leslie J. Rase**

**Katherine M. Wolf**

Shapiro & DeNardo, LLC

Attys. for Plaintiff

3600 Horizon Dr.

Ste. 150

King of Prussia, PA 19406

610.278.6800

Dec. 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*

**IVAN E. FOLKEN 2002 TRUST AS AMENDED ON OCTOBER 15, 2013.**

**TRUST UNDER AGREEMENT OF IVAN E. FOLKEN, dec'd.**

Late of Chalfont Borough, Bucks County, PA.

Co-Trustees: **HAERYUN FOLKEN** and **REBECCA J. STEVENSON** c/o Brian R. Price & Associates, 140 East Butler Ave., Chalfont, PA 18914.

Attorney: **BRIAN R. PRICE**, Semanoff Ormsby Greenberg & Torchia, LLC, 140 East Butler Avenue, Chalfont, PA 18914.

### *Third and Final Publication*

**THE ISAAK REVOCABLE LIVING TRUST AGREEMENT, DATED 11/10/1995.**

**MARJORIE L. ISAAK, dec'd.**

Late of West Rockhill Township, Bucks County, PA.

Co-Successor Trustees: **KRISTIN I. NEUFELD**, 63489 Country Road 13, Goshen, IN 46526, **GARTH ISAAK**, 1541 County Line Rd., Bryn Mawr, PA 19010 and **GRETCHEN A. ISAAK**, 905 Washington Ave., Sellersville, PA 18960.

Attorney: **CHARLOTTE A. HUNSBERGER**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.