

**Sheriff's Sale***First Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, January 12, 2018 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1<sup>st</sup> Floor, 55 E. Court Street, Doylestown, Bucks County, PA, the following real estate to wit.

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

**BEDMINSTER TOWNSHIP**

DOCKET #2011-11266

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust v. Stephen J. Giannetti, Jr., Mary Lynne O'Brien a/k/a Mary Lynne O'Brien Giannetti owner(s) of property situate in the **BEDMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 1356 Sweetbriar Road, Perkasia, PA 18944-3954.

TAX PARCEL #01-008-052-002.

PROPERTY ADDRESS: 1356 Sweetbriar Road, Perkasia, PA 18944-3954.

JUDGMENT AMOUNT: \$360,851.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHEN J. GIANNETTI, JR., MARY LYNNE O'BRIEN a/k/a MARY LYNN O'BRIEN GIANNETTI.**

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

**BENSALEM TOWNSHIP**

DOCKET #2016-01991

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

TAX PARCEL #02-042-031.

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

JUDGMENT AMOUNT: \$314,572.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2016-02311

Lsf9 Master Participation Trust v. Jerry R. Panofsky, Joan Panofsky, owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 6321 John Hancock Court, Bensalem, PA 19020-1909.

TAX PARCEL #02-089-561.

PROPERTY ADDRESS: 6321 John Hancock Court, Bensalem, PA 19020-1909.

JUDGMENT AMOUNT: \$250,914.34.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JERRY R. PANOFSKY, JOAN PANOFSKY.**

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

DOCKET #2017-00796

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

TAX PARCEL #02-092-282.

PROPERTY ADDRESS: 1630 Horrace Court a/k/a 1630 Horace Court, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EILEEN MARIE BOWERS.**

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

DOCKET #2017-03379

ALL THAT CERTAIN piece, lots or parcel of land, with the message or tenement thereon erected, SITUATE, lying and being at Penn Manor, in Andalusia, **TOWNSHIP OF BENSALEM**, County of Bucks and State of Pennsylvania, which is now known as and by the lot numbers Seventy (70), Seventy-one (71), Seventy-two (72) and Seventy-three (73) and fronting on what is known as Whittier Avenue, in Block Number 5 on Map filed in the Office of the Recorder of Deeds of Bucks County, at Doylestown, Bucks County,

Pennsylvania, in Plan Book Number 1, page 40 entitled property of Philip Godley at Penn Manor, Bensalem Township, Bucks County, Pennsylvania.

TAX PARCEL #02-026-020.

PROPERTY ADDRESS: 1208 Whittier Avenue, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAWN WALKER IN HER CAPACITY AS HEIR AT LAW OF DANIEL F. BARATS a/k/a DANIEL F. BARATS, SR., DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DANIEL F. BARATS a/k/a DANIEL F. BARATS, SR., DECEASED.**

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

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DOCKET #2017-03488

Hsbc Bank USA, N.A., as Trustee on Behalf of Ace Securities Corp. Home Equity Loan Trust and for the Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2005-He6, Asset Backed Pass-Through Certificates v. Ronald Bass, in His Capacity as Executor and Devisee of the Estate of William Hogan a/k/a Bill Hogan owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 3916 Windsor Drive, Bensalem, PA 19020-1335.

TAX PARCEL #02-011-011.

PROPERTY ADDRESS: 3916 Windsor Drive, Bensalem, PA 19020-1335.

JUDGMENT AMOUNT: \$199,911.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RONALD BASS, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF WILLIAM HOGAN a/k/a BILL HOGAN.**

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

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**BRISTOL BOROUGH**

DOCKET #2014-01755

JPMorgan Chase Bank, N.A. v. Carol M. Ferguson owner(s) of property situate in the **BRISTOL BOROUGH 1ST**, BUCKS

County, Pennsylvania, being 319 Radcliffe Street, Bristol, PA 19007.

TAX PARCEL #04-019-101.

PROPERTY ADDRESS: 319 Radcliffe Street, Bristol, PA 19007.

JUDGMENT AMOUNT: \$156,839.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CAROL M. FERGUSON.**

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

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DOCKET #2016-07204

Flagstar Bank, FSB v. Joseph J. Rivero, Jr. a/k/a Joseph Rivero, Jr., Joanne Uhlig a/k/a Joann Uhlig owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 1038 Chestnut Street, Bristol, PA 19007-4113.

TAX PARCEL #04-024-044.

PROPERTY ADDRESS: 1038 Chestnut Street, Bristol, PA 19007-4113.

JUDGMENT AMOUNT: \$152,414.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH J. RIVERO, JR. a/k/a JOSEPH RIVERO, JR., JOANNE UHLIG a/k/a JOANN UHLIG.**

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

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**BRISTOL TOWNSHIP**

DOCKET #2009-04738

CitiMortgage, Inc. v. Kerim Gungor owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 489 Linda Lane, Fairless Hills, PA 19030-3807.

TAX PARCEL #05-044-043.

PROPERTY ADDRESS: 489 Linda Lane, Fairless Hills, PA 19030-3807.

JUDGMENT AMOUNT: \$494,662.44.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KERIM GUNGOR.**

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

**DOCKET #2013-00906**

Wells Fargo Bank, N.A. v. Lourdes Sanchez owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 60 Forest Lane, Levittown, PA 19055-2111.

TAX PARCEL #05-072-089.

PROPERTY ADDRESS: 60 Forest Lane, Levittown, PA 19055-2111.

JUDGMENT AMOUNT: \$276,598.74.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LOURDES SANCHEZ.**

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

**DOCKET #2015-01003**

Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass-Through Certificates, Series 2006-Ar4 v. Ali Memis owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 16 Rainbow Lane, Levittown, PA 19055-1108.

TAX PARCEL #05-039-009.

PROPERTY ADDRESS: 16 Rainbow Lane, Levittown, PA 19055-1108.

JUDGMENT AMOUNT: \$175,189.50.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALI MEMIS.**

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

**DOCKET #2015-04134**

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

TAX PARCEL #05-060-212 and 05-060-213.

PROPERTY ADDRESS: 4546 Fayette Drive, Bristol, PA 19007.

JUDGMENT AMOUNT: \$215,686.94.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **DONALD JAMES MARSHALL a/k/a DONALD J. MARSHALL a/k/a DONALD MARSHALL, KAREN MARSHALL.**

**PATRICK J. WESNER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**DOCKET #2015-05812**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, and described according to a certain Plan thereof known as Record Plan, Dolphin Court, made by Benchmark Consulting Engineers and Surveyors, dated September 23, 1991, last revised February 10, 1992 and recorded in Plan Book 266, page 89, as follows, to wit:

TAX PARCEL #5-9-479.

PROPERTY ADDRESS: 1026 Dolphin Avenue, Croydon, PA 19021.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ALPHONSO MORRIS, JR., FELICIA A. MORRIS.**

**SAMANTHA GABLE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**DOCKET #2016-00287**

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, shown and designated as Lot #5987-R on Subdivision Map of "Violetwood", Levittown, Section 38-A filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on July 12, 1954 in Plan Book 8, Page 20 as follows, to wit:

TAX PARCEL #05-041-224.

PROPERTY ADDRESS: 32 Violet Road, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TARA VASQUEZ, WILLIAM H. McKENNA, IV.**

**SAMANTHA GABLE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**DOCKET #2016-03285**

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 42 Chestnut Lane, Levittown, PA 19055.

TAX PARCEL #05-050-078.

PROPERTY ADDRESS: 42 Chestnut Lane,  
Levittown, PA 19055.

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

SOLD AS THE PROPERTY OF: **KYLE  
HARTMAN, JESSICA LYN HARTMAN.**

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

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DOCKET #2016-07718

All that certain piece or parcel or Tract of land  
situate in **BRISTOL TOWNSHIP**, Bucks  
County, Pennsylvania, and being known as 52  
Border Rock Road, Levittown, Pennsylvania  
19057.

TAX PARCEL #05-036-048.

PROPERTY ADDRESS: 52 Border Rock  
Road, Levittown, Pennsylvania 19057.

REAL DEBT: \$145,730.78.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **DALE  
HARKNESS.**

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

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DOCKET #2016-08005

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

TAX PARCEL #05-033-024.

PROPERTY ADDRESS: 25 Inland Road,  
Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DIANNE  
HUDSON, JOHN M. HYND.**

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

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DOCKET #2017-00711

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

TAX PARCEL #05-039-300.

PROPERTY ADDRESS: 80 Red Cedar Drive,  
Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH  
HARNATKIEWICZ.**

**ROGER FAY**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2017-00733

Wells Fargo Bank, National Association as  
Trustee for Soundview Home Loan Trust  
2007-Opt4, Asset-Backed Certificates,  
Series 2007-Opt4 v. Robert L. Davidson  
owner(s) of property situate in the **BRISTOL  
TOWNSHIP**, BUCKS County, Pennsylvania,  
being 23 Peony Road, Levittown, PA 19056-  
3503.

TAX PARCEL #05-021-188.

PROPERTY ADDRESS: 23 Peony Road,  
Levittown, PA 19056-3503.

JUDGMENT AMOUNT: \$218,448.62.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT  
L. DAVIDSON.**

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

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DOCKET #2017-01494

ALL that certain parcel of land lying and being  
situate in the **TOWNSHIP OF BRISTOL**,  
County of Bucks, and Commonwealth of  
Pennsylvania, known and numbered as 1806  
Hazel Avenue, Bristol, PA 19007.

TAX PARCEL #05-014-153.

PROPERTY ADDRESS: 1806 Hazel Avenue,  
Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

SOLD AS THE PROPERTY OF: **CHAD W.  
GERNER.**

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

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DOCKET #2017-02043

Wells Fargo Bank, N.A. Successor by Merger  
to Wells Fargo Home Mortgage, Inc. v. Holly  
A. Crohe a/k/a Holly Crohe, James A. Crohe  
a/k/a James Crohe owner(s) of property situate  
in the **BRISTOL TOWNSHIP**, BUCKS  
County, Pennsylvania, being 93 Magnolia  
Drive, Levittown, PA 19054-2001.

TAX PARCEL #05-049-192.

PROPERTY ADDRESS: 93 Magnolia Drive,  
Levittown, PA 19054-2001.

JUDGMENT AMOUNT: \$157,175.01.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **HOLLY A. CROHE a/k/a HOLLY CROHE, JAMES A. CROHE a/k/a JAMES CROHE. PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2017-02121

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 and Commonwealth of Pennsylvania.  
 TAX PARCEL #05-046-133.  
 PROPERTY ADDRESS: 25 Holly Drive, Levittown, PA 19055.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **DONALD DARNELL, MARY ANN DARNELL. POWERS, KIRN & ASSOCIATES**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2017-02353

All that certain piece or parcel or Tract of land situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, and being known as 1300 Magnolia Avenue, Croydon, Pennsylvania 19021.  
 TAX PARCEL #05-012-066.  
 PROPERTY ADDRESS: 1300 Magnolia Avenue, Croydon, Pennsylvania 19021.  
 REAL DEBT: \$178,750.35.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **ROBERTA RICKARDS a/k/a ROBERTA J. RICKARDS. TERRENCE J. McCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2017-02472

ALL THAT CERTAIN lot or piece of land, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #05-046-508.  
 PROPERTY ADDRESS: 589 Fernwood Lane a/k/a 589 Fernwood Drive, Fairless Hills, PA 19030.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL S. MILLS, JULIA L. MILLS. POWERS, KIRN & ASSOCIATES**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2017-03317

ALL THAT CERTAIN lot, piece or parcel of ground with the buildings and improvements thereon erected located in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #05-011-211.  
 PROPERTY ADDRESS: 1045 4th Avenue, Croydon, PA 19021.  
 IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **ALBERTO S. FREIXASURENA a/k/a ALBERTO S. FREIXAS-URENA. MICHAEL T. McKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2017-03421

ALL THAT CERTAIN lot or piece of ground located in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #05-069-052.  
 PROPERTY ADDRESS: 1236 Pacific Avenue, Bristol, PA 19007.  
 IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **HERMAN CURRY. MICHAEL T. McKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2017-03583

ALL THAT CERTAIN lot or piece of ground located in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #05-074-003.  
 PROPERTY ADDRESS: 6 Woodside Avenue, EDGELY, PA 19057 a/k/a 6 Woodside Avenue Levittown, PA 19057.  
 IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **DARNLEY D. JOHNSON AS EXECUTRIX OR OF THE ESTATE OF BRUCE L. PLATON, DECEASED.**

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

DOCKET #2017-04336

Wells Fargo Bank, NA v. Joan McNally owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 910 Sycamore Avenue, Croydon, PA 19021-6068.

TAX PARCEL #05-008-299.

PROPERTY ADDRESS: 910 Sycamore Avenue, Croydon, PA 19021-6068.

JUDGMENT AMOUNT: \$155,041.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOAN MCNALLY**.

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

DOCKET #2017-04344

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

TAX PARCEL #05-034-040.

PROPERTY ADDRESS: 97 Indigo Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JUDITH E. NEWMAN a/k/a JUDITH NEWMAN, MARTIN E. NEWMAN a/k/a MARTIN NEWMAN**.

**ROGER FAY**, Esquire

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

DOCKET #2017-04740

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

TAX PARCEL #05-042-268.

PROPERTY ADDRESS: 268 Dogwood Drive, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PAUL J. SMITH a/k/a PAUL SMITH, SUZANNE L. SMITH**.

**ROGER FAY**, Esquire

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

DOCKET #2017-04833

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

TAX PARCEL #05-042-234.

PROPERTY ADDRESS: 14 DEWBERRY LANE, LEVITTOWN, PA 19055.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALLISON ZIMMERMAN**.

**POWERS, KIRN & ASSOCIATES**

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

DOCKET #2017-05066

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 and Commonwealth of Pennsylvania shown and designated as Lot No. 7115 on Subdivision Map of "Goldenridge", Levittown Section 35 filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on August 14, 1953 in Plan Book 7 page 1.

TAX PARCEL #05-034-230.

PROPERTY ADDRESS: 139 Gable Hill Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANCIS R. CARR, DOLORES A. CARR**.

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

DOCKET #2017-05511

Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. Charles V. Mitchell, Jr. a/k/a Charles Mitchell, Jr. owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 57 Greenbrook Drive, Levittown, PA 19055-1915.

TAX PARCEL #05-043-374.

PROPERTY ADDRESS: 57 Greenbrook Drive, Levittown, PA 19055-1915.

JUDGMENT AMOUNT: \$182,194.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES V. MITCHELL, JR. a/k/a CHARLES MITCHELL, JR.**



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

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**BUCKINGHAM TOWNSHIP**

DOCKET #2014-06814

ALL THAT CERTAIN message and tract of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a survey by Amos J. Kirk, Registered Surveyor, dated August 14, 1956, as follows:

TAX PARCEL #06-23-056.

PROPERTY ADDRESS: 853 Durham Road, Pineville, PA 18946.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT A. LASSER, BERNARD M. TELLNER, UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY—INTERNAL REVENUE SERVICE.**

**SAMANTHA GABLE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2015-01025

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

TAX PARCEL #06-063-068.

PROPERTY ADDRESS: 4218 MILADIES LANE, DOYLESTOWN, PA 18902-9639.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **DIANE C. MEYER.**

**JESSICA N. MANIS**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2015-08488

Wells Fargo Bank, N.A. s/b/m/t Wells Fargo Bank Southwest, N.A. f/k/a Wachovia Mortgage, FSB s/b/m/t World Savings Bank, FSB v. Douglas B. Sanders, Linda S. Sanders owner(s) of property situate in the **BUCKINGHAM TOWNSHIP**, BUCKS County, Pennsylvania, being 3130 Millhurst Lane, Doylestown, PA 18902-1759.

TAX PARCEL #06-010-026-004.

PROPERTY ADDRESS: 3130 Millhurst Lane, Doylestown, PA 18902-1759.

JUDGMENT AMOUNT: \$571,067.99.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DOUGLAS B. SANDERS, LINDA S. SANDERS.**

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

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**DOYLESTOWN BOROUGH**

DOCKET #2017-02358

ALL that certain parcel of land lying and being situate in the **BOROUGH OF DOYLESTOWN**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 223 Hillcrest Drive, Doylestown, PA 18901.

TAX PARCEL #08-017-224.

PROPERTY ADDRESS: 223 Hillcrest Drive, Doylestown, PA 18901.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **LORETO A. CASE.**

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

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**EAST ROCKHILL TOWNSHIP**

DOCKET #2016-08017

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Ellen L. Schuster a/k/a Ellen Schuster, John H. Schuster a/k/a John Schuster owner(s) of property situate in the **EAST ROCKHILL TOWNSHIP**, BUCKS County, Pennsylvania, being 6196 Axe Handle Road, Quakertown, PA 18951-3272.

TAX PARCEL #12-006-036-002.

PROPERTY ADDRESS: 6196 Axe Handle Road, Quakertown, PA 18951-3272.

JUDGMENT AMOUNT: \$111,541.53.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ELLEN L. SCHUSTER a/k/a ELLEN SCHUSTER, JOHN H. SCHUSTER a/k/a JOHN SCHUSTER.**

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

**FALLS TOWNSHIP**

DOCKET #2011-02590

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 716 Auburn Road, Fairless Hills, PA 19030.

TAX PARCEL #13-016-358.

PROPERTY ADDRESS: 716 Auburn Road, Fairless Hills, PA 19030.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **FRANK G. MEDICI, JEFFREY J. MEDICI.**

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

DOCKET #2014-06069

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

TAX PARCEL #13-042-080.

PROPERTY ADDRESS: 23 Pond Lane, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS OF CARMEN A. TROTTE, DECEASED, GABRIEL TROTTE, AS HEIR OF CARMEN A. TROTTE, DECEASED, JONATHAN TROTTE AS HEIR OF CARMEN A. TROTTE, DECEASED, SIMONA TROTTE, AS HEIR OF CARMEN A. TROTTE, DECEASED.**

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

DOCKET #2016-02308

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 27 Pensive Lane, Levittown, PA 19054.

TAX PARCEL #13-025-244.

PROPERTY ADDRESS: 27 Pensive Lane, Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ALBERT M. JONES, TRICIA A. JONES**

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

DOCKET #2016-02560

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

TAX PARCEL #13-006-096.

PROPERTY ADDRESS: 330 Doone Place, Fairless Hills, PA 19030-2225.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARCUS INDAN.**

**ROGER FAY**, Esquire.  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2016-02582

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Sterling Joseph Serfass a/k/a S. Joseph Serfass, in His Capacity as CO-Executor of the Estate of Jennie Serfass a/k/a Jennie L. Serfass, Richard Alan Serfass a/k/a Richard A. Serfass, in His Capacity as CO-Executor of the Estate of Jennie Serfass a/k/a Jennie L. Serfass owner(s) of the property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 19 Walnut Lane, Levittown, PA 19054-3101.

TAX PARCEL #13-025-046.

PROPERTY ADDRESS: 19 Walnut Lane, Levittown, PA 19054-3101.

JUDGMENT AMOUNT: \$154,086.45.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STERLING JOSEPH SERFASS a/k/a S. JOSEPH SERFASS, IN HIS CAPACITY AS CO-EXECUTOR OF THE ESTATE OF JENNIE SERFASS a/k/a JENNIE L. SERFASS, RICHARD ALAN SERFASS a/k/a RICHARD A. SERFASS, IN HIS CAPACITY AS CO-EXECUTOR OF THE ESTATE OF JENNIE SERFASS a/k/a JENNIE L. SERFASS.**

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

DOCKET #2016-05796

Pennymac Loan Services, LLC v. Nicholas Behm owner(s) of property situate in the



**FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 16 Needlepine Ln., Levittown, PA 19054-3808.

TAX PARCEL #13-042-253.

PROPERTY ADDRESS: 16 Needlepine Ln., Levittown, PA 19054-3808.

JUDGMENT AMOUNT: \$201,972.98.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NICHOLAS BEHM**.

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-00609

US Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2005-Wf4 v. Thomas M. Queale, in His Capacity as Administrator and Heir of the Estate of James Robert Queale a/k/a James R. Queale, Eileen Nemceff, in Her Capacity as Heir of the Estate of James Robert Queale a/k/a James R. Queale, Richard S. Queale, in His Capacity as Heir of the Estate of James Robert Queale a/k/a James R. Queale, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James Robert Queale, Deceased owner(s) of the property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 59 Tapered Oak Lane, Levittown, PA 19054-2225.

TAX PARCEL #13-023-204.

PROPERTY ADDRESS: 59 Tapered Oak Lane, Levittown, PA 19054-2225.

JUDGMENT AMOUNT: \$155,186.06.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS M. QUEALE**, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF JAMES ROBERT QUEALE a/k/a JAMES R. QUEALE, EILEEN NEMCEFF, IN HER CAPACITY AS HEIR OF THE ESTATE OF JAMES ROBERT QUEALE a/k/a JAMES R. QUEALE, RICHARD S. QUEALE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JAMES ROBERT QUEALE a/k/a JAMES R. QUEALE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR

**INTEREST FROM OR UNDER JAMES ROBERT QUEALE, DECEASED.**

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-03652

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 623 Chatham Road, Fairless Hills, PA 19030.

TAX PARCEL #13-015-131.

PROPERTY ADDRESS: 623 Chatham Road, Fairless Hills, PA 19030.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MARY LOU SATCHELL**.

**JUSTIN F. KOBESKI**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-03987

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 and Commonwealth of Pennsylvania, shown and designated as Lot No. 3993 on Subdivision Map of Thornridge Levittown, Section 10 filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on December 1, 1952 in Plan Book 6, Page 9, bounded and described as follows to wit:

TAX PARCEL #13-024-096.

PROPERTY ADDRESS: 226 Thornridge Drive, Levittown, PA 19054.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH HELGENBERG a/k/a JOSEPH R. HELGENBERG, DECEASED, TRACY McCORMICK, KNOWN HEIR OF JOSEPH HELGENBERG a/k/a JOSEPH R. HELGENBERG, DECEASED.

SAMANTHA GABLE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2017-04737

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

TAX PARCEL #13-007-242.

PROPERTY ADDRESS: 364 Chelsea Place, Fairless Hills, PA 19030.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ERIKA DAVIS, MICHEL R. DAVIS a/k/a MICHEL RAHEEM DAVIS.**

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

**HILLTOWN TOWNSHIP**

## DOCKET #2015-03001

ALL THAT CERTAIN tract of land, together with the buildings thereon erected, situate on the Southerly side of Red Wing Road located in the **TOWNSHIP OF HILLTOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #15-017-020-002.

PROPERTY ADDRESS: 601 Redwing Road, Perkasi, PA 18944.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDMOND C. MENEGAUX, ANITA M. MENEGAUX.**

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

**LOWER MAKEFIELD TOWNSHIP**

## DOCKET #2015-03058

ALL THAT CERTAIN tract of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and Commonwealth of PA, described according to a plan of Quarry Commons, made for Abson, Inc., by Boucher and James, Inc., Civil Engineers and Land Surveyors of Doylestown, PA (stated incorrectly as Daylostown, pa), dated 8/29/1977 and last revised 3/8/1978 and recorded in the Office for the Recording of Deeds, in and for the County of Bucks at Doylestown, PA (stated

incorrectly as Daylostown, pa) in plan book 168 page 13, bounded and described as follows, to wit:

TAX PARCEL #20-019-126.

PROPERTY ADDRESS: 1248 Quarry Commons Drive, Yardley, PA 19067.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RUBEN A. JOHNSON, NAOMI G. JOHNSON.**

**SAMANTHA GABLE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2016-06776

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

Being the same premises which David A. Reedman and Joyce B. Reedman, Husband and Wife, by Deed dated August 31, 2005 and recorded on October 24, 2005 in Bucks County Recorder of Deeds in Deed Book 4683, Page 332, and Instrument Number 2005140591, conveyed unto Abigail H. Dalton.

TAX PARCEL #20-022-193.

PROPERTY ADDRESS: 1032 Randolph Drive, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ABIGAIL H. DALTON a/k/a ABIGAIL H. LEE LUM.**

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

## DOCKET #2017-01664

U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Trust 2007-S1 v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Barbara Bodine, Deceased owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 1001 Edgewood Road, Yardley, PA 19067-1649.

TAX PARCEL #20-034-067-002.

PROPERTY ADDRESS: 1001 Edgewood Road, Yardley, PA 19067-1649.

JUDGMENT AMOUNT: \$780,922.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF:  
**UNKNOWN HEIRS, SUCCESSORS,  
 ASSIGNS AND ALL PERSONS, FIRMS  
 OR ASSOCIATIONS CLAIMING RIGHT,  
 TITLE OR INTEREST FROM OR UNDER  
 BARBARA BODINE, DECEASED.**  
**PHELAN HALLINAN DIAMOND & JONES**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2015-04352  
 ALL THAT CERTAIN lot, piece or parcel of  
 land, with the buildings and improvements  
 thereon erected, situate, lying and being  
 located in the **TOWNSHIP OF LOWER  
 SOUTHAMPTON**, County of Bucks and  
 Commonwealth of Pennsylvania.  
 TAX PARCEL #21-002-064.  
 PROPERTY ADDRESS: 100 South Midway  
 Avenue, Feasterville, PA 19053.  
 IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF:  
**STEPHANIE L. FOX, ROBERT  
 REINHART.**  
**MICHAEL T. McKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2016-04966  
 ALL THAT CERTAIN lot or piece of ground  
 situate in **LOWER SOUTHAMPTON  
 TOWNSHIP**, County of Bucks, and  
 Commonwealth of Pennsylvania.  
 TAX PARCEL #21-9-103.  
 PROPERTY ADDRESS: 27 Heather Rd.,  
 Feasterville Trevose, PA 19053.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **DANIEL L.  
 FINLEY, SHARON N. FINLEY.**  
**ROGER FAY**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2016-06769  
 ALL that certain parcel of land lying and being  
 situate in the **TOWNSHIP OF LOWER  
 SOUTHAMPTON**, County of Bucks, and  
 Commonwealth of Pennsylvania, known  
 and numbered as 421 Rosewood Avenue,  
 Feasterville Trevose, PA 19053.

TAX PARCEL #21-016-280-001.  
 PROPERTY ADDRESS: 421 Rosewood  
 Avenue, Feasterville Trevose, PA 19053.  
 IMPROVEMENTS: SINGLE FAMILY  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **YOUNG  
 TRAN, TRACILEE TRAN.**  
**JUSTIN F. KOBESKI**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### DOCKET #2017-02321

ALL THAT CERTAIN lot or piece of ground,  
 with the buildings and improvements thereon  
 erected located in the **TOWNSHIP OF  
 LOWER SOUTHAMPTON**, County of  
 Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #21-015-245.  
 PROPERTY ADDRESS: 627 Loblolly Street,  
 Feasterville, PA 19053.  
 IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **VICKI  
 KIEFFER.**  
**MICHAEL T. McKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### MIDDLETOWN TOWNSHIP

DOCKET #2013-02825  
 ALL THAT CERTAIN lot or tract of  
 land situate in the **TOWNSHIP OF  
 MIDDLETOWN**, County of Bucks and State  
 of Pennsylvania.  
 TAX PARCEL #22-028-321.  
 PROPERTY ADDRESS: 223 FARLEIGH  
 COURT a/k/a 223 FARLEY COURT,  
 LANGHORNE, PA 19047.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **AVM  
 PROPERTIES, LLC.**  
**POWERS, KIRN & ASSOCIATES**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2016-00440  
 Wells Fargo Bank, NA v. Thomas  
 Casalenuovo owner(s) of property situate in  
 the **MIDDLETOWN TOWNSHIP**, BUCKS  
 County, Pennsylvania, being 17 Pleasant  
 Avenue, Langhorne, PA 19047-5031.  
 TAX PARCEL #22-019-056-015.

PROPERTY ADDRESS: 17 Pleasant Avenue,  
Langhorne, PA 19047-5031.

JUDGMENT AMOUNT: \$182,620.40.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS  
CASALENUOVO.**

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**DOCKET #2016-05622**

ALL THOSE CERTAIN lots or pieces  
of land situate in the **TOWNSHIP OF  
MIDDLETOWN**, County of Bucks, Pa.,  
known and designated as Lots 1, 2, and 3  
Section P on a Plan of Lots of Langhorne  
Gables, which Plan is duly recorded in the  
office for the Recording of Deeds in Bucks  
County at Doylestown, Pa. in Plan Book No.  
2 page 8.

ALSO ALL THOSE CERTAIN lots or pieces  
of land situate in the Township of Middletown,  
County of Bucks, Pa., known and designated  
as Lots Nos. 13, 14, 15 and 16 Section 'P'  
on a Plan of Lots of Langhorne Gables,  
which plan is duly recorded in the Office for  
the Recording of Deeds in Bucks County at  
Doylestown, Pa., in Plan Book No. 2 page 8.

ALSO ALL THOSE CERTAIN lots or pieces  
of land situate in the Township of Middletown,  
County of Bucks, Pa., known and designated  
as Lots Nos. 4 and 5 Section 'P' on a Plan  
of Lots of Langhorne Gables, which plan is  
duly recorded in the Office for the Recording  
of Deeds in Bucks County at Doylestown, Pa.  
in Plan Book No. 2 page 8 etc.

TAX PARCEL #22-036-308 and 22-036-309.

PROPERTY ADDRESS: 509 Longview  
Avenue, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **FRANK  
P. MASTERSON, JR. a/k/a FRANK  
MASTERSON, JR., KRISTY J.  
MASTERSON.**

**MARTHA E. VON ROSENSTIEL**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**DOCKET #2017-02708**

All that certain lot or piece of land, with  
buildings and improvements thereon  
erected, situate in the **TOWNSHIP OF**

**MIDDLETOWN**, County of Bucks and  
Commonwealth of Pennsylvania, being a  
portion of Lots Nos. 9 and 10, on a plan of lots  
entitled "Oakland Park Heights Map No.2"  
said plan being recorded in the Office of the  
Recorder of Deeds, in and for the County of  
Bucks, at Doylestown, PA, in Plan Book No.1,  
Page 186, bounded and described as follows,  
to wit:

TAX PARCEL #22-039-038.

PROPERTY ADDRESS: 1835 Durham Road,  
Langhorne, PA 19047.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **ASHLEY  
ENYEDY, KNOWN HEIR OF EDWARD  
ENYEDY, DECEASED AND UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
EDWARD ENYEDY, DECEASED.**

**SAMANTHA GABLE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**DOCKET #2017-04037**

ALL that certain parcel of land lying and  
being situate in the **TOWNSHIP OF  
MIDDLETOWN**, County of Bucks, and  
Commonwealth of Pennsylvania, known and  
numbered as 251 Dorset Court, Langhorne,  
PA 19047.

TAX PARCEL #22-079-061.

PROPERTY ADDRESS: 251 Dorset Court,  
Langhorne, PA 19047.

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

SOLD AS THE PROPERTY OF: **DAWN K.  
KOTKIEWICZ.**

**JUSTIN F. KOBESKI**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**MILFORD TOWNSHIP**

**DOCKET #2016-07197**

U.S. Bank National Association, as Trustee,  
for Residential Asset Securities Corporation,  
Home Equity Mortgage Asset-Backed Pass-  
Through Certificates, Series 2006-Emx6 v.  
Denise L. Devalle owner(s) of property situate  
in the **MILFORD TOWNSHIP**, BUCKS  
County, Pennsylvania, being 12 Clover Lane,  
Quakertown, PA 18951-3920.

TAX PARCEL #23-015-052-013.  
 PROPERTY ADDRESS: 12 Clover Lane,  
 Quakertown, PA 18951-3920.  
 JUDGMENT AMOUNT: \$275,937.29.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **DENISE L.  
 DEVALLE.**  
**PHELAN HALLINAN DIAMOND & JONES**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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### MORRISVILLE BOROUGH

DOCKET #2015-08242  
 ALL THAT CERTAIN lot or piece of ground  
 with the buildings and improvements thereon  
 erected located in the **BOROUGH OF  
 MORRISVILLE**, County of Bucks and  
 Commonwealth of Pennsylvania.  
 TAX PARCEL #24-004-067.  
 PROPERTY ADDRESS: 621 Benton Lane,  
 Morrisville, PA 19067.  
 IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **DIANE M.  
 BOLAND, TIMOTHY A. MINGER.**  
**MICHAEL T. McKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2017-04022  
 Wells Fargo Bank, N.A. v. Michael Keating,  
 in His Capacity as Life Tenant, William  
 Tuite a/k/a William T. Tuite, Jr. a/k/a William  
 Thomas Tuite, in His Capacity as Executor  
 and Devisee of the Estate of Jerome F. Nelson,  
 Jeannine Maurer a/k/a Jeannine Tuite, in Her  
 Capacity as Devisee of the Estate of Jerome  
 F. Nelson owner(s) of property situate in  
 the **MORRISVILLE BOROUGH**, BUCKS  
 County, Pennsylvania, being 266 Althea  
 Avenue, Morrisville, PA 19067-2262.  
 TAX PARCEL #24-003-116.  
 PROPERTY ADDRESS: 266 Althea Avenue,  
 Morrisville, PA 19067-2262.  
 JUDGMENT AMOUNT: \$175,587.00.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **MICHAEL  
 KEATING, IN HIS CAPACITY AS  
 LIFE TENANT, WILLIAM TUIE a/k/a  
 WILLIAM A. TUIE, JR. a/k/a WILLIAM  
 THOMAS TUIE, IN HIS CAPACITY**

**AS EXECUTOR AND DEVISEE OF  
 THE ESTATE OF JEROME F. NELSON,  
 JEANNINE MAURER a/k/a JEANNINE  
 TUIE, IN HER CAPACITY AS DEVISEE  
 OF THE ESTATE OF JEROME F.  
 NELSON.**  
**PHELAN HALLINAN DIAMOND & JONES**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2017-04565  
 ALL THAT CERTAIN LOT OR PARCEL  
 OF LAND WITH THE BUILDINGS AND  
 IMPROVEMENTS THEREON ERECTED  
 SITUATE, LYING AND BEING IN THE  
**BOROUGH OF MORRISVILLE**, COUNTY  
 OF BUCKS AND COMMONWEALTH OF  
 PENNSYLVANIA.  
 TAX PARCEL #24-010-074-001.  
 PROPERTY ADDRESS: 24 DELAWARE  
 AVENUE, MORRISVILLE, PA 19067.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **LISA  
 CANNON.**  
**POWERS, KIRN & ASSOCIATES**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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### NEWTOWN TOWNSHIP

DOCKET #2014-08138  
 All that certain piece or parcel of Tract of land  
 situate in the **TOWNSHIP OF NEWTOWN**,  
 Bucks County, Pennsylvania, and being  
 known as 11 Stoopville Road, Newtown,  
 Pennsylvania 18940.  
 TAX PARCEL #29-001-008-003.  
 PROPERTY ADDRESS: 11 Stoopville Road,  
 Newtown, Pennsylvania 18940.  
 REAL DEBT: \$345,077.18.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **JANET B.  
 LALUMERA.**  
**TERRENCE J. McCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2016-05422  
 Wells Fargo Bank, N.A. v. Kathleen Lang  
 Babayan a/k/a Kathleen Babayan owner(s)  
 of property situate in the **NEWTOWN  
 TOWNSHIP**, BUCKS County, Pennsylvania,  
 being 553 Atwood Court, Newtown, PA  
 18940-1757.

TAX PARCEL #29-028-072.

PROPERTY ADDRESS: 553 Atwood Court,  
Newtown, PA 18940-1757.

JUDGMENT AMOUNT: \$234,467.33.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF:  
**KATHLEEN LANG BABAYAN a/k/a  
KATHLEEN BABAYAN.**

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

DOCKET #2017-03582

ALL THAT CERTAIN lot or piece of land  
with garage located in the **TOWNSHIP  
OF NEWTOWN**, County of Bucks and  
Commonwealth of Pennsylvania.

TAX PARCEL #29-026-152.

PROPERTY ADDRESS: 1 Garrison Place,  
Newtown, PA 18940.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANKLIN  
JOHN LUHR a/k/a FRANKLIN LUHR.**

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

#### NOCKAMIXON TOWNSHIP

DOCKET #2016-03938

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

TAX PARCEL #30-006-033.

PROPERTY ADDRESS: 4616 Durham Rd.,  
Kintnersville, PA 18930.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH  
W. HOMACKI, JR., AS DEVISEE OF THE  
ESTATE OF JOSEPH W. HOMACKI, SR.,  
DECEASED, TATYANA C. HOMACKI,  
AS DEVISEE OF THE ESTATE OF  
JOSEPH W. HOMACKI, SR., DECEASED,  
SAHIYA J. HOMACKI a/k/a SAHIYA  
JENELLE HOMACKI, AS DEVISEE  
AND EXECUTRIX OF THE ESTATE OF  
JOSEPH W. HOMACKI, SR., DECEASED,  
JOSHUA R. HOMACKI, AS DEVISEE  
OF THE ESTATE OF JOSEPH W.  
HOMACKI, SR., DECEASED, DONALD**

**J. McKNIGHT, AS DEVISEE OF THE  
ESTATE OF JOSEPH W. HOMACKI, SR.,  
DECEASED, KAREN A. PALLADINO  
f/k/a KAREN A. HOMACKI.**

**ROGER FAY**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-04296

ALL that certain parcel of land lying and  
being situate in the **TOWNSHIP OF  
NOCKAMIXON**, County of Bucks, and  
Commonwealth of Pennsylvania, known and  
numbered as 426 Strocks Grove Road, Upper  
Black Eddy, PA 18972.

TAX PARCEL #30-016-031 & 30-016-033-  
001.

PROPERTY ADDRESS: 426 Strocks Grove  
Road, Upper Black Eddy, PA 18972.

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

SOLD AS THE PROPERTY OF: **DOUGLAS  
HOWELL a/k/a DOUGLAS KENNETH  
HOWELL.**

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

#### NORTHAMPTON TOWNSHIP

DOCKET #2011-05073

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

TAX PARCEL #31-024-171.

PROPERTY ADDRESS: 2 E. Pickering Bend,  
Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **LUCIA  
LAURITO, OTIS JOHNSON a/k/a OTIS  
MATTHEWS JOHNSON-DAVENPORT.**

**POWERS, KIRN & ASSOCIATES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-07073

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



TAX PARCEL #31-012-153.

PROPERTY ADDRESS: 196 ANSELM DRIVE, RICHBORO, PA 18954.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **DOUGLAS J. ROSENBAUM, DANAL. ROSENBAUM. M. TROY FREEDMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-07421

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 EMC Mortgage Loan Trust 2001-A, Mortgage Pass-Through Certificates, Series 2001-A v. Joseph Fusco owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 83 Mulberry Drive, Holland, PA 18966-2856.

TAX PARCEL #31-079-367.

PROPERTY ADDRESS: 83 Mulberry Drive, Holland, PA 18966-2856.

JUDGMENT AMOUNT: \$153,100.05.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH FUSCO.**

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

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DOCKET #2013-08317

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

BEING KNOWN AS: 817 Buck Rd., Holland, PA 18966.

TAX PARCEL #31-026-096.

PROPERTY ADDRESS: 817 Buck Rd., Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTINE A. HANDLER, DAVID S. HANDLER a/k/a DAVID HANDLER.**

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

DOCKET #2015-02678

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

TAX PARCEL #31-019-166.

PROPERTY ADDRESS: 39 GREEN DRIVE, CHURCHVILLE, PA 18966.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **DAVID TEEL, JR., LAUREN M. TEEL.**

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

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DOCKET #2017-00137

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

TAX PARCEL #31-066-088.

PROPERTY ADDRESS: 22 Van Dyck Drive, Langhorne, PA 19053.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN SAMSON.**

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

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DOCKET #2017-01042

Wells Fargo Bank, N.A. v. Lilian Perelshteyn f/k/a Lillian Niolaevsky owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 391 Foxcroft Drive, Ivyland, PA 18974-1649.

TAX PARCEL #31-070-048.

PROPERTY ADDRESS: 391 Foxcroft Drive, Ivyland, PA 18974-1649.

JUDGMENT AMOUNT: \$389,729.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LILIAN PERELSHTEYN f/k/a LILLIAN NIKOLAEVSKY.**

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

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DOCKET #2017-01060

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

TAX PARCEL #31-073-080.  
 PROPERTY ADDRESS: 5 Rachel Road,  
 Richboro, PA 18954.  
 IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **LONNIE  
 WRIGHT, JR. a/k/a LONNIE WRIGHT.  
 MICHAEL T. McKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2017-01170

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

TAX PARCEL #31-010-089-006.  
 PROPERTY ADDRESS: 450 Worthington  
 Mill Rd., Richboro, PA 18954.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF:  
**MARGARET M. WEINER.**  
**ROGER FAY**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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**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, Perkasie, PA 18944-  
 1442.

TAX PARCEL #33-005-627.  
 PROPERTY ADDRESS: 411 Race Street,  
 Perkasie, PA 18944-1442.  
 JUDGMENT AMOUNT: \$224,347.11.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

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

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

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**PLUMSTEAD TOWNSHIP**

DOCKET #2015-05122

All that certain lot or land Situate in the  
**TOWNSHIP OF PLUMSTEAD**, County of  
 Bucks and Commonwealth of Pennsylvania,

bounded and described by a recent Survey  
 made by G. Marvin Hendricks Registered  
 Surveyor.

TAX PARCEL #34-4-35-1-1.  
 PROPERTY ADDRESS: 5587 Stump Road,  
 Pipersville, PA 18947.  
 JUDGMENT AMOUNT: \$416,675.87.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL  
 KANTER, TAMARA KANTER.  
 PATRICK J. WESNER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2017-01789

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

TAX PARCEL #34-002-002.  
 PROPERTY ADDRESS: 3616 Applebutter  
 Rd., Dublin, PA 18917.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.

SOLD AS THE PROPERTY OF: **ELAINE  
 MILLER.**

**ROGER FAY**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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**QUAKERTOWN BOROUGH**

DOCKET #2013-05148

ALL THAT CERTAIN LOT OF LAND  
 SITUATE IN THIRD WARD OF THE  
**BOROUGH OF QUAKERTOWN**, BUCKS  
 COUNTY, PENNSYLVANIA:

BEING KNOWN AS 228 Franklin St.,  
 Quakertown, PA 18951.

TAX PARCEL #35-011-099.

PROPERTY ADDRESS: 228 Franklin St.,  
 Quakertown, PA 18941.

IMPROVEMENTS: RESIDENTIAL HOUSE  
 DWELLING.

SOLD AS THE PROPERTY OF:  
**JACOB SAMMONS, KNOWN HEIR  
 OF WILLIAM E. SAMMONS a/k/a  
 WILLIAM E. SAMMONS, JR.,  
 JOHN SAMMONS, KNOWN HEIR  
 OF WILLIAM E. SAMMONS a/k/a  
 WILLIAM E. SAMMONS, JR.,  
 NOAH SAMMONS, KNOWN HEIR  
 OF WILLIAM E. SAMMONS a/k/a**

**WILLIAM E. SAMMONS, JR., WILLIAM SAMMONS, KNOWN HEIR OF WILLIAM E. SAMMONS a/k/a WILLIAM E. SAMMONS, JR., KATHERINE MARY SAMMONS a/k/a KATHERINE M. SAMMONS INDIVIDUALLY AND KNOWN HEIR OF WILLIAM E. SAMMONS a/k/a WILLIAM E. SAMMONS, JR., WILLIAM E. SAMMONS a/k/a WILLIAM E. SAMMONS, JR., LAST RECORD OWNER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM E. SAMMONS a/k/a WILLIAM E. SAMMONS, JR. MARK J. UDREN, Esquire**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

#### **RICHLAND TOWNSHIP**

DOCKET #2013-02433

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

TAX PARCEL #36-016-132.

PROPERTY ADDRESS: 3264 Dovecote Drive, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM J. RYAN, TRINITY RYAN c/o WILLIAM J. RYAN, IN HER CAPACITY AS KNOWN HEIR OF JEANETTE T. RYAN, DECEASED, DESTINY RYAN c/o WILLIAM J. RYAN, IN HER CAPACITY AS KNOWN HEIR OF JEANETTE T. RYAN, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEANETTE T. RYAN, DECEASED.**

**POWERS, KIRN & ASSOCIATES**

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

DOCKET #2013-05541

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **TOWNSHIP OF RICHLAND**, Bucks County, and State of

Pennsylvania, 487 Camp Rockhill Road, bounded and described as follows, to wit:

TAX PARCEL #36-13-46-1.

PROPERTY ADDRESS: 487 CAMP ROCKHILL ROAD, TRUMBAUERSVILLE, PA 18970.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

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

**KELLY L. EBERLE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2017-04055

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

TAX PARCEL #36-17-53-1.

PROPERTY ADDRESS: 947 Old Bethlehem Pike a/k/a 947 S. Old Bethlehem Pike, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH G. BLACKBURN, SANDRA L. BLACKBURN.**

**ROGER FAY**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2017-04578

ALL THAT CERTAIN lot or piece of ground being more fully described in Deed dated October 29, 2007, and recorded on November 26, 2007, in the Bucks County Recorder of Deeds Office at Deed Book Volume 5613 at Page 2289, and as Instrument No. 2007111620, **RICHLAND TOWNSHIP.**

TAX PARCEL #36-002-015.

PROPERTY ADDRESS: 195 West Cherry Road, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRIAN S. HERION, ELIZABETH P. HERION.**

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

#### **SOLEBURY TOWNSHIP**

DOCKET #2014-01462

ALL THAT CERTAIN property situated in the **TOWNSHIP OF SOLEBURY**, County of

Bucks and Commonwealth of Pennsylvania, described as follows: Lot 143. BEING more fully described in a Deed dated November 21, 2003, among the land records of the County and State set forth above, in Deed Book Volume 3740, Page 2358.

TAX PARCEL #41-023-023.

PROPERTY ADDRESS: 720 Fox Tail Court, New Hope, Pennsylvania 18938.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRANK GAUDIOSO, CATHY L. GAUDIOSO.**

**SCOTT A. DIETTERICK**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2016-06824

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. Situate in the **TOWNSHIP OF SOLEBURY**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of the DiPete Tract, prepared by Welsel and Gilmore Associates, Surveyors, and Engineers of Doylestown, Pa, dated January 25, 1974 and recorded in the Office of the Recorder of Deed in and for the County of Bucks at Doylestown, PA in Plan Book 124 Page 42, as follows, to wit:

TAX PARCEL #41-36-87-16.

PROPERTY ADDRESS: 2 Cornwell Drive, New Hope, PA 18938.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM J. DEMENCZUK AND SUSAN O. DEMENCZUK.**

**SAMANTHA GABLE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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**SPRINGFIELD TOWNSHIP**

DOCKET #2012-05521

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF SPRINGFIELD**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 2917 Richlandtown Pike, Coopersburg, PA 18036.

TAX PARCEL #42-005-118.

PROPERTY ADDRESS: 2917 Richlandtown Pike, Coopersburg, PA 18036.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN J. FITZPATRICK, CYNTHIA FITZPATRICK.**

**JUSTIN F. KOBESKI**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-04294

ALL THAT CERTAIN tract or of parcel of land known as Lot 1 on a subdivision plan of property of Robert J. Larkin and Charlotte L. Larkin, dated 3/7/1989 and revised 8/25/1988 prepared for William L. Diehl recorded in Bucks County in plan book 248 page 10 and recorded in Lehigh County in Plan Book M 56, page 475 situate partly in Upper Saucon Township, Lehigh County and partly in **SPRINGFIELD TOWNSHIP**, Bucks County on the northerly right of way line of Flint Hill Road as follows to wit:

TAX PARCEL #42-005-044.

PROPERTY ADDRESS: 1391 Flint Hill Road, Coopersburg, PA 18036.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DEBRA S. THOMPSON, KEITH A. THOMPSON.**

**SAMANTHA GABLE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2017-03643

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in the **TOWNSHIP OF SPRINGFIELD**, Bucks County, and State of Pennsylvania, 1871 Gallows Hill Road, bounded and described as follows, to wit:

TAX PARCEL #42-24-27.

PROPERTY ADDRESS: 1871 GALLOWES HILL ROAD, KINTNERSVILLE, PA 18930.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **ANDREW J. BLESSING, VISUAL TECHNOLOGY SERVICES, INC.**

**KELLY L. EBERLE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**TRUMBAUERSVILLE BOROUGH**

DOCKET #2017-03749

ALL that certain parcel of land lying and being situate in the **BOROUGH OF TRUMBAUERSVILLE**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 253 North Main Street, Trumbauersville, PA 18970.

TAX PARCEL #45-002-019-001.

PROPERTY ADDRESS: 253 North Main Street, Trumbauersville, PA 18970.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **PABLO E. GONZALEZ a/k/a PABLO E. V. GONZALEZ, EDUVINA VIERA a/k/a EDUVINA MALDONADO.**

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

**UPPER SOUTHAMPTON TOWNSHIP**

DOCKET #2015-05998

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

TAX PARCEL #48-17-106.

PROPERTY ADDRESS: 963 Street Road, Southampton, PA.

IMPROVEMENTS: SHOPPING CENTER/ OFFICE BUILDINGS.

SOLD AS THE PROPERTY OF: **M. SANNUTI DEVELOPMENT, INC., OLLARD SQUARE, LTD.**

**LAUREN W. TAYLOR**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**WARMINSTER TOWNSHIP**

DOCKET #2016-02682

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

TAX PARCEL #49-035-161.

PROPERTY ADDRESS: 517 Parmentier Road, Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STUART D. WEISS a/k/a STEWART D. WEISS, CINDY H. WEISS.**

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

DOCKET #2016-04825

Wells Fargo Bank, NA v. Chad Kligman owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 380 Roarks Trail, Warminster, PA 18974-5548.

TAX PARCEL #49-029-002-056.

PROPERTY ADDRESS: 380 Roarks Trail, Warminster, PA 18974-5548.

JUDGMENT AMOUNT: \$248,523.83.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHAD KLIGMAN.**

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

DOCKET #2017-02142

ALL THAT CERTAIN lot or piece of ground situate in **WARMINSTER TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania being more fully described in Deed dated November 22, 2005, and recorded on December 21, 2005, in the Bucks County Recorder of Deeds Office at Deed Book Volume 4763 at Page 1416, and as Instrument 2005165591.

TAX PARCEL #49-009-100.

PROPERTY ADDRESS: 1185 Jacksonville Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NICHOLAS C. COSMO, THE UNITED STATES OF AMERICA.**

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

DOCKET #2017-04912

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

TAX PARCEL #49-022-026.

PROPERTY ADDRESS: 101 Ajas Way a/k/a 101 A'Ja Way, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.  
SOLD AS THE PROPERTY OF: **COREY F. NYDICK, MINDY ADIS. ROGER FAY**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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#### WARRINGTON TOWNSHIP

##### DOCKET #2014-04352

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

TAX PARCEL #50-024-007.

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

REAL DEBT: \$154,029.29.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

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

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

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##### DOCKET #2017-00783

Newport Beach Holdings, LLC vs. Lucy G. Pirolli and Peter Pirolli, Jr.

Owner(s) of the property situate in the **TOWNSHIP OF WARRINGTON**, Bucks County, Pennsylvania.

TAX PARCEL #50-030-170.

PROPERTY ADDRESS: 1813 Jericho Drive, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **LUCY G. PIROLI, PETER PIROLI, JR.**

**KATHRYN MARY WAKEFIELD**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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##### DOCKET #2017-03647

US Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee (Successor by Merger to Lasalle Bank National Association) Astruttee for Thornburg Mortgage Securities Trust 2005-2 v. Joseph N. Fix, Jacquelyn M. Fix owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 120 Coachlight Circle, Chalfont, PA 18914-4445.

TAX PARCEL #50-050-026.

PROPERTY ADDRESS: 120 Coachlight Circle, Chalfont, PA 18914-4445.

JUDGMENT AMOUNT: \$517,978.58.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH N. FIX, JACQUELYN M. FIX.**

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

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#### WARWICK TOWNSHIP

##### DOCKET #2009-13604

Hsbc Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificate Series 2007-PA1 v. Kimberly Brown, Richard Brown owner(s) of property situate in the **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania, being 1748 Lafayette Drive, Jamison, PA 18929-1673.

TAX PARCEL #51-005-042.

PROPERTY ADDRESS: 1748 Lafayette Drive, Jamison, PA 18929-1673.

JUDGMENT AMOUNT: \$731,191.13.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **KIMBERLY BROWN, RICHARD BROWN.**

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

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##### DOCKET #2014-02634

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Li Ping Cao, Zhanpeng Cao owner(s) of property situate in the **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania, being 2208 Denbeigh Drive, Jamison, PA 18929-1445.

TAX PARCEL #51-030-092.

PROPERTY ADDRESS: 2208 Denbeigh Drive, Jamison, PA 18929-1445.

JUDGMENT AMOUNT: \$164,951.11.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **LI PING CAO, ZHANPENG CAO.**

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



**DOCKET #2017-04351**

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF WARWICK**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 1726 Crocker Lane, Jamison, PA 18929.

TAX PARCEL #51-023-030.

PROPERTY ADDRESS: 1726 Crocker Lane, Jamison, PA 18929.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY L. CLARK, JENNIFER L. CLARK a/k/a JENNIFER CLARK.**

**JUSTIN F. KOBESKI**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

Bucks County, Pennsylvania being more fully described in Deed dated November 21, 2005, and recorded on December 28, 2005, in the Bucks County Recorder of Deeds Office at Deed Book Volume 4772 at Page 801, as Instrument No. 2005168157.

TAX PARCEL #54-007-100.

PROPERTY ADDRESS: 189 South Canal Street, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ELSIE R. VAN HART, DONNA WILEY.**

**STEPHEN M. HLADIK**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**DOCKET #2017-04698**

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

TAX PARCEL #51-014-096.

PROPERTY ADDRESS: 992 Beechwood Place, Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JENNIFER SKUMPIJA a/k/a JENNIFER L. COLEMAN a/k/a JENNIFER COLEMAN, ANTHONY P. SKUMPIJA a/k/a ANTHONY SKUMPIJA.**

**MICHAEL T. McKEEVER**, 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.

Dec. 21, 28; Jan. 4

**Change of Name**

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2017-05344

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 **JOHNCARLO CAROLLO** to **GIANCARLO CAROLLO**.

The Court has fixed the 5<sup>th</sup> day of February, 2018 at 9:30 a.m. in Courtroom No. 450, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Dec. 21

**YARDLEY BOROUGH****DOCKET #2015-05988**

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

TAX PARCEL #54-010-0011014.

PROPERTY ADDRESS: 1014 Yardley Commons, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LEAH GAUTIER.**

**ROGER FAY**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2017-06875

**DOCKET #2017-04512**

ALL THAT CERTAIN lot or piece of ground situate in **BOROUGH OF YARDLEY**,

NOTICE IS HEREBY GIVEN THAT on October 23, 2017 the Petition of Kathryn Dare McKenna, on behalf of John Joseph McKenna-Heitzenrater, a minor child, for the Change of Name has been filed in the above named Court, praying for a Decree to change the name of **JOHN JOSEPH McKENNA-HEITZENRATER** to **JOHN HEITZENRATER McKENNA**.

The Court has fixed 16<sup>th</sup> day of January, 2018, at 9:30 a.m. in Courtroom No. 430 of the Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petition, 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.

**James C. Sommar**, Solicitor  
Sommar, Tracy & Sommar  
Attorneys for Petitioner  
210 South Broad Street  
Lansdale, PA 19446  
(215) 368-3121

Dec. 21

## 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 **Agudas Achim of North East Philadelphia Inc**

The purpose or purposes for which it was organized are as follows: synagogue.

Dec. 21

The name of the corporation is **Delaware Valley R/C Club, Incorporated**.

The Articles of Incorporation (filing date) November 13, 2017.

The purpose or purposes for which it was organized are as follows: To promote and further the interests of small, remote controlled, model airplane enthusiasts.

**Lee F. Mauger**, Solicitor  
240 King Street  
P.O. Box 698  
Pottstown, PA 19464

Dec. 21

The name of the corporation is **Ornsteen-James Foundation**.

The Articles of Incorporation (filing date) November 29, 2017.

The purpose or purposes for which it was organized are as follows: Charitable Purposes.

**Donald J. Weiss**, Solicitor  
6 Dickinson Dr.  
Ste. 110  
Chadds Ford, PA 19317

Dec. 21

NOTICE IS HEREBY GIVEN THAT, on November 20, 2017, Articles of Incorporation were filed with the Department of State for **Pennswood Village Foundation**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

**Montgomery McCracken Walker & Rhoads LLP**, Solicitors  
123 S. Broad St.  
Philadelphia, PA 19109

Dec. 21

The name of the corporation is **Steepleview Condominium Association**.

The Articles of Incorporation (filing date) November 27, 2017.

The purpose or purposes for which it was organized are as follows: Exercise all of the powers and privileges and to perform all the duties and obligations of the Steepleview Condominium Association as set forth in the Declaration of Condominium recorded in the Office of the Recorder of Deeds for Bucks County, Pennsylvania as Instrument No. 2017035880 on June 20th, 2017 and as the same may be amended from time to time as therein provided and for any other purpose permitted under the Nonprofit Corporation Law and to have and exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the Commonwealth of Pennsylvania by law may now or hereafter have to exercise.

**Craig A. Smith**, Solicitor  
Smith and Porter, P.C.  
301 S. State Street  
Newtown, PA 18940

Dec. 21

## Charter Application Professional

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **The KSE Group, PC**, a professional corporation organized under the Pennsylvania Business Corporation Law of 1988.

**High Swartz, LLP**, Solicitors

40 E. Airy St.

P.O. Box 671

Norristown, PA 19404-0671

Dec. 21

## 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 2, 2018**, in Courtroom #260 on the second floor of the BUCKS COUNTY JUSTICE CENTER, DOYLESTOWN, PA.

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

**ESTATE OF RITA DELORES NAPOLIELLO** – Ruth Jenkins, Power of Attorney

**ESTATE OF CORNELIA A. NICOLETTI** – Jeannine Donahue, Executrix

DONALD PETRILLE, JR., ESQUIRE,

REGISTER OF WILLS

AND CLERK OF THE

ORPHANS' COURT DIVISION

COURT OF COMMON PLEAS

OF BUCKS COUNTY

Dec. 21, 28

## Corporate Dissolution

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **DANDO MACHINE, INC.** is currently in the process of voluntarily dissolving.

**Benstead, Mabon & Mitch, PC**, Solicitors

124 East Court Street

Doylestown, PA 18901

Dec. 21

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

Dec. 21

## Estate Notice

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the person named. All persons having claims or demands against said estates are requested to make known the same, and all person indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

### First Publication

**BESSINGER, RALPH**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **JENNIFER BESSINGER**, 454 Madison Ave., Langhorne, PA 19047.

**BROWER, BENJAMIN**, dec'd.

Late of Hilltown Township, Bucks County, PA.

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

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

**BURNS, RICHARD L.**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **ROSE MARIE BURNS** c/o Andrew J. Cordes, Esquire, Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

**CALIO, HELEN H.**, dec'd.

Late of Warminster, Bucks County, PA.

Administratrix: **VICTORIA A. ESSL**, 811 Boxwood Circle, Warminster, PA 18974.

Attorney: **JUDITH STUTMAN IZES**,  
Gazan & John, P.C., 30 West Airy Street,  
Norristown, PA 19401.

**CUTTONE, VERA**, dec'd.

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

Co-Executors: **DONNA McCARTHY**  
and **JOHN McCARTHY** c/o William J.  
Salerno, Esquire, 220 Radcliffe Street,  
Bristol, PA 19007.

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

**FEDERICI, STEVEN B. RONE**, dec'd.

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

Administrator: **DAVID V. FEDERICI**  
c/o Susan L. Fox, Esq., 261 Old York Rd.,  
Ste. 200, Jenkintown, PA 19046.

Attorney: **SUSAN L. FOX**, Plotnick &  
Ellis, P.C., 261 Old York Rd., Ste. 200,  
Jenkintown, PA 19046.

**FISCHER, RICHARD E.**, dec'd.

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

Executrix: **CYNTHIA FARRELL**, 31  
Daybrook Lane, Hyannis, MA 02601.

Attorney: **LAWRENCE R. SCHEETZ**,  
**JR.**

**FORNECKER, PHILIP FRANCIS** a/k/a  
**PHIL FORNECKER**, dec'd.

Late of Newtown Township, Bucks  
County, PA.

Executrix: **AMY HOPF**, 12 Berrien  
Avenue, West Windsor, NJ 08550.

**FREEH, VIOLET REBECCA**, dec'd.

Late of Springfield Township, Bucks  
County, PA.

Executor: **ROBIN FREEH**, 210 Pullen  
Station Rd., Quakertown, PA 18951.

**HENSHAW, JONATHAN C.**, dec'd.

Late of Middletown Township, Bucks  
County, PA.

Executor: **THOMAS SCOTT**  
**HENSHAW** c/o Joseph P. Caracappa,  
Esquire, 312 Oxford Valley Road,  
Fairless Hills, PA 19030.

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

**HOFF, MARTINE E.**, dec'd.

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

Executrix: **JENNIFER M. YOUNG** c/o  
Linda M. McDonough, Esq., P.O. Box  
694, Doylestown, PA 18901.

Attorney: **LINDA M. McDONOUGH**,  
P.O. Box 694, Doylestown, PA 18901.

**KARPOWICH, ANTHONY D.**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **GLEN J. KARPOWICH**, 215  
Cowbell Road, Willow Grove, PA 19090.

**KELLY, MARY G.** a/k/a **MARY KELLY**,  
dec'd.

Late of Yardley, Bucks County, PA.

Executor: **LAWRENCE PATRICK**  
**KELLY** a/k/a **LAWRENCE KELLY**.

Attorney: **CATHERINE ANNE**  
**PORTER**, Smith & Porter, P.C., 301  
South State Street, Newtown, PA 18940.

**KEPLER, MARLYN E.** a/k/a **MARLYN**  
**KEPLER**, dec'd.

Late of Warrington Township, Bucks  
County, PA.

Executor: **DARRYL KEPLER** c/o  
Curtin & Heefner LLP, 1040 Stony Hill  
Road, Suite 150, Yardley, PA 19067.

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

**KERNS, CHARLES F.** a/k/a **CHARLES**  
**FRANCIS KERNS**, dec'd.

Late of Langhorne City, Bucks County,  
PA.

Executrix: **MARTHA C. KERNS**, 74  
Bellwood Drive, Langhorne, PA 19053.

**KNOX, CATHERINE M.** a/k/a  
**CATHERINE KNOX**, dec'd.

Late of Upper Southampton Township,  
Bucks County, PA.

Executors: **ANTHONY J. KNOX, IV**  
and **DEBORAH A. OAKLEY** c/o Curtin  
& Heefner LLP, 1040 Stony Hill Road,  
Suite 150, Yardley, PA 19067.

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

**LANDMAN, JOHN L., SR.**, dec'd.

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

Administrator: **JOHN L. LANDMAN**  
**JR.**, 1025 Dolphin Ave., Croydon, PA  
19021.

**LEISTER, PAUL R.** a/k/a **PAUL**  
**RAYMOND LEISTER**, dec'd.

Late of Telford Borough, Bucks County,  
PA.

Executrix: **PAULETTE J. EISTER**,  
1214 Meadow Lane, Perkasio, PA 18944.

**MASON, ALBERT** a/k/a **AL MASON**,  
dec'd.

Late of Middletown Township, Bucks  
County, PA.

Executrix: **JANET MASON**, 675 W. Johnson Street, Philadelphia, PA 19144.

**PAUL, RUTH a/k/a TOBEY PAUL**, dec'd.  
Late of the Township of Warminster, Bucks County, PA.

Executrix: **BARBARA R. PAUL** c/o Phyllis Horn Epstein, Esq., 1515 Market St., Ste. 1505, Philadelphia, PA 19102.

Attorney: **PHYLLIS HORN EPSTEIN**, Epstein, Shapiro & Epstein, P.C., 1515 Market St., Ste. 1505, Philadelphia, PA 19102.

**PAVONARIUS, LEO R.**, dec'd.

Late of Middletown Twp., Bucks County, PA.

Executor: **MICHAEL PAVONARIUS**, 1440 Brownsville Road, Langhorne, PA 19047.

Attorney: **WILLIAM M. COWAN, JR.**, 402 Middletown Blvd., Suite 202, Langhorne, PA 19047.

**RUSSELL, FRANCES**, dec'd.

Late of New Hope, Bucks County, PA.

Executor: **ROBERT A. RUSSELL, SR.**, 365 Iron Hill Road, Doylestown, PA 18901.

**SPARKS, JACK N. a/k/a JACK NORMAN SPARKS**, dec'd.

Late of Yardley, Bucks County, PA.

Executrix: **HOLLY SPARKS**, 1275 Eagle Rd., New Hope, PA 18938.

**TREIBLEY, JOAN H.**, dec'd.

Late of Bristol Twp., Bucks County, PA.

Executrix: **CHERYL L. NICKERSON**, 7200 Riverview Ave., Bristol, PA 19007.

**YEAGER, GEORGE C.**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executrix: **BEATRICE ELEANOR THOMPSON** c/o Richard Hale Pratt, Esquire, Pratt, Brett & Luce, P.C., 68 East Court Street, P.O. Box 659, Doylestown, PA 18901-0659.

Attorney: **RICHARD HALE PRATT**.

### *Second Publication*

**AGNELLA, EDWARD J. a/k/a EDWARD JOHN AGNELLA**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **EDWARD AGNELLA, JR.** c/o David R. Bane, Esq., Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

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

**ALPHONSE, WILBERT**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **ROSEMARIE ALPHONSE** c/o Joseph P. Caracappa, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

**BAKER, MARY MARTHA**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Co-Executors: **MATTHEW DIAMOND BAKER**, 524 Hilltop Road, Paoli, PA 19301 and **JASON McFEELY BAKER**, 2079 Sugar Pond Court, Fort Mill, SC 29715.

Attorney: **CRYSTALL L. WELTON**, 1036 Croatoan Drive, Rock Hill, SC 29730.

**BARKER, OSCAR D.**, dec'd.

Late of Doylestown, Bucks County, PA.

Administratrix: **JANE BARKER-HUNT**, 230 Kintner Hill Rd., Upper Black Eddy, PA 18972.

**FIDA, MARIE D.**, dec'd.

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

Executor: **JOSEPH R. FIDA** c/o John T. Dooley, Esq., 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446.

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

**GROW, CAROL E.**, dec'd.

Late of Warminster, Bucks County, PA.

Executors: **EARL GROW, JR.**, 1101 Tennis Ave., Andalusia, PA 19020 and **DIANE L. KELLY**, 36 Hickory Dr., Churchville, PA 18966.

Attorney: **FRANCIS STECKLAIR**, Curtin & Heefner, 1040 Stoney Hill Rd., Ste. 150, Yardley, PA 19067.

**IFFRIG, HILDA MARIE a/k/a HILDA J. IFFRIG**, dec'd.

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

Executor: **ERIC J. IFFRIG** c/o Melissa V. Bond, Esq., 16 N. Franklin St., Ste. 300, P.O. Box 853, Doylestown, PA 18901.

Attorney: **MELISSA V. BOND**, Bond & McCullough, 16 N. Franklin St., Ste. 300, P.O. Box 853, Doylestown, PA 18901.

**KUSSMAN, MAUREEN E.,** dec'd.

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

Executrix: **MAUREEN O'KEEFE**, 25 Roundwood Lane, Levittown, PA 19055.

**LACEY, JAMES J., JR. a/k/a JIM LACEY,** dec'd.

Late of Haycock Township, Bucks County, PA.

Executrix: **TERRI LACEY**, 2423 S. 13th St., St. Louis, MO 63104.

**LAVENDOSKY, EDWARD F.,** dec'd.

Late of Morrisville, Bucks County, PA.

Administratrix: **VIRGINIA L. DURBOROW**, 100 Birch Hollow Dr., Bordentown, NJ 08505.

**MOYER, JOYCE E.,** dec'd.

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

Executrix: **KELLY HAYES** c/o James M. Martin, Esq., One Neshaminy Interplex, Ste. 202, Trevoise, PA 19053-6959.

Attorney: **JAMES M. MARTIN**, Martin and Martin, P.C., One Neshaminy Interplex, Ste. 202, Trevoise, PA 19053-6959.

**RAMSEY, HENRY B., JR.,** dec'd.

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

Executor: **HENRY B. RAMSEY, III** c/o Hilary Fuelleborn, Esq., 745 Yorkway Place, Jenkintown, PA 19046.

Attorney: **HILARY FUELLEBORN**, Luskus & Fuelleborn, P.C., 745 Yorkway Place, Jenkintown, PA 19046.

**RONDEAU, ARTHUR E., JR.,** dec'd.

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

Executrix: **MAUDE RONDEAU** c/o Kelly Barse, Esq., 1701 Walnut St., 6<sup>th</sup> Fl., Philadelphia, PA 19103.

Attorney: **KELLY BARSE**, The Law Offices of Peter L. Klenk & Associates, 1701 Walnut St., 6<sup>th</sup> Fl., Philadelphia, PA 19103.

**SCHMIDT, HILDEGARD E. a/k/a HILDEGARD SCHMIDT,** dec'd.

Late of Pineville, Buckingham Twp., Bucks County, PA.

Executrix: **REGINA GARTON**, 4842 New Hope Road, Pineville, PA 18946.

**SEIDER, CAROL L.,** dec'd.

Late of Warrington, Bucks County, PA.

Executrix: **KAYLA L. SEIDER**, 2710 Harvard Drive, Warrington, PA 18976.

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

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

Administratrix: **SHIRLEY G. STEWART** c/o Richard P. Wilson, Esquire, 27 Blacksmith Rd., Suite 100, P.O. Box 283, Newtown, PA 18940.

Attorney: **RICHARD P. WILSON**.

**UHL, MARIE H. a/k/a MARIE A. HUGHES UHL,** dec'd.

Late of Bucks County, PA.

Executor: **MATTHEW T. UHL** 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***APGAR, CHARLES B.,** dec'd.

Late of Riegelsville, Durham Twp., Bucks County, PA.

Executor: **WAYNE R. APGAR**, 299 Old Furnace Rd., Riegelsville, PA 18077.

**ARTAU, MATTHEW,** dec'd.

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

Administrator: **JOSHUA ARTAU** c/o Larissa R. Whitman, Esq., One Logan Square, Ste. 2000, Philadelphia, PA 19103-6996.

Attorney: **LARISSA R. WHITMAN**, Drinker Biddle & Reath LLP, One Logan Square, Ste. 2000, Philadelphia, PA 19103-6996.

**BECHTEL, CHARLES A.,** dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **JOHN BECHTEL**, 4 Woodstone Drive, Doylestown, PA 18901.

**BENNER, DOROTHY M.,** dec'd.

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

Executor: **STEVEN H. BENNER** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

**BYRNE, MARGARET A. a/k/a PEGGY BYRNE,** dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **BERNARD J. BYRNE**, 1015 Ferry Rd., Doylestown, PA 18901.



**CURTIN, GEORGE S.,** dec'd.

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

Executrix: **KAREN M. QUINN**, Esquire, 2 Canal's End Road, Suite 204A, Bristol, PA 19007.

Attorney: **KAREN M. QUINN**, 2 Canal's End Road, Suite 204A, Bristol, PA 19007.

**HEBERT, ELEANOR A. a/k/a ELEANOR ANNE HEBERT,** dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **JEANNE-MARIE HEBERT**, 931 Fairfield Dr., Warminster, PA 18974.

**HORVATH, CHARLES M., SR.,** dec'd.

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

Executor: **CHARLES M. HORVATH, JR.**, 11 Morning Glory Lane, Levittown, PA 19054.

Attorney: **KAREN M. QUINN**, 2 Canal's End Road, Suite 204A, Bristol, PA 19007-4821.

**JONES, OLIVIA J.,** dec'd.

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

Administratrix: **YOLANDE J. JONES**, 4231 Bensalem Blvd., Bensalem, PA 19020.

**LINDQUIST, CORA F.,** dec'd.

Late of Bedminster Township, Bucks County, PA.

Executor: **JAMES O. LINDQUIST, JR.** c/o Bruce A. Nicholson, Esquire, 104 N. York Rd., Hatboro, PA 19040.

Attorney: **BRUCE A. NICHOLSON**, 104 North York Road, Hatboro, PA 19040.

**LINN, MIRIAM,** dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **ELLIS P. LINN**, 418 Foster Manning Rd., Summerville, GA 30747.

**MACKERETH, JOSEPH,** dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **SUSAN HELENE COOK**, 6340 Sterling Avenue, Bensalem, PA 19020.

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

**MARIN, DIVINA a/k/a DIVINA VIOLETA MARIN and DIVINA MARIN (TORO PEREZ),** dec'd.

Late of Bristol Borough, Bucks County, PA.

Administratrix: **MIGUELINA COLON**, 1302 Gibson Rd., Lot 31, Bensalem, PA 19020.

**NUNEVILLER, FRANK C.,** dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executrix: **CAROL McCOOL** c/o Michael F. Frisbie, Esquire, Weber Kracht & Chellew, 847 West Market Street, P.O. Box 258, Perkasio, PA 18944-0258.

Attorney: **MICHAEL F. FRISBIE**, Weber Kracht & Chellew, 847 West Market Street, P.O. Box 258, Perkasio, PA 18944-0258.

**RODGERS, JEAN S.,** dec'd.

Late of Warminster, Bucks County, PA.

Executrices: **KAREN BOYLES**, 5490 Potomac Landing Dr., King George, VA 22485 and **GAIL McCORMICK**, 1035 Norman Drive, #204, Annapolis, MD 21403.

**SHAFFER, GEORGE W.,** dec'd.

Late of Bensalem Township, Bucks County, PA.

Administratrix: **SUSAN R. MORLEY**, 4816 Oak Ave., Trevoise, PA 19053.

**SMITH, CHARLES W.,** dec'd.

Late of Telford Borough, Bucks County, PA.

Executrix: **EMILINE I. WEISS** c/o Ronald R. Bolig, Esquire, 301 N. Main Street, Telford, PA 18969.

Attorney: **RONALD R. BOLIG**, 301 North Main Street, Telford, PA 18969.

**SUMMERS, PAULINE a/k/a PAULINE HARRISON SUMMERS,** dec'd.

Late of Yardley, Bucks County, PA.

Executor: **BARRY SUMMERS**, 232 Aspen Road, Yardley, PA 19067.

**WUNDER, REBECCA A.,** dec'd.

Late of Pennsburg, Bucks County, PA.

Administratrix: **LOIS S. ROSENBERGER**, 2040 Miller Rd., Pennsburg, PA 18073.

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

**ZIMMERMAN, JOYCE A. a/k/a JOYCE ANN ZIMMERMAN,** dec'd.

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

Executor: **THEODORE ZIMMERMAN**, P.O. Box L 1157, Langhorne, PA 19047.

**ZUTTER, HEDI**, dec'd.

Late of Warminster, Bucks County, PA.  
 Executor: **PETER ZUTTER**, 1440 South  
 Broad Street, Philadelphia, PA 19146.

### Miscellaneous

IN THE COURT OF COMMON PLEAS  
 OF BUCKS COUNTY, PENNSYLVANIA  
 CIVIL ACTION – LAW  
 NO. 2017-06924

NOTICE OF ACTION IN  
 MORTGAGE FORECLOSURE  
**U.S. BANK NATIONAL ASSOCIATION,  
 AS TRUSTEE FOR RESIDENTIAL  
 ASSET MORTGAGE PRODUCTS, INC.,  
 MORTGAGE ASSET-BACKED PASS-  
 THROUGH CERTIFICATES, SERIES  
 2005-EFC4**, Plaintiff  
 vs.

**MICHELLE HOPWOOD a/k/a  
 MICHELLEA. HOPWOOD**, in her capacity  
 as Co-Administrator and Heir of the Estate  
 of **LILLIAN PITTS a/k/a LILLIAN S.  
 PITTS, RENEE PITTS**, in her capacity  
 as Co-Administrator of the Estate of  
**LILLIAN PITTS a/k/a LILLIAN S. PITTS,  
 UNKNOWN HEIRS, SUCCESSORS,  
 ASSIGNS AND ALL PERSONS, FIRMS  
 OR ASSOCIATIONS CLAIMING RIGHT,  
 TITLE OR INTEREST FROM OR UNDER  
 LILLIAN PITTS a/k/a LILLIAN S. PITTS,  
 DECEASED**, Defendant(s)

NOTICE  
 TO: **UNKNOWN HEIRS,  
 SUCCESSORS, ASSIGNS AND ALL  
 PERSONS, FIRMS OR ASSOCIATIONS  
 CLAIMING RIGHT, TITLE OR  
 INTEREST FROM OR UNDER LILLIAN  
 PITTS a/k/a LILLIAN S. PITTS,  
 DECEASED**

You are hereby notified that on  
 October 25, 2017, Plaintiff, U.S. BANK  
 NATIONAL ASSOCIATION, AS TRUSTEE  
 FOR RESIDENTIAL ASSET MORTGAGE  
 PRODUCTS, INC., MORTGAGE ASSET-  
 BACKED PASS-THROUGH CERTIFICATES,  
 SERIES 2005-EFC4, 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. 2017-06924.  
 Wherein Plaintiff seeks to foreclose on the

mortgage secured on your property located at  
 29 SCHOOLHOUSE LANE, LEVITTOWN,  
 PA 19055-2001 whereupon your property  
 would be sold by the Sheriff of BUCKS  
 County.

You are hereby notified to plead to the  
 above referenced Complaint on or before 20  
 days from the date of this publication or a  
 Judgment will be entered against you.

### NOTICE

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

YOU SHOULD TAKE THIS NOTICE  
 TO YOUR LAWYER AT ONCE. IF YOU  
 DO NOT HAVE A LAWYER, 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.

Notice to Defend:  
 Lawyer Referral Service of the  
 Bucks County Bar Association  
 135 East State Street  
 Doylestown, PA 18901  
 Telephone (215) 348-9413

Dec. 21

### Trust Notice

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

*First Publication***TRUST OF EVELYN LEINGANG.**

Late of Hilltown Township, Bucks County, PA.

Co-Trustees: **JANICE JAEGER** and **SUSAN E. PEARL** c/o HighPoint Law Offices, P.C., 200 Highpoint Drive, #211, Chalfont, PA 18914.

Attorney: **JEFFREY BAXTER**, 200 Highpoint Drive, #211, Chalfont, PA 18914.

**THE HAZEL K. DOMAN TRUST, DATED APRIL 26, 2016.**

**HAZEL K. DOMAN** a/k/a **HAZEL KATIE DOMAN** and **HAZEL KATIE MASSINGHAM DOMAN**, dec'd.

Late of Tinicum Township, Bucks County, PA.

Trustee: **BRUCE K. DOMAN** c/o Marianna F. Schenk, Esq., One Bala Plaza, 231 St. Asaphs Rd., Ste. 623, Bala Cynwyd, PA 19004.

Attorney: **MARIANNA F. SCHENK**, Bala Law Group, LLC, One Bala Plaza, 231 St. Asaphs Rd., Ste. 623, Bala Cynwyd, PA 19004.

*Second Publication***THE KAREN N. HUTCHEON REVOCABLE TRUST DATED April 13, 2012.**

**KAREN N. HUTCHEON-LEFLAR** a/k/a **KAREN N. HUTCHEON**, dec'd.  
Late of Milford Twp., Bucks County, PA.  
Successor Trustee: **AMY R. HUTCHEON**, 2105 Mill Valley Lane, Quakertown, PA 18951.

**REVOCABLE LIVING TRUST AGREEMENT OF GRACE M. KIELHOEFER**, dated March 10, 2012  
General Amendment to Revocable Living Trust Agreement of Grace M. Kielhoefer, dated July 13, 2016.

Late of Quakertown, Bucks County, PA.  
Settlor: Grace M. Kielhoefer.

Trustee: **SHELBI A. GOLDEN** c/o Rebecca M. Young, Esq. and Lia K. Snyder, Esq., Young & Young, 119 E. Main Street, Macungie, PA 18062.

Attorneys: **REBECCA M. YOUNG** and **LIA K. SNYDER**, Young & Young, 119 E. Main Street, Macungie, PA 18062.

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