

Sheriff's Sale

Third and Final Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Thursday, November 10, 2016 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1st 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.

BENSALEM TOWNSHIP

DOCKET #2013-03453

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

TAX PARCEL #02-053-028.

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

JUDGMENT AMOUNT: \$191,263.52.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-05582

Branch Banking and Trust Company v. Carol L. Brock owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 2656 Eddington Avenue, Bensalem, PA 19020-4111.

TAX PARCEL #02-032-177.

PROPERTY ADDRESS: 2656 Eddington Avenue, Bensalem, PA 19020-4111.

JUDGMENT AMOUNT: \$121,982.07.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CAROL L. BROCK.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-08141

Ocwen Loan Servicing, LLC v. Jason Voisard, Reese Lieb owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4345 Linden Avenue, Trevoise, PA 19053-4720.

TAX PARCEL #02-017-088.

PROPERTY ADDRESS: 4345 Linden Avenue, Trevoise, PA 19053-4720.

JUDGMENT AMOUNT: \$267,911.07.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JASON VOISARD, REESE LIEB.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-02756

JPMorgan Chase Bank, National Association v. W. Donald Ziesel a/k/a W. D. Ziesel a/k/a W. Donald Ziesel, Gale Campbell owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 2533 Buffalo Avenue, Trevoise, PA 19053-6901.

TAX PARCEL #02-007-046-001.

PROPERTY ADDRESS: 2533 Buffalo Avenue, Trevoise, PA 19053-6901.

JUDGMENT AMOUNT: \$416,894.18.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **W. DONALD ZIESEL a/k/a W. D. ZIESEL**

a/k/a W. DONALD ZIESEL, GALE CAMPBELL.

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-08705

LSF9 MASTER PARTICIPATION TRUST v. Natalie S. Hopkins a/k/a Natalie F. Hopkins, Kenneth W. Hopkins, Jr. a/k/a Kenneth W. Hopkins owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 1492 Rosalie Avenue, Bensalem, PA 19020-4162.

TAX PARCEL #02-032-002-002.

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

JUDGMENT AMOUNT: \$451,740.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NATALIE S. HOPKINS a/k/a NATALIE F. HOPKINS, KENNETH W. HOPKINS, JR. a/k/a KENNETH W. HOPKINS.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-00493

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

TAX PARCEL #2-11-252.

PROPERTY ADDRESS: 2881 Crafton Drive, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN F. TANSEY.**

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

DOCKET #2015-01493

All that certain piece or parcel or Tract of land situate **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, and being known as 6258 Fernwood Avenue, Bensalem, Pennsylvania 19020.

TAX PARCEL #02-056-037.

PROPERTY ADDRESS: 6258 Fernwood Avenue, Bensalem, Pennsylvania 19020.

REAL DEBT: \$173,156.08.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JANET L. CULLEN, KRISTIAN W. CULLEN.**

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

DOCKET #2015-04077

The Commodore Vista Co., Inc. vs. 3554 Hulmeville Road Trust, The Land Group, LTD., Trustee, owner of a commercial office unit in the property situate in **BENSALEM TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania. Property Being Known As: 3554 Hulmeville Road, Building 1, Unit 105, Bensalem Township, Bucks County, Pennsylvania.

TAX PARCEL #02-040-008-001-00F.

PROPERTY ADDRESS: 3554 Hulmeville Road, Building 1, Unit 105, Bensalem Township, Bucks County Pennsylvania.

IMPROVEMENTS: COMMERCIAL/OFFICE UNIT.

SOLD AS THE PROPERTY OF: **3554 HULMEVILLE ROAD TRUST, THE LAND GROUP, LTD., TRUSTEE.**

MICHAEL A. SANTANASTO, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-05743

Wells Fargo Bank, N.A. v. Bryan Hamberger a/k/a Bryan P. Hamberger, Liza Hamberger a/k/a Liza M. Hamberger a/k/a Liza M. Kupp owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4751 Oak Avenue, Feasterville, PA 19053-4826.

TAX PARCEL #2-16-58.

PROPERTY ADDRESS: 4751 Oak Avenue, Feasterville, PA 19053-4826.

JUDGMENT AMOUNT: \$220,738.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRYAN HAMBERGER a/k/a BRYAN P. HAMBERGER, LIZA HAMBERGER a/k/a LIZA M. HAMBERGER a/k/a LIZA M. KUPP.**

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

DOCKET #2015-05776

ALL THOSE FIVE CERTAIN continuous tract or parcel of land with the buildings and improvements thereon erected (described together as one tract), situate in the **TOWNSHIP OF BENSALEM**, County of Bucks and State of Pennsylvania.

TAX PARCEL #02-016-045.

PROPERTY ADDRESS: 4404 Chestnut Avenue, Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LISA M. JONES, MARK D. JONES.**

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

DOCKET #2016-01083

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, and being known as 1056 Bristol Pike, Bensalem, Pennsylvania 19020.

TAX PARCEL #02-029-156.

PROPERTY ADDRESS: 1056 Bristol Pike,
Bensalem, PA 19020.

REAL DEBT: \$223,004.96.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **DORIS
JOAN FREAS a/k/a DORIS FREAS-
LUTES a/k/a DORIS JOAN FREAS-
LUTES.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-01246

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

TAX PARCEL #2-29-70-1.

PROPERTY ADDRESS: 1037 Tennis Avenue,
Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **EILEEN T.
CORNINE, JOSEPH C. CORNINE.**

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-03262

ALL THAT PARCEL OF LAND
LOCATED IN THE **TOWNSHIP OF
BENSALEM**, COUNTY OF BUCKS AND
COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #02-075-056.

PROPERTY ADDRESS: 3242 MOORE
AVENUE, BENSALEM, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CESAR
BERROA, BARBARA SHANNON.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

BRISTOL BOROUGH

DOCKET #2013-00263

Newlands Asset Holding Trust Care of U.S.
Bank Trust National Association v. Joann H.
Bruehl, owner(s) of property situate in the
BRISTOL BOROUGH, BUCKS County,
Pennsylvania being 414 Cedar Street, Bristol,
PA 19007-5102.

TAX PARCEL #04-021-043.

PROPERTY ADDRESS: 414 Cedar Street,
Bristol, PA 19007-5102.

JUDGMENT AMOUNT: \$337,356.55.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JOANN H.
BRUEHL.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-04433

655 New Buckley Street, **BRISTOL
BOROUGH**, Pennsylvania 19007.

TAX PARCEL #04-013-152.

PROPERTY ADDRESS: 655 New Buckley
Street, Bristol Borough, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **ALBERT
COSTANTINI.**

MONICA E. O'NEILL, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-03072

PREMISES "A" ALL THAT CERTAIN
message of land, situate in the South Ward
of the **BOROUGH OF BRISTOL**, County of
Bucks and Commonwealth of Pennsylvania.
PREMISES "B" ALL THAT CERTAIN
message and lot of land situate in the South
Ward of the Borough of Bristol, County of
Bucks and State of Pennsylvania.

TAX PARCEL #04-025-050.

PROPERTY ADDRESS: 826 Wood Street,
Bristol, PA 19007.

IMPROVEMENTS: TWO-STORY
RESIDENTIAL DWELLING WITH

DETACHED GARAGE ON CORNER LOT.

SOLD AS THE PROPERTY OF: **NYDIA**

DAVILA.

DON F. MARSHALL, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-08456

CitiMortgage, Inc. s/b/m to Citifinancial
Mortgage Company, Inc. f/k/a Associates
Home Equity Services, Inc. v. Robert Miller
owner(s) of property situate in the **BRISTOL
BOROUGH**, BUCKS County, Pennsylvania,
being 521 Linden Street, Bristol, PA 19007.

TAX PARCEL #04-008-038.

PROPERTY ADDRESS: 521 Linden Street,
Bristol, PA 19007.

JUDGMENT AMOUNT: \$72,948.92.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

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

PROPERTY ADDRESS: 70 BLUE RIDGE
DRIVE, LEVITTOWN, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SCOTT W.
WOTHERSPOON.**

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

BRISTOL TOWNSHIP

DOCKET #2012-00267

Lsf9 Master Participation Trust v. Keith Crowder, Individually and in His Capacity as Administrator of The Estate and Heir of the The Estate of Carolyn V. Crowder a/k/a Carolyn Crowder, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Carolyn V. Crowder, Deceased owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1017 Green Lane, Levittown, PA 19057-3103.

TAX PARCEL #05-036-450.

PROPERTY ADDRESS: 1017 Green Lane,
Levittown, PA 19057-3103.

JUDGMENT AMOUNT: \$124,345.12.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **KEITH CROWDER, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF CAROLYN V. CROWDER a/k/a CAROLYN CROWDER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLYN V. CROWDER, DECEASED.**

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

DOCKET #2012-06230

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

TAX PARCEL #05-036-116.

DOCKET #2013-06368

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

All that certain lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being at Levittown in the Township of Bristol, County of Bucks, Commonwealth of Pennsylvania, shown and designated as Lot 7484 on Subdivision Map of "Orangewood", Section 37, made by C.A. Monroe, Professional Engineer and land Surveyor, New York State and dated June 1953 filed in the Office of the Recorder of Deeds for Bucks County at Doylestown, Pennsylvania on August 14, 1953 in Plan Book 7, Page 7, as follows, to wit:

Beginning at a point on the Southeasterly side of Oldbrook Road (50 feet wide) a corner of Lot Number 7485 on said Plan, said point being the three following courses and distances measured along the Southeasterly side of Oldbrook Road from its point of intersection with the Northeasterly side of Orangewood Drive (50 feet wide) (1) leaving Orangewood Drive North 71 degrees 02 minutes 26 seconds East 21.38 feet to a point of curve (2) Northeastwardly on the arc of a circle curving to the left having a radius of 450 feet the arc distance of 109.93 feet to a point of tangent and (3) North 57 degrees 02 minutes 36 seconds East 109.79 feet to the point of beginning; thence extending from said point of beginning North 57 degrees 02 minutes 36 seconds East along the Southeasterly side of Oldbrook Road 70 feet to a point a corner of Lot Number 7483 on said Plan; thence extending South 32 degrees 57 minutes 24 seconds East along Lot Number 7483 crossing the bed of a certain 57.00 feet wide sanitary sewer easement 147.00 feet to a point on the Southeasterly side of said

easement also on the Northwesterly side of Mill Creek Road; thence extending South 57 degrees 02 minutes 36 seconds West along the Northwesterly side of Mill Creek Road, also along the Southeasterly side of said easement 70 feet to a point a corner of Lot Number 7485 aforesaid; thence extending North 32 degrees 57 minutes 24 seconds West along Lot Number 7486 recrossing the bed of the 57 feet wide sanitary sewer easement 147 feet to the first mentioned point and place of beginning. BEING more fully described in a Deed dated December 30, 1993, among the land records of the County and State set forth above, in Deed Volume 859, Page 1888.

TAX PARCEL #05-041-037.

PROPERTY ADDRESS: 14 Old Brook Road, Levittown, PA 19057.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DENISE RODRIGUEZ a/k/a DENISE BASMAJIAN, ELLIOTT RODRIGUEZ, JR.**

JUSTIN F. KOBESKI, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-08072

All that certain lot or piece of ground, hereditaments and appurtenances situate in **BRISTOL TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-077-040.

PROPERTY ADDRESS: 6423 Radcliffe Street, Bristol, PA 19007.

JUDGMENT AMOUNT: \$189,049.50.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **MARY McDERMOTT.**

RICHARD J. NALBANDIAN, III, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-05704

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected SITUATE, lying and being in the **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS Commonwealth of Pennsylvania.

TAX PARCEL #05-036-252.

PROPERTY ADDRESS: 60 BLACK WALNUT ROAD, LEVITTOWN, PA 19057.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **BRIAN DOUGHERTY, DONNA M. DOUGHERTY. JESSICA N. MANIS**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-06527

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

TAX PARCEL #05-039-512.

PROPERTY ADDRESS: 26 AILANTHUS LANE, LEVITTOWN, PA 19055.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **KEVIN M. SMITH, CHRISTIN ROBERTA CHAPMAN.**

ANDREW J. MARLEY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-07158

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

TAX PARCEL #05-026-240-003.

PROPERTY ADDRESS: 2908 Maple Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD JOHN POLTONOWICZ, SR. a/k/a EDWARD J. POLTONOWICZ, SR., KNOWN HEIROF JOHN POLTONOWICZ a/k/a JOHN J. POLTONOWICZ, REGINA A. POLTONOWICZ, KNOWN HEIR OF JOHN POLTONOWICZ a/k/a JOHN J. POLTONOWICZ, UNITED STATES OF AMERICA, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER JOHN POLTONOWICZ a/k/a JOHN J. POLTONOWICZ.**

MARK J. UDREN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-08275

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

TAX PARCEL #05-025-0821218.

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

IMPROVEMENTS: RESIDENTIAL
DWELLING.

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

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-00638

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

All that certain lot or piece of ground (No. 547), on the Plan of the Loamington Land Association, situate at the intersection of the Northwest side of State Road and the West side of Grant Avenue, in the Township of Bristol, County of Bucks and State of Pennsylvania Containing in front or breadth on said State Road thirty-three feet seven and five-eighths inches and extending in length or depth Northwardly between lines running parallel with said Grant Avenue on the East line thereof along the West side of Grant Avenue one hundred and eighteen feet nine and one-half inches and on the West line thereof one hundred and twenty-five feet three and five-eighths inches and containing in breadth on the rear end thereof thirty-three feet.

Also all that certain (No. 546 on said Plan) situate on the Northwest side of State Road at the distance of thirty-three feet seven and five-eighths inches Southwestward from the West side of Grant Avenue, Containing in front or breath on said state Road thirty-two feet seven and three-eighths inches and extending in length or depth Northward between lines, running parallel with Grant Avenue on the East line thereof, one hundred and twenty-five feet three and five-eighths inches and on the West line thereof one hundred and thirty-one feet seven and three-eighths inches and containing in breadth on the rear end thereof thirty-two feet.

Also all that certain lot or piece of ground (No. 545 on said plan) situate on the Northwest side of State Road at the distance of sixty-six feet three inches Southwestward from the West side of Grant Avenue, containing in front

or breadth on said State Road thirty feet six seven-eighths inches and extending in length or depth Northward between lines running parallel with Grant Avenue on the East line thereof one hundred and thirty-one feet seven and three eights inches and on the West line thereof one hundred and thirty-seven feet six and one-half inches and containing in breadth on the rear end thereof thirty feet.

BEING more fully described in a Deed dated March 27, 1986, among the land records of the County and State set forth above, in Deed Volume 2666, Page 897.

TAX PARCEL #05-012-283.

PROPERTY ADDRESS: 1913 State Road,
Croydon, PA 19021.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **JOHN J.
BECK.**

JUSTIN F. KOBESKI, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-01920

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Vaughn Magazzu, Jaclyn M. Magazzu owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 11 Woodbine Rd., Levittown, PA 19057-3215.

TAX PARCEL #05-037-117.

PROPERTY ADDRESS: 11 Woodbine Rd.,
Levittown, PA 19057-3215.

JUDGMENT AMOUNT: \$253,368.47.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **VAUGHN
MAGAZZU, JACLYN M. MAGAZZU.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-02046

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

TAX PARCEL #05-009-123.

PROPERTY ADDRESS: 1353 Dixon Avenue,
Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **DONNA WRIGHT.**

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

DOCKET #2015-02471

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Joanne Rohan owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1 Peony Road, Levittown, PA 19056-3503.

TAX PARCEL #05-021-135.

PROPERTY ADDRESS: 1 Peony Road, Levittown, PA 19056-3503.

JUDGMENT AMOUNT: \$125,624.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOANNE ROHAN.**

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

DOCKET #2015-02484

CitiMortgage Inc. s/b/m to Citifinancial Mortgage Company, Inc. s/b/m to Citifinancial Mortgage Consumer Discount Company f/k/a Associate Home Equity Consumer Discount CO., Inc. v. Timothy Kelly, in His Capacity as Heir of John J. Kelly, Deceased, Sean Kelly, in His Capacity as Heir of John J. Kelly, Deceased, Corinne Kelly, in Her Capacity as Heir of John J. Kelly, Deceased, Christine Kelly, in Her Capacity as Heir of John J. Kelly, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under John J. Kelly, Deceased owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1201 Spencer Drive, Croydon, PA 19021-5506.

TAX PARCEL #05-009-026.

PROPERTY ADDRESS: 1201 Spencer Drive, Croydon, PA 19021-5506.

JUDGMENT AMOUNT: \$105,954.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TIMOTHY KELLY, IN HIS CAPACITY AS HEIR OF JOHN J. KELLY, DECEASED; SEAN KELLY, IN HIS CAPACITY AS HEIR OF**

JOHN J. KELLY, DECEASED; CORINNE KELLY, IN HER CAPACITY AS HEIR OF JOHN J. KELLY, DECEASED; CHRISTINE KELLY, IN HER CAPACITY AS HEIR OF JOHN J. KELLY, DECEASED; UNKNOWN KEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN J. KELLY, DECEASED.

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

DOCKET #2015-03201

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

TAX PARCEL #05-032-371.

PROPERTY ADDRESS: 137 Idlewild Road, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MALCOLM ROACH, JR.**

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

DOCKET #2015-04340

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

TAX PARCEL #05-073-056.

PROPERTY ADDRESS: 1227 Pacific Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD V. KRIER.**

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

DOCKET #2015-05809

The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A v. Russell N. Conyers, Charlene D. Conyers owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 3704 Spruce Street, Bristol, PA 19007-2602.

TAX PARCEL #05-059-014.

PROPERTY ADDRESS: 3704 Spruce Street,
Bristol, PA 19007-2602.

JUDGMENT AMOUNT: \$161,529.32.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **RUSSELL
N. CONYERS, CHARLENE D. CONYERS.
PHELAN HALLINAN DIAMOND & JONES**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-07092

Wells Fargo Bank, N.A. v. Billy Hibbert, in His
Capacity as Heir of Chester W. Sobolewski,
Deceased; Sandra Bogarde, in Her Capacity
as Heir of Chester W. Sobolewski, Deceased;
Deborah Beck, in Her Capacity as Heir of
Chester W. Sobolewski, Deceased; Unknown
Heirs, Successors, Assigns and All Persons,
Firms or Associations Claiming Right,
Title or Interest From or Under Chester W.
Sobolewski, Deceased owner(s) of property
situate in the **BRISTOL TOWNSHIP**,
BUCKS County, Pennsylvania being 617
Princess Avenue, Croydon, PA 19021-6025.

TAX PARCEL #05-008-202.

PROPERTY ADDRESS: 617 Princess
Avenue, Croydon, PA 19021-6025.

JUDGMENT AMOUNT: \$73,978.25.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **BILLY
HIBBERT, IN HIS CAPACITY AS HEIR
OF CHESTER W. SOBOLEWSKI,
DECEASED; SANDRA BOGARDE, IN
HER CAPACITY AS HEIR OF CHESTER
W. SOBOLEWSKI, DECEASED;
DEBORAH BECK, IN HER CAPACITY AS
HEIR OF CHESTER W. SOBOLEWSKI,
DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER CHESTER
W. SOBOLEWSKI, DECEASED.**

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

DOCKET #2016-00076

ALL THAT CERTAIN LOT OR PIECE OF
LAND, WITH THE BUILDINGS AND
IMPROVEMENTS THEREON ERECTED

LOCATED IN THE **TOWNSHIP OF
BRISTOL**, COUNTY OF BUCKS AND
COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #05-035-151.

PROPERTY ADDRESS: 37 AMBLING
LANE, LEVITTOWN, PA 19055.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT
HYATT.**

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

DOCKET #2016-00327

Wells Fargo Bank, NA v. Johanna Llewellyn
owner(s) of property situate in the **BRISTOL
TOWNSHIP**, BUCKS County, Pennsylvania
being 7815 Monroe Avenue, Bristol, PA
19007-5909.

TAX PARCEL #05-075-302.

PROPERTY ADDRESS: 7815 Monroe
Avenue, Bristol, PA 19007-5909.

JUDGMENT AMOUNT: \$102,197.53.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JOHANNA
LLEWELLYN.**

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

DOCKET #2016-00618

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

TAX PARCEL #5-72-9.

PROPERTY ADDRESS: 141 FARMBROOK
DRIVE, LEVITTOWN, PA 19055.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **TAMARA
M. SEITZ, JENO A. SEITZ.**

POWERS, KIRN & ASSOCIATES

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

DOCKET #2016-01305

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

TAX PARCEL #05-032-049.
 PROPERTY ADDRESS: 49 Margin Road,
 Levittown, Pennsylvania 19056.
 REAL DEBT: \$342,864.59.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **EILEEN S.
 BROWN, MICHAEL G. BROWN.**
TERRENCE J. McCABE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-01900
 Pennymac Loan Services, LLC v. Ryan
 Sullivan owner(s) of property situate in the
BRISTOL TOWNSHIP, BUCKS County,
 Pennsylvania, being 27 Cherry Lane,
 Levittown, PA 19055.
 TAX PARCEL #05-050-045.
 PROPERTY ADDRESS: 27 Cherry Lane,
 Levittown, PA 19055.
 JUDGMENT AMOUNT: \$177,257.15.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **RYAN
 SULLIVAN.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-02728
 All that certain piece or parcel or Tract of land
 situate **TOWNSHIP OF BRISTOL**, Bucks
 County, Pennsylvania, and being known as
 2424 Wood Avenue, Bristol, Pennsylvania
 19007.
 TAX PARCEL #05-077-102.
 PROPERTY ADDRESS: 2424 Wood Avenue,
 Bristol, PA 19007.
 REAL DEBT: \$124,209.94.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **ALICE
 HOFFMAN.**
TERRENCE J. McCABE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-03252
 Citifinancial Servicing LLC v. Liga Garwig
 owner(s) of property situate in the **BRISTOL
 TOWNSHIP**, BUCKS County, Pennsylvania
 being 54 Overbrook Lane, Levittown, PA
 19055.
 TAX PARCEL #05-039-340.

PROPERTY ADDRESS: 54 Overbrook Lane,
 Levittown, PA 19055.
 JUDGMENT AMOUNT: \$134,120.92.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **LIGA
 GARWIG.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-03570
 Lsf9 Master Participation Trust v. Joseph
 Deforrest, Amanda M. Deforrest owner(s)
 of property situate in the **BRISTOL
 TOWNSHIP**, BUCKS County, Pennsylvania
 being 1310 Pennsylvania Avenue, Croydon,
 PA 19021-6106.
 TAX PARCEL #05-012-190.
 PROPERTY ADDRESS: 1310 Pennsylvania
 Avenue, Croydon, PA 19021-6106.
 JUDGMENT AMOUNT: \$136,938.26.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF:
**JOSEPH DEFORREST, AMANDA M.
 DEFORREST.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

CHALFONT BOROUGH

DOCKET #2016-02689
 All that certain piece or parcel or Tract of
 land situate **CHALFONT BOROUGH**,
 Bucks County, Pennsylvania, and being
 known as 26 Park Avenue Apt. B27, Chalfont,
 Pennsylvania 18914.
 TAX PARCEL #07-006-100-B27.
 PROPERTY ADDRESS: 26 Park Avenue,
 Apt. B27, Chalfont, Pennsylvania 18914.
 REAL DEBT: \$137,821.63.
 IMPROVEMENTS: CONDOMINIUM.
 SOLD AS THE PROPERTY OF: **FLORENCE
 M. ALLDRED.**
TERRENCE J. McCABE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOYLESTOWN BOROUGH

DOCKET #2012-05546
 U.S. Bank National Association v. Todd M.
 Krauthaim owner(s) of property situate in

the **DOYLESTOWN BOROUGH**, BUCKS County, Pennsylvania, being 45 Mary Street, Doylestown, PA 18901-4206.

TAX PARCEL #08-008-220.

PROPERTY ADDRESS: 45 Mary Street, Doylestown, PA 18901-4206.

JUDGMENT AMOUNT: \$259,738.44.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TODD M. KRAUTHEIM**.

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOYLESTOWN TOWNSHIP

DOCKET #2016-02705

ALL THAT CERTAIN LOT OR PIECE OF LAND WITH THE BUILDINGS & IMPROVEMENTS THEREON ERECTED LOCATED IN THE **DOYLESTOWN TOWNSHIP**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #09-057-008.

PROPERTY ADDRESS: 2073 COUNTRY CLUB DRIVE, DOYLESTOWN, PA 18901.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HELEN L. LIM**.

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

EAST ROCKHILL TOWNSHIP

DOCKET #2014-07203

All that certain tract of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF EAST ROCKHILL** of Bucks and Commonwealth of Pennsylvania being designated as Lot No. 60.

TAX PARCEL #12-020-017.

PROPERTY ADDRESS: 25 Stone Edge Road, Sellersville, PA 18960.

JUDGMENT AMOUNT: \$451,107.38.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **DENISE L. DUKE, PATRICK L. DUKE**.

RICHARD J. NALBANDIAN, III, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

FALLS TOWNSHIP

DOCKET #2014-02102

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF FALLS**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 120 Winding Way, Morrisville, PA 19067.

TAX PARCEL #13-030-065.

PROPERTY ADDRESS: 120 Winding Way, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **BETHANN GOLDBERG**, KNOWN

HEIR OF MATTHEW A. SESAR ALSO KNOWN AS MATTHEW SESAR,

CHRISTOPHER SESAR ALSO KNOWN AS CHRISTOPHER J. SESAR (SON)

KNOWN HEIR OF MATTHEW A. SESAR ALSO KNOWN AS MATTHEW

SESAR, DOROTHY L. DAVIS, KNOWN HEIR OF MATTHEW A. SESAR ALSO

KNOWN AS MATTHEW SESAR, DYAN CORDI, KNOWN HEIR OF MATTHEW

A. SESAR ALSO KNOWN AS MATTHEW SESAR, JONATHAN SESAR, KNOWN

HEIR OF MATTHEW A. SESAR ALSO KNOWN AS MATTHEW SESAR,

MARYANN LAUGHNER, KNOWN HEIR OF MATTHEW A. SESAR ALSO

KNOWN AS MATTHEW SESAR, MICHELE A. SZUMILA ALSO KNOWN

AS MICHELE SZUMILA, KNOWN HEIR OF MATTHEW A. SESAR ALSO

KNOWN AS MATTHEW SESAR, TERESA RHOAD a/k/a TERESA ROAD,

KNOWN HEIR OF MATTHEW A. SESAR ALSO KNOWN AS MATTHEW SESAR,

UNKNOWN HEIR, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS

OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER

MATTHEW A. SESAR ALSO KNOWN AS MATTHEW SESAR.

MARK J. UDREN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-04435

ALL THAT CERTAIN LOT OR PIECE OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED LOCATED IN THE **FALLS**

TOWNSHIP, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.
TAX PARCEL #13-034-031.
PROPERTY ADDRESS: 535 STEVENS ROAD, MORRISVILLE, PA 19067.
IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **JUDY L. STEWART, GARY S. STEWART. MICHAEL T. McKEEVER**, 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. TROTТА, DECEASED, GABRIEL TROTТА, AS HEIR OF CARMEN A. TROTТА, DECEASED, JONATHAN TROTТА AS HEIR OF CARMEN A. TROTТА, DECEASED, SIMONA TROTТА, AS HEIR OF CARMEN A. TROTТА, DECEASED. MICHAEL T. McKEEVER**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-00564

ALL THAT CERTAIN lot or piece of land located in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania.
TAX PARCEL #13-027-023.
PROPERTY ADDRESS: 228 North Park Drive, Levittown, PA 19054.
IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **MICHAEL O'DONNELL, NICOLL O'DONNELL. MICHAEL T. McKEEVER**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-02780

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

TAX PARCEL #13-22-306.
PROPERTY ADDRESS: 104 Eventide Lane, Levittown, PA 19054.
IMPROVEMENTS: RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **SHANE FERGUSON a/k/a S. FERGUSON. ROBERT W. WILLIAMS**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-05398

Wells Fargo Bank, N.A. v. Carol A. Clark a/k/a Carol Clark, David J. Clark a/k/a David Clark owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 248 Willow Drive, Levittown, PA 19054-3119.
TAX PARCEL #13-25-108.
PROPERTY ADDRESS: 248 Willow Drive, Levittown, PA 19054-3119.
JUDGMENT AMOUNT: \$260,000.00.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **CAROL A. CLARK a/k/a CAROL CLARK, DAVID J. CLARK a/k/a DAVID CLARK. PHELAN HALLINAN DIAMOND & JONES**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-05400

Deutsche Bank National Trust Company, as Trustee for Ameriquet Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R8 v. Richard T. Urban, Lisa A. Urban, owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 310 Austin Drive, Fairless Hills, PA 19030-2217.
TAX PARCEL #13-004-280.
PROPERTY ADDRESS: 310 Austin Drive, Fairless Hills, PA 19030-2217.
JUDGMENT AMOUNT: \$163,449.88.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **RICHARD T. URBAN, LISA A. URBAN. PHELAN HALLINAN DIAMOND & JONES**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-06902

Wilmington Savings Fund Society, FSB dba Christiana Trust as Trustee for Hlss Mortgage

Master Trust for The Benefit of The Holders of The Series 2014-1 Certificates Issued by Hlss Mortgage Master Trust v. Daniel J. Baxter, Kelly P. Baxter, owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 22 Bald Cypress Lane, Levittown, PA 19054.

TAX PARCEL #13-026-102.

PROPERTY ADDRESS: 22 Bald Cypress Lane, Levittown, PA 19054.

JUDGMENT AMOUNT: \$263,663.54.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DANIEL J. BAXTER, KELLY P. BAXTER.**

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

DOCKET #2015-07940

Wells Fargo Bank, NA v. Joseph W. Porreca, Sr., in His Capacity as CO-Administrator and Heir of The Estate of Joan Porreca a/k/a Joan B. Porreca, Michael J. Porreca, Sr., in His Capacity as CO-Administrator and Heir of The Estate of Joan Porreca a/k/a Joan B. Porreca, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Joan Porreca, Deceased owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 613 Beaumont Road, Fairless Hills, PA 19030-2419.

TAX PARCEL #13-015-097.

PROPERTY ADDRESS: 613 Beaumont Road, Fairless Hills, PA 19030-2419.

JUDGMENT AMOUNT: \$53,685.41.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH W. PORRECA, SR., IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF JOAN PORRECA A/K/A JOAN B. PORRECA, MICHAEL J. PORRECA, SR., IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF JOAN PORRECA A/K/A JOAN B. PORRECA, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOAN PORRECA, DECEASED.**

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

DOCKET #2016-02736

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

All that certain lot, piece or parcel of land with the buildings and improvements thereon, situate, lying and being at Levittown, in the Township of Falls, County of Bucks, Commonwealth of Pennsylvania, shown and designated as Lot 2122 on Subdivision Map of Willowood Levittown, Section 10 filed in the office of the Recorder of Deeds of Bucks County, Pennsylvania, on June 27, 1952 in Plan Book 5, Page 33.

Beginning at a point on the Southeasterly side of Willow Drive (58 feet wide) at the distance of 155 feet measured in a Southwesterly direction from the intersection of the Southwesterly side of Willowood Pass (58 feet wide); thence extending from said beginning point and along line of Lot 2121, South 17 degrees 19 minutes 31 seconds East the distance of 120 feet to a point on the Northwesterly road widening line of Mill Creek Road; thence extending along side of said road widening line, South 72 degrees, 40 minutes 29 seconds West the distance of 86 feet to a point; thence extending along line of Lot 2123, North 8 degrees 30 minutes 10 seconds West the distance of 124.79 feet to a point on the Southerly side of Willow Drive; thence extending along the side of said Drive the two following courses and distances: (1) along the arc of a circle curving to the left having a radius of 408 feet the arc distance of 52 feet to a point of tangent; thence (2) North 72 degrees 40 minutes 29 seconds East the distance of 15 feet to the first mentioned point and place of beginning.

BEING more fully described in a Deed dated February 18, 2005, among the land records of the County and State set forth above at Instrument Number 2009002009.

TAX PARCEL #13-025-107.

PROPERTY ADDRESS: 246 Willow Drive, Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DANIELLE REPOLEY, DAVID R. CLARK, JUSTIN F. KOBESKI**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-03615

ALL THAT CERTAIN lot, piece of parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Levittown, in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot Number 642-R on Subdivision Map of North Park, Levittown, Section 33 filed in the Office of the Recorder of Deeds, Bucks County, Pennsylvania as June 24, 1953 in Plan Book 6 page 41.

TAX PARCEL #13-027-086.

PROPERTY ADDRESS: 50 Neptune Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CYNTHIA MARRA**.

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

HAYCOCK TOWNSHIP

DOCKET #2014-01146

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF HAYCOCK**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 1307 Woodcock Lane, Kintnersville, PA 18930.

TAX PARCEL #14-5-2-6.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

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

HILLTOWN TOWNSHIP

DOCKET #2014-05676

The Bank of New York Mellon fka The Bank of New York, as Trustee for The Benefit of The Certificateholders of the Cwabs Inc., Asset-Backed Certificates, Series 2007-Bc2

v. Barbara R. Walsh, owner(s) of property situate in the **HILLTOWN TOWNSHIP**, Bucks County, Pennsylvania, being 205 Broad Street, Perkasio, PA 18944-2843.

TAX PARCEL #15-034-085-005.

PROPERTY ADDRESS: 205 Broad Street, Perkasio, PA 18944-2843.

JUDGMENT AMOUNT: \$291,828.47.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BARBARA R. WALSH**.

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

DOCKET #2015-01938

Wells Fargo Bank, N.A. v. Yazmin Y. Piszal, Michael A. Piszal, owner(s) of property situate in the **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 911 Hilltown Pike, Line Lexington, PA 18932-9619.

TAX PARCEL #15-032-025-002.

PROPERTY ADDRESS: 911 Hilltown Pike, Line Lexington, PA 18932-9619.

JUDGMENT AMOUNT: \$776,268.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **YAZMIN Y. PISZAL, MICHAEL A. PISZAL**.

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

DOCKET #2016-00624

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

All that certain unit in the property known, named and identified in the Declaration Plan refereed to below as the Townhouse at Centennial Ridge, located at Township Line Road and Reliance Road, Hilltown Township, Bucks County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recording of Deeds of Bucks County, a Declaration dated June 5, 1974 and recorded on June 12, 1974 in Deed Book 2129 Page 112; Code of Regulations dated June 7, 1974

and recorded in Deed Book 2129, Page 123; Declaration Plan dated April 30, 1974 and recorded in Plan Book 123, Page 8, being designated on declaration plan as Unit 17—Building C, as more fully described in such declaration plan and declaration together with a proportionate undivided interest in the Common Elements (As defined in such declaration).

BEING more fully described in a Deed dated November 15, 2010, among the land records of the County and State set forth above, in Deed Volume 6573, Page 111.

TAX PARCEL #15-003-008-017.

PROPERTY ADDRESS: 17 Centennial Ridge, Telford, PA 18969.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DONNA M. REEDINGER, MARGARET E. GARLAND.**

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

DOCKET #2016-01513-0

All that certain piece or parcel or Tract of land situate **HILLTOWN TOWNSHIP**, Bucks County, Pennsylvania, and being known as 413 Broad Street, Perkasio, Pennsylvania 18944.

TAX PARCEL #15-034-086.

PROPERTY ADDRESS: 413 Broad Street, Perkasio, Pennsylvania 18944.

REAL DEBT: \$239,979.06.

IMPROVEMENTS: LOT.

SOLD AS THE PROPERTY OF: **LORETTA A. PAYNE-NELSON.**

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

DOCKET #2016-02697

CitiMortgage, Inc., Successor by Merger to Abn Amro Mortgage Group, Inc. v. Bruce C. Trout, owner(s) of property situate in the **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 1300 Hilltown Pike, Hilltown, PA 18927.

TAX PARCEL #15-032-077.

PROPERTY ADDRESS: 1300 Hilltown Pike, Hilltown, PA 18927.

JUDGMENT AMOUNT: \$210,436.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRUCE C. TROUT.**

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

DOCKET #2016-03219

Wells Fargo Bank NA f/k/a Wachovia Mortgage FSB f/k/a World Savings Bank, FSB v. Cheryl A. Brown, Leslie H. Brown, owner(s) of property situate in the **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 624 Fairhill Road, Hatfield, PA 19440-1105.

TAX PARCEL #15-027-001.

PROPERTY ADDRESS: 624 Fairhill Road, Hatfield, PA 19440-1105.

JUDGMENT AMOUNT: \$221,160.39.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHERYL A. BROWN, LESLIE H. BROWN.**

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

LOWER MAKEFIELD TOWNSHIP

DOCKET #2012-04772

ALL THAT CERTAIN lot or piece of ground, Situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks, Commonwealth of Pennsylvania described according to a final Plan of The Mill at Yardley, made by Tri-State Engineers and Land Surveyors, Inc., dated June 21, 1982, last revised January 31, 1983 and recorded in the office of the Recorder of Deeds of Bucks County in Plan Book 216 page 96, and later revised June 3, 1985 and later revised by a Final 'As Built' Plan (the 'Plan') prepared by Eastern States Engineering, Inc., dated June 4, 1987.

BEING Lot No. 2 as shown on the above mentioned Plan.

TAX PARCEL #20-33-12.

PROPERTY ADDRESS: 220 Wildflower Circle, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NORMAN F. STAINTHORPE, JR.**

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

DOCKET #2014-03249

ALL THAT CERTAIN message and two lots or tracts of land situate in the **TOWNSHIP OF LOWER MAKEFIELD TOWNSHIP**, County of Bucks and State of Pennsylvania. TAX PARCEL #20-52-100. PROPERTY ADDRESS: 221 West Ferry Road, Yardley, PA 19067. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **MARK A. BERTONE**. **GREGORY JAVARDIAN**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-07704

ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED LOCATED IN THE **TOWNSHIP OF LOWER MAKEFIELD**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #20-045-034. PROPERTY ADDRESS: 557 Scattergood Court, Morrisville, PA 19067. IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **JUDI GIDNER**. **MICHAEL T. McKEEVER**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2014-05851

ALL THAT CERTAIN lot or piece of ground situate in **LOWER SOUTHAMPTON TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #21-011-154. PROPERTY ADDRESS: 364 Hampton Drive, Feasterville Trevose, PA 19053. IMPROVEMENTS: RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **SILVIO M. DIPIETRO, KAREN E. DIPIETRO. ROBERT W. WILLIAMS**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-02069

All that certain lot, situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County

of Bucks, Commonwealth of Pennsylvania, as shown on a plan entitled "SOMERTON SPINGS RESIDENTIAL SUBDIVISION PLAN, TMP #21-13-1 and 21-9-153." TAX PARCEL #21-13-90. PROPERTY ADDRESS: 7 Dukes Way, Feasterville, PA 19053. JUDGMENT AMOUNT: \$350,586.50. IMPROVEMENTS: RESIDENTIAL. SOLD AS THE PROPERTY OF: **HAMIDULLAH NASRAT. RICHARD J. NALBANDIAN, III**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01537

Premises being: 654 Valley Stream Circle, Langhorne, PA 19053. **LOWER SOUTHAMPTON TOWNSHIP**. TAX PARCEL #21-025-275. PROPERTY ADDRESS: 654 Valley Stream Circle, Langhorne, PA 19053. IMPROVEMENTS: RESIDENTIAL. SOLD AS THE PROPERTY OF: **MICHAEL BESIO AND MARIE BESIO H/W. BRADFORD J. LARE**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01538

Premises being: 751 Bridge View Road, Langhorne, PA 19053. **LOWER SOUTHAMPTON TOWNSHIP**. TAX PARCEL #21-25-160. PROPERTY ADDRESS: 751 Bridge View Road, Langhorne, PA 19053. IMPROVEMENTS: RESIDENTIAL. SOLD AS THE PROPERTY OF: **GISELA PRIETO. BRADFORD J. LARE**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MIDDLETOWN TOWNSHIP

DOCKET #2013-05666

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED, SITUATE, LOCATED IN THE **MIDDLETOWN TOWNSHIP**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #22-013-036.

PROPERTY ADDRESS: 281 North Hawthorne Avenue, Langhorne, PA 19047.
IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **SCOTT D. CHASE, BARBARA L. CHASE. MICHAEL T. McKEEVER**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-08555

LSF9 Master Participation Trust v. Jeffrey L. Diamond, Karen Diamond, owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being, 2 Crown Road, Levittown, PA 19057-1729.

TAX PARCEL #22-055-118.

PROPERTY ADDRESS: 2 Crown Road, Levittown, PA 19057-1729.

JUDGMENT AMOUNT: \$240,481.82.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY L. DIAMOND, KAREN DIAMOND.**

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

DOCKET #2015-04418

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania and being known as 49 Highland Park Place, Levittown, Pennsylvania 19056.

TAX PARCEL #22-046-017.

PROPERTY ADDRESS: 49 Highland Park Place, Levittown, Pennsylvania 19056.

REAL DEBT: \$211,727.02.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HARRY E. MARTIN.**

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

DOCKET #2015-04799

CitiMortgage Inc. v. Robert J. Pennie, owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 71 Sandybrook Drive a/k/a 71 Sandybrooke Drive, Langhorne, PA 19047.
TAX PARCEL #22-049-469-00A.

PROPERTY ADDRESS: 71 Sandybrook Drive a/k/a 71 Sandybrooke Drive, Langhorne, PA 19047.

JUDGMENT AMOUNT: \$58,677.14.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT J. PENNIE.**

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

DOCKET #2015-07914

ALL THAT CERTAIN tract, piece of parcel of land Situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, Commonwealth of Pennsylvania, according to a minor Subdivision Plan of Pickering, Corts and Summerson, Inc., Consulting Engineers and Land Surveyors, Newtown, PA being dated February 4, 1981 as follows, to wit:

TAX PARCEL #22-17-147-1.

PROPERTY ADDRESS: 753 Fulton Avenue, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN T. CASSIDY, BARBARA A. CASSIDY.**

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

DOCKET #2016-00343

Bank of America, N.A., as Successor by Merger to BAC Home Loan Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Sara Castagna a/k/a Sara Castagnae, owner(s) of property situate in the **MIDDLETOWN TWP.**, BUCKS County, Pennsylvania, being 1622 Brownsmill Road a/k/a 1622 Brownsville Road, Middletown, PA 18966.

TAX PARCEL #22-009-080.

PROPERTY ADDRESS: 1622 Brownsmill Road a/k/a 1622 Brownsville Road, Middletown, PA 18966.

JUDGMENT AMOUNT: \$327,888.66.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SARA CASTAGNA A/K/A SARA CASTAGNAE.**

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

DOCKET #2016-01924

ALL THAT CERTAIN piece or parcel or Tract of land situate **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania and being known as 31 Horn Road, Levittown, Pennsylvania 19056.

TAX PARCEL #22-046-423.

PROPERTY ADDRESS: 31 Horn Road, Levittown, Pennsylvania 19056.

REAL DEBT: \$221,029.02.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARY C. VOGT**.

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-03311

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

TAX PARCEL #22-072-012.

PROPERTY ADDRESS: 183 Green Valley Road, Langhorne, PA 19047.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEREMIAH F. O'BRIEN, BELENA J. O'BRIEN**.

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP

DOCKET #2016-02232

ALL THOSE CERTAIN lots or pieces of land, situate in the **TOWNSHIP OF MILFORD**, County of Bucks, Pennsylvania. Beginning at a point on the Northwesterly side of Barley Drive at the Easterly corner of Lot no. 13 on plan of subdivision, and described in the deed dated July 26, 2005, recorded in Book 4583, page 479.

TAX PARCEL #23-004-057.

PROPERTY ADDRESS: 2138 Barley Drive, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **PAMELA A. MARTIN**.

CRAIG H. FOX, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2015-01462

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

TAX PARCEL #24-009-287-007.

PROPERTY ADDRESS: 131 Chambers Street, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TERRENCE LEKEVE SCOTT, ADMINISTRATOR FOR THE ESTATE OF ANN MOLDER a/k/a ANN D. MOLDER JONES, DECEASED**.

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-03038

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

TAX PARCEL #24-002-007.

PROPERTY ADDRESS: 802 Fawn Street, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN M. RICARD, JESSIE L. RICARD**.

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-02020

Wells Fargo Bank, NA v. Ted Morales, Christine Aust, owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 77 Central Avenue, Morrisville, PA 19067-6243.

TAX PARCEL #24-009-217.

PROPERTY ADDRESS: 77 Central Avenue, Morrisville, PA 19067-6243.

JUDGMENT AMOUNT: \$168,457.97.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TED MORALES, CHRISTINE AUST**.

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-02646

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

All that certain lot or piece of ground with the buildings and improvements thereon erected. Situate in Morrisville Borough, Bucks County, PA. Bounded and described according to a Final Plan of Melvin Court prepared for Person Associates Inc. Dated 5/29/1992 and last revised March 30, 1995 and recorded in Plan Book 278 page 99 as follows to wit:

Beginning at a point on the Northeasterly side of Melvin Court North said point being a common corner of Lot #57 and lot #58 on said Plan; thence extending from said point of beginning and along the said side of Melvin Court North the two following courses and distances; 1) on the arc of a circle curving to the right having a radius of 90.00 feet the arc distance of 75.36 feet to a point of tangent and 2) North 53 degrees 45 minutes 00 seconds East 47.63 feet to a point; thence extending on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 31.81 feet to a point; thence extending South 13 degrees 23 minutes 00 seconds east 38.00 feet to a point; thence extending South 76 degrees 37 minutes 00 seconds west (erroneously set forth in prior deed as North 76 degrees 37 minutes 00 Seconds East) 102.82 feet to the first mentioned point and place of beginning. BEING more fully described in a Deed dated October 18, 2007, among the land records of the County and State set forth above, at Instrument Number 2007109725.

TAX PARCEL #24-003-081-026.

PROPERTY ADDRESS: 309 Melvin Court, Morrisville, PA 19067.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MERLE L. AVILES**.

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

DOCKET #2016-03066

ALL THAT CERTAIN lot, piece or parcel of lane, with the buildings and improvements thereon erected, situate, lying and being in the **BOROUGH OF MORRISVILLE**, County of Bucks and State of Pennsylvania:

TAX PARCEL #24-010-211.

PROPERTY ADDRESS: 108 Coleman Avenue, Morrisville, PA 19067.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANCES ARCOMANO**.

SARAH K. McCAFFERY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

NOCKAMIXON TOWNSHIP

DOCKET #2014-01928

Biscoe Finance, LLC v. Marc S. Yanoff a/k/a Marc Yanoff a/k/a Mark Yanoff, owner(s) of property situate in the **NOCKAMIXON TOWNSHIP**, BUCKS County, Pennsylvania, being 120 Colonial Way, Upper Black Eddy, PA 18972-9327.

TAX PARCEL #30-013-035-001.

PROPERTY ADDRESS: 120 Colonial Way, Upper Black Eddy, PA 18972-9327.

JUDGMENT AMOUNT: \$298,223.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARC S. YANOFF a/k/a MARC YANOFF a/k/a MARK YANOFF**.

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

DOCKET #2015-01824

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

All that Certain message or tract of land with the buildings and improvements thereon erected, situate in the Township of Nockamixon, County of Bucks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner in the public road, a corner of land now or late of Franklin Trauger in a line of John Shick's land; thence along the middle of said road, by said Shick's land, North 63.75 degrees East 6.3 perches to a corner in said road; thence along said road, by the same, North 45.75 degrees East 5.2 perches to a corner in the creek under the stone bridge; thence down said creek, North

75 degrees West 6.4 perches to a corner in the said creek, thence down said creek North 35 degrees West 2.8 perches to a corner of land now or late of David Bean; thence by his land, South 57.5 degrees west 5.25 perches to a corner; thence by land now or late of Franklin Trauger, South 29 degrees East 4.5 perches to a corner; thence by the same, South 41.25 degrees West, 2 perches to a corner; thence by the same, South 48.75 degrees East, 1 1 perches to the place of beginning.

BEING more fully described in a Deed dated January 17, 2006, among the land records of the County and State set forth above, in Deed Volume 4804, Page 110.

TAX PARCEL #30-007-007.

PROPERTY ADDRESS: 541 Church Hill Road, Ferndale, PA 18921.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MARGARET A. WELSH a/k/a MARGARET WELSH, JOHN J. WELSH.**

JUSTIN F. KOBESKI, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

NORTHAMPTON TOWNSHIP

DOCKET #2013-07682

Wells Fargo Bank, N.A. v. Wayne E. Calvert, Carol L. Calvert, owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 254 Sycamore Circle (Lot 154) a/k/a 254 Sycamore Circle, Langhorne, PA 19047.

TAX PARCEL #31-056-164.

PROPERTY ADDRESS: 254 Sycamore Circle (Lot 154) a/k/a 254 Sycamore Circle, Langhorne, PA 19047.

JUDGMENT AMOUNT: \$155,420.97.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WAYNE E. CALVERT, CAROL L. CALVERT.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

TOWNSHIP, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #31-048-003.

PROPERTY ADDRESS: 8 East Patricia Road, Holland, PA 18966.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ELLEN LaROSA, ROBERT LaROSA.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-08587

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania and described according to a Final Plan of Spring Valley Farms, Section II made by Tri-State Engineers and Lane Surveyors, Inc., dated March 28, 1973 and revised June 15, 1973 recorded in Plan Book 116 Page 8.

BEING KNOWN AS Lot No. 87 Section II, Spring Valley Farms.

TAX PARCEL #31-040-119.

PROPERTY ADDRESS: 99 W. Georgianna Drive, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEITH E. TRUSKIN a/k/a KEITH TRUSKIN.**

STEPHEN M. HLADIK, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-00450

All that certain lot or piece of land, situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, bounded and described according to a Final Plan of the Twins of Hundred Acre Woods, made by Charles E. Shoemaker, Inc. dated 7/20/1982, last revised 3/28/1983 and recorded in Plan Book 215 Page 55, as follows, to wit:

Beginning at a point on the Northwesterly side of Fieldstone Drive (50 feet wide), a corner of Lot No. 66 on said plan, which point is measured along the said Fieldstone Drive on the arc of a circle curving to the right having a radius of 875.00 feet the arc distance of 469.53 feet from a point of curve in the same, which point is measured South 39 degrees 08 minutes 00 seconds West 36.94 feet from

DOCKET #2014-07969

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED LOCATED IN THE **NORTHAMPTON**

a point of tangent in the same. Which point is measured along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 28.19 feet from a point of reverse curve on the Southwesterly side of Timber Road (50 feet wide); thence from said point of beginning extending along the said Northwesterly side of Fieldstone Drive the 2 following courses and distance, viz: (1) on the arc of a circle curving to the right having a radius of 875.00 feet the arc distance of 9.49 feet; (2) South 70 degrees 28 minutes 00 seconds West 43.31 feet to a point, a corner of Lot No. 64 on said Plan; thence extending along the same and along Lot No. 88 on said Plan, North 70 degrees, 15 minutes, 11 seconds East 51.14 feet to a point, a corner of Lot No. 66, aforesaid; thence extending along the same South 20 degrees 09 minutes 17 seconds East 153.23 feet to the first mentioned point and place of beginning.

Being Lot No. 65 as shown on said plan.

BEING more fully described in a Deed dated October 5, 2006, among the land records of the County and State set forth above, in Deed Volume 5166, Page 1234.

TAX PARCEL #31-079-141.

PROPERTY ADDRESS: 36 Fieldstone Drive, Holland, PA 18966.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **GREGG D. DABROW, JUDITH S. DABROW.**

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

DOCKET #2016-00009

Wells Fargo Bank NA s/b/m Wachovia Mortgage FSB f/k/a World Savings Bank FSB v. John Dipasquale, Tammy J. Dipasquale a/k/a Tammy Dipasquale owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 11 Farmhouse Lane a/k/a 11 Farm House Lane, Richboro, PA 18954-2059.

TAX PARCEL #31-084-074.

PROPERTY ADDRESS: 11 Farmhouse Lane a/k/a 11 Farm House Lane, Richboro, PA 18954-2059.

JUDGMENT AMOUNT: \$676,838.23.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN DIPASQUALE, TAMMY J. DIPASQUALE a/k/a TAMMY DIPASQUALE.**

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

DOCKET #2016-00351

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

TAX PARCEL #31-12-132.

PROPERTY ADDRESS: 125 Anselm Road, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS E. WARDLE, PATRICE A. WARDLE.**

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

DOCKET #2016-02000

Wells Fargo Bank, N.A. v. Paul S. Camiolo a/k/a Paul Camiolo, owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 31015 Bennett Place, Holland, PA 18966-5561.

TAX PARCEL #31-036-195-015-008.

PROPERTY ADDRESS: 31015 Bennett Place, Holland, PA 18966-5561.

JUDGMENT AMOUNT: \$36,957.26.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PAUL S. CAMIOLO a/k/a PAUL CAMIOLO.**

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

DOCKET #2016-02209

Central Mortgage Company v. Korinne H. Halper a/k/a Korinne Halper, Matthew Halper a/k/a Matthew A. Halper, owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 785 Newtown Richboro Road, Richboro, PA 18954-1717.

TAX PARCEL #31-023-009.

PROPERTY ADDRESS: 785 Newtown Richboro Road, Richboro, PA 18954-1717.

JUDGMENT AMOUNT: \$597,217.17.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **KORINNE H. HALPER a/k/a KORINNE HALPER, MATTHEW HALPER a/k/a MATTHEW A. HALPER.**

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

DOCKET #2016-02746

Wells Fargo Bank, NA v. Joshua P. Talmud, Monica Talmud, owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 116 Meadow Lane, Richboro, PA 18954-1834.

TAX PARCEL #31-013-125.

PROPERTY ADDRESS: 116 Meadow Lane, Richboro, PA 18954-1834.

JUDGMENT AMOUNT: \$366,857.92.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JOSHUA P. TALMUD, MONICA TALMUD.**

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

PERKASIE BOROUGH

DOCKET #2014-08332

All that certain piece or parcel or Tract of land situate **BOROUGH OF PERKASIE**, Bucks County, Pennsylvania, and being known as 330 S. 3Rd Street, Perkasio, Pennsylvania 18944.

TAX PARCEL #33-004-137.

PROPERTY ADDRESS: 330 S. 3Rd Street, Perkasio, Pennsylvania 18944.

REAL DEBT: \$167,836.14.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **WENDY GEHMAN.**

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

DOCKET #2015-06137

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

TAX PARCEL #33-5-243.

PROPERTY ADDRESS: 113 South 3rd Street, Perkasio, PA 18944.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTOPHER ROBERT JANNEY.**

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

PLUMSTEAD TOWNSHIP

DOCKET #2013-08571

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

BEING KNOWN AS 6189 Covered Bridge Road (Plumstead Township), Pipersville, PA 18947.

TAX PARCEL #34-006-032-005.

PROPERTY ADDRESS: 6189 Covered Bridge Road (Plumstead Township), Pipersville, PA 18947.

IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.

SOLD AS THE PROPERTY OF: **ESTATE OF IRENE MAIER c/o WALTER WYDRO, PERSONAL REPRESENTATIVE, UNKNOWN HEIR, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IRENE MAIER, LAST RECORD OWNER, WALTER WYDRO, PERSONAL REPRESENTATIVE OF THE ESTATE OF IRENE MAIER.**

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

QUAKERTOWN BOROUGH

DOCKET #2014-08074

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

TAX PARCEL #35-006-048-037.

PROPERTY ADDRESS: 107 Jefferson Court, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **JOSHUA D. SANDLER, TAMMY R. SANDLER.**

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

DOCKET #2016-01512

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

TAX PARCEL #35-008-365.

PROPERTY ADDRESS: 220 East Broad Street, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF ROBERT SCHUTT, DECEASED.**

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

DOCKET #2016-02447

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

All that certain message and tract of land, together with the dwelling now thereon erected, Quakertown Borough, Bucks County, Commonwealth of Pennsylvania, according to a survey and plan dated August 6, 1946, prepared by Stanley F. Moyer, Surveyor, bounded and described as follows, to wit:

Beginning at a point in the East Curblin of Ninth Street, 36.00 feet between curbs, said point being 291.20 feet North of the intersection of the Ninth Street and Juniper Street curb lines; thence along the former North 05 degrees East the distance of 22.30 feet to a corner; thence along lands now or formerly of William Neiman, South 85 degrees East the distance of 185.5 feet to an iron pin in the West side of an alleyway; thence along the same South 11 degrees 17' West the distance of 24.85 feet to an iron pin; thence along other lands now or formerly of Harvey A. Smith of which this was a part and through the partition wall of a garage on this and adjoining lot and about to be conveyed to Earl Hanselman, North 85 degrees West the distance of 37.26 feet to an iron pin; thence still along the same North 05 degrees East the distance of 2.40 feet to an iron pin; thence still

along the same and through the partition wall of the double dwelling on this and adjoining lot North 85 degrees West the distance of 145.52 feet to the Ninth Street curb line, the place of beginning.

BEING more fully described in a Deed dated February 7, 2008, among the land records of the County and State set forth above, in Deed Volume 5926, Page 2033.

TAX PARCEL #35-004-232.

PROPERTY ADDRESS: 33 South 9th Street, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTOPHER R. NICOL.**

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

RICHLAND TOWNSHIP

DOCKET #2015-01259

All that certain piece or parcel or Tract of land situate **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania, and being known as 1280 Doylestown Pike, Quakertown, Pennsylvania 18951.

TAX PARCEL #36-043-028-001.

PROPERTY ADDRESS: 1280 Doylestown Pike, Quakertown, Pennsylvania 18951.

REAL DEBT: \$379,467.89.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NANCY C. ALBRITTON.**

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

DOCKET #2015-05021

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

TAX PARCEL #36-25-50.

PROPERTY ADDRESS: 3 Mimosa Ct., Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JANETTE BOURNE, ADAM R. FILAK.**

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

SELLERSVILLE BOROUGH

DOCKET #2015-08037

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

TAX PARCEL #39-008-193-005.

PROPERTY ADDRESS: 310 Hughes Avenue, Sellersville, PA 18960.

IMPROVEMENTS: RESIDENTIAL DWELLING (TOWNHOUSE).

SOLD AS THE PROPERTY OF: **GEORGE KLINE, MELINDA PANCARI.**

RICHARD M. SQUIRE, Esquire

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

SPRINGFIELD TOWNSHIP

DOCKET #2015-08234

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF SPRINGFIELD**, Bucks County, Pennsylvania, and being known as 1125 Passer Road, Coopersburg, Pennsylvania 18036.

TAX PARCEL #42-009-012.

PROPERTY ADDRESS: 1125 Passer Road, Coopersburg, Pennsylvania 18036.

REAL DEBT: \$229,342.04.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BENJAMIN A. GINDER, FRANCINE L. GINDER.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2016-02798

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

TAX PARCEL #42-005-122.

PROPERTY ADDRESS: 3021 Richlandtown Pike, Coopersburg, PA 18036.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **PAUL L. MIDDLETON, SHIRLEY MIDDLETON.**

ANDREW J. MARLEY, Esquire

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

WARMINSTER TOWNSHIP

DOCKET #2014-06105

Bank of America, N.A. v. James Rivers, Jr., owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 1131 Northfield Circle a/k/a 1131 North Field Circle, Warminster, PA 18974-1950.

TAX PARCEL #49-037-387.

PROPERTY ADDRESS: 1131 Northfield Circle a/k/a 1131 North Field Circle, Warminster, PA 18974-1950.

JUDGMENT AMOUNT: \$300,003.53.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES RIVERS, JR.**

PHELAN HALLINAN DIAMOND & JONES

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

WARRINGTON TOWNSHIP

DOCKET #2014-04287

ALL THAT CERTAIN UNIT, designated as Unit No. 2105 in the property known, named and identified as Meridian of Valley Square, located in the **TOWNSHIP OF WARRINGTON**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #50-031-034-0052105.

PROPERTY ADDRESS: 2105 Meridian Boulevard, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOYCE I. GOLDSTEIN.**

GREGORY JAVARDIAN, Esquire

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

DOCKET #2014-05491

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

TAX PARCEL #50-025-183.

PROPERTY ADDRESS: 2256 Lisa Drive, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHUL HYUNG LEE a/k/a CHUL H. LEE, SERA LEE.**

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

DOCKET #2014-06551

ALL THAT CERTAIN PROPERTY
SITUATED IN THE **TOWNSHIP
OF WARRINGTON**, COUNTY OF
BUCKS AND COMMONWEALTH OF
PENNSYLVANIA.

TAX PARCEL #50-026-060-002.

PROPERTY ADDRESS: 2569 Bristol Road,
Warrington, PA 18976.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH
BASSION, JULIA M. BASSION.**

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

DOCKET #2016-01995

ALL THAT CERTAIN UNIT IN THE
PROPERTY KNOWN, NAMED AND
IDENTIFIED AS PENNS WOOD
CONDOMINIUM LOCATED IN THE
TOWNSHIP OF WARRINGTON, COUNTY
OF BUCKS AND COMMONWEALTH OF
PENNSYLVANIA.

TAX PARCEL #50-032-052-030.

PROPERTY ADDRESS: 2011 Creekside
Court, Unit 30, Warrington, PA 18976.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TINA M.
TRASATTI.**

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

WARWICK TOWNSHIP

DOCKET #2015-02849

ALL THAT CERTAIN lot or tract of land
with the buildings and improvements
thereon erected, Situate in the **TOWNSHIP
OF WARWICK**, County of Bucks,
Commonwealth of Pennsylvania, as shown
on "Final Plan" The Hedgerows, (Western
Section)," made by A.W. Martin Associates,
Inc., dated 8/10/1981 and last revised
12/9/1986, and recorded at Doylestown in
Plan Book #237 page 68, and bounded and
described as follows, to wit:

TAX PARCEL #51-6-35.

PROPERTY ADDRESS: 1427 West
Rockspray Road, Jamison, PA 18929.

IMPROVEMENTS: A RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **LOUIS C.
EBERLE, SR.**

SARAH K. McCAFFERY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-05869

U.S. Bank National Association v. Walter E.
Wojdak, owner(s) of property situate in the
WARWICK TOWNSHIP, BUCKS County,
Pennsylvania, being 306 Tree Top Court,
Warwick, PA 18974-3824.

TAX PARCEL #51-029-019.

PROPERTY ADDRESS: 306 Tree Top Court,
Warwick, PA 18974-3824.

JUDGMENT AMOUNT: \$258,382.09.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **WALTER
E. WOJDAK.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-07962

ALL THAT CERTAIN LOT OR PIECE OF
GROUND, WITH THE BUILDINGS AND
IMPROVEMENTS THEREON ERRECTED,
LOCATED IN THE **TOWNSHIP OF
WARWICK**, COUNTY OF BUCKS AND
COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #51-015-001.

PROPERTY ADDRESS: 2184 Harmony
Lane, Jamison, PA 18929.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **AMANDA
CORRIGAN, SOLELY IN HER CAPACITY
AS HEIR OF JOSEPH R. CORRIGAN,
DECEASED, SARAH CORRIGAN,
SOLELY IN HER CAPACITY AS HEIR
OF JOSEPH R. CORRIGAN, DECEASED.**

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

YARDLEY BOROUGH

DOCKET #2009-13749

ALL THAT CERTAIN LOT OR PIECE OF
GROUND, SITUATE IN THE TOWNSHIP

OF LOWER MAKEFIELD AND ALSO THE **BOROUGH OF YARDLEY**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #54-001-002-041.

PROPERTY ADDRESS: 4 Ludlow Road, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **E. WILLIAM THOMAS, CLAUDIA THOMAS.**

M. TROY FREEDMAN, 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.

Oct. 20, 27; Nov. 3

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW

NO. 2016-04657

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 **BREE LYNN BLAKE** to **BREE LYNN ROMANO**.

The Court has fixed the 21st day of November, 2016 at 9:30 in Courtroom No. 360, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Larry H. Lefkowitz, Solicitor
4802 Neshaminy Blvd.
Ste. 5
Bensalem, PA 19020

Nov. 3

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW

NO. 2016-01801

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 **NATALIE NAPOLEON WI** to **NATALIE NAPOLEON**.

The Court has fixed the 19 day of December, 2016 at 9:30 A.M. in Courtroom No. 450, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Nov. 3

Charter Application

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

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

Fineman, Krekstein & Harris, Solicitors
1801 Market Street
11th Floor
Philadelphia, PA 19103

Nov. 3

MARK A. MILLER & ASSOCIATES, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jeffrey S. Michels, Solicitor
1234 Bridgetown Pike
Suite 110
Feasterville, PA 19053

Nov. 3

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 **Transformed to Hope.**

The Articles of Incorporation (filing date) May 23, 2016.

The purpose or purposes for which it was organized are as follows: To transform the lives of those in poverty through addressing their basic needs and sharing the hope of the gospel.

Nov. 3

Classified Ad

FULL-TIME ASSOCIATE

Doylestown law firm seeks attorney to assist with municipal practice. Minimum 3 years' municipal experience preferred. Send resume and writing sample to deller@clemonslaw.com or 107 East Oakland Avenue, Doylestown, PA 18901, ATTN.: Donna Lee.

Oct. 27; Nov. 3, 10, 17

YARDLEY OFFICE RENTAL

1,000-square-foot former law office available in Makefield Executive Quarters in Yardley. Perfect for 1-2 attorney firm. Includes three offices, reception area, file/copier room, and 250-square-foot conference room. Available for rental immediately at \$1100/mo., including furnishings. Former office of Jay Lieberman. Referrals possible. Call (215) 801-6228 or e-mail jaylieberman@aol.com if interested.

Oct. 27; Nov. 3, 10

Paralegal/Legal Assistant Position

Law firm in Bucks County whose practice is limited to Elder Law seeks a Paralegal/Legal Assistant. Candidate should have experience with Estate and long-term care planning issues, including Medicaid administration. Proficiency in Word and Excel required. Please

forward resume with salary requirements to: BucksParalegal2016@gmail.com.

Nov. 3, 10

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 **November 7, 2016**, in Courtroom #260 on the second floor of the BUCKS COUNTY JUSTICE CENTER, DOYLESTOWN, PA.

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

WALTER BEREZA – Kathleen O. Cavin, Executrix

ANNA C. BOWMAN – Deborah Marie Romanek and Karen M. Bonaer, Co-Executrices

ELFRIEDE E. PILZ – Joseph P. Caracappa, Esquire, Executor

DOROTHY POPE – Judy Ann Pople and Dorothy Marie Pople, Co-Administratrices

EMILIENNE TERRANERA – Mark S. Hertzog, Executor

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

Oct. 27; Nov. 3

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***ADAMS, WALTER J.,** dec'd.

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

Administratrix: **PAMELA ANNE ADAMS** c/o Steven M. Zelinger, Esq., 2322 Fitzwater St., Philadelphia, PA 19146.

Attorney: **STEVEN M. ZELINGER**, Law Office of Steven M. Zelinger, LLC, 2322 Fitzwater St., Philadelphia, PA 19146.

ADAMSON, CARYL J., dec'd.

Late of Southampton Township, Bucks County, PA.

Executrix: **SUSAN A. SPITKO**, 124 Drake Lane, North Wales, PA 19454.

BARNES, SHIRLEY, dec'd.

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

Administratrix: **DONNA GALENTY**, 700 Sackettsford Rd., Warminster, PA 18974.

BELAC, LORETTA C., dec'd.

Late of Quakertown, Bucks County, PA.

Executrix: **FAITH BELAC COPE** c/o Williams and Schildt, 1007 W. Broad Street, Quakertown, PA 18951.

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

CASS, STANLEY, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executrices: **CHRISTINE MAGUIRE** and **JEANETTE TOTTEN** c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.

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

CLUCK, IRENE, dec'd.

Late of Yardley, Bucks County, PA.

Executrix: **WENDY ELSKAMP**, 832 Queens Dr., Yardley, PA 19067.

DORKO, ANDREW J., JR., dec'd.

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

Administratrix: **AMBER K. DORKO STOPPER** c/o Charles K. Plotnick, Esq., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.

Attorney: **CHARLES K. PLOTNICK**, Plotnick & Ellis, P.C., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.

FAHNESTOCK, JOAN M., dec'd.

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

Executor: **BRUCE J. FAHNESTOCK** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

FEKETE, GAZA J., dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **JOHN A. FEKETE** 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.

FLAX, DOROTHY, dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **NEIL FLAX** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

GARVIN, WILLIAM R., JR. a/k/a BILL GARVIN, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **EVE BARNETT**, 718 Ellsworth St., Philadelphia, PA 19147.

GOSNELL, ANN B. a/k/a ANN GOSNELL, dec'd.

Late of Perkasio Borough, Bucks County, PA.

Administratrix: **ELLEN G. MYERS** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

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

GUTHRIE, RUTH, dec'd.

Late of Nockamixon Township, Bucks County, PA.

Executor: **DAVID GUTHRIE**, 30 Guthrie Road, Ottsville, PA 18942.

Attorney: **BRIAN R. KEYES**.

HAMBURG, JULES F., JR., dec'd.

Late of Northampton Township, Bucks County, PA.

Co-Executors: **LISA M. PEYTON** and **JULIUS D. HAMBURG**.

Attorney: **DAVID P. GRAU**, 911 Easton Road, P.O. Box 209, Willow Grove, PA 19090.

HENDERSON, DONALD, JR., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executor: **CHARLES FURST**, P.O. Box 221, Solebury, PA 18963.

Attorney: **BRIAN R. KEYES**.

HESENTHALER, MICHAEL J., dec'd.

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

Executor: **BRIAN HESSENTHALER**, 375 Cottonwood Drive, Langhorne, PA 19047.

HIPPELI, DAVID M., dec'd.

Late of Milford Township, Bucks County, PA.

Co-Administratrices: **REBECCA J. HIPPELI** and **AMANDA M. HIPPELI** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

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

HOFF, RUSSELL D., dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **JOAN L. HOFF** c/o Don F. Marshall, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

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

HOLZWORTH, ANNE I., dec'd.

Late of Feasterville, Bucks County, PA.

Administrator: **FREDERICK F. BAKER**, 5949 Edgehill Court, Alexandria, VA 22303.

Attorney: **MICHAEL H. LANDIS**.

LATCH, WILLIAM W., III, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **KENNETH C. LATCH** c/o Law Offices of Emil F. Toften, 43 N. Main Street, Chalfont, PA 18914.

Attorneys: **LAW OFFICES OF EMIL F. TOFTEN**, 43 N. Main Street, Chalfont, PA 18914.

LEWIS, CLARENCE ANDREW a/k/a **ANDREW LEWIS**, dec'd.

Late of Chalfont, Bucks County, PA.

Executor: **DAVID LEWIS**, 111 Gift Cir., North Wales, PA 19454.

LEWIS, PATRICIA C., dec'd.

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

Executor: **CHARLES M. LEWIS** c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.

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

McCONNELL, JOSEPH ASHER a/k/a **JOSEPH A. McCONNELL**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **ELISABETH A. ROTH**, 844 N. Lafayette Ave., Yardley, PA 19067.

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

MORRONE, ALICE A., dec'd.

Late of Southampton City, Bucks County, PA.

Executor: **DAVID MORRONE**, 535 Jason Drive, Southampton, PA 18966.

Attorney: **CHARLES MORONE**, 63 Great Oak Dr., Churchville, PA 18966.

NAYLOR, JOAN L., dec'd.

Late of Warminster Township, Bucks County, PA.

Administratrix: **KELLY TUMELTY** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

PARR, KENNETH W. a/k/a **KENNETH WILLIAM PARR**, dec'd.

Late of Levittown, Bucks County, PA.

Executor: **DANIEL A. MULHERN**, 27 Sunset Ln., Levittown, PA 19055.

RODGERS, GUY A., dec'd.

Late of Bristol Township, Bucks County, PA.

Administrator: **ROBERT CROSS**, 226 Burnam Wood Drive, Mount Laurel, NJ 08054.

Attorney: **MARC S. STOLEE**, Stolee & Associates, 132 Mill Street, Bristol, PA 19007.

SBARRA, YOLANDA R., dec'd.

Late of Hilltown Township, Bucks County, PA.

Executor: **ANTHONY SBARRA**, 156 Sterling Drive, Perkasio, PA 18944.

Attorney: **J. OLIVER GINGRICH**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

SPER, REBECCA, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **ROBERT KULP** c/o Maza, David & Hoeffel, 507 Salfordville Road, P.O. Box 369, Lederach, PA 19450-0369.

Attorney: **PATRICIA M. DAVID**, Maza, David & Hoeffel, 507 Salfordville Road, P.O. Box 369, Lederach, PA 19450-0369.

WALSH, MARION, dec'd.

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

Executor: **DENNIS MURRAY**, 137 Steeple Chase Drive, North Wales, PA 19454.

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

WINNER, GREGORY SCOTT a/k/a GREG WINNER, dec'd.

Late of Perkasio Borough, Bucks County, PA.

Executrix: **SANDRA ANN WINNER**, 199 Wyckford Drive, Perkasio, PA 18944.

YURKANIN, AGNES M., dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **BEVERLY A. YURKANIN**, 1 Lilac Lane, Levittown, PA 19054.

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

ZAGORNY, DELORA a/k/a DELORA B. ZAGORNY, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executor: **JAMES M. KOSH, SR.** c/o Ronald R. Bolig, Esquire, 5 Temple Avenue, Sellersville, PA 18960.

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

*Second Publication***ADAMSON, ROBERT S.**, dec'd.

Late of Southampton, Bucks County, PA.

Executrix: **SUSAN A. SPITKO**, 124 Drake Lane, North Wales, PA 19454.

ALEX, ROSE MARIE, dec'd.

Late of Kintnersville, Nockamixon Township, Bucks County, PA.

Executor: **OWEN BARKER** c/o Law Offices of Cotlar & Cotlar, 23 West Court Street, Doylestown, PA 18901.

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

ALLEN, BARRY S., dec'd.

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

Executor: **CHULLSOON PARK**, 8 Valley View Drive, Morrisville, PA 19067.

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

BELLERBY, RONALD D., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **WENDY BROWNE** c/o Lewis Goodman, Esquire, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

Attorney: **LEWIS GOODMAN**, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

BOESLING, SUSAN M., dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **GLEN R. HOLMBERG**, Holmberg Law Offices, 193 Easton Rd., Horsham, PA 19044.

Attorney: **GLEN R. HOLMBERG**, Holmberg Law Offices, 193 Easton Rd., Horsham, PA 19044.

BRANDLEY, FRANCES, dec'd.

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

Administratrix: **JEAN MARIE SEWARD** a/k/a **JEAN SEWARD** c/o Holly Kellis Soffer, Esq., 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

Attorney: **HOLLY KELLIS SOFFER**, 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

BROSIOUS, PATRICIA ANN a/k/a PATRICIA A. BROSIOUS, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **ELIZABETH BROSIOUS**, 1 Granby Road, Landenberg, PA 19350.

COHEN, ALICE LISELOTTE, dec'd.

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

Co-Executors: **NANCY COHEN** and **RANDALL B. COHEN** 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.

COHEN, HARVEY, dec'd.

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

Administrator: **GLENN YOUNG** c/o David B. Pudlin, Esq., One Logan Square, 27th Fl., Philadelphia, PA 19103-6933.

Attorney: **DAVID B. PUDLIN**, Hangley Aronchick Segal Pudlin & Schiller, One Logan Square, 27th Fl., Philadelphia, PA 19103-6933.

COLANGECCO, EUGENE P., dec'd.

Late of Perkasio Borough, Bucks County, PA.

Executrix: **MARCIA J. COLANGECCO**, 204 Spring Ln., Perkasio, PA 18944.

Attorney: **J. OLIVER GINGRICH**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

CROMPTON, EDITH MARION a/k/a **MARION CROMPTON**, dec'd.

Late of Dublin, Bucks County, PA.

Executrix: **BARBARA WASSON**, 16 Grandview Drive, Telford, PA 18969.

DETWILER, MARIAN MATZ, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **RICHARD G. DETWILER**, 220 Franklin Avenue, Souderton, PA 18964.

DICKINSON, JOHN F., SR. a/k/a **JOHN F. DICKINSON**, dec'd.

Late of Plumstead Township, Bucks County, PA.

Executrix: **JOANNE WESTCOTT** c/o Curtin & Heefner LLP, 2005 S. Easton Road, Suite 100, Doylestown, PA 18901.

Attorney: **PAUL R. COHEN**, Curtin & Heefner LLP, 2005 S. Easton Road, Suite 100, Doylestown, PA 18901.

FLOOD, STEPHEN C. a/k/a **STEPHEN CYRIL FLOOD**, dec'd.

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

Executrix: **SARA ANNE GEORGE** c/o Daniel E. Cohen, Seidel, Cohen, Hof & Reid, L.L.C., 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020.

Attorney: **DANIEL E. COHEN**, Seidel, Cohen, Hof & Reid, L.L.C., 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020.

GIORNO, PETER J., dec'd.

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

Administrator: **MICHAEL GIORNO** c/o Arthur G. Krevitz, Esq., 4230 Bensalem Blvd., Bensalem, PA 19020.

Attorney: **ARTHUR G. KREVITZ**, Krevitz & Associates, 4230 Bensalem Blvd., Bensalem, PA 19020.

HEWINS, JOHN JAMES, dec'd.

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

Executrix: **SUSAN L. HEWINS**, 1321 Arbutus Ave., Langhorne, PA 19047.

HUSIC, MARGARET K. a/k/a **MARGARET HUSIC**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **HAROLD DAVID HUSIC**, 205 Schaffer Rd., Kunkletown, PA 18058.

Attorney: **ALLEN C. PANFIL**, 916 Upper State Rd., Chalfont, PA 18914.

KUHN, MARY S., dec'd.

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

Executrix: **ROBIN M. CONNOR**, 241 Moreland Rd., Huntingdon Valley, PA 19006.

LEWIS, RUTH G. a/k/a **RUTH LEWIS**, dec'd.

Late of Telford Borough, Bucks County, PA.

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

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

LEWIS, SHIRLEY E. a/k/a **SHIRLEY ELLEN LEWIS**, dec'd.

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

Executrix: **KAREN S. MORGENFRUH**, 1435 Woodview Rd., Yardley, PA 19067.

LUTZ, CHRISTOPHER L., SR. a/k/a **CHRISTOPHER L. LUTZ**, dec'd.

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

Executor: **CHRISTOPHER L. LUTZ** a/k/a **CHRISTOPHER LOUIS LUTZ, JR.**, 45 Anchorage Lane, Somers Point, NJ 08244.

MURAIKA, RUSSELL, dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **THERESA A. MURAIKA** c/o David R. Bane, Esquire, Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

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

O'HARA, SANDRA, dec'd.

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

Administrators: **JOSEPH M. O'HARA**, 22379 Holly Oak Ln., Lewes, DE 19958 and **PETRONELLA B. O'HARA**, 1905 Potters Place, Holland, PA 18966.

Attorney: **NEAL E. NEWMAN**, 86 Buck Rd., Holland, PA 18966.

OSTROFF, STANLEY A. a/k/a **STANLEY ARNOLD OSTROFF**, dec'd.

Late of Upper Southampton, Bucks County, PA.

Executrix: **STACY SOLLAZZO**, 44 Woodley Dr., Royersford, PA 19468.

Attorney: **MICHAEL J. CUNNINGHAM, JR.**, 1066 Pontiac Rd., P.O. Box 305, Drexel Hill, PA 19026.

PAWLUK, WILLIAM a/k/a **BILL PAWLUK**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **JONNIE VOORHEES**, 1933 Alamingo Dr., Quakertown, PA 18951.

Attorney: **JOHN B. KALINKOS**, P.O. Box 611, Quakertown, PA 18951.

PFEIL, LAURA J., dec'd.

Late of Dublin, Bucks County, PA.

Administrator: **GREGORY C. MCCARTHY**, Esquire, 87 North Broad Street, Doylestown, PA 18901.

Attorney: **GREGORY C. MCCARTHY**, 87 North Broad Street, Doylestown, PA 18901.

PITTMAN, JACQUELINE A., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **SUSAN KISSEL**, 5399 Clymer Road, Quakertown, PA 18961.

Attorney: **SCOTT A. PETRI**, Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.

ROGERS, ROBERT G., dec'd.

Late of Quakertown, Bucks County, PA.

Executrix: **KIMBERLY PATAK**, 11 Sunset Drive, Cornwall, NY 12518.

STEWART, GERALDINE A., dec'd.

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

Administrator: **KENNETH R. STEWART** c/o James J. Ruggiero, Jr., Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609.

Attorney: **JAMES J. RUGGIERO, JR.**, Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609.

SYKES, MICHAEL a/k/a **MICHAEL SCOTT SYKES**, dec'd.

Late of Southampton, Bucks County, PA.

Executrix: **CARLA SYKES**, 1316 Rosebud Rd., Southampton, PA 18966.

TAYLOR, JOSEPH J. a/k/a **JOSEPH TAYLOR**, dec'd.

Late of Bristol Township, Bucks County, PA.

Administratrix: **JOHANNA TAYLOR**, 1124 Cedar Ave., Croydon, PA 19021.

TITUS, JAMES E. a/k/a **JIM TITUS**, dec'd.

Late of Langhorne City/Lower Southampton Township, Bucks County, PA.

Administratrices: **MEGAN PENNYPACKER**, 1222 Hemlock Dr., Langhorne, PA 19053 and **MICHELLE SIMON**, 2626 Sunnyside Ave., Langhorne, PA 19053.

TRACY, ANNE d'AURAY E. a/k/a **ANNE d'AURAY ELIZABETH TRACY**, dec'd.

Late of Warminster, Bucks County, PA.

Executors: **JACQUELINE DOUGHERTY**, 1869 Crescent Park Dr., Reston, VA 20190 and **ROBERT T. TRACY**, 24371 Heron Pond La., Hollywood, MD 20636.

VOLPE, FLORENCE, dec'd.

Late of New Britain Borough, Bucks County, PA.

Executor: **DANTE P. VOLPE**, 29 Glen Valley Drive, Penfield, NY 14526.

YOUNG, JEANNE L., dec'd.

Late of Sellersville, Bucks County, PA.

Executrix: **MELISSA YOUNG**, 5 Thomas McKean Bldg., Turnersville, NJ 08012.

*Third and Final Publication***ANDREWS, ROSE M.**, dec'd.

Late of 820 Durham Rd., Newtown, Bucks County, PA.

Executrices: **ANN MARIE TOPEROFF**, 3820 Reiniger Rd., Hatboro, PA 19040 and **SUSAN M. STONE**, 2220 Barry Ct., Easton, PA 18040.

Attorney: **MICHAEL A. LASHNER**, 12 Terry Drive, Suite 105, Newtown, PA 18940.

CHOROMANSKI, JOSEPHINE, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **WALTER E. CHOROMANSKI** c/o David R. Bane, Esquire, Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

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

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

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

Executor: **WILLIAM COOLIDGE** c/o Samuel C. Totaro, Jr., Esq., 2005 S. Easton Rd., Ste. 100, Doylestown, PA 18901.

Attorney: **SAMUEL C. TOTARO, JR.**, Curtin & Heefner LLP, 2005 S. Easton Rd., Ste. 100, Doylestown, PA 18901.

DILTS, HARRY a/k/a **HARRY G. DILTS**, dec'd.

Late of Levittown, Bucks County, PA.

Executor: **MICHAEL C. DILTS**, 1 Stephanie Court, Hamilton, NJ 08691.

FANELLI, CAROLINE B. a/k/a **CAROLINE FANELLI**, dec'd.

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

Executor: **ANGELO C. FANELLI** c/o Robert W. Maher, Esq., 400 Greenwood Ave., 1st Fl., Wyncote, PA 19095.

Attorney: **ROBERT W. MAHER**, Dyer & Maher, 400 Greenwood Ave., 1st Fl., Wyncote, PA 19095.

GIRVIN, WILLIAM a/k/a **WILLIAM L. GIRVIN, JR.**, dec'd.

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

Executor: **WILLIAM L. GIRVIN, III** c/o Thomas J. Burke, Jr., Esq., 15 Rittenhouse Place, Ardmore, PA 19003.

Attorney: **THOMAS J. BURKE, JR.**, Haws & Burke, 15 Rittenhouse Place, Ardmore, PA 19003.

HERR, GLORIA A., dec'd.

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

Executrix: **ROCHELLE NIGRO**, 15 Return Lane, Levittown, PA 19055.

HEYS, JOSEPHINE A. a/k/a **JOSEPHINE HEYS**, dec'd.

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

Executor: **KENNETH C. HEYS** c/o Suzanne M. Hecht, Esq., Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085.

Attorney: **SUZANNE M. HECHT**, Haney & Hecht, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085.

JOHNSON, DAVID W., dec'd.

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

Executrix: **SYLVIA R. JOHNSON** c/o Barry L. Small, Esq., 30 S. 17th St., Philadelphia, PA 19103.

Attorney: **BARRY L. SMALL**, Duane Morris LLP, 30 S. 17th St., Philadelphia, PA 19103.

KLEIN, CHARLES J., dec'd.

Late of Warwick Township, Bucks County, PA.

Administrator: **BRIAN DONNELLY**, 615 Paxson Ave., 12, Wyncote, PA 19095.

LONG, KENNETH H. a/k/a **KENNETH LONG**, dec'd.

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

Executrices: **MARSHA M. FRINK** and **KAREN K. KATZ** c/o Harvey Abramson, Esq., 86 Buck Rd., Holland, PA 18966.

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

LOWENTHAL, HANS EDWARD, dec'd.

Late of Levittown, Bucks County, PA.

Administrator: **KONA WARNA LOWENTHAL**, 160 Falls-Tullytown Rd., H-3, Levittown, PA 19054.

MANNING, JACQUELINE M., dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **JACQUELYN MANNING**, 612 Meadow Lane, Oreland, PA 19075.

MICHEL, MARIAN S., dec'd.

Late of New Britain, Bucks County, PA.
 Executrix: **JOYCE E. SHAPPELL** c/o
 Dilworth Paxson LLP, 1500 Market Street,
 Suite 3500E, Philadelphia, PA 19102.
 Attorney: **JOHN LATOURETTE**,
 Dilworth Paxson LLP, 1500 Market
 Street, Suite 3500E, Philadelphia, PA
 19102.

PFEIFFER, PEARL E., dec'd.

Late of the Township of Warminster,
 Bucks County, PA.
 Executrix: **LINDY M. BENESBY** c/o
 Joseph A. Walheim, Esq., 40 W. Eagle Rd.,
 Ste. Two, Havertown, PA 19083-1425.
 Attorney: **JOSEPH A. WALHEIM**,
 Joseph A. Walheim & Associates, P.C., 40
 W. Eagle Rd., Ste. Two, Havertown, PA
 19083-1425.

RENESKI, BERNARD J., JR., dec'd.

Late of the Township of Bensalem, Bucks
 County, PA.
 Administratrix: **BETTIJO MURPHY**
 c/o Renata T. Pabisz, Esq., 2410 Bristol
 Rd., Bensalem, PA 19020.
 Attorney: **RENATA T. PABISZ**, Dorian,
 Goldstein, Wisniewski & Orchinik, P.C.,
 Neshaminy Valley Commons, 2410
 Bristol Rd., Bensalem, PA 19020.

RYZNER, THEODORE V., dec'd.

Late of West Rockhill Township, Bucks
 County, PA.
 Executor: **JAMES R.**
ROTHENBERGER, 1113 Scott Road,
 Green Lane, PA 18054.
 Attorney: **GARY R. EGOVILLE**, 630
 West Main Street, Lansdale, PA 19446-
 2012.

SILVER, MARJORIE A., dec'd.

Late of the Township of Plumstead,
 Bucks County, PA.
 Executors: **WISTAR C. SILVER** and
STEPHEN M. CUSHMORE c/o George
 M. Riter, Esq., 400 Maryland Dr., P.O. Box
 7544, Ft. Washington, PA 19034-7544.
 Attorney: **GEORGE M. RITER**,
 Timoney Knox, LLP, 400 Maryland
 Dr., P.O. Box 7544, Ft. Washington, PA
 19034-7544.

WILSON, STANLEY R. a/k/a **STANLEY
RUSSELL WILSON**, dec'd.

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

Executor: **BRETT A. WILSON**, 5731
 Limeport Rd., Emmaus, PA 18046.
 Attorney: **JAMES E. EGBERT**, Egbert
 & Barnes, P.C., 1494 Old York Rd., Ste.
 200, Abington, PA 19001.

WISNIEWSKI, MARIE V., dec'd.

Late of Bensalem, Bucks County, PA.
 Executrix: **MARILYN W.**
KOPCZENSKI, 4558 Summit Lane,
 Bensalem, PA 19020.

ZWICK, JACOB W. a/k/a **JACOB ZWICK**,
dec'd.

Late of the Township of Newtown, Bucks
 County, PA.
 Executrix: **SARA LEWIN ZWICK** c/o
 Harvey Abramson, Esq., 86 Buck Rd.,
 Holland, PA 18966.
 Attorney: **HARVEY ABRAMSON**, Law
 Offices of Harvey Abramson, P.C., 86
 Buck Rd., Holland, PA 18966.

Fictitious Name

NOTICE IS HEREBY GIVEN, pursuant
 to the provisions of Act of Assembly No.
 295, approved December 16, 1982, effective
 March 16, 1983, of intention to file in the
 office of the Secretary of the Commonwealth
 of Pennsylvania, Department of State, Bureau
 of Corporations at Harrisburg, Pennsylvania,
 a Certificate for the conduct of a business
 in Bucks County, Pennsylvania, under
 the assumed or fictitious name, style or
 designation of:

Kargo Repair Center with its principal
 place of business 4780 Old Frankstown Road,
 Glenshaw, PA 15146.

The name and address of the entity
 owning or interested in said business is
 U-Haul Co. of Pennsylvania, 333 W. Street
 Road, Feasterville, PA 19053.

The certificate will be filed on or after
 September 15, 2016.

Nov. 3

**U-Haul Co. of Northwestern
 Pennsylvania** with its principal place of
 business 20280 Route 19, Unit 8, Cranberry
 Township, PA 16066.

The name and address of the entity
 owning or interested in said business is
 U-Haul Co. of Pennsylvania, 333 W. Street
 Road, Feasterville, PA 19053.

The certificate will be filed on or after
 September 19, 2016.

Nov. 3

U-Haul Truck Sales of Monroeville with its principal place of business 4780 Old Frankstown Road, Monroeville, PA 15146.

The name and address of the entity owning or interested in said business is U-Haul Co. of Pennsylvania, 333 W. Street Road, Feasterville, PA 19053.

The certificate will be filed on or after September 15, 2016.

Nov. 3

Foreign Corporation

NOTICE IS HEREBY GIVEN THAT **ClearArmor Corporation**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 519 Easton Rd., P.O. Box 647, Riegelsville, PA 18077, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on October 17, 2016, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania will be located at 519 Easton Rd., P.O. Box 647, Riegelsville, PA 18077.

Nov. 3

Miscellaneous

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2015-02966

Wells Fargo Bank, N.A., Plaintiff
vs.

Carolyn R. Spooner, Individually and in Her Capacity as Heir of Joan Dodson, Deceased, James G. Papiomitis a/k/a James Pakis, in His Capacity as Heir of Joan Dodson, Deceased, Theresa Marshall, in Her Capacity as Heir of Joan Dodson, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Joan Dodson, Deceased, Defendants

NOTICE

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Joan Dodson,

Deceased, Defendant(s), whose last known address is 2614 Pitt Avenue, Bristol, PA 19007

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TAKE NOTICE that the real estate located at 2614 Pitt Avenue, Bristol, PA 19007, is scheduled to be sold at Sheriff's Sale on January 13, 2017 at 11:00 a.m. at the Bucks County Administration Building, Community Room, 1st Floor, 55 E. Court Street, Doylestown, PA, in the Bucks County Justice Center, Doylestown, PA 18901, to enforce the court judgment of \$222,636.05, obtained by Wells Fargo Bank, N.A., against you. **PROPERTY DESCRIPTION:** BEING prem.: 2614 Pitt Avenue, Bristol, PA 19007. Tax Parcel: #5-74-170. Improvements consist of residential property. Sold as the property which Jeffrey Goldman, by Deed dated September 27, 2007 and recorded October 10, 2007 in the Office of the Recorder of Deeds in and for Bucks County in Deed Book Instrument 2007092651, granted and conveyed unto Carolyn R. Spooner and Joan Dodson, as tenants in common. **TERMS OF SALE:** The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Bucks County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale. TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Powers, Kirn & Assoc., LLC

Attys. for Plaintiff

Eight Neshaminy Interplex

Ste. 215

Trevoze, PA 19053

(215) 942-2090

Nov. 3

IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY
CIVIL DIVISION
NO.: 2015-08489
AMENDED COMPLAINT

ABDUL SWARAY

2049 Brown Avenue
Bensalem, PA 19020

v.

CHRISTOFORO ALTSTATT

911 Arthur Avenue
Croydon, PA 19021
and

SARA HILLER

911 Arthur Avenue
Croydon, PA 19021

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 by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Bucks County Bar Association
135 East State Street
Doylestown, PA 18901
Phone: (215) 348-9413
1-800-479-8585
www.bucksbar.org

PA Bar Association: www.pabar.org

Marshall E. Kresman, Esquire

Attorney I.D. #: 12862
Attorney for Plaintiff
The Constitution Building
1950 Street Road
Suite 103
Bensalem, PA 19020
Phone: (215) 639-9933
Fax: (215) 639-8346

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2016-05154

BAYVIEW LOAN SERVICING, LLC
Plaintiff

vs.

JADEN VENTRIGLIA, in his capacity as Heir of ANTHONY L. VENTRIGLIA, Deceased; NATALIA VENTRIGLIA, in her capacity as Heir of ANTHONY L. VENTRIGLIA, Deceased; COLTON VENTRIGLIA, in his capacity as Heir of ANTHONY L. VENTRIGLIA, Deceased; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY L. VENTRIGLIA, DECEASED, Defendants

TO: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY L. VENTRIGLIA, DECEASED**

You are hereby notified that on August 17, 2016, Plaintiff, BAYVIEW LOAN SERVICING, LLC, 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. 2016-05154. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 208 HYACINTH COURT, QUAKERTOWN, PA 18951 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.

Nov. 3

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
P.O. Box 300
Doylestown, PA 18901
Telephone (215) 348-9413

Nov. 3

CIVIL ACTION LAW
COURT OF COMMON PLEAS
BUCKS COUNTY
NUMBER 2015-04418

Finance of America Reverse LLC

v.

Christina Martin

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

**TO: Unknown Surviving Heirs of
Harry E. Martin**

Your house (real estate) at 49 Highland Park Place, Levittown, Pennsylvania 19056 is scheduled to be sold at Sheriff's Sale on December 9, 2016 at 11:00 a.m. at the James Lorah Auditorium, corner of Broad & Main Streets, Doylestown, Pennsylvania 18901 to enforce the court judgment of \$211,727.02 obtained by Finance of America Reverse LLC against the above premises.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Finance of America Reverse LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE
YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE SHERIFF'S
SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Lawyer Referral Service
Bucks County Bar Association
135 E. State Street
P.O. Box 300
Doylestown, PA 18901
(888) 991-9922

McCabe, Weisberg & Conway, P.C.
Attorneys for Plaintiff
123 S. Broad Street
Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Nov. 3

Thinking CLE? Act Locally.



Need CLE credit? Look no further than your county bar association, where you'll find local judges and practitioners, convenience, great peer networking opportunities and affordable, quality course content that's sure to hit home. Can't find a CLE to satisfy your needs? Look to our neighboring County Bar Associations for the best in CLE!

BUCKS COUNTY BAR ASSOCIATION MONTGOMERY BAR ASSOCIATION
www.BUCKSBAR.org www.MBACLE.org

DELAWARE COUNTY BAR ASSOCIATION CHESTER COUNTY BAR ASSOCIATION
www.DELCOBAR.org www.CHESCOBAR.org