

**Sheriff's Sale***Third and Final Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, May 8, 2020 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1<sup>st</sup> Floor, located at 55 E. Court Street, in the Borough of Doylestown, Bucks County, PA, the following real estate to wit:

**BENSALEM TOWNSHIP**

DOCKET #2013-05870

ALL THAT CERTAIN lot or piece of ground situate in **BENSALEM TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania, described according to a Minor Subdivision Plan for Harry and Josephine Lodge prepared by Joseph H. Mixner, Civil Engineer, dated October 5, 1987.

TAX PARCEL #02-039-086-001.

PROPERTY ADDRESS: 2300 Virginia Avenue, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANKLIN B. WARREN, LAJEEN WARREN.**

**CHRISTOPHER A. DeNARDO**, Esquire

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

DOCKET #2019-08199

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

TAX PARCEL #02-011-295.

PROPERTY ADDRESS: 3812 Dresher Road, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEON FRANK.**

**MICHAEL T. McKEEVER**, Esquire

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

**BRIDGETON TOWNSHIP**

DOCKET #2019-07211

ALL THAT CERTAIN tract of land, situate in the **TOWNSHIP OF BRIDGETON**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #03-003-061-001.

PROPERTY ADDRESS: 1310 Leddys Lane, Upper Black Eddy, PA 18972.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DENNIS J. BROWN, ROSE M. BROWN.**

**GREGORY JAVARDIAN**, Esquire

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

**BRISTOL BOROUGH**

DOCKET # 2018-03952

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

TAX PARCEL #04-024-118.

PROPERTY ADDRESS: 327 Monroe Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANDREW GOSSER, KATHLEEN GOSSER a/k/a**

**KATHLEEN GRACE.**

**MICHAEL T. McKEEVER**, Esquire

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

DOCKET #2018-07491

All that certain lot message and lot of land situate in the Second Ward of the **BOROUGH OF BRISTOL**, County of Bucks and State of Pennsylvania bounded and described according to a Survey made thereof by John P. Taylor on June 25, 1929 as follows, to wit:

TAX PARCEL #04-023-025.

PROPERTY ADDRESS: 438 Washington Street, Bristol, PA 19007.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SUSAN J. EARNEST.**

**CHRISTOPHER DeNARDO**, Esquire

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

DOCKET #2019-04173

All that certain piece or parcel or Tract of land situate in the **BOROUGH OF BRISTOL**, Bucks County, Pennsylvania, and being known as 647 Race Street, Bristol, Pennsylvania 19007.

TAX PARCEL #04-009-031.

PROPERTY ADDRESS: 647 Race Street, Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **RONALD E. ARMOND, ADMINISTRATOR OF THE ESTATE OF DOROTHY ARMOND.**

**TERRENCE McCABE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**BRISTOL TOWNSHIP**

DOCKET #2015-00101

ALL THOSE TWO CERTAIN LOTS OF LAND, SITUATE IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS AND STATE OF PENNSYLVANIA.

TAX PARCEL #05-013-266.

PROPERTY ADDRESS: 215 Linton Avenue, Bristol Township, Pennsylvania 19021.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **FRANCIS P. DESTEFANO, JR., PATRICIA DISTEFANO, MARTIN NEVEDOMSKY.**

**ROBERT P. DADAY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2016-04367

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

TAX PARCEL #05-042-197.

PROPERTY ADDRESS: 15 Dogwood Drive, Levittown, PA 19055.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TADD E. GILLO.**

**MICHAEL T. McKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2016-04588

Fifth Third Bank as Successor by Merger to Fifth Third Mortgage Company v. Ben T. Baltazar, Betty Jean Paolino a/k/a Bettina Ann Baltazar, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 63 Maple Lane, Levittown, PA 19054-2035.

TAX PARCEL #05-049-046.

PROPERTY ADDRESS: 63 Maple Lane, Levittown, PA 19054-2035.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **BEN T. BALTAZAR, BETTINA BALTAZAR a/k/a BETTINA ANN BALTAZAR.**

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

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DOCKET #2017-06944

Wells Fargo Bank, NA v. Michael T. Boyle owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 200 Logan Avenue, Croydon, PA 19021-6927.

TAX PARCEL #05-013-310.

PROPERTY ADDRESS: 200 Logan Avenue, Croydon, PA 19021-6927.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL T. BOYLE.**

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

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DOCKET #2017-08061

ALL THOSE CERTAIN LOTS OR PIECES OF LAND, SITUATE IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #05-074-092.

PROPERTY ADDRESS: Bristol Pike, Bristol Township, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **KEVIN ALBERTSON.**

**ROBERT P. DADAY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2018-00294

ALL THAT CERTAIN LOTS AND CERTAIN PIECES OF GROUND SITUATE IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, BEING LOTS NOS. 753, 754 AND 755.

TAX PARCEL #05-019-006-002.

PROPERTY ADDRESS: 1918 Ritter Avenue, Bristol Township, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **WAYNE H. KUBOVEC.**

**ROBERT P. DADAY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-00486

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

TAX PARCEL #05-009-641.

PROPERTY ADDRESS: 1902 Colonial Drive, Bristol Township, Pennsylvania 19021.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MARJORY A. SHIELDS.**

**ROBERT P. DADAY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-01959

All those three certain lots or pieces of ground with the buildings and improvements thereon erected. Situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, known and designated as Lots #199, #200, and #201 on Plan of Lots of Bath Addition, No. 2 drawn for Frank C. King, and recorded in the Office for the Recording of Deeds in Plan Book I Page 82, and described as follows, to wit:

TAX PARCEL #05-059-272.

PROPERTY ADDRESS: 803 Bayard Street, Bristol, PA 19007.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **GAIL WALKER.**

**CHRISTOPHER DeNARDO**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-02811

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

TAX PARCEL #05-021-367.

PROPERTY ADDRESS: 40 Maroon Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **LORRAINE A. HICKS.**

**RICHARD M. SQUIRE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-03745

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

TAX PARCEL #05-007-162.

PROPERTY ADDRESS: 613 New York Avenue, Bristol Township, Pennsylvania 19021.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **CRAIG HOEFLING, THERESA HOEFLING.**

**ROBERT P. DADAY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-06111

ALL THOSE FOUR CERTAIN lots or piece of ground.

SITUATE in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-026-017.

PROPERTY ADDRESS: 2151 Maple Avenue, Bristol Township, Pennsylvania 19021.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JANE GRZSKOVISH LLEWELLYN.**

**ROBERT P. DADAY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-07125

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, lying and being in Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, shown and designated as Lot #948 on Subdivision Map of Indian Creek, Levittown, Section 47, filed in the Office for the Recording of Deeds of Bucks County on January 7, 1954 in Plan Book 7 page 36, as follows to wit:

TAX PARCEL #05-032-241.

PROPERTY ADDRESS: 9 Indian Park Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **MAGGIE MARIE DORAN.**

**ANDREW J. MONASTRA**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-07174

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

TAX PARCEL #05-009-312.

PROPERTY ADDRESS: 1750 Dixon Avenue, Bristol Township, Pennsylvania 19021.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **TODD MORRISEY, LISA MORRISEY.**

**ROBERT P. DADAY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2019-04334

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, and being known as 2105 Bath Road, Bristol, Pennsylvania 19007.

TAX PARCEL #05-029-074.

PROPERTY ADDRESS: 2105 Bath Road, Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **JANET W. ROGERS.**

**TERRENCE McCABE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2019-04362

Hope Property Acquisition and Sales, LLC is the owner of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 1130 First Avenue, Croydon, PA 19021.

TAX PARCEL #05-011-364.

PROPERTY ADDRESS: 1130 First Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **HOPE PROPERTY ACQUISITION AND SALES, LLC.**

**JAMES T. SHOEMAKER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2019-04476

Lakeview Loan Servicing, LLC v. Milan F. Lortz owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 43 Yellowood Drive, Levittown, PA 19057-3707.

TAX PARCEL #05-040-017.

PROPERTY ADDRESS: 43 Yellowood Drive, Levittown, PA 19057-3707.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MILAN F. LORTZ.**

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

DOCKET #2019-05776

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon, SITUATE, lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot No. 7567, on Subdivision Map of "Violetwood", Levittown, Section 38, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on August 14, 1953, in Plan Book 7, Page 8.

TAX PARCEL #05-041-129.

PROPERTY ADDRESS: 31 Vista Road, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL SIDOTI, ADMINISTRATOR OF THE ESTATE OF RINA FELLER, DECEASED.**

**CHRISTOPHER DeNARDO**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2019-06060

ALL THOSE CERTAIN lots or pieces of land with the buildings and improvements thereon erected. SITUATE in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pennsylvania.

TAX PARCEL #05-012-421.

PROPERTY ADDRESS: 1300 MARYLAND AVENUE, CROYDON, PA 19021.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **STEPHEN  
CHICOSKI.**  
**POWERS KIRN, LLC**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2019-06391

ALL that certain parcel of land lying and being  
situate in the **TOWNSHIP OF BRISTOL**,  
County of Bucks, and Commonwealth of  
Pennsylvania, known and numbered as 409  
River Road, Bristol, a/k/a Croydon, PA 19021,  
Parcel No: 05-011-335.

TAX PARCEL #05-011-335.

PROPERTY ADDRESS: 409 River Road,  
Bristol, a/k/a Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL  
LLEWLLYN, AS BELIEVED HEIR  
AND/OR ADMINISTRATOR TO THE  
ESTATE OF LEON LLEWLLYN a/k/a  
LEON H. LLEWLLYN; JENNIFER  
LOWRY, AS BELIEVED HEIR AND/  
OR ADMINISTRATOR TO THE  
ESTATE OF LEON LLEWLLYN  
a/k/a LEON H. LLEWLLYN; NIKKI  
McKEOWN, AS BELIEVED HEIR  
AND/OR ADMINISTRATOR TO  
THE ESTATE OF LEON LLEWLLYN  
a/k/a LEON H. LLEWLLYN; CARA  
McKEOWN, AS BELIEVED HEIR  
AND/OR ADMINISTRATOR TO THE  
ESTATE OF LEON LLEWLLYN a/k/a  
LEON H. LLEWLLYN; JESSICA LYNN  
DOAK, AS BELIEVED HEIR AND/OR  
ADMINISTRATOR TO THE ESTATE  
OF LEON LLEWLLYN a/k/a LEON  
H. LLEWLLYN; UNKNOWN HEIRS  
AND/OR ADMINISTRATORS TO THE  
ESTATE OF LEON LLEWLLYN a/k/a  
LEON H. LLEWLLYN.**

**JUSTIN F. KOBESKI**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2019-06622

Wells Fargo Bank, N.A. v. Joseph Harding,  
in His Capacity as Heir of Donna Harding,  
Deceased, Unknown Heirs, Successors,  
Assigns, and All Persons, Firms, or  
Associations Claiming Right, Title or Interest

From or Under Donna Harding, Deceased,  
owner(s) of property situate in the **BRISTOL  
TOWNSHIP**, BUCKS County, Pennsylvania,  
being 830 Fifth Avenue, Croydon, PA 19021-  
7402.

TAX PARCEL #05-011-012, 05-011-029-005.

PROPERTY ADDRESS: 830 Fifth Avenue,  
Croydon, PA 19021-7402.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

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

**PHELAN HALLINAN DIAMOND  
& JONES, LLP**

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

## DOCKET #2019-07433

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

BEING KNOWN AS: 809 SECOND  
AVENUE, CROYDON, PA 19021.

TAX PARCEL #05-011-158.

PROPERTY ADDRESS: 809 SECOND  
AVENUE, CROYDON, PA 19021.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **GREGORY  
A. POPRICK a/k/a GREGORY A.  
POPRICK, SR. a/k/a GREGORY A.  
POPRIK, TERESA M. POPRICK a/k/a  
TERESA M. POPRIK.**

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

## DOCKET #2019-08050

Wells Fargo Bank, N.A. v. Christopher  
Champion, Sarah-Jean Banfer owner(s)  
of property situate in the **BRISTOL  
TOWNSHIP**, BUCKS County, Pennsylvania,  
being 1839 Edgely Road, a/k/a 1839 Edgely  
Avenue, Levittown, PA 19057-4603.

TAX PARCEL #05-070-100-001.

PROPERTY ADDRESS: 1839 Edgely Road,  
a/k/a 1839 Edgely Avenue, Levittown, PA  
19057-4603.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF:  
**CHRISTOPHER CHAMPION, SARA-  
JEAN BANFER.**

**PHELAN HALLINAN DIAMOND  
& JONES, LLP**

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

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**BUCKINGHAM TOWNSHIP**

DOCKET #2018-00677

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania, known and numbered as 4510 Watson Drive, Doylestown, PA 18902, Parcel No: 06-043-001.

TAX PARCEL #06-043-001.

PROPERTY ADDRESS: 4510 Watson Drive, Doylestown, PA 18902.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ERIKA A. HOUGH, MICHAEL E. HOUGH a/k/a MICHAEL EDWARD HOUGH.**

**JUSTIN F. KOBESKI**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2018-01215

All that certain lot or parcel of land, situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania, being known as Lot No. 150, as shown on a Plan entitled "Record Plan—Phase 1, Arbor Point", Sheets 1 through 16 of 16, prepared by Eastern States Engineering, Inc., Huntingdon Valley, Pennsylvania, 19006, dated 1/14/1999, last revised 10/24/2002 and recorded on 1/23/2003 in Plan Book No. 312 page 24, more particularly described as follows:

TAX PARCEL #06-070-094.

PROPERTY ADDRESS: 2249 Dorchester Street, Furlong, PA 18902.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STEVE HOON KIM.**

**CHRISTOPHER A. DeNARDO**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

**CHALFONT BOROUGH**

DOCKET #2018-04886

Freedom Mortgage Corporation v. John William Cotton, Jr., owner(s) of property situate in the **CHALFONT BOROUGH**, BUCKS County, Pennsylvania, being 91 Hellberg Avenue, Chalfont, PA 18914-2712.

TAX PARCEL #07-010-027.

PROPERTY ADDRESS: 91 Hellberg Avenue, Chalfont, PA 18914-2712.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN WILLIAM COTTON, JR.**

**PHELAN HALLINAN DIAMOND  
& JONES, LLP**

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

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**DOYLESTOWN BOROUGH**

DOCKET #2019-05351

**BOROUGH OF DOYLESTOWN**, Bucks County, PA., the following real estate to wit:

TAX PARCEL #31-004-017.

PROPERTY ADDRESS: 1147 Sacketts Ford Road, Ivyland, Bucks County, PA 18974.

IMPROVEMENTS: SINGLE FAMILY HOME.

SOLD AS THE PROPERTY OF: **CHRISTOPHER C. HAINES.**

**STEPHEN B. HARRIS**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**DOYLESTOWN TOWNSHIP**

DOCKET #2019-00099

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

TAX PARCEL #09-008-009.

PROPERTY ADDRESS: 145 South Shady Retreat Road, Doylestown, PA 18901.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CLIFFORD A. HOCH, JR., AMY N. HOCH.**

**MICHAEL T. McKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

**FALLS TOWNSHIP**

DOCKET #2017-00049

ALL THAT CERTAIN LOT OR PIECE OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE THE **TOWNSHIP OF FALLS**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA. MORE FULLY DESCRIBED AS DEED BOOK 4525, PAGE 733. AS INSTRUMENT NO. 2005093067.

TAX PARCEL #13-006-229.

PROPERTY ADDRESS: 317 ANDOVER RD., FAIRLESS HILLS, PA 19030-2203.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BARBARA E. MACAINSH, THE UNITED STATES OF AMERICA.**

**BRIAN T. LaMANNA**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-06445

ALL THAT CERTAIN LOT OR PIECE OF LAND, SITUATE IN THE **TOWNSHIP OF FALLS**, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA. MORE FULLY DESCRIBED AS DEED BOOK 5546, PAGE 2074, AS INSTRUMENT NO. 2007088476.

TAX PARCEL #13-004-227.

PROPERTY ADDRESS: 258 NORTH OXFORD VALLEY ROAD, FAIRLESS HILLS, PA 19030.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **NICHOLLE E. MILOREY, BRUCE B. VAN SANT.**

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

DOCKET #2019-06592

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania, being known as 59 North Court Lane, Levittown, PA 19054; Parcel number 13-026-213.

TAX PARCEL #13-026-213.

PROPERTY ADDRESS: 59 North Court Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL.  
SOLD AS THE PROPERTY OF: **CATHLEEN L. MISAWIC.**

**ANDREW J. MARLEY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2019-06917

U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2006-1 v. Nancy Crohe owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 251 Cardiff Road, Fairless Hills, PA 19030-1319.

TAX PARCEL #13-016-113.

PROPERTY ADDRESS: 251 Cardiff Road, Fairless Hills, PA 19030-1319.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NANCY CROHE.**

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

DOCKET #2019-08494

U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-EQ1 v. Michael J. Annan, Alison G. Annan, owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania being 216 Stanwood Road, Fairless Hills, PA 19030-2523.

TAX PARCEL #13-016-315.

PROPERTY ADDRESS: 216 Stanwood Road, Fairless Hills, PA 19030-2523.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL J. ANNAN, ALISON G. ANNAN.**

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

**HAYCOCK TOWNSHIP**

DOCKET #2019-08777

All that certain piece or parcel or Tract of land situate in **HAYCOCK TOWNSHIP**, Bucks County, Pennsylvania, and being

known as 1617 Boulder Lane, Quakertown, Pennsylvania 18951.

TAX PARCEL #14-012-023-002.

PROPERTY ADDRESS: 1617 Boulder Lane, Quakertown, Pennsylvania 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WALLY GONZALEZ, DIANA M. GONZALEZ.**

**TERRENCE McCABE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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#### HULMEVILLE BOROUGH

DOCKET #2019-08663

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

BEING KNOWN AS: 933 BELLEVUE AVENUE, HULMEVILLE, PA 19047.

BEING PARCEL NUMBER: 16-001-049-003.

TAX PARCEL #16-001-049-003.

PROPERTY ADDRESS: 933 BELLEVUE AVENUE, HULMEVILLE, PA 19047.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANN WOODRUFF, PATRICK WOODRUFF.**

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

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#### IVYLAND BOROUGH

DOCKET #2019-07278

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

TAX PARCEL #17-003-025.

PROPERTY ADDRESS: 101 Wilson Avenue, Ivyland, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDNA WENGERT a/k/a EDNA FRANCES WENGERT.**

**MICHAEL T. McKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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#### LOWER MAKEFIELD TOWNSHIP

DOCKET #2016-01595

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF**

**LOWER MAKEFIELD**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 933 Big Oak Road, Yardley, PA 19067, Parcel No: 20-041-041.

TAX PARCEL #20-041-041.

PROPERTY ADDRESS: 933 Big Oak Road, Yardley, PA 19067.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JAMISON LOERCH, KRISTEN LOERCH.**

**JUSTIN F. KOBESKI**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2019-07825

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

BEING KNOWN AS: 12 BROOK LANE, YARDLEY, PA 19067.

BEING PARCEL NUMBER: 20-023-019.

TAX PARCEL #20-023-019.

PROPERTY ADDRESS: 12 BROOK LANE, YARDLEY, PA 19067.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HOWARD R. STEWART, ELLEN M. STEWART.**

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

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DOCKET #2019-08247

Land referred to in this commitment is described as all that certain property situated in the **TOWNSHIP OF LOWER MAKEFIELD**, in the County of Bucks and State of Pennsylvania and being described in a deed dated 10/9/1998 and recorded 9-11-1999 in deed book 1776, page 1386, among the land records of the County and State set forth above, and referenced as follows: all that certain lot or piece of ground situate and lying in the Township of Lower Makefield, County of Bucks, Commonwealth of Pennsylvania, being Lot No. 21 on Final Plan of Section II Queens Grant dated July 22, 1968 and last revised on February 6, 1969 as prepared by Tri-State Engineers and Land Surveyors, Inc. being recorded in Plan Book 75 Page 8 being bounded and described as follows, to wit; beginning at a point on the Northwesterly side



of Weber Drive (56 feet wide) in line of Lot No. 22 and which point is measured along the said side of Weber Drive from its point of intersection with the Northeasterly side of Piper Lane (56 feet wide) the 2 following courses and distances: (1) North 69 degrees 02 minutes East 28.28 feet to a point, a corner; thence (2) still along the same North 24 degrees 02 minutes East 145.00 feet to a point of beginning; thence extending along Lot No. 22 North 65 degrees 58 minutes East 160.00 feet to a point, a corner; thence extending along lands now or about conveyed to the Township of Lower Makefield, North 24 degrees 02 minutes East 145.00 feet to a point, a corner; thence extending along Lot No. 20 South 54 degrees 30 minutes 03 seconds East 169.49 feet to a point a corner on the aforesaid side of Weber Drive; thence extending along the same on the arc of a circle curving to the left having a radius of 306.00 feet and the arc distance of 61.24 feet to a point of tangent; thence extending still along the said side of Weber Drive, South 24 degrees 02 minutes West 50.48 feet to the point and place of beginning}

TAX PARCEL #20-039-289.

PROPERTY ADDRESS: 860 Weber Drive, Yardley, PA 19067.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHANNON M. POULTON, TERRENCE M. POULTON a/k/a TERRENCE M. POULTON.**

**CHRISTOPHER DeNARDO**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2018-02269

ALL THAT CERTAIN lot or piece of ground, Situate in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, designated as Lot No. 156 on a Final Plan of "Woodlyn" made by Tri-State Engineers and Land Surveyors, Inc. dated 3/14/69 recorded in Bucks County in Plan Book 63, page 10, bounded and described as follows, to wit:

TAX PARCEL #21-024-084.

PROPERTY ADDRESS: 728 Hunter Drive, Langhorne, PA 19053.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JUNE P. SEGAL.**

**CHRISTOPHER DeNARDO**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2018-03036

Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust A v. Janice M. Anderson, William Anderson owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 1854 Midfield Road, Feasterville Trevoise, PA 19053-2347. TAX PARCEL #21-019-016.

PROPERTY ADDRESS: 1854 Midfield Road, Feasterville Trevoise, PA 19053-2347.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JANICE M. ANDERSON, WILLIAM ANDERSON.**

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

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DOCKET #2018-05556

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

TAX PARCEL #21-014-016.

PROPERTY ADDRESS: 328 Philmont Avenue, Trevoise, PA 19053.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **EDWARD WENGLICKI, LISA M. WENGLICKI a/k/a LISA A. MAGUIRE.**

**PATRICK WESNER**, Esquire

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

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DOCKET #2019-06212

All that certain piece or panel or Tract of land situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, Bucks County, Pennsylvania, and being known as 2024 Summit Avenue, Trevoise, Pennsylvania 19053.

TAX PARCEL #21035147.

PROPERTY ADDRESS: 2024 Summit Avenue, Trevoise, Pennsylvania 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:  
**LAWRENCE MATHIS a/k/a LARRY MATHIS.**

**TERRENCE McCABE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2019-08252

ALL THAT CERTAIN lot or piece of ground situate in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania and described according to a survey and plan thereof made by C.H. Hazard, Registered Surveyor, Bristol, Pennsylvania.

Being more fully described in Deed dated October 31, 2003, and recorded on November 12, 2003, in the Bucks County Recorder of Deeds Office at Deed Book Volume 3704 at Page 1709 and Instrument# 2003224412.

TAX PARCEL #21-007-021.

PROPERTY ADDRESS: 8 Stoltz Avenue, Feasterville-Treose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN J. BROWN, VALERIE A. BROWN.**

**STEPHEN M. HLADIK**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

#### MIDDLETOWN TOWNSHIP

DOCKET #2019-08490

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

TAX PARCEL #22-046-113.

PROPERTY ADDRESS: 52 Highland Park Place, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY BROOKS a/k/a JEFFREY J. BROOKS a/k/a JEFFREY JON BROOKS.**

**ROGER FAY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

#### MILFORD TOWNSHIP

DOCKET #2019-06888

Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Matthew A. Wright, in His

Capacity as Administrator and Heir of The Estate of Brenda Wright a/k/a Brenda Carol Wright.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Brenda Wright a/k/a Brenda Carol Wright, Deceased owner(s) of property situate in the **MILFORD TOWNSHIP**, BUCKS County, Pennsylvania, being 1401 Wright Road, Quakertown, PA 18951-3750.

TAX PARCEL #23-020-142, 23-020-141-005, 23-020-141-003.

PROPERTY ADDRESS: 1401 Wright Road, Quakertown, PA 18951-3750.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MATTHEW A. WRIGHT IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF BRENDA WRIGHT a/k/a BRENDA CAROL WRIGHT. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA WRIGHT a/k/a BRENDA CAROL WRIGHT, DECEASED. PHELAN HALLINAN DIAMOND & JONES, LLP**

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

DOCKET #2019-07599

ALL THAT CERTAIN MESSAGE, TENEMENT AND PIECE OR TRACT OF LAND SITUATE IN THE **TOWNSHIP OF MILFORD**, COUNTY OF BUCKS AND STATE OF PENNSYLVANIA.

TAX PARCEL #23-005-132.

PROPERTY ADDRESS: 2365 W. Zion Hill Road a/k/a 2365 Zion Hill Road, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **NEAL C. FRAZER a/k/a NEAL CHRISTOPHER FRAZER, THE UNITED STATES OF AMERICA.**

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

**MORRISVILLE BOROUGH**

DOCKET #2018-04185

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

TAX PARCEL #24-003-078-007.

PROPERTY ADDRESS: 21 Lynns Court, Morrisville, Pennsylvania 19067.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM F. DAHL**.

**ROBERT P. DADAY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-04191

ALL THOSE CERTAIN lots, tract or parcel of land, situate, lying and being in the **BOROUGH OF MORRISVILLE**, County of Bucks, PA.

TAX PARCEL #24-009-278.

PROPERTY ADDRESS: 3 E. Bridge Street, Morrisville, Pennsylvania 19067.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **3 (THREE) E BRIDGE ST, LLC**.

**ROBERT P. DADAY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2019-05606

Newrez LLC d/b/a Shellpoint Mortgage Servicing v. Antoinette Molnar a/k/a Antoinette Molnar-Port, Darren S. Port a/k/a Darren Molnar-Port a/k/a Darren Port owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 320 Crown Street, Morrisville, PA 19067-6226.

TAX PARCEL #24-008-542.

PROPERTY ADDRESS: 320 Crown Street, Morrisville, PA 19067-6226.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF:  
**ANTOINETTE MOLNAR** a/k/a  
**ANTOINETTE MOLNAR-PORT, DARREN S. PORT** a/k/a **DARREN MOLNAR-PORT** a/k/a **DARREN PORT**.

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

**NEW BRITAIN BOROUGH**

DOCKET #2019-06605

ALL THAT CERTAIN lot of land located in the **BOROUGH OF NEW BRITAIN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #25-006-070.

PROPERTY ADDRESS: 182 East Butler Avenue, Doylestown, PA 18901.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:  
**CONSTANTINE WALLIS** a/k/a  
**CONSTANTINE R. WALLIS, KIMBERLY WALLIS**.

**MICHAEL T. McKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

**NEWTOWN TOWNSHIP**

DOCKET #2016-07376

PNC Bank, National Association v. David M. Bracey, Melani Bracey owner(s) of property situate in the **NEWTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 275 Frost Lane, Newtown, PA 18940-1603.

TAX PARCEL #29-010-069-004.

PROPERTY ADDRESS: 275 Frost Lane, Newtown, PA 18940-1603.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID M. BRACEY, MELANI BRACEY**.  
**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

**NOCKAMIXON TOWNSHIP**

DOCKET #2018-06586

ALL THAT CERTAIN, messuage and two tracts of land together with the dwelling and buildings thereon erected, situation in **NOCKAMIXON TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #30-010-016.

PROPERTY ADDRESS: 2506 Mountain View Drive, Nockamixon Township, Pennsylvania 18942.

IMPROVEMENTS: RESIDENCE WITH LAND.

SOLD AS THE PROPERTY OF: **SALLY LYNN WOLFGANG.**

**ROBERT P. DADAY**, Esquire

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

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**NORTHAMPTON TOWNSHIP**

DOCKET #2013-04269

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust v. Brian Felt owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 47 North Traymore Avenue, Warminster, PA 18974-1418.

TAX PARCEL #31-052-058.

PROPERTY ADDRESS: 47 North Traymore Avenue, Warminster, PA 18974-1418.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

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DOCKET #2018-05481

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

TAX PARCEL #31-047-051.

PROPERTY ADDRESS: 890 Holland Road, Southampton, PA 18966.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NICOLE ROCHE, SONNY ROCHE.**

**MICHAEL T. McKEEVER**, Esquire

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

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DOCKET #2018-07009

Lakeview Loan Servicing, LLC v. Andrew Gregory Levin a/k/a Greg Levin, in His Capacity as Administrator of The Estate of

Kimberly Levin a/k/a Kimberly A. Plenziek Levin, Jacob Levin a/k/a Jake Levin, in His Capacity as Heir of The Estate of Kimberly Levin a/k/a Kimberly A. Plenziek Levin, Minor Defendant 1, in His Capacity as Heir of The Estate of Kimberly Levin a/k/a Kimberly A. Plenziek Levin, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Kimberly Levin a/k/a Kimberly A. Plenziek Levin, Deceased owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 253 Clinton Court, Holland, PA 18966-2723.

TAX PARCEL #31-036-050.

PROPERTY ADDRESS: 253 Clinton Court, Holland, PA 18966-2723.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANDREW GREGORY LEVIN a/k/a GREG LEVIN, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF KIMBERLY LEVIN a/k/a KIMBERLY A. PLENZIEK LEVIN; JACOB LEVIN a/k/a JAKE LEVIN IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF KIMBERLY LEVIN a/k/a KIMBERLY A. PLENZIEK LEVIN; MINOR DEFENDANT 1 IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF KIMBERLY LEVIN a/k/a KIMBERLY A. PLENZIEK LEVIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KIMBERLY LEVIN a/k/a KIMBERLY A. PLENZIEK LEVIN.**

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

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DOCKET #2019-05379

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 3441 Norwood Place, Holland a/k/a Southampton a/k/a South Hampton, PA 18966, Parcel No: 31-065-385.

TAX PARCEL #31-065-385.

PROPERTY ADDRESS: 3441 Norwood Place, Holland, a/k/a Southampton, a/k/a South Hampton, PA 18966.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ROSEMARY RODGERS a/k/a ROSEMARY E. RODGERS, ROBERT RODGERS a/k/a ROBERT J. RODGERS. JUSTIN F. KOBESKI**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**PERKASIE BOROUGH**

DOCKET #2019-03277

ALL THAT CERTAIN lot of land located in the **PERKASIE BOROUGH**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #33-009-014.

PROPERTY ADDRESS: 401 Grandview Avenue, Perkasia, PA 18944.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD CODY.**

**MICHAEL T. MCKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2019-07981

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

BEING KNOWN AS 1001 VINE STREET, PERKASIE, PA 18944.

BEING PARCEL NUMBER 33-006-010.

TAX PARCEL #33-006-010.

PROPERTY ADDRESS: 1001 VINE STREET, PERKASIE, PA 18944.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOEL D. LEHMAN.**

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

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DOCKET #2019-08458

Wells Fargo Bank, N.A. v. Thomas B. Stinger, Jr. a/k/a Thomas Stinger owner(s) of property situate in the **PERKASIE BOROUGH**, BUCKS County, Pennsylvania, being 339 South 4th Street a/k/a 339 South Fourth Street, Perkasia, PA 18944-1821.

TAX PARCEL #33-004-132.

PROPERTY ADDRESS: 339 South 4th Street a/k/a 339 South Fourth Street, Perkasia, PA 18944-1821.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS B. STINGER, JR. a/k/a THOMAS STINGER.**

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

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**PLUMSTEAD TOWNSHIP**

DOCKET #2017-06085

Pennymac Loan Services, LLC v. Conor Edwards a/k/a Conor Patrick Edwards a/k/a Conor Patrick Becker Edwards, in His Capacity as Administrator and Heir of The Estate of Patricia C. Ludwig a/k/a Patricia Christine Ludwig, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Patricia C. Ludwig a/k/a Patricia Christine Ludwig, Deceased owner(s) of property situate in the **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania, being 3913 Cephas Child Road, Doylestown, PA 18902-9173.

TAX PARCEL #34-008-214.

PROPERTY ADDRESS: 3913 Cephas Child Road, Doylestown, PA 18902-9173.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CONOR EDWARDS a/k/a CONOR PATRICK EDWARDS a/k/a CONOR PATRICK BECKER EDWARDS IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF PATRICIA C. LUDWIG a/k/a PATRICIA CHRISTINE LUDWIG; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTERERST FROM OR UNDER PATRICIA C. LUDWIG a/k/a PATRICIA CHRISTINE LUDWIG, DECEASED.**

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

**RICHLAND TOWNSHIP**

DOCKET #2019-00427

ALL THAT CERTAIN parcel of land situated in the **TOWNSHIP OF RICHLAND**, County of Bucks, Commonwealth of Pennsylvania being known and designated as Lot Number 54, Regency Manor, Map Ref DD315 PG 85.

TAX PARCEL #36-025-395.

PROPERTY ADDRESS: 1201 Meadow Brook Road assessed as 1201 Meadow Brook Drive, Quakertown, PA 18951.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JASON M. LEOKUM, SINA E. LEOKUM.**

**CHRISTOPHER A. DeNARDO**, Esquire

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

DOCKET #2019-07259

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

TAX PARCEL #36-027-043.

PROPERTY ADDRESS: 388 Fairview Avenue, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL D. KOEHLER a/k/a MICHAEL KOEHLER.**

**MICHAEL T. McKEEVER**, Esquire

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

**RICHLANDTOWN BOROUGH**

DOCKET #2019-07276

ALL THAT CERTAIN message and lot and parcel of land situate in the **BOROUGH OF RICHLANDTOWN**, County of Bucks, Commonwealth of Pennsylvania, being Lot No. 4 of a Subdivision Plan prepared for Dimple Creek, Inc., by Cowan Associates, Inc., dated 05/20/1989 and last revised 12/17/1990.

TAX PARCEL #37-001-056-011.

PROPERTY ADDRESS: 302 Penwood Drive, Richlandtown, PA 18955.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LINDA A. FELDSTEIN, DANIEL FELDSTEIN.**

**MARTHA E. VON ROSENSTIEL**, Esquire

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

**SELLERSVILLE BOROUGH**

DOCKET #2018-04915

ALL THAT CERTAIN LOT OR PIECE OF GROUND IN THE BOROUGH OF SELLERSVILLE, COUNTY OF BUCKS, PENNSYLVANIA, HEREDITAMENTS AND APPURTENANCES, BOUNDED AND DESCRIBED ACCORDING TO A PLANNED RESIDENTIAL DEVELOPMENT FOR HICKORY RIDGE, MADE BY JOHN H. LEAPSON, REGISTERED PROFESSIONAL ENGINEER AND DATED 7/30/1976 AND LAST REVISED 8/10/1977 AND RECORDED 6/16/1978 IN PLAN BOOK 170, PAGE 12 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF BARRINGTON COURT, BEING A COMMON CORNER OF LOTS NOS. 60 AND 61 ON SAID PLAN; THENCE ALONG SAID BARRINGTON COURT, SOUTH 44 DEGREES 36 MINUTES EAST, 20.00 FEET TO A POINT IN LINE OF LOT NO. 62 ON SAID PLAN; THENCE ALONG SAME, SOUTH 45 DEGREES 24 MINUTES WEST, 110.00 FEET TO A POINT; THENCE NORTH 44 DEGREES 36 MINUTES WEST, 20.00 FEET TO A POINT, A CORNER OF LOT NO. 60 ON SAID PLAN; THENCE ALONG SAME, NORTH 45 DEGREES 24 MINUTES EAST, 110.00 FEET TO THE POINT AND PLACE OF BEGINNING. BEING LOT NO. 61 ON SAID PLAN.

Title to said premises is vested in Donald Freiwald by deed from Anita J. Rhoades dated October 22, 2014 and recorded October 22, 2014 in Instrument Number 2014058674.

Premises Being Known as: 504 BARRINGTON COURT, SELLERSVILLE, PENNSYLVANIA 18960.

TAX PARCEL #39-003-361.

PROPERTY ADDRESS: 504 BARRINGTON COURT, SELLERSVILLE, PENNSYLVANIA 18960.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONALD FREIWALD.**

**TERRENCE McCABE**, Esquire

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

**SPRINGFIELD TOWNSHIP**

DOCKET #2018-04473

ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF SPRINGFIELD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #42-001-022-004.

PROPERTY ADDRESS: 7725 Blue Church Road, Springfield Township, Pennsylvania 18036.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES M. KELLEHER, DANA L. KELLEHER,**

**ROBERT P. DADAY**, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-07953

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

TAX PARCEL #42-022-101-004.

PROPERTY ADDRESS: 2084 GALLOWS HILL ROAD, Kintnersville, PA 18930.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JASON S. PELLAK, TACEY FOSTER-PELLAK.**

**ROBERT CRAWLEY**, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

**TINICUM TOWNSHIP**

DOCKET #2018-04878

ALL THAT CERTAIN parcel or tract of land, Situate in the **TOWNSHIP OF TINICUM**, County of Bucks and Commonwealth of Pennsylvania, as laid out on a certain plan entitled "Plan of Subdivision for Donald and Dorothy Johnstone", made by S. V. Borichevsky, Registered Professional Engineer, dated July 22, 1972, recorded in the Office for the Recording of Deeds, in and for the County of Bucks at Doylestown, Pennsylvania, in Plan Book 99 Page 14, and described as follows, to wit:

BEGINNING at a point marked by a railroad spike in the center of road of Pennsylvania, Legislative Route #09088 (Ottsville—Erwinna Road) at approximate Station 238 +

55; thence North fifteen degrees twenty-nine minutes West, a distance of three hundred twenty-five and seventy-three one-hundredths feet to a small square stone monument; thence North forty-five degrees fifty-five minutes East, a distance of three hundred fifty-two and eleven one-hundredths feet to an iron pin; thence South thirteen degrees no minutes East, a distance of five hundred eighteen and ninety one-hundredths feet to a railroad spike in the center of said road; thence South seventy-eight degrees forty-eight minutes West, a distance of two hundred eight-five and ninety-eight one-hundredths feet to the point of BEGINNING.

CONTAINING three acres of land, more or less.

BEING Tax Parcel Number 44-15-61-2.

TAX PARCEL #44-015-061-002.

PROPERTY ADDRESS: Being known as Headquarters Road, Tinicum Township, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LAKE WARREN PARTNERSHIP, L.P.**

**ROBERT P. DADAY**, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

**UPPER MAKEFIELD TOWNSHIP**

DOCKET #2013-04743

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

TAX PARCEL #47-7-46-22.

PROPERTY ADDRESS: 26 Pheasant Run Road, New Hope, PA 18938.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JACQUELINE D. McCUSKER, EDWARD G. McCUSKER.**

**POWERS KIRN, LLC**

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

**UPPER SOUTHAMPTON TOWNSHIP**

DOCKET #2016-07034

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, County of

Bucks, and Commonwealth of Pennsylvania, known and numbered as 1450 Donna Drive, South Hampton, PA 18966, Parcel No: 48-028-011-010.

TAX PARCEL #48-028-011-010.

PROPERTY ADDRESS: 1450 Donna Drive, South Hampton, PA 18966.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ANDREW KAMPF a/k/a ANDREW WILLIAM KAMPF, JOANNA KAMPF a/k/a JOANNA M. KAMPF, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE.**

**JUSTIN F. KOBESKI**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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#### WARMINSTER TOWNSHIP

DOCKET #2019-04527

ALL that certain Condominium situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #49-003-007-236.

PROPERTY ADDRESS: 1575 W. Street Road, Apartment 236, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEROME D. PASTORINO, DECEASED. POWERS KIRN, LLC.**

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

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DOCKET #2019-06860

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, and being known as 694 Saint Charles Avenue, Warminster, Pennsylvania 18974.

TAX PARCEL #49-040-136.

PROPERTY ADDRESS: 694 Saint Charles Avenue, Warminster, Pennsylvania 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HENRY W. REED, III, KIMBERLY J. REED. TERRENCE McCABE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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#### WARRINGTON TOWNSHIP

DOCKET #2017-02624

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

BEING KNOWN AS 1277 LISA DR., WARRINGTON, PA 18976.

BEING PARCEL NUMBER 50-025-236.

TAX PARCEL #50-025-236.

PROPERTY ADDRESS: 1277 LISA DR., WARRINGTON, PA 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT CLARK a/k/a ROBERT L. CLARK, JOANN CLARK, REGINA M. COUGHLIN.**

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

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DOCKET #2018-03136

ALL THAT CERTAIN Lot or piece of ground, Situate in **WARRINGTON TOWNSHIP**, Bucks County, Pennsylvania, and described according to a Subdivision Plan thereof known as "Forest Glen" prepared by Alon Engineering Associates, Inc., dated May 4, 1987 and last revised April 25, 1991 and recorded in Bucks County in Plan Book 262 page 7/A-B as follows, to wit;

TAX PARCEL #50-055-095.

PROPERTY ADDRESS: 1825 Buttonwood Way, Warrington, PA 18976.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GARY HUMMEL, LUCILLE HUMMEL.**

**CHRISTOPHER DeNARDO**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2019-01417

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



TAX PARCEL #50-024-021-001.  
 PROPERTY ADDRESS: 696 Griffiths Rd.,  
 Chalfont, PA 18914.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **MARK D.  
 LANCE, JANINE O'TOOLE.**  
**RICHARD M. SQUIRE**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2019-03675  
 ALL THOSE CERTAIN LOTS OR  
 PIECES OF GROUND SITUATE IN THE  
**TOWNSHIP OF WARRINGTON**, BUCKS  
 COUNTY, PENNSYLVANIA:  
 BEING KNOWN AS 805 LORRAINE  
 DRIVE, WARRINGTON, PA 18976.  
 BEING PARCEL NUMBER 50-36-200.  
 TAX PARCEL #50-36-200.  
 PROPERTY ADDRESS: 805 LORRAINE  
 DRIVE, WARRINGTON, PA 18976.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **MIKE  
 MARZO.**  
**ROBERT CRAWLEY**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2019-08416  
 Mortgage Research Center LLC d/b/a  
 Veterans United Home Loans, A Missouri  
 Limited Liability Company v. Rachel A.  
 Mitchell owner(s) of property situate in the  
**WARRINGTON TOWNSHIP**, BUCKS  
 County, Pennsylvania, being 2242 Orchard  
 Hill Circle, Warrington, PA 18976-2846.  
 TAX PARCEL #50-029-234.  
 PROPERTY ADDRESS: 2242 Orchard Hill  
 Circle, Warrington, PA 18976-2846.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **RACHEL  
 A. MITCHELL.**  
**PHELAN HALLINAN DIAMOND  
 & JONES, LLP**  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

#### WARWICK TOWNSHIP

DOCKET #2019-08486  
 ALL THAT CERTAIN lot or piece of ground,  
 situate in the **TOWNSHIP OF WARWICK**,

County of Bucks and Commonwealth of  
 Pennsylvania being known as 990 Bancroft  
 Place, Warminster, PA 18974; Parcel number  
 51-014-249.

TAX PARCEL #51-014-249  
 PROPERTY ADDRESS: 990 Bancroft Place,  
 Warminster, PA 18974.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **JILL  
 GRABER a/k/a JILL M. GRABER.**  
**DANIEL P. JONES**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

#### WRIGHTSTOWN TOWNSHIP

DOCKET #2019-01049  
 All that certain lot or parcel of land situate  
 in **WRIGHTSTOWN TOWNSHIP**, Bucks  
 County, Commonwealth of Pennsylvania,  
 according to a Survey and Plan made April  
 1, 1959 as revised April 20, 1959 by Donald  
 Weisel, Reg. Surveyor, described as follows:  
 TAX PARCEL #53-002-067-001  
 PROPERTY ADDRESS: 853 Cherry Lane,  
 Penns Park, PA 18943.  
 IMPROVEMENTS: A RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **CYNTHIA  
 M. KRYSIAK, EXECUTRIX OF THE  
 ESTATE OF FRED TOPEL, DECEASED.**  
**CHRISTOPHER A. DeNARDO**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

TO ALL PARTIES IN INTEREST AND  
 CLAIMANTS: A schedule of distribution  
 will be filed by the Sheriff within thirty days  
 of date of sale and the distribution will be  
 made in accordance with the schedule unless  
 exceptions are filed thereto within ten days  
 thereafter.

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

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

Apr. 16, 23, 30

## 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.

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

Apr. 30

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

Apr. 30

## 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*

#### **BOWLES, ARNOLD G.,** dec'd.

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

Executor: **JOHN L. KREISCHER** c/o Brian R. Price, Esquire, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

Attorney: **BRIAN R. PRICE**, Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

#### **BUXBAUM, HENRY,** dec'd.

Late of Levittown, Bucks County, PA.

Executor: **JON GOLDEN**, 888 Old Bethlehem Rd., Quakertown, PA 18951.

#### **GARRANO, SANDRA A.** a/k/a **SANDRA AGNES GARRANO,** dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **DANIEL BARNES**, 3469 Limekiln Pike, Chalfont, PA 18914.

Attorney: **ROBERT C. GERHARD, III**, Gerhard & Gerhard, P.C., 815 Greenwood Avenue, Ste. 8, Jenkintown, PA 19046.

#### **GRISPINO, MICHELE** a/k/a **MIKE GRISPINO,** dec'd.

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

Executrix: **MARIA NAPPI** c/o Amanda K. DiChello, Esquire, 1650 Market Street, Suite 2800, Philadelphia, PA 19103.

Attorney: **AMANDA K. DICHELLO**, Cozen O'Connor, 1650 Market Street, Suite 2800, Philadelphia, PA 19103.

#### **HORNER, RAYMOND THOMAS, JR.,** dec'd.

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

Administrators: **LAURIE A. HORNER** and **RAYMOND T. HORNER, SR.** c/o Adam D. Zucker, Esquire, 325 Sentry Parkway, Building 5 West, Suite 320, Blue Bell, PA 19422.

Attorney: **ADAM D. ZUCKER**, Mudrick & Zucker, P.C., 325 Sentry Parkway, Building 5 West, Suite 320, Blue Bell, PA 19422.

#### **KOLMAN, SUSAN GAIL** a/k/a **SUSAN G. KOLMAN,** dec'd.

Late of Springfield Township, Bucks County, PA.

Executor: **CHRISTOPHER R. FUHRY**, 5975 Woodbridge Drive, Green Lane, PA 18054.

Attorney: **ERIC R. STRAUSS**, Worth, Magee & Fisher, PC, 2610 Walbert Avenue, Allentown, PA 18104.

#### **SILVIA, ARTHUR J.,** dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **MICHELLE FORCE**, 1246 Second Street Pike, Richboro, PA 18954.

Attorney: **MARC I. RICKLES**, Kardos, Rickles & Hand, P.C., 626 S. State Street, Newtown, PA 18940.

#### **SIPPLE, DOLORES N.** a/k/a **DOLORES CORINE SIPPLE,** dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executor: **KEITH SIPPLE**, 4057 N. Mallard Ln., Doylestown, PA 18902.

**WHITLOCK, BEVERLY A.** a/k/a **BEVERLY ANN WHITLOCK**, dec'd. Late of the Township of Warrington, Bucks County, PA.

Administrator: **NICHOLAS T. MANTAS, JR.** c/o Wilbur D. Dahlgren, Esquire, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

Attorney: **WILBUR D. DAHLGREN**, Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

*Second Publication*

**CANNON, JOAN K.** a/k/a **JOAN CANNON**, dec'd. Late of Warrington Township, Bucks County, PA.

Executrix: **TARA A. BRUNO**, 1901 Palomino Drive, Warrington, PA 18976.

**CHRISTENSEN, STEPHEN SCOTT** a/k/a **SCOTT S. CHRISTENSEN**, dec'd.

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

Administratrix: **MARY CHRISTENSEN**, 45 Red Cliff Road, Upper Black Eddy, PA 18972.

Attorney: **FREDERICK J. GERNGROSS**, Black & Gerngross, PC, 1617 John F. Kennedy Blvd., Suite 1575, Philadelphia, PA 19103.

**DENGLER, BARBARA M.**, dec'd.

Late of Holland, Bucks County, PA.

Executrix: **LISA PENNINGTON**, 2512 Skyview Ave., Langhorne, PA 19053.

**DORN, DAWN L.**, dec'd.

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

Executor: **UNIVEST BANK AND TRUST COMPANY** c/o Susan E. Piette, Esquire, 375 Morris Road, P.O. Box 1479, Lansdale, PA 19446-0773.

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

**GRIFFITH, PATRICIA M.**, dec'd.

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

Executor: **JAMES H. MERRITT** c/o Donna J. Wengiel, Esquire, Two North State Street, Newtown, PA 18940.

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

**HEISLER, SALLY** a/k/a **SADIE HEISLER**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **JACQUELYN S. HEISLER**, 6508 Spruce Mill Dr., Yardley, PA 19067.

**ITERSHAGEN, MELVINA** a/k/a **MILLIE ITERSHAGEN**, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **RUTH MICHENER**, 228 Doone Road, Fairless Hills, PA 19030.

**JENKINS, LOUISE** a/k/a **LOUISE COHEN**, dec'd.

Late of Yardley, Bucks County, PA.

Executrix: **GALE FURMAN**, 236 Sebastian Way, Yardley, PA 19067.

**KACHLINE, IMA JOE**, dec'd.

Late of Telford Borough, Bucks County, PA.

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

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

**KATZ, LIBBY R.**, dec'd.

Late of Warrington, Bucks County, PA.

Executor: **MICHAEL A. KATZ**, 63 Meadow Lane, Doylestown, PA 18901.

Attorney: **ADRIAN L. MEYER**, 62 N. Church Street, Doylestown, PA 18901.

**KELEHER, JOHN ALLEN** a/k/a **JOHN KELEHER**, dec'd.

Late of Telford, Bucks County, PA.

Executrix: **KRISTIANN MARTINSON**, 192 Yale Ct., Souderton, PA 18964.

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

**KINDNESS, INGE L.** a/k/a **INGEBORG LUISE KINDNESS**, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executors: **MARION LINDEN**, 1680 Trumbauersville Rd., Pennsburg, PA 18073 and **KRISTINA LINDEN**, 1215 River Rd., Upper Black Eddy, PA 18972.

**MURPHY, WILLIAM P., JR.** a/k/a **WILLIAM P. MURPHY** and **WILLIAM PATRICK MURPHY, JR.**, dec'd.

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

Executrix: **LINDA MARY LINDAHL** a/k/a **LINDA MURPHY LINDAHL** c/o John J. Cook, Jr., Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

Attorney: **JOHN J. COOK, JR.**, Jackson Cook Caracappa & Scott PC, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

**RIMBY, CAROLYN** a/k/a **CAROLYN C. RIMBY**, dec'd.

Late of Warminster, Bucks County, PA.

Executors: **DENISE RIMBY**, 128 Dungan Road, Southampton, PA 18966 and **DAVID RIMBY**, 47 East Holly Ave., Sewell, NJ 08080.

Attorney: **REBECCA D. BOUDWIN**, Comegno Law Group, P.C., 521 Pleasant Valley Avenue, Moorestown, NJ 08057.

**ROSNER, ROBERT** a/k/a **ROBERT DOUGLAS ROSNER**, dec'd.

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

Executrix: **VIRGINIA ANNE ROSNER** c/o Jason A. Daria, Esquire, 1845 Walnut Street, 21<sup>st</sup> Floor, Philadelphia, PA 19103.

Attorney: **JASON A. DARIA**, Feldman Shepherd Wohlgelernter Tanner Weinstock Dodig LLP, 1845 Walnut Street, 21<sup>st</sup> Floor, Philadelphia, PA 19103.

*Third and Final Publication*

**BARRETT, ANTHONY L.** a/k/a **ANTHONY BARRETT**, dec'd.

Late of Southampton, Bucks County, PA. Administratrix: **ELLA R. JOHNSON**, 1 Potter St., Apt. 305, Warminster, PA 18974.

**COLSON, DONALD LEE**, dec'd.

Late of Lower Southampton, Bucks County, PA.

Executrix: **SUANNE TROMMER**, 3145 Sheppard Rd., Bensalem, PA 19020.

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

Late of Buckingham Township, Bucks County, PA.

Executor: **FATHER MICHAEL HENNELLY**, 203 Church Road, Oxford, PA 19363.

Attorney: **THOMAS J. PROFY, IV**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

**FINLAYSON, REGINA MARY** a/k/a **REGINA FINLAYSON**, dec'd.

Late of Richlandtown Borough, Bucks County, PA.

Executor: **NORMAN LEWIS FINLAYSON**, 68 Dickert Road, Quakertown, PA 18951.

**GROSS, JOSEPHINE M.**, dec'd.

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

Executrix: **SUSAN M. TUEMMLER**, 776 S. Orange Grove Boulevard, Apt. 11, Pasadena, CA 91105.

Attorney: **WENDY WOLFF HERBERT**, Fox Rothschild LLP, P.O. Box 5231, Princeton, NJ 08543-5231.

**GROSS, MAX S.**, dec'd.

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

Executors: **CAREN S. MARTIN**, 5308 Abbott Avenue, Minneapolis, MN 55410 and **STEVEN M. GROSS**, 419 West 55<sup>th</sup> Street, Apt. 6D, New York, NY 10019.

Attorney: **WENDY WOLFF HERBERT**, Fox Rothschild LLP, P.O. Box 5231, Princeton, NJ 08543-5231.

**MARGIS, MARCIA J.**, dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **MELISSA MARGIS KAPUR**, 322 Settlers Court, Ambler, PA 19002.

**McALLISTER, JOHN T.**, dec'd.

Late of Morrisville, Bucks County, PA.

Executrix: **CATHERINE COLLIER**, 400 Osbourne Avenue, Morrisville, PA 19067.

Attorney: **MICHAEL A. LASHNER**, 12 Terry Drive, Suite 1015, Newtown, PA 18940.

**SREIN, MARY PATRICIA**, dec'd.

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

Administrator: **MARK LOUIS SREIN** c/o Adam Cohen, Esquire, 86 Buck Road, Holland, PA 18966.

Attorney: **ADAM COHEN**, Law Offices of Harvey Abramson, P.C., 86 Buck Road, Holland, PA 18966.

**STEIGERWALT, LOUISE S.**, dec'd.

Late of Richboro, Northampton, Bucks County, PA.

Executrix: **SHARON LaPENNA**, 74 Redwood Drive, Richboro, PA 18954.

**WIEDMAYER, MARGARET**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **MAUREEN STACY**, 279 Fallowfield Lane, Harleysville, PA 19438.

**YOUELLS, DANIEL D.** a/k/a **DANIEL DAVID YOUELLS**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrix: **EUGENIA I. YOUELLS** a/k/a **EUGENIA YOUELLS** 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.

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### Fictitious Name

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

**The Delphia Group** with its principal place of business 226 Snapdragon Street, Warrington, PA 18976.

The name and address of the person owning or interested in said business are Darrell Johnson, 226 Snapdragon Street, Warrington, PA 18976.

The certificate will be filed on or after February 29, 2020.

Apr. 30

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**Magical Reflections** with its principal place of business 3281 Claridge Rd., Bensalem, PA 19020.

The name and address of the entity owning or interested in said business are SR Creative Agency LLC, 3281 Claridge Rd., Bensalem, PA 19020.

The certificate will be filed on or after March 9, 2020.

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

Apr. 30

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### Miscellaneous

#### NOTICE OF ADOPTION

**TO: LUIS JOHNSON a/k/a LOUIS JOHNSON, BIOLOGICAL FATHER OF BABY SMITH, WHOSE LAST ADDRESS IS UNKNOWN, AND TO ANY OTHER UNKNOWN PUTATIVE BIOLOGICAL FATHER**

You are hereby notified that on March 24, 2020, a Petition for Adoption of Baby Smith, a male child born to Brittany Elizabeth Smith on February 5, 2020 in Bucks County, Pennsylvania, was filed in the Superior Court of Gwinnett County, Georgia, Adoption No. 20-AD-00039-4.

All rights you may have with respect to the minor child will be lost and you will neither receive notice nor be entitled to object to the adoption of the child unless, within thirty (30) days from the date of the last publication of this notice, you: (1) file a petition to legitimate the child pursuant to Georgia Code Section 19-7-22; and (2) file notice of the filing of the petition to legitimate with the court in which the adoption action is pending; and (3) provide notice of the filing of the petition to legitimate to the undersigned attorney for the petitioners seeking to adopt the child.

This 31st day of March 2020.

Clerk of Superior Court  
Gwinnett County, Georgia

**Sherry V. Neal**, Esquire  
Neal & Wright LLC  
125 East Trinity Place  
Suite 300  
Decatur, GA 30030  
(678) 596-3207  
sherry@nealandwright.com

Apr. 16, 23, 30