

## Sheriff's Sale

### First Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, March 11, 2016 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit:

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

### BEDMINSTER TOWNSHIP

#### DOCKET #2015-07028

Hsbc Bank USA, National Association, as Trustee for Freemont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D v. Sharon Brebner a/k/a Sharon C. Brebner owner(s) of property situate in the **BEDMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 121 Allem Lane a/k/a 121 Allen Lane, Perkasio, PA 18944-4138.

TAX PARCEL #01-023-080-004-121.

PROPERTY ADDRESS: 121 Allem Lane a/k/a 121 Allen Lane, Perkasio, PA 18944-4138.

JUDGMENT AMOUNT: \$117,358.41.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHARON BREBNER a/k/a SHARON C. BREBNER. PHELAN HALLINAN**

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

### BENSALEM TOWNSHIP

#### DOCKET #2012-04681

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

ALL THAT CERTAIN lot or piece of land known as 645 Wicker Avenue, Bensalem, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEING more fully described in a Deed date May 29, 2009, among the land records of the County and State set forth above, in Deed Volume 6135, Page 2380.

TAX PARCEL #02-061-237.

PROPERTY ADDRESS: 645 Wicker Avenue, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHARLES WASIELCZYK.**

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

#### DOCKET #2013-00339

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

BEING more fully described in a Deed dated September 19, 1977, among the land records of the County and State set forth above, as Instrument Number 03488.

TAX PARCEL #02-049-272.

PROPERTY ADDRESS: 5721 Dunbar Court, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH P. DeLUCA, MARIE C. DeLUCA.**

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

#### DOCKET #2013-06103

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

TAX PARCEL #02-074-043-001.

PROPERTY ADDRESS: 1233 Hawthorne Road, Township of Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DEANNA HANNOLD a/k/a DEANNA LANCE IN HER CAPACITY AS HEIR TO THE ESTATE OF WAYNE HANNOLD, WAYNE GREG HANNOLD a/k/a GREG HANNOLD IN HIS CAPACITY AS HEIR TO THE ESTATE OF WAYNE HANNOLD, UNKNOWN HEIRS, SUCCESSORS,**

**ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WAYNE HANNOLD, DECEASED, AND/OR THE ESTATE OF WAYNE HANNOLD. MICHAEL T. McKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2014-04873

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

BEING more fully described in a Deed dated June 15, 2006, among the land records of the County and State set forth above, in Deed Volume 5015, Page 978.

TAX PARCEL #02-099-001.

PROPERTY ADDRESS: 214 Tremain Road, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM LODGE, ALICIA LODGE.**

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

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DOCKET #2014-07838

ALL THAT CERTAIN message and 2 lots or pieces of ground, situate in **BENSALEM TOWNSHIP**, in the County of Bucks and state of Pennsylvania.

TAX PARCEL #2-85-19.

PROPERTY ADDRESS: 5804 Bensalem Boulevard, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **IVAN SAMSON, LEELA SAMSON.**

**POWERS, KIRN & ASSOCIATES**

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

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DOCKET #2015-03455

ALL THOSE TWO CERTAIN lots or pieces of ground, situate at Eddington, in the **TOWNSHIP OF BENSALEM**, County of Bucks, and State of Pennsylvania, being Lots No. 21 and 22 of Section "A" as shown on a Survey and Plan of Lots of Eddington Park, Tract No. 4, recorded in the Office for the Recording of Deeds in and for the County of Bucks, at Doylestown, in Plan Book No. 3 page 1, more fully bounded and .

TAX PARCEL #02-062-012.

PROPERTY ADDRESS: 2564 Forrest Road, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BETH ANN DOVE, WILLIAM A. DOVE.**

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

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DOCKET #2015-04085

Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS2 Rali 2007-QS2 v. Lisa Scoleri, Timothy Green, Jr. a/k/a Timothy W. Green, Jr. owner(s) of property situate in **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 6265 Garrett Avenue, Bensalem, PA 19020.

TAX PARCEL #02-053-060-001.

PROPERTY ADDRESS: 6265 Garrett Avenue, Bensalem, PA 19020.

JUDGMENT AMOUNT: \$208,209.20.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LISA SCOLERI, TIMOTHY GREEN, JR., a/k/a TIMOTHY W. GREEN, JR.**

**PHELAN HALLINAN**

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

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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**

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

## DOCKET #2015-06695

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF BENSALEM**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS: 4307 Grove Avenue, Bensalem, PA 19020.  
TAX PARCEL #02-017-106.  
PROPERTY ADDRESS: 4307 Grove Avenue, Bensalem, PA 19020.  
IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
SOLD AS THE PROPERTY OF: **DONALD R. BRINE**.  
**MARK J. UDREN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**BRISTOL BOROUGH**

## DOCKET #2011-00497

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

All that certain messuage and lot of land, situate in the 4th Ward of the Borough of Bristol, in the County of Bucks and State of Pennsylvania, bounded and described as follows:

Containing 28 feet in front on the Northwest side of Garden Street and extending of that width between parallel lines at right angles to said Garden Street 120 feet to the side of a 20 feet wide alley, the Northeast line thereof being 380 feet Southwest of the Southwest line of Jefferson Avenue, and passing through the middle of the partition between the house on this and the house on the adjoining lot. Bounded on the Northeast by land formerly of James Wright, now of Augustine Ratcliffe. BEING more fully described in a Deed dated September 22, 1999, among the land records of the County and State set forth above, in Deed Volume 1931, Page 1263.

TAX PARCEL #04-013-104.

PROPERTY ADDRESS: 903 Garden Street, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **BARBARA BELL**.

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

## DOCKET #2015-06550

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **BOROUGH OF BRISTOL**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #04-021-011.  
PROPERTY ADDRESS: 633 Cedar Street, Bristol, PA 19007.  
IMPROVEMENTS: A TWO STORY ROW DWELLING APPROXIMATELY 20' X 100' WITH APPROXIMATELY 6 ROOMS, 1 BATH, ATTIC AND BASEMENT.  
SOLD AS THE PROPERTY OF: **GARY L. YAGER**.  
**EDWARD J. McKEE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2015-06944

Wells Fargo Bank, N.A., as Trustee for Abfc 2004-Opt1 Trust, Abfc Asset-Backed Certificates, Series 2004-Opt1 v. William G. Kennedy a/k/a William Kennedy owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 242 Harrison Street, Bristol, PA 19007-4208.

TAX PARCEL #04-028-142.

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

JUDGMENT AMOUNT: \$75,311.15.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM G. KENNEDY a/k/a WILLIAM KENNEDY. PHELAN HALLINAN**

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

**BRISTOL TOWNSHIP**

## DOCKET #2009-11155

Fannie Mae ("Federal National Mortgage Association") v. Stephen C. Gallagher, Kathleen Gallagher owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1 Dove Circle, Fairless Hills, PA 19030-4015.

TAX PARCEL #05-031-102.

PROPERTY ADDRESS: 1 Dove Circle, Fairless Hills, PA 19030-4015.

JUDGMENT AMOUNT: \$277,849.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHEN C. GALLAGHER, KATHLEEN GALLAGHER.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2010-06476

JPMorgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC v. Alberta Williams, Suzanne Y. DE Lyons a/k/a Suzanne Y. DE Lyone owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 17 Plumtree Road, Levittown, PA 19056-3520.

TAX PARCEL #05-021-065.

PROPERTY ADDRESS: 17 Plumtree Road, Levittown, PA 19056-3520.

JUDGMENT AMOUNT: \$355,561.59.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALBERTA WILLIAMS, SUZANNE Y. DE LYONS a/k/a SUZANNE Y. DE LYONE.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-00973

U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Csab Mortgage-Backed Pass-Through Certificates, Series 2006-2 v. Brad A. Cohen a/k/a Brad Cohen, Gary Krusch, Marita Cohen, The United States of America owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 28 Glenwood Lane, Levittown, PA 19055-1906.

TAX PARCEL #05-043-541.

PROPERTY ADDRESS: 28 Glenwood Lane, Levittown, PA 19055-1906.

JUDGMENT AMOUNT: \$156,770.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRAD A. COHEN a/k/a BRAD COHEN, GARY KRUSCH, MARITA COHEN, THE UNITED STATES OF AMERICA.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-02444

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

County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated December 15, 1982, among the land records of the County and State set forth above, in Deed Volume D2485, Page 529.

TAX PARCEL #05-070-045-001.

PROPERTY ADDRESS: 2313 Edgely Road, Levittown, PA 19057, Township of Bristol.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **PATRICIA A. ASHBY, MICHAEL T. ASHBY.**

**JUSTIN F. KOBESKI**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-07633

All that certain piece or parcel or Tract of land situate **BRISTOL TOWNSHIP**, Levittown, Bucks County, Pennsylvania, and being known as 33 Kindle Lane, Levittown, Pennsylvania 19055.

TAX PARCEL #05-075-166.

PROPERTY ADDRESS: 33 Kindle Lane, Levittown, Pennsylvania 19055.

REAL DEBT: \$209,620.11.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JUAN C. VALENZUELA.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-08160

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. v. Peter Ramos owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1981 Colonial Drive, Croydon, PA 19021-5611.

TAX PARCEL #05-009-614.

PROPERTY ADDRESS: 1981 Colonial Drive, Croydon, PA 19021-5611.

JUDGMENT AMOUNT: \$193,450.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PETER RAMOS.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2013-09317

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, Bristol Township, Bucks County, Commonwealth of Pennsylvania, known and designated as lot Number 1788-R, on a certain map entitled "Subdivision Map", Appletree Hill, Levittown, "Section '27", situated in Bristol Township, Bucks County, Pennsylvania, owned by Levitt and Sons, incorporated, dated May, 1953, survey and map by C.A. Monroe, P.E. & L.S.", recorded on July 17, 1953, at Doylestown in the Office for the Recording of Deeds in and for the County of Bucks, in Plan Book 6 Page 46, and which lot is more particularly bounded and described according to a survey thereof by C.A. Monroe, P.E. & L.S.", dated October 28, 1935, as follows, to wit:

Beginning at a point on the Northwesterly side of Appletree Drive (58 feet wide on said plan) a: the dividing line between Lots 1788-R and 1789-R on said plan, which point is also measured 176 feet Southwestwardly from the point of intersection of the Northwesterly side of Appletree Drive with the Southwestwesterly side of Appletree Place (58 feet wide on said plan);

Containing in front on the said Northwesterly side of Appletree Drive, 60 feet, and extending Northwestwardly of that width, in length or depth, 120 feet between parallel lines at right angles with the said Northwesterly side of Appletree Drive to the Southeasterly Road Widening Line of Newportville-Fallsington Road (as shown on said Plan);

Sewer Easement as shown on recorded map above mentioned;

Under and subject to covenants, restrictions, agreements, and easements of record.

BEING more fully described in a Deed dated September 13, 2001, among the land records of the County and State set forth above, in Deed Volume 2516, Page 527.

TAX PARCEL #05-046-007.

PROPERTY ADDRESS: 324 Appletree Drive, Levittown, PA 19055.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **UNITED STATES OF AMERICA, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF YVETTE O'CONNELL. KIMBERLY A. BONNER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2013-09939

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

TAX PARCEL #05-039-452.

PROPERTY ADDRESS: 63 Azalea Lane, Levittown, PA 19055.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MUSTAFA DONUK.**

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

## DOCKET #2014-01406

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

BEING more fully described in a Deed dated July 18, 2002, among the land records of the County and State set forth above, in Deed Volume 2866, Page 0784.

TAX PARCEL #05-026-135.

PROPERTY ADDRESS: 3109 Penn Valley Avenue, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **OLUSEGUN I. AKINWANDE, FUNMILAYO AKINWANDE a/k/a FUNMILAYO O. AKINWANDE.**

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

## DOCKET #2014-05525

US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-Wfhe2, Asset-Backed Pass-Through Certificates, Series 2007-Wfhe2 v. Joseph R. Melendez, Jr. owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania,

being 5711 Mustang Street, Levittown, PA 19057-4134.

TAX PARCEL #05-040-268.

PROPERTY ADDRESS: 5711 Mustang Street, Levittown, PA 19057-4134.

JUDGMENT AMOUNT: \$144,505.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH R. MELENDEZ, JR.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-05937

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.

TAX PARCEL #05-025-215.

PROPERTY ADDRESS: 28 Beechtree Rd., Bristol, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DIANA LYNN SCOTT a/k/a DIANA SCOTT, EXECUTRIX OF THE ESTATE OF SHARON SMITH a/k/a SHARON A. SMITH a/k/a SHARON A. NOTARFRANCESCO.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-06496

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, situate, lying and being at Levittown in the Township of Bristol, County of Bucks. Commonwealth of Pennsylvania, shown and designated as Lot 4238R on a Subdivision Map of Indian Creek. Levittown, Section 50, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on December 3, 1953 in Plan Book 7 page 28, bounded and described as follows, to wit:

Beginning on the Northwestern side of Ironwood Road (50 feet wide) said point being

measured North 21 degrees 30 minutes 14 seconds East 860 feet from the Northeasterly side of Indigo Turn (50 feet wide) to the point of beginning; thence extending from said point of beginning along the aforesaid Ironwood Road the Two following courses and distances to wit: (1) thence North 21 degrees 30 minutes 14 seconds East 58.19 feet to a point of curve on the same, and thence (2) extending along the same on the arc of a circle curving to the left having a radius of 100 feet the arc distance of 35 feet to a point a corner of Lot No. 4273R on the said plan; thence extending along the Southerly line of Lot No. 4237R on the said plan and also crossing over a 10 feet wide sanitary sewer easement South 82 degrees 38 minutes 24 seconds West 136.83 feet to a point a corner of part of Lot No. 4266R on said plan; thence extending along the rear line of part of Lot No. 4266R on said plan, South 22 degrees 54 minutes 19 seconds East 37 feet to a point a corner of Lot No. 4239R on said plan; thence extending along the Northerly line of Lot No. 4239R on said plan crossing over the aforesaid 10 feet wide sanitary sewer easement South 68 degrees 29 minutes 46 seconds East 100 feet to the Northwestern side of Ironwood Road to the first mentioned point and place of beginning.

BEING more fully described in a Deed dated March 29, 1979, among the land records of the County and State set forth above, in Deed Volume 2328, Page 467.

TAX PARCEL #05-034-069.

PROPERTY ADDRESS: 81 Ironwood Road, Levittown, PA 19057, Township of Bristol.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **NANCY A. ROBERTSON a/k/a NANCY ROBERTSON, WILLIAM ROBERTSON.**

**JUSTIN F. KOBESKI**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-00478

All that certain lot or piece of land with the buildings and improvements thereon erected. **BRISTOL TOWNSHIP.**

TAX PARCEL #05-039-477.

PROPERTY ADDRESS: 159 Appletree Drive, Levittown, PA 19055.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:  
**BHUPENDRA PATEL, NAYANA PATEL.**  
**LESLIE J. RASE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2015-01426

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being at Levittown, **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, known and designated as Lot No. 2884 on a certain Map entitled "Subdivision Map, Magnolia Hill, Levittown, Section 13, situated in Bristol Township, Bucks County, Pennsylvania owned by Levitt and Sons, Incorporated, dated June, 1952, Survey and Map by C.A. Monroe, P.E. & L.S." recorded on August 29, 1952 at Doylestown in the Office for the Recording of Deeds, in and for the County of Bucks in Plan Book 5 page 41, and which Lot is more fully bounded and described according to a survey thereof by C.A. Monroe, P.E. & L.S., dated 11/5/1952 and recorded 11/28/1952, as follows, to wit:  
 TAX PARCEL #05-049-047.

PROPERTY ADDRESS: 173 Magnolia Drive, Levittown, PA 19054.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:  
**ELIZABETH DELEEUEW, PAUL DELEEUEW.**

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

DOCKET #2015-02052

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

BEING more fully described in a Deed dated August 20, 2003, among the land records of the County and State set forth above, in Deed Volume 3561, Page 554.

TAX PARCEL #05-027-173.

PROPERTY ADDRESS: 3703 Spruce Street, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JOHN H. DAVIS, JULIA CUYJET-DAVIS.**

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

DOCKET #2015-02098

**BRISTOL TOWNSHIP.**

TAX PARCEL #05-025-067.

PROPERTY ADDRESS: 2626 Bath Road, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING HOUSE, LOT SIZE 50 X 125.

SOLD AS THE PROPERTY OF: **MICHAEL FEHN.**

**LEON P. HALLER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2015-02618

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

BEING KNOWN AS 228 Indian Creek Drive, Levittown, PA 19057.

TAX PARCEL #5-33-234.

PROPERTY ADDRESS: 228 Indian Creek Drive, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **CHERYL CARR also known as CHERYL A. CARR, THOMAS CARR also known as THOMAS W. CARR.**

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

DOCKET #2015-02846

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

BEING more fully described in a Deed dated March 12, 1987, among the land records of the County and State set forth above, in Deed Volume D2754, Page 743.

TAX PARCEL #05-039-498.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MARYANN CHESSEMAN WARD a/k/a MARYANN CHEESEMAN WARD a/k/a MARY ANN WARD a/k/a MARYANN WARD a/k/a MARYANN CHESSEMAN WARD, ROBERT C. WARD, JR.**

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

## DOCKET #2015-04795

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

TAX PARCEL #5-39-275.

PROPERTY ADDRESS: 22 River Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **SULEYMAN TURK.**

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

## DOCKET #2015-05370

ALL THOSE FOUR CONTIGUOUS 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, described according to a Plan thereof made by Albright and Mebus, Civil Engineers, Philadelphia, Pennsylvania, dated May 21, 1925 and recorded in Plan Book 2 page 27, as follows, to wit:

TAX PARCEL #05-018-050.

PROPERTY ADDRESS: 1836 Ford Road, Bristol, PA 19007.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH J. FLANAGAN, DECEASED.**

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

## DOCKET #2015-06949

Gsmgs Mortgage Loan Trust 2005-Rp2, Mortgage Pass-Through Certificates, Series 2005-Rp2, U.S. Bank National Association, as Trustee, Successor-in-Interest to Wachovia Bank National Association, as Trustee v. Stacy M. Breining, Michael J. Breining owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 240 Goldenridge Drive, Levittown, PA 19057.

TAX PARCEL #05-038-087.

PROPERTY ADDRESS: 240 Goldenridge Drive, Levittown, PA 19057.

JUDGMENT AMOUNT: \$129,849.69.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STACY M. BREINING, MICHAEL J. BREINING.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**BUCKINGHAM TOWNSHIP**

## DOCKET #2013-01262

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

BEING KNOWN AS 1482 Sugar Bottom Road, Furlong, PA 18925.

TAX PARCEL #6-17-72-4.

PROPERTY ADDRESS: 1482 Sugar Bottom Road, Furlong, PA 18925.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

**MARK J. UDREN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2015-06034

Wells Fargo Bank, NA v. Karen Tortorella a/k/a Karen Marie Tortorella, Erma E. Tortorella owner(s) of property situate in the **BUCKINGHAM TOWNSHIP**, BUCKS County, Pennsylvania, being 5026 York Road, Doylestown, PA 18901.

TAX PARCEL #06-014-023.

PROPERTY ADDRESS: 5026 York Road, Doylestown, PA 18901.

JUDGMENT AMOUNT: \$275,018.90.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KAREN TORTORELLA a/k/a KAREN MARIE TORTORELLA, ERMA E. TORTORELLA.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2015-06947

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania; being

known as 4791 Kings Road, Doylestown, PA 18902.

TAX PARCEL #06-052-005.

DEBT: \$559,610.81.

PROPERTY ADDRESS: 4791 Kings Road, Doylestown, PA 18902.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BARBARA A. WATSON.**

**GARY W. DARR**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

### CHALFONT BOROUGH

DOCKET #2014-01509

ALL THAT CERTAIN lot or piece of ground, SITUATE in the **BOROUGH OF CHALFONT**, County of Bucks and Commonwealth of Pennsylvania, being Lot 130 on Final Plan, Section 3A of Oxbow Meadows, by Edwin F. Faunce, Jr., Registered Professional Engineer, dated 07/01/1968 and recorded in Plan Book 65 page 39A, more fully bounded and described, as follows, to wit:

TAX PARCEL #07-005-051.

PROPERTY ADDRESS: 68 Skyline Drive, Chalfont, PA 18914.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

**LESLIE J. RASE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-05008

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the **BOROUGH OF CHALFONT**, County of Bucks and Commonwealth of Pennsylvania, described according to a Plan dated April 7, 1953, revised October 18, 1956 made by Donald Weisel, Registered Surveyor.

Containing .459 acres of land, more or less and being Lot No. 57 on the said Plan.

County Parcel Number: 7-10-25.

TAX PARCEL #07-010-025.

PROPERTY ADDRESS: 83 Hellberg Avenue, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTINE C. HOUCK, EUGENE G. HOUCK a/k/a EUGENE HOUCK.**

**MARTHA E. VON ROSENSTIEL**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-05216

All that certain piece or parcel or Tract of land situate **BOROUGH OF CHALFONT**, Bucks County, Pennsylvania, and being known as 372 North Main Street, Chalfont, Pennsylvania 18914.

TAX PARCEL #07-004-005.

PROPERTY ADDRESS: 372 North Main Street, Chalfont, Pennsylvania 18914.

REAL DEBT: \$309,112.98.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ERIC W. HOPKINS, EXECUTOR OF THE ESTATE OF PATRICIA HOPKINS, DECEASED MORTGAGOR AND REAL OWNER.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

### DOYLESTOWN TOWNSHIP

DOCKET #2013-00684

ALL THAT CERTAIN Unit designated as Building #24, Unit #314 Dorset Court, being a Unit in Westwyk, Inc., a condominium located at the intersection of the Northeasterly side of West Street and the Northwesterly side of Avenue A in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks and State of Pennsylvania, which Unit is located as the same is designated in the Declaration of Condominium as recorded in the Office of the Recorder of Deeds in and for the county of Bucks and State of Pennsylvania, and as recorded in Deed Book 2135 page 35, and Code of Regulations as recorded in Deed Book 2135 page 1139, and Declaration Plan as recorded in Plan Book 125 page 14, and by amended Code of Regulations as recorded in Deed Book 2154 page 255, Amended Declarations of Condominium as recorded in Deed Book 2157 page 480, Deed Book 2212 page 829, Deed Book 2236 page 61 and Deed Book 2334 page 822. AND by Amended Declaration Plan as recorded in Plan Book 131 page 50, and Plan Book 147 page 27,

Plan book 154 page 26, and Plan Book 183 page 17, AND by amended Declaration of Condominium dated 7/8/1981 and recorded 7/9/1981 in Deed Book 2431 page 405, AND by amended Declaration Plan as recorded in Plan Book 208 page 37.

TAX PARCEL #09-051-314.

PROPERTY ADDRESS: 314 Dorset Court, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **COLBY B. BROOKS.**

**POWERS, KIRN & ASSOCIATES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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### EAST ROCKHILL TOWNSHIP

DOCKET #2015-05689

ALL THAT CERTAIN message and tract of land situate in **EAST ROCKHILL TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #12-009-239.

PROPERTY ADDRESS: 5231 Cylmer Road, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES A.J. HALPIN, III, ESQ., PERSONAL REPRESENTATIVE OF THE ESTATE OF GREGORY B. JUISTO a/k/a GREGORY BRETT JUISTO.**

**GREGORY JAVARDIAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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### FALLS TOWNSHIP

DOCKET #2010-13314

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania, according to a plan of Fairless Hills, Pennsylvania, Unit B, Section II, made by William R. Erwin, Registered Surveyor, recorded in the office of the Recorder of Deeds of Bucks County on June 10, 1952 in Plan Book No. 5 page 29B. Being Bucks County Tax Parcel ID# 13-007-178.

AND BEING KNOWN AS: 421 Berkshire Road, Fairless Hills, Bucks County, Pennsylvania.

TAX PARCEL #13-007-178.

PROPERTY ADDRESS: 421 Berkshire Road, Fairless Hills, Bucks County, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GLENN McCLISTER, PATRICIA A. McCLISTER.**

**STEVEN J. ADAMS**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2011-02590

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

All that certain lot or piece of land situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, being Lot Number 486 as shown on Plan of Fairless Hills, Pennsylvania, Revision 2, Unit E, Section II, laid out by Danherst Corporation and recorded in the Office for the Recording of Deeds in and for Bucks County, Pennsylvania, in Plan Book 31 page 47 a & b.

Being known as 716 Auburn Road, Fairless Hills, Pennsylvania.

Subject, however, to any and all instruments of record affecting the premises, and further subject to existing highways, streets, alleyways and to any easements of way whatsoever, whether public, private or otherwise; subject further to all rights of way or easements for public utilities and to existing utilities such as sanitary or storm sewers, gas lines, and conduits, telegraph and telephone lines, cables, poles and conduits, water lines and conduits, electric power lines, poles and conduits and to the right of entry upon the premises for purpose of maintenance, repair and replacement in, on or upon the streets and alleyways adjoining the premises hereby conveyed of additional utilities, whether similar or dissimilar to the utilities above referred to.

And Subject Further to the covenants, restrictions, reservations, exceptions, limitations, rights and easements set forth in the declaration of covenants, restrictions, reservations, exceptions, limitations, rights and easements for Plan of Fairless Hills, Pennsylvania, Revision 2, Unit E-II of Danherst Corporation, and recorded in the Office for the Recording of Deeds in and for

Bucks County, Pennsylvania in Deed Book 1137 page 246.

BEING more fully described in a Deed dated March 22, 2005, among the land records of the County and State set forth above, in Deed Volume 4378, Page 551.

TAX PARCEL #13-016-358.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

**KIMBERLY A. BONNER**, Esquire

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

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DOCKET #2012-08140

Wells Fargo Bank, N.A. v. Debbie Doan, in Her Capacity as Executrix and Devisee of The Estate of Dorothy Brown, Donald S. Brown, in His Capacity as Devisee of The Estate of Dorothy Brown owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 122 Winding Way, Morrisville, PA 19067-4854.

TAX PARCEL #13-030-064.

PROPERTY ADDRESS: 122 Winding Way, Morrisville, PA 19067-4854.

JUDGMENT AMOUNT: \$170,733.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEBBIE DOAN, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF DOROTHY BROWN, DONALD S. BROWN, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF DOROTHY BROWN.**

**PHELAN HALLINAN**

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

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DOCKET #2013-02511

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

TAX PARCEL #13-026-054.

PROPERTY ADDRESS: 126 Elderberry Drive, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RUSSELL D. MAYER.**

**MICHAEL T. McKEEVER**, Esquire

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

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DOCKET #2014-02318

ALL THAT CERTAIN lot, or piece or parcel of land with the building and improvements thereon, situate, lying and being at Levittown in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot 4986R on Subdivision Map of "Vermilion Hill," Levittown, Section 55, filed in the office of the Recorder of Deeds of Bucks County, Pennsylvania on March 16, 1954 in Plan Book 8 at Page 1, bounded and described as follows, to wit:

TAX PARCEL #13-019-412.

PROPERTY ADDRESS: 46 Viewpoint Lane, Levittown, PA 19054.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANK A. BASTA a/k/a FRANK A. BASTA, JR., JANET A. BASTA.**

**LESLIE J. RASE**, Esquire

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

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DOCKET #2015-01112

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

TAX PARCEL #13-024-127.

PROPERTY ADDRESS: 215 Thornridge Drive, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SUSAN L. TRIMBLE, MATTHEW P. TRIMBLE.**

**POWERS, KIRN & ASSOCIATES, LLC**

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

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DOCKET #2015-01495

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, SITUATE at Levittown, **FALLS TOWNSHIP**, Bucks County, and State of

PA, bounded and described according to a "Subdivision Map of North Park, Levittown, Section No. 31", made by C.A. Monroe, Professional Engineer and Land Surveyor dated April 1953 and recorded in the Office of the Recorder of Deeds in and for Bucks County at Doylestown, PA in Plan Book No. 6 page 39, as follows, to wit:

TAX PARCEL #13-26-574.

PROPERTY ADDRESS: 152 North Turn Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER J. COLELLA, BETTY BORGES-COLELLA.**

**POWERS, KIRN & ASSOCIATES**

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

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#### HILLTOWN TOWNSHIP

DOCKET #2010-07311

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF HILLTOWN**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 845 Callowhill Road, Perkasio, PA 18944.

TAX PARCEL #15-028-159-004.

PROPERTY ADDRESS: 845 Callowhill Road, Perkasio, PA 18944.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **UNITED STATES OF AMERICA, WENDY A. VINEIS a/k/a WENDY ANN VINEIS, THOMAS R. VINEIS a/k/a THOMAS VINEIS.**

**MARK J. UDREN**, Esquire

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

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DOCKET #2012-00888

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 lot or piece of ground, Hereditaments and Appurtenances, situate in the Township of Hilltown, County of Bucks and Commonwealth of Pennsylvania, described according to a Final Record Plan of Equestrian Court, made by Gilmore and Associates, Inc., Consulting Engineers and

Land Surveyors, New Britain, Pa., dated 3/26/2001, last revised 9/18/2002 and recorded 4/11/2003 in Plan Book 313 page 29, bounded and described as follows, to wit: Beginning at a point on the Southwesterly Ultimate right of way line of Equestrian Court (50 feet wide) said beginning point being a common corner of Lots Nos. 12 and 16 on said plan; thence extending from said beginning point and along line of Lot No. 16 on said plan, South 57 degrees 58' 25" West, 161 feet to e point; thence extending along line of Lot No. 13 on said plan, North 32 degrees 1' 35" West, 330.69 feet to a point on the Southeasterly Ultimate Right of Way line of Mill Road; thence extending along said side of Mill Road, North 57 degrees 48' 54" East, 140.94 feet to a point of curve; thence on the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 31.47 feet to point of tangent on the said Southwesterly Ultimate Right of Way line of Equestrian Court; thence extending along the same, South 32 degrees 1' 35" East, 311.08 feet to the point and place of beginning.

Being Lot No. 12 on said plan.

BEING more fully described in a Deed dated October 15, 2007, among the land records of the County and State set forth above, in Deed Volume 5608, Page 743.

TAX PARCEL #15-028-070-016.

PROPERTY ADDRESS: 135 Equestrian Court, Perkasio, PA 18944.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KEESHIA M. MUHAMMAD, HASSAN F. MUHAMMAD.**

**KIMBERLY A. BONNER**, Esquire

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

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DOCKET #2015-06866

ALL THAT CERTAIN messuage and tract of land, together with the dwelling now therein erected, situate in **TOWNSHIP OF HILLTOWN**, Bucks County, and State of Pennsylvania, known as 1005 Brittany Lane, bounded and described as follows, to wit:

TAX PARCEL #15-15-135.

PROPERTY ADDRESS: 1005 Brittany Lane, Perkasio, Pennsylvania 18944.

IMPROVEMENTS: A SINGLE FAMILY DWELLING WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF:  
**MAGDALENA SCHUMM, MARIA MARTINELLI.**

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

DOCKET #2015-07046

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN **TOWNSHIP OF HILLTOWN**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #15-015-111.

PROPERTY ADDRESS: 917 Morgan Lane, Perkasi, PA 18944.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **MURRAY J. SELKOW, CYNTHIA H. SELKOW.**

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

#### LOWER MAKEFIELD TOWNSHIP

DOCKET #2011-08961

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF LOWER MAKEFIELD**, 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. Situated in the Township of Lower Makefield, County of Bucks and State of Pennsylvania known as Lot No. 24 on a plan of Makefield Manor, said plan being recorded in Plan Book 5, Page 3 bounded and described as follows, to wit:

Beginning at a point on the Easterly Line of Twin Circle Court said point being distant in a Southerly direction two hundred thirty and seventy one-hundredths feet from the Southerly Line of St. James Place, and running thence: (1) South eighty-three degrees, thirty-four minutes East, two hundred twelve and ninety-four one hundredths feet along the Southerly Line of Lot No. 25 to a point on the Westerly Line of land now or formerly owned by William H. Hayes;

Thence (2) South two degrees, thirty minutes West, one hundred and twenty-four one-hundredths feet along said Hayes' Land to the Northeast corner of Lot No. 23;

Thence (3) North eighty-three degrees, thirty-four minutes West, two hundred nineteen and

eighty-one hundredth feet along the Northerly line of Lot No. 23 to a point in the Easterly line of Twin Circle Court;

Thence (4) North six degrees, twenty-six minutes East, one hundred feet along the Easterly line of Twin Circle Court to the point and place of beginning.

BEING more fully described in a Deed dated October 11, 2000, among the land records of the County and State set forth above, in Deed Volume 2153, Page 1143.

TAX PARCEL #20-43-9.

PROPERTY ADDRESS: 11 Twin Circle Court, Yardley, PA 19067, Township of Lower Makefield.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KATHLEEN TALLONE.**

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

DOCKET #2015-01455

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

TAX PARCEL #20-63-79.

PROPERTY ADDRESS: 1362 Pepperbush CT, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ASHLEY L. LINDENBAUM, JEFFRY A. LINDENBAUM, SCOTT E. LINDENBAUM.**

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

DOCKET #2015-04560

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

TAX PARCEL #20-063-280.

PROPERTY ADDRESS: 1323 Apple Blossom Drive, Yardley, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES B. MARINIE, II.**

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

**LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2015-00775

ALL THAT CERTAIN lot or piece of ground situate in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, and described according to a certain Plan thereof known as "Somerton Estates" made by Herbert H. Metz, Registered engineer, and revised July 17, 1946 as follows, to wit:

TAX PARCEL #21-10-143.

PROPERTY ADDRESS: 29 Village Drive, Feasterville Trevose, PA 19053.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GEORGE L. WELHAF, JR., BANYATE WELHAF, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY—INTERNAL REVENUE SERVICE.**

**LESLIE J. RASE**, Esquire

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

**MIDDLETOWN TOWNSHIP**

DOCKET #2011-10615

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 MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #22-046-242.

PROPERTY ADDRESS: 27 Harvest Road, Levittown, PA 19056.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL CASSELL, THERESA M. CASSELL.**

**MICHAEL T. McKEEVER**, Esquire

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

DOCKET #2014-06011

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania and described according to a Hollybrooke As Built Plan for Elsid Corporation, Made on 3/22/1976 and last revised on 6/3/76 by Alon Engineering Associates, Inc., as follows, to wit:

TAX PARCEL #22-049-249.

PROPERTY ADDRESS: 39 Hollybrooke Drive, Langhorne, PA 19047.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONNA G. GLAZERMAN.**

**LESLIE J. RASE**, Esquire

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

DOCKET #2014-06655

U.S. Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1 v. Jill M. Kohler, Michael A. Kohler owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 2267 Langhorne Yardley Road, Langhorne, PA 19047-8244.

TAX PARCEL #22-031-055-002-010.

PROPERTY ADDRESS: 2267 Langhorne Yardley Road, Langhorne, PA 19047-8244.

JUDGMENT AMOUNT: \$370,859.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JILL M. KOHLER, MICHAEL A. KOHLER.**

**PHELAN HALLINAN**

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

DOCKET #2014-07803

Wells Fargo Bank, NA v. Joseph T. McCready owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 233 Quincy Drive, Levittown, PA 19057-2029.

TAX PARCEL #22-062-340, 22-062-331.

PROPERTY ADDRESS: 233 Quincy Drive, Levittown, PA 19057-2029.

JUDGMENT AMOUNT: \$205,313.95.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH T. McCREADY.**

**PHELAN HALLINAN**

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

DOCKET #2014-08159

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

TAX PARCEL #22-028-085.

PROPERTY ADDRESS: 522 Valley View Road, Langhorne, PA 19047.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOANNE M. TRUJILLO.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2014-08192

ALL THAT CERTAIN Unit in the property known, numbered and identified in the Declaration Plan referred to below as Summit Ridge, located in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, which Unit 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 Recorder of Deeds of Bucks County of a Declaration. of Condominium dated November 1, 1978 and recorded in Deed Book 2321 Page 1054 and amended March 9, 1979 in Deed Book 2330 Page 285 and later amended April 25, 1979 in Deed Book 2332 Page 177, a Declaration Plan dated December 20, 1978 and recorded in Plan Book 180 Page 8, and a Code of Regulations dated December 28, 1978 and recorded in Deed Book 2321 Page 107; being and designated on the Declaration Plan as Building Number 1 Unit Number 3; as more fully described in such Declaration of Condominium and Declaration Plan.

TAX PARCEL #22-66-12-3.

PROPERTY ADDRESS: 3 Oakridge Drive, Langhorne, PA 19047.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL P. KOWAL.**

**LESLIE J. RASE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-03185

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. v. Kristin Oettinger, in Her Capacity as Administratrix and Heir of The Estate of Eileen S. Stressman, Thomas Stressman, in His Capacity as Heir of The Estate of Eileen S. Stressman, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or

Interest From or Under Eileen S. Stressman, Deceased owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 1018 Avenue B, Langhorne, PA 19047-3807.

TAX PARCEL #22-016-254.

PROPERTY ADDRESS: 1018 Avenue B, Langhorne, PA 19047-3807.

JUDGMENT AMOUNT: \$193,702.34.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KRISTIN OETTINGER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF EILEEN S. STRESSMAN, THOMAS STRESSMAN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF EILEEN S. STRESSMAN, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EILEEN S. STRESSMAN, DECEASED.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-03414

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, and being known as 810 Walsh Avenue, Langhorne, Pennsylvania 19047.

TAX PARCEL #22-020-050.

PROPERTY ADDRESS: 810 Walsh Avenue, Langhorne, Pennsylvania 19047.

REAL DEBT: \$233,347.81

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ERNEST SCHULZ.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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**MILFORD TOWNSHIP**

DOCKET #2013-02585

JPMorgan Chase Bank, N.A. v. Denise Fowler owner(s) of property situate in the **MILFORD TOWNSHIP**, BUCKS County, Pennsylvania, being 1915 Old Woods Road, Green Lane, PA 18054-9429.

TAX PARCEL #23-020-082.

PROPERTY ADDRESS: 1915 Old Woods Road, Green Lane, PA 18054-9429.

JUDGMENT AMOUNT: \$384,836.45.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **DENISE  
 FOWLER.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2014-03471  
 ALL THAT CERTAIN piece, parcel or  
 tract of land situate in the **TOWNSHIP  
 OF MILFORD**, County of Bucks and  
 Commonwealth of Pennsylvania.  
 TAX PARCEL #23-027-157.  
 PROPERTY ADDRESS: 2598 Daniels Lane,  
 Emerald Hollow, Quakertown, PA 18951.  
 IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **MARIA  
 RAMOS a/k/a MARIA D. RAMOS, JUAN  
 RUGLIANCICH a/k/a JUAN CARLOS  
 RUGLIANCICH.**  
**MICHAEL T. McKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

#### MORRISVILLE BOROUGH

DOCKET #2015-00584  
 ALL THAT CERTAIN LOT OR PIECE OF  
 GROUND, SITUATE IN THE **BOROUGH  
 OF MORRISVILLE**, COUNTY OF  
 BUCKS, AND COMMONWEALTH OF  
 PENNSYLVANIA.  
 TAX PARCEL #24-10-66.  
 PROPERTY ADDRESS: 616 South  
 Pennsylvania Avenue, Morrisville, PA 19067.  
 IMPROVEMENTS: RESIDENTIAL REAL  
 ESTATE.  
 SOLD AS THE PROPERTY OF:  
**MICHAEL J. MARSCHEAN a/k/a  
 MICHAEL J. MARSCHEAN, JR., CARIN  
 MARSCHEAN.**  
**EDWARD J. McKEE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2015-04236  
 Premises A:  
**MORRISVILLE BOROUGH.**  
 TAX PARCEL #24-008-564.  
 PROPERTY ADDRESS: 323 North Delmorr  
 Avenue, Morrisville, PA 19067.  
 IMPROVEMENTS: A RESIDENTIAL  
 DWELLING.

SOLD AS THE PROPERTY OF: **LEONARD  
 E. BRADEN, MARY BRADEN.**  
**LESLIE J. RASE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2015-05811  
 ALL THAT CERTAIN LOT OF  
 LAND SITUATE IN **BOROUGH OF  
 MORRISVILLE**, BUCKS COUNTY,  
 PENNSYLVANIA:  
 BEING KNOWN AS 428 Woodland Avenue,  
 Morrisville, PA 19067.  
 TAX PARCEL #24-006-191.  
 PROPERTY ADDRESS: 428 Woodland  
 Avenue, Morrisville, PA 19067.  
 IMPROVEMENTS: RESIDENTIAL HOUSE  
 DWELLING.  
 SOLD AS THE PROPERTY OF:  
**UNKNOWN HEIRS, SUCCESSORS,  
 ASSIGNS AND ALL PERSONS, FIRMS  
 OR ASSOCIATIONS CLAIMING  
 RIGHT, TITLE OR INTEREST FROM  
 OR UNDER VIRGINIA K. WILLIAMS,  
 DONALD WILLIAMS, JR., KNOWN  
 HEIR OF VIRGINIA K. WILLIAMS,  
 DAWN WILLIAMS, KNOWN HEIR OF  
 VIRGINIA K. WILLIAMS.**  
**MARK J. UDREN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

#### NEW BRITAIN TOWNSHIP

DOCKET #2013-02738  
 ALL THAT CERTAIN lot or piece of ground  
 with the buildings and improvements thereon  
 erected, hereditaments and appurtenances,  
 situate in the **TOWNSHIP OF NEW  
 BRITAIN**, County of Bucks, Commonwealth  
 of Pennsylvania, as shown on Subdivision  
 Plan of "The Highland" made by A.W. Martin  
 Associates, Inc., Consulting Engineers, dated  
 April 9, 1975 and last revised August 1, 1975  
 and recorded in Bucks County in Plan Book  
 138 Page 16-A and 16-B being known and  
 designated as Lot Number 47 on said Plan,  
 also known as 57 Applecross Circle, Chalfont,  
 Pennsylvania.  
 TAX PARCEL #26-007-278.  
 PROPERTY ADDRESS: 57 Applecross  
 Circle, Chalfont, PA 18914.  
 IMPROVEMENTS: A RESIDENTIAL  
 DWELLING.

SOLD AS THE PROPERTY OF:  
**CHERLYNNE NEWMAN.**  
**LESLIE J. RASE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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**NOCKAMIXON TOWNSHIP**

DOCKET #2009-09033

Deutsche Bank National Trust Company  
 as Indenture Trustee for American Home  
 Mortgage Investment Trust 2005-3, Mortgage-  
 Backed Notes, Series 2005-3 v. Jonathan  
 A. Nowicki, Allan J. Nowicki owner(s) of  
 property situate in the **NOCKAMIXON**  
**TOWNSHIP**, BUCKS County, Pennsylvania,  
 being 8880 Easton Road, Revere, PA 18953.  
 TAX PARCEL #30-011-121.

PROPERTY ADDRESS: 8880 Easton Road,  
 Revere, PA 18953.

JUDGMENT AMOUNT: \$215,259.98.

IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

SOLD AS THE PROPERTY OF: **JONATHAN**  
**A. NOWICKI, ALLAN J. NOWICKI.**

**PHELAN HALLINAN**

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

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DOCKET #2013-00054

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:

BEING more fully described in a Deed dated  
 September 30, 2009, among the land records  
 of the County and State set forth above, as  
 Instrument Number 2009086770.

TAX PARCEL #30-013-001-001.

PROPERTY ADDRESS: 556 Lake Warren  
 Road, Upper Black Eddy, PA 18972.

IMPROVEMENTS: SINGLE FAMILY  
 DWELLING.

SOLD AS THE PROPERTY OF: **SARAH K.**  
**WISELEY, CURTIS M. HASSELBACHER.**

**KIMBERLY A. BONNER**, Esquire

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

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DOCKET #2015-06991

Plaintiff MidAtlantic Farm Credit, ACA  
 vs. Defendants Kirsten Smith and Kathleen  
 Dunham, owners of the property situate  
 in **NOCKAMIXON TOWNSHIP**, Bucks

County, Pennsylvania, being Tax ID/Parcel  
 Number 30-010-007-003.

Property being known as: 2503 Mountain  
 View Drive, Nockamixon Township, Bucks  
 County, Pennsylvania.

TAX PARCEL #30-010-007-003.

PROPERTY ADDRESS: 2503 Mountain  
 View Drive, Nockamixon Township, Bucks  
 County, Pennsylvania.

IMPROVEMENTS: COMMERCIAL  
 PROPERTY—GREENHOUSE BUILDING/  
 PLANT SALES SHOP/HOOP HOUSES.

SOLD AS THE PROPERTY OF: **KIRSTEN**  
**SMITH, KATHLEEN DUNHAM.**

**STEVEN J. ADAMS**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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**NORTHAMPTON TOWNSHIP**

DOCKET #2008-07959

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

TAX PARCEL #31-49-68.

PROPERTY ADDRESS: 62 Hill Road,  
 Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:  
**CONSTANCE F. STEIN, JEFFREY H.**  
**STEIN.**

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

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DOCKET #2013-05976

Wells Fargo Bank, N.A. v. Ruth Melamed  
 owner(s) of property situate in the  
**NORTHAMPTON TOWNSHIP**, BUCKS  
 County, Pennsylvania, being 9 Appaloosa  
 Court, Southampton, PA 18966-2591.

TAX PARCEL #31-081-127.

PROPERTY ADDRESS: 9 Appaloosa Court,  
 Southampton, PA 18966-2591.

JUDGMENT AMOUNT: \$459,435.75.

IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

SOLD AS THE PROPERTY OF: **RUTH**  
**MELAMED.**

**PHELAN HALLINAN**

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

## DOCKET #2013-06171

Hsbc Bank USA, National Association as Indenture Trustee for Fbr Securitization Trust 2005-3, Callable Mortgage-Backed Notes 2005-3 v. Brad Marks, Janet Marks owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 31 Jericho Road, Holland, PA 18966-2682.

TAX PARCEL #31-053-086.

PROPERTY ADDRESS: 31 Jericho Road, Holland, PA 18966-2682.

JUDGMENT AMOUNT: \$676,729.59.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRAD MARKS, JANET MARKS.**

**PHELAN HALLINAN**

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

the aforesaid Fifth Street; thence extending along the inside pavement line of Fifth Street, North sixty-two degrees, thirty-two minutes East, fifty feet to the place of beginning.

BEING more fully described in a Deed dated October 12, 2006, among the land records of the County and State set forth above, in Deed Volume 5197, Page 1847.

TAX PARCEL #33-004-128.

PROPERTY ADDRESS: 329 South 5th Street, Perkasio, PA 18944.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS CHOQUETTE, REBECCA CHOQUETTE.**

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

**PLUMSTEAD TOWNSHIP**

## DOCKET #2015-02536

ALL THAT CERTAIN LOT OR TRACT OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS NOW ERECTED, HEREON, SITUATE IN THE **TOWNSHIP OF PLUMSTEAD**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, BENIG LOT NUMBER 47, ON PLAN OF OLD MILL ESTATES LAID OUT BY JOHN F. ENDERS, JR., PROFESSIONAL ENGINEER, DECEMBER 11, 1978 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN PLAN BOOK 181 PAGE 24.

BEING THE SAME PREMISES, BY WHICH KENNETH L. LEARN AND JOHANNA M. LEARN, HUSBAND AND WIFE, AND GEORGE E. MICHAEL JR. AND JANET G. MICHAEL, BY DEED DATED DECEMBER 14, 1998 IN DEED BOOK 1776, PAGE 216, GRANTED AND CONVEYED UNTO KENNETH L. LEARN AND JOHANNA M. LEARN. ALSO BEING THE SAME PREMISES WHICH KENNETH L. LEARN AND JOHANNA M. LEARN, BY DEED DATED FEBRUARY 18, 2002, AND RECORDED FEBRUARY 19, 2002, IN DEED BOOK 2606, PAGE 472, GRANTED AND CONVEYED UNTO CHRISTOPHER LEARN.

TAX PARCEL #34-040-047.

PROPERTY ADDRESS: 47 John Dyer Way, Doylestown, PA 18901.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

**PERKASIE BOROUGH**

## DOCKET #2013-06743

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

All that certain building lot or piece of land with the buildings and improvements thereon erected, situate along the Southern side of Fifth Street between Spruce Street and Park Avenue in the Borough of Perkasio, Bucks County, Pa., being a part of Lots Nos. 29 and 30, on a certain plan or draft of lots made for the Perkasio Realty and Improvement Co., being bounded and described as follows, to wit:

Beginning at a stake a corner in the inside pavement line of Fifth Street, and in line with land about to be conveyed to Isaac H. Kline and Carrie B. Kline; thence extending along said Isaac H. Kline and Carrie B. Kline's land South twenty-seven degrees, twenty-eight minutes East, one hundred twenty-four and five tenths feet to a stake along the Northern side of a twelve feet wide alley; thence extending along the northern side of said Alley South sixty-five degrees, twenty-three minutes West, fifty feet to a stake a corner in line with other lands of the parties of the first part; thence extending along the same, North twenty-seven degrees, twenty-eight minutes West, one hundred and twenty-two feet to a stake a corner in the inside pavement line of

SOLD AS THE PROPERTY OF:  
**CHRISTOPHER LEARN, LEILANI LEARN.**

**ALICIA M. SANDOVAL**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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### QUAKERTOWN BOROUGH

DOCKET #2013-06367

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:

BEING more fully described in a Deed dated March 19, 2008, among the land records of the County and State set forth above, in Deed Volume 5760, Page 1685.

TAX PARCEL #35-009-021.

PROPERTY ADDRESS: 410 North Ambler Street a/k/a Ambler Street, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **PHILIP A. CROLL.**

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

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### RICHLAND TOWNSHIP

DOCKET #2014-03935

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

BEING KNOWN AS 530 North Ambler Street, Quakertown, PA 18951.

TAX PARCEL #36-022-019.

PROPERTY ADDRESS: 530 North Ambler Street, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **SCOTT TURNER a/k/a SCOTT A. TURNER.**

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

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### SELLERSVILLE BOROUGH

DOCKET #2014-00718

ALL that certain parcel of land lying and being situate in the **BOROUGH OF SELLERSVILLE**, County of Bucks, and

Commonwealth of Pennsylvania, bounded and described as follows:

All that certain unit in the property known, named and identified as Tellers Court Condominium, located in the Borough of Sellersville, County of Bucks and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act of 68 PA C.S. 3101 etseq. By the Recording in the Recorder of Deeds of Bucks County, a Declaration dated September 18, 1992, recorded September 18, 1992 in Land Record Book 531 Page 668, Along with the plats and Plans attached thereto as Exhibit "B" Recorded in plan Book 268 Page 17 A,B,C and D and any and all subsequent amendments thereto, designated as Unit No. 1 (formerly known as Unit No. 305) Along with the Unrecorded by-Laws.

Together with a proportionate undivided interest in the common elements as defined in said Declaration.

BEING more fully described in a Deed dated May 27, 2009, among the land records of the County and State set forth above, in Deed Volume 6118, Page 2075.

TAX PARCEL #39-005-045-002-001.

PROPERTY ADDRESS: 324 North Main Street, Unit 1, Sellersville, PA 18960.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM H. FINNEGAN.**

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

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DOCKET #2015-04547

ALL THAT CERTAIN messuage and tract of land, together with the dwelling now therein erected, situate in **BOROUGH OF SELLERSVILLE**, Bucks County, and State of Pennsylvania, known as 75 Elm Street, bounded and described as follows, to wit:

TAX PARCEL #39-5-117.

PROPERTY ADDRESS: 75 Elm Street, Sellersville, Pennsylvania 18960.

IMPROVEMENTS: A RENTAL/ INVESTMENT PROPERTY WITH RELATED RESIDENTIAL STRUCTURES THEREON.

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

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

**SPRINGFIELD TOWNSHIP**

DOCKET #2012-05521

ALL THAT CERTAIN message and parcel or tract of land located on the East side of Legislative Route 09080 and situated in the **TOWNSHIP OF SPRINGFIELD**, County of Bucks, and in the Commonwealth of Pa., bounded and described according to a survey thereof made April 18, 1979 by W.E. Bleckley, Registered Engineer of Bethlehem, Pa. as follows, to wit:

TAX PARCEL #42-5-118.

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN FITZPATRICK, CYNTHIA FITZPATRICK.****LESLIE J. RASE**, EsquireEDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2014-00555

ALL THAT CERTAIN Message and lot of land situate in **SPRINGFIELD TOWNSHIP**, Bucks County, Pennsylvania, known as 1197 Nemeth Road and designated as Lot No. 4 according to a Plan of lots made for Thomas G. Hafele on August 22, 1973 and revised October 31, 1973 by George R. Nevells, Registered Surveyor, Sellersville, Pennsylvania, recorded in Plan Book 118, page 6, bounded and described as follows, to wit:

TAX PARCEL #42-5-54-3.

PROPERTY ADDRESS: 1197 Nemeth Road, Coopersburg, PA 18036.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CURTIS C. NICHOLAS, KATIE J. NICHOLAS.****LESLIE J. RASE**, EsquireEDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2014-06437

Wells Fargo Bank, N.A. v. Douglas Soltysiak, in His Capacity as Heir of Helen N. Soltysiak a/k/a Helen Soltysiak, Deceased

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Helen N. Soltysiak, Deceased owner(s) of property

situate in the **SPRINGFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 1319 Pleasant View Road, Coopersburg, PA 18036-9646.

TAX PARCEL #42-009-065.

PROPERTY ADDRESS: 1319 Pleasant View Road, Coopersburg, PA 18036-9646.

JUDGMENT AMOUNT: \$184,441.45.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DOUGLAS SOLTYSIAK, IN HIS CAPACITY AS HEIR OF HELEN N. SOLTYSIAK a/k/a HELEN SOLTYSIAK, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HELEN SOLTYSIAK, DECEASED.**

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

DOCKET #2015-04238

ALL THAT CERTAIN message and tract of land, Situate in the **TOWNSHIP OF SPRINGFIELD**, County of Bucks and State of Pennsylvania and known as 3412 Woodbyne Road.

TAX PARCEL #42-017-059.

PROPERTY ADDRESS: 3412 Woodbyne Road, Hellertown, Pennsylvania 18055 a/k/a 3412 Woodbyne Road, Springtown, Pennsylvania 18081.

IMPROVEMENTS: SINGLE FAMILY TWO STORY DWELLING ON 2.45 ACRES.

SOLD AS THE PROPERTY OF: **LESLIE A. DODD.****RICHARD BRENT SOMACH**, EsquireEDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA**UPPER SOUTHAMPTON TOWNSHIP**

DOCKET #2015-04274

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

TAX PARCEL #48-020-228.

PROPERTY ADDRESS: 438 Nicholas Drive, Southampton, PA 18966.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STUART OCHS, NANCY E. OCHS, THE UNITED STATES OF AMERICA.**

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

DOCKET #2015-06634

Franklin American Mortgage Company v. Margaret J. Stuhlfauth owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 1330 Strathmann Drive a/k/a 1330 Strathman Drive, Southampton, PA 18966-4370.

TAX PARCEL #48-022-038.

PROPERTY ADDRESS: 1330 Strathmann Drive a/k/a 1330 Strathman Drive, Southampton, PA 18966-4370.

JUDGMENT AMOUNT: \$155,262.79.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARGARET J. STUHLFAUTH. PHELAN HALLINAN**

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

DOCKET #2015-06798

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

BEING KNOWN AS 936 Woodland Dr., Southampton, PA 18966.

TAX PARCEL #48-21-23.

PROPERTY ADDRESS: 936 Woodland Dr., Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **FRANK RUGGIERO, MICHELE RUGGIERO.**

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

#### WARRINGTON TOWNSHIP

DOCKET #2012-03457

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE **TOWNSHIP OF WARRINGTON, COUNTY**

OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL PLAN OF DOMINIC LAROSABY EASTERN ENGINEERS AND SURVEYORS, INC., DATED 11/7/1989 AND LAST REVISED 4/5/1990 IN PLAN BOOK 259 PAGE 16.

TAX PARCEL #50-024-021-001.

PROPERTY ADDRESS: 696 Griffiths Road, Warrington, PA 18976-2031.

IMPROVEMENTS: RESIDENTIAL HOME.

SOLD AS THE PROPERTY OF: **MARC R. RATCLIFFE, BARBARA A. OTTEY.**

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

DOCKET #2015-06159

ALL THAT CERTAIN lot or piece of ground, SITUATE in the **TOWNSHIP OF WARRINGTON**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described according to Plan for Bradford Green made by Irick and Eberhardt, Incorporated dated October 1, 1998, last revised April 4, 2001 and recorded April 20, 2001 as in Plan Book 305 Page 2 as follows, to wit:

TAX PARCEL #50-015-142.

PROPERTY ADDRESS: 543 Mockingbird Lane assessed as 543 Mockingbird Way, Warrington, PA 18976.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID S. TANNENBAUM.**

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

#### WARWICK TOWNSHIP

DOCKET #2009-07769

Santander Bank, N.A., Formerly Known as Sovereign Bank v. Frank M. Chomenko owner(s) of property situate in the **TOWNSHIP OF WARWICK**, BUCKS County, Pennsylvania, being 102 Willowoak Court, Unit 257, Warwick, PA 18974-3853.

TAX PARCEL #51-014-533-257.

PROPERTY ADDRESS: 102 Willowoak Court, Unit 257, Warwick, PA 18974-3853.

JUDGMENT AMOUNT: \$201,484.05.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRANK M. CHOMENKO.**

**PHELAN HALLINAN**

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

DOCKET #2010-00413

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

TAX PARCEL #51-19-80.

PROPERTY ADDRESS: 2208 Cambridge Circle, Jamison, Pennsylvania 18929.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT G. MADSON, LYNETTE C. TAYLOR, UNITED STATES OF AMERICA c/o UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA.**

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

DOCKET #2013-04498

ALL THAT CERTAIN UNIT, **TOWNSHIP OF WARWICK**, County of Bucks, Commonwealth of Pennsylvania, being Unit #6, Building 10 in the Mill Ridge Condominium, as designated on the Declaration of Condominium dated 10/13/87 and recorded in the Recorder of Deeds Office in and for the County of Bucks in Deed Book 2781, Page 362, as amended.

TAX PARCEL #51-18-84-10-6.

PROPERTY ADDRESS: 1419 Angela Court, Jamison, PA 18929.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF:  
**MARGARET R. HILLGRUBE a/k/a**  
**MARGARET R. MCGINTY AND**  
**MICHELLE HILLGRUBE a/k/a**  
**MICHELLE KRIER.**

**GAVIN R. LABOSKI**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## **YARDLEY BOROUGH**

DOCKET #2015-05051

Wells Fargo Bank, N.A. v. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Samuel H. Daniels, Jr., Deceased owner(s) of property situate in the **YARDLEY BOROUGH**, BUCKS County, Pennsylvania, being 38 North Edgewater Avenue, Yardley, PA 19067-1427.

TAX PARCEL #54-005-011.

PROPERTY ADDRESS: 38 North Edgewater Avenue, Yardley, PA 19067-1427.

JUDGMENT AMOUNT: \$245,470.47.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF:  
**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SAMUEL H. DANIELS, JR., DECEASED. PHELAN HALLINAN**

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.

Feb. 18, 25; Mar. 3

## Change of Name

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2016-00238

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 **GENRIKH PARADIZ** to **HENRY PARADIZ**.

The Court has fixed the 29<sup>th</sup> day of March, 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.

Feb. 18

## 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.

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

Feb. 18

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

Feb. 18

## Charter Application Limited Liability Company

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the Pennsylvania Limited Liability Act

of 1994 for the following limited liability company:

**TMA Compliance Consulting LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

**John S. Benson**, Solicitor  
Penglase and Benson, Inc.  
110 North Main Street  
Doylestown, PA 18901

Feb. 18

## 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 **TINICUM PARK POLO CLUB, INC.**

The Articles of Incorporation (filing date) January 30, 2016.

The purpose or purposes for which it was organized are as follows: §501(c)(7) social club to promote the sport of polo.

**Christine L. Cattani**, Solicitor  
174 Middletown Blvd.  
Suite C300  
Langhorne, PA 19047

Feb. 18

## 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*

**COSGROVE, JEAN LINDENMEYR** a/k/a  
**JEANIE**, dec'd.  
Late of Pipersville, Bucks County, PA.

Executor: **TIMOTHY LINDENMEYER**,  
6608 Rte. 116, Shelburne, VT 05482.

**DOELE, BRUCE A.** a/k/a **BRUCE ALLEN**  
**DOELE** and **BRUCE DOELE**, dec'd.

Late of Middletown Township, Bucks  
County, PA.

Co-Administrators: **DONALD C.**  
**DOELE** and **CAROL A. DOELE** c/o  
Semanoff Ormsby Greenberg & Torchia,  
LLC, 140 East Butler Avenue, Chalfont,  
PA 18914.

Attorney: **JOHN T. ORT**, Semanoff  
Ormsby Greenberg & Torchia, LLC, 140  
East Butler Avenue, Chalfont, PA 18914.

**ELLIS, VENORA W.**, dec'd.

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

Executrix: **MYRA E. PARKER** a/k/a  
**MYRA ELLIS PARKER** c/o Diane K.  
Foxman, Esquire, 890 Ashbourne Way,  
Schwenksville, PA 19473.

Attorney: **DIANE K. FOXMAN**, 890  
Ashbourne Way, Schwenksville, PA  
19473.

**FLANNELLY, CAROLYN** a/k/a **CAROLYN**  
**F. FLANNELLY**, dec'd.

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

Executor: **JABEZ SPERRY** c/o Terry  
Lee Farber, Esquire, 1200 Bustleton Pike,  
Ste. 16-B, Feasterville, PA 19053.

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

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

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

Executrix: **JOANNE HERTKORN**, 143  
Orchard Drive, Levittown, PA 19054.

Attorney: **ANTHONY L. LOSCALZO**,  
Floral Vale Professional Park, 410 Floral  
Vale Blvd., Yardley, PA 19067-5526.

**HOOVER, LORETTA W.**, dec'd.

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

Executor: **THOMAS E. HOOVER** c/o  
Stuckert and Yates, Two North State St.,  
Newtown, PA 18940.

Attorney: **RICHARD DANESE, JR.**,  
Stuckert and Yates, Two North State  
Street, Newtown, PA 18940.

**JANISZEWSKI, JOHN E.**, dec'd.

Late of Bensalem Township, Bucks  
County, PA.

Administratrix: **DEBORAH**

**JANISZEWSKI** c/o Steven A.  
Cotlar, Esquire, 23 West Court Street,  
Doylestown, PA 18901.

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

**KRYSA, DORIS L.**, dec'd.

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

Executors: **THEODORE KRYSA**, 6  
Chambers Court, Robbinsville, NJ 08691  
and **KATHLEEN RIZZO**, 20 Inland  
Road, Levittown, PA 19057.

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

**KUNTZ, MARY F.**, dec'd.

Late of Upper Southampton, Bucks  
County, PA.

Executor: **THOMAS KUNTZ**, 1465  
Nancy Dr., Southampton, PA 18966.

**KURLEY, BARBARA** a/k/a **BARBARA A.**  
**KURLEY**, dec'd.

Late of Bristol Township, Bucks County,  
PA.

Executor: **MARK KURLEY** c/o Begley,  
Carlin & Mandio, LLP, P.O. Box 308,  
Langhorne, PA 19047.

Attorney: **ANTHONY A. MANDIO**,  
Begley, Carlin & Mandio, LLP, P.O. Box  
308, Langhorne, PA 19047.

**LEE, ELIZABETH Y.** a/k/a **BETTY LEE**,  
dec'd.

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

Executrix: **DONNA J. LEE**, 2522  
Deepwood Drive, Wilmington, DE 19810.

**LEHMAN, JEANETTE Z.**, dec'd.

Late of Telford Borough, Bucks County,  
PA.

Executrix: **TERESA L. SCHOOLEY**,  
3601 Gramercy Rd., Greensboro, NC  
27410.

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

**LINEY, GEORGE R.** a/k/a **GEORGE**  
**ROBERT LINEY** and **GEORGE**  
**LINEY**, dec'd.

Late of Warwick Township, Bucks  
County, PA.

Administratrix: **ANNE L. LINEY** c/o McNamara, Bolla & Panzer, PC, 116 East Court Street, Doylestown, PA 18901.

Attorneys: **McNAMARA, BOLLA & PANZER, PC**, 116 East Court Street, Doylestown, PA 18901.

**MATLEY, THEODORE**, dec'd.

Late of Falls Township, Bucks County, PA.

Executor: **TAD MATLEY** a/k/a **TAD A. MATLEY**, 5A Westfield Way, Clifton Park, NY 12065.

Attorney: **KRISTINE A. MICHAEL**.

**NIHEN, EUGENE W.**, dec'd.

Late of Bristol, Bucks County, PA.

Executrix: **MICHELE NIHEN**, 606 Remington Ct., Chalfont, PA 18914.

**PANFIL, BRUCE WEYMANS**, dec'd.

Late of Holland, Bucks County, PA.

Administrator: **ROGER S. PANFIL, JR.**, 1107 Surrey Ln., Yardley, PA 19067.

**POLICHETTI, CARL J., III** a/k/a **CJ POLICHETTI**, dec'd.

Late of Bedminster Township, Bucks County, PA.

Executrix: **TAMATHA POLICHETTI**, 829 Kellers Church Road, P.O. Box 372, Bedminster, PA 18910.

**RHOADS, VICTOR L., III**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Co-Administrators: **ROBERT G. RHOADS** and **VICTOR R. RHOADS** 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.

**RUPPERT, ANNA ELIZABETH** a/k/a **ANNE RUPPERT**, dec'd.

Late of 61 Cherry Ln., Levittown, Bucks County, PA.

Executor: **FREDERICK RUPPERT**, 510 S. Queen Anne Dr., Fairless Hills, PA 19030.

**SEARCH, ESTHER S.**, dec'd.

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

Co-Executors: **RICHARD C. SEARCH** and **SUSAN E. MAGARUH** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

**SESSOMS, WILLIAM OSCAR** a/k/a **WILLIAM O. SESSOMS**, dec'd.

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

Executor: **KEVIN OSCAR SESSOMS**, 409 Flowers Terrace, Newport News, VA 23608.

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

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

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

Administrator C.T.A.: **CHRISTOPHER D. SPADE** c/o Suzanne M. Hecht, Esquire, 795 E. Lancaster Ave., #280, Villanova, PA 19085.

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

**TOSCANO, JOHN JUDE** a/k/a **JOHN J. TOSCANO, SR.**, dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **JENNIFER L. KELLY** c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.

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

**TROYANO, JOHN E.**, dec'd.

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

Administratrix: **JUDITH P. TROYANO**, 218 Zimmerman Lane, Hulmeville, PA 19047.

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

**UETZ, JANET E.**, dec'd.

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

Executor: **ALAN J. SCHOLNICK** c/o Matthew A. Levitsky, Esquire, 10 Sentry Parkway, Ste. 200, P.O. Box 3001, Blue Bell, PA 19422-3001.

Attorney: **MATTHEW A. LEVITSKY**, Fox Rothschild LLP, 10 Sentry Parkway, Ste. 200, P.O. Box 3001, Blue Bell, PA 19422-3001.

**WILKOF, MARIE** a/k/a **MARIE VIVERETTE WILKOF** and **MARIE V. WILKOF**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executor: **JERRY ALAN MARR**, 4547 Wismer Rd., Doylestown, PA 18902.

**WOLFINGER, MARK A.**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executrices: **SHIRLEY F. EVANS**, 7425 Berryleaf Drive, Laurel, MD 20707 and **MARNITA A. WOLFINGER**, 33 Gray Wolf Lane, Hendersonville, NC 28792.

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

*Second Publication*

**AGASAR, ARPEN**, dec'd.

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

Co-Executors: **RONALD J. AGASAR** and **JAMES F. AGASAR** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.

**AUBLEY, SOFIA**, dec'd.

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

Executrices: **E. BONNIE MORRIS**, 9 Christopher Ln., Eastampton, NJ 08060 and **LEE McGUIRE**, 2148 Joshua Dr., Bensalem, PA 19020.

Attorney: **DARRELL M. ZASLOW**, Walder & Zaslow, P.C., 312 One Oxford Valley, Langhorne, PA 19047.

**BELTZ, JOSEPHINE MARY**, dec'd.

Late of Perkasio Borough, Bucks County, PA.

Executrix: **LISA BELTZ**, 512 Clover Lane, Perkasio, PA 18944.

**BRACKIN, BARBARA F.**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **DENISE GEALER** c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.

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

**CLAYTON, PETER K.** a/k/a **PETER KAY CLAYTON**, dec'd.

Late of Sellersville, Bucks County, PA.

Executor: **WILLIAM F. CLAYTON**, P.O. Box 65, Tylersport, PA 18971.

**COVATTA, ANN B.**, dec'd.

Late of Dublin Borough, Bucks County, PA.

Executrix: **DEBORRA A. RUTHERFORD** c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.

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

**CRESSMAN, LOUISE A.**, dec'd.

Late of 315 New St., Quakertown, Bucks County, PA.

Co-Executors: **JOHN G. CRESSMAN, JR.**, P.O. Box 65, Trumbauersville, PA 18970 and **ELIZABETH CRESSMAN**, 315 New St., Quakertown, PA 18951.

**DiMATTIA, GERALD, SR.** a/k/a **JERRY DiMATTIA, SR.**, dec'd.

Late of Fairless Hills, Falls, Bucks County, PA.

Administratrix: **LANA DiMATTIA**, 215 Chilton Way, Fairless Hills, PA 19030.

**DiSILVERIO, WILLIAM E.** a/k/a **BILL DiSILVERIO**, dec'd.

Late of Chalfont Borough, Bucks County, PA.

Executrix: **ANDREA L. McDERMOTT**, 222 Hibiscus Drive, Chalfont, PA 18914.

**DUCELLIER, VICTORIA H.** a/k/a **VICTORIA DUCELLIER** and **VICTORIA HELENA DUCELLIER**, dec'd.

Late of Richland Township, Bucks County, PA.

Executor: **WILLIAM R. KLEPPINGER** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

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

**FITZGERALD, RAE A.**, dec'd.

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

Executrix: **ERIN M. FITZGERALD**, 15 Shepherd Lane, Levittown, PA 19055.

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

**HEILMANN, ETHEL SEENEY** a/k/a **ETHEL S. HEILMANN**, dec'd.

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

Executor: **LEWIS B. SEENEY**, P.O. Box 4, Lederach, PA 19450.

**LASCH, WILLIAM S.** a/k/a **BILL LASCH**, dec'd.

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

Executrix: **DONNA WAKEMAN**, 3 Washington Way, Kingston, NH 03848.

**LEBER, KAREN S.** a/k/a **KAREN SUE LEBER**, dec'd.

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

Executrix: **JENNIFER KUNZ** a/k/a **JENNIFER LYNN KUNZ** c/o Alice J. Tillger, Esquire, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915.

Attorney: **ALICE J. TILLGER**, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915.

**LYNESS, MARY E.**, dec'd.

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

Executrix: **ELIZABETH L. ANDERSON**, 1695 Croton Lake Rd., Yorktown Heights, NY 10598.

Attorney: **PATRICIA U. HERST**, Goldstein & Herst, 601 Ewing St., Ste. B-9, Princeton, NJ 08540.

**MANGIARACINA, CARRIE** a/k/a **CARRIE DISTEFANO**, dec'd.

Late of Bristol Boro, Bucks County, PA.

Executrix: **CAROL KESSLER**, 1412 Oxford Valley Rd., Levittown, PA 19056.

**MOSS, ALBERT R., SR.** a/k/a **ALBERT R. MOSS** and **ALBERT RUSSELL MOSS**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **NANCY J. CAMERON** c/o Jay C. Glickman, Esquire, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

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

**PAINE, DORIS MAE** a/k/a **DORIS M. PAINE** and **DORIS PAINE**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **DIANA MARTINEZ**, 149 Grouse Circle, New Hope, PA 18938.

**PARKS, WILNETTE J.**, dec'd.

Late of Warminster, Bucks County, PA.

Executors: **ARTHUR H. BURRELL** and **BURNESTINE BURRELL**, 252 Poplar Rd., Warminster, PA 18974.

**PICKEL, JOHN ROBERT**, dec'd.

Late of Warminster, Bucks County, PA.

Administratrix: **DORIS E. PICKEL**, 257 Hickory Road, Warminster, PA 18974.

**PRICE, RICHARD D.**, dec'd.

Late of Fallsington Township, Bucks County, PA.

Executrix: **DORIS P. PRICE**, 2 Martha Circle, Fallsington, PA 19054.

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

**SMITH, JANET G.**, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executors: **LYNDA J. WEAKLAND**, 431 Upper Harmony Rd., Evans City, PA 16033 and **D. RANDAL SMITH**, 561 Rocky Valley Rd., Quakertown, PA 18951.

**SOLIDAY, PAULINE**, dec'd.

Late of Quakertown, Bucks County, PA.

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

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

**YODER, HERBERT H.**, dec'd.

Late of Perkasio Borough, Bucks County, PA.

Administrator: **BRADFORD SCOTT YODER, SR.** c/o Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.

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

### *Third and Final Publication*

**ALLEBACH, DARWIN F.**, dec'd.

Late of Hilltown Township, Bucks County, PA.

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

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

**ALTMAN, BETH NANCY a/k/a BETH RAKOWSKI, dec'd.**

Late of Holland, Bucks County, PA.

Executrix: **RONI SILBERSTEIN**, 450 Fern St., Township of Washington, NJ 07676.**BARNES, ANNA M., dec'd.**

Late of Doylestown Borough, Bucks County, PA.

Executor: **RICHARD M. BARNES c/o** Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.Attorney: **STEVEN A. COTLAR**, 23 West Court Street, Doylestown, PA 18901.**BRESLIN, JOSEPHINE M. a/k/a JOSEPHINE BRESLIN, dec'd.**

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

Executor: **FATHER MICHAEL BIELECKI, OSA c/o** Embery Outterson & Fuges, 300 Huntingdon Pike, Rockledge, PA 19046.Attorneys: **EMBERY OUTTERSON & FUGES**, 300 Huntingdon Pike, Rockledge, PA 19046.**BRIDGERS, JEAN GROTZINGER a/k/a G. JEAN BRIDGERS, dec'd.**

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

Executor: **ROBERT BRIDGERS c/o** Michael W. Mills, Esquire, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.Attorney: **MICHAEL W. MILLS**, Anheil, Maslow and MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.**CLIFT, GERALD J., dec'd.**

Late of Bristol Township, Bucks County, PA.

Executrix: **FLORENCE SCHWENSON**, 169 Mill Drive, Levittown, PA 19056.**COLEMAN, JUNE MYRA, dec'd.**

Late of Warminster, Bucks County, PA.

Executor: **DAVID COLEMAN**, 100 East Holland Rd., Holland, PA 18966.**CYTRON, SYLVIA, dec'd.**

Late of Langhorne, Bucks County, PA.

Administratrix: **GAIL MYERS**, 221 Thrush Cir., New Hope, PA 18938.**DANIELS, E. JEAN, dec'd.**

Late of West Rockhill Township, Bucks County, PA.

Executrix: **LINDYLU D. JANSON c/o** Grim, Biehn & Thatcher, 104 South Sixth

Street, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944-0215.**DIERDORFF, LEE H., dec'd.**

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

Executrix: **DEBORAH D. CUMMINGS c/o** Stuckert and Yates, Two North State St., Newtown, PA 18940.Attorney: **D. KEITH BROWN**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.**ELBRECHT, MARJORIE L., dec'd.**

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

Executor: **JAMES E. ELBRECHT**, 1472 Woodview Road, Yardley, PA 19067.Attorney: **LAURA W. CASSAVELL**.**EMERSON, JANE H., dec'd.**

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

Executor: **JEFFREY R. ABBOTT**, 108 Chesley Dr., Media, PA 19063.Attorney: **JEFFREY R. ABBOTT**, Abbott Lastowka & Overholt LLP, 108 Chesley Dr., Media, PA 19063.**FARRELL, SARAH a/k/a SARAH D. FARRELL, dec'd.**

Late of Middletown Township, Bucks County, PA.

Executrix: **SARAH A. CONCHEWSKI**, 499 Old Mill Dr., Langhorne, PA 19047.**FOUST, JULIA T., dec'd.**

Late of Morrisville Borough, Bucks County, PA.

Executrix: **ELIZABETH M. FOUST c/o** Denis W. Lanctot, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.Attorney: **DENIS W. LANCTOT**, Jackson, Cook, Caracappa & Scott, P.C., 312 Oxford Valley Road, Fairless Hills, PA 19030.**FRITZ, MARTHA M., dec'd.**

Late of Chalfont, Bucks County, PA.

Executor: **KYLE R. FRITZ**, 57 Maple Lane, New Britain, PA 18901.**GALLI, RUTH, dec'd.**

Late of West Rockhill Township, Bucks County, PA.

Executor: **JOSEPH M. GALLI 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.

**GEYER, VIRGINIA B.** a/k/a **VIRGINIA GEYER**, dec'd.

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

Executrix: **VIRGINIA E. GEYER** c/o Michael O'Hara Peale, Jr., Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

Attorney: **MICHAEL O'HARA PEALE, JR.**, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

**GUIMES, COLLEEN S. H.**, dec'd.

Late of Newtown, Bucks County, PA.

Executor: **ANDREW C. GUIMES**, 13 Cypress Pl., Newtown, PA 18940.

**HOLTHENRICH, BARBARA MICHELE** a/k/a **BARBARA L. HOLTHENRICH**, dec'd.

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

Executors: **JEFFREY HOLTHENRICH** and **ELIZABETH KUPIAC** c/o Kenneth G. Harrison, Esquire, 5 Neshaminy Interplex, Ste. 115, Trevose, PA 19053.

Attorney: **KENNETH G. HARRISON**, Law Office of Kenneth G. Harrison, P.C., 5 Neshaminy Interplex, Ste. 115, Trevose, PA 19053.

**KEAR, ROBERT ALLEN** a/k/a **BOB KEAR**, dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **GREG KEAR**, 293 Lurgan Rd., New Hope, PA 18938.

**KERSHNER, SIGLINDE IDA**, dec'd.

Late of New Hope, Solebury, Bucks County, PA.

Executrix: **LORETTA KERSHNER BERLIN**, 6465 Middleton Lane, New Hope, PA 18938.

**KHALIFA, SAYED A.**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **CECILIA BORDEN** c/o William F. Thomson, Jr., Esquire, 952 Trenton Rd., Fairless Hills, PA 19030.

Attorney: **WILLIAM F. THOMSON, JR.**

**KNELLER, WILLARD SCOTT** a/k/a **W. SCOTT KNELLER**, dec'd.

Late of Richland Township, Bucks County, PA.

Administrator: **RODNEY D. HENRY**, P.O. Box 499, Quakertown, PA 18951.

Attorney: **RODNEY D. HENRY**, P.O. Box 499, Quakertown, PA 18951.

**LANE, ROSALIE S.** a/k/a **ROSALIE LANE**, dec'd.

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

Executors: **ROBERT D. LANE, JR., RICHARD D. LANE** and **STEPHEN B. LANE** c/o C. Thomas Work, Esquire, 111 N. 6<sup>th</sup> St., Reading, PA 19601.

Attorney: **C. THOMAS WORK**, Stevens & Lee, 111 N. 6<sup>th</sup> St., Reading, PA 19601.

**LeBEAUX, IVAN TODD**, dec'd.

Late of Yardley Borough, Bucks County, PA.

Administratrix: **APRIL M. TOWNSEND LeBEAUX**, 1003 Yardley Commons, Yardley, PA 19067.

**LEATHERLAND, MARY E.**, dec'd.

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

Executor: **JEREMIAH T. LEATHERLAND**, 1516 Long Pond Dr., Warrington, PA 18976.

**LITTLE, STELLA T.** a/k/a **STEPHANIA STELLA THERESA LITTLE**, dec'd.

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

Executor: **JOHN R. LITTLE** c/o John J. Cook, Jr., Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

Attorney: **JOHN J. COOK, JR.**, Jackson, Cook, Caracappa & Scott, P.C., 312 Oxford Valley Road, Fairless Hills, PA 19030.

**MACK, JOHN M.** a/k/a **JOHN MACK**, dec'd.

Late of Quakertown, Bucks County, PA.

Executrix: **JOAN N. MACK** a/k/a **JOAN NEMETH MACK** c/o Williams and Schildt, 1007 W. Broad Street, Quakertown, PA 18951.

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

**MacKRELL, ELEANOR S.** a/k/a **LYNN MacKRELL**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: Carolyn Hannah, 17895 Kingswood Dr., Chagrin Falls, OH 44023.

**McCARTHY, JAMES JOSPEH** a/k/a **JAMES J. McCARTHY**, dec'd.

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

Executrices: **MARY KAY FILIPOVITS**, 6360 Red Fox Court, Coopersburg, PA 18036 and **SUZANNE M. ALDEN**, 89 Signal Hill Rd., Holland, PA 18966.

Attorney: **JOHN J. McGEE**, 400 Spruce Street, Suite 302, Scranton, PA 18503.

**McGEE, ANNA**, dec'd.

Late of 32421 Anns Choice Way, Warminster, Bucks County, PA.

Executor: **JOSEPH McGEE**, 32421 Anns Choice Way, Warminster, PA 18974.

**McGORRY, FRANCIS S. a/k/a FRANK S. McGORRY**, dec'd.

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

Executor: **JOSEPH P. McGORRY**, 2503 Dean Drive, Wilmington, DE 19808.

**MERRILL, ANNE W. a/k/a ANNE WALLINGFORD MERRILL**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **PAMELA SCHULMAN**, 1801 Stonegate Avenue, Crofton, MD 21114.

Attorney: **LISA BELLET COLLINS**, Law Offices of Snipes & Collins, 16 South Main Street, P.O. Box 354, Yardley, PA 19067.

**MOBERG, NANCY**, dec'd.

Late of Milford Twp., Bucks County, PA.  
Executrix: **LINDA VEY**, 1980 Krammes Road, Quakertown, PA 18951.

**NOBLE, ELLA DECOURSEY KRATZ a/k/a ELLA D. NOBLE**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **MARY ELLEN NOBLE** c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.

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

**REED, MARY LOU**, dec'd.

Late of Levittown, Bucks County, PA.

Executrices: **DIANE FRY**, 19 Vincent Ct., Smyrna, DE 19977 and **DONNA RYABIN**, 304 Walden Lane, Lansdale, PA 19446.

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

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

Executor: **JOHN H. ROTH, JR.**, 420 Rosewood Ave., Langhorne, PA 19047.

Attorney: **BRYAN J. ADLER**, Rothkoff Law Group, Five Neshaminy Interplex, Ste. 201, Trevoise, PA 19053.

**RUBAKH, HARLEY EVAN**, dec'd.

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

Administratrix: **KIM RUBAKH** c/o Larry Scott Auerbach, Esquire, 1000 Easton Rd., Abington, PA 19001.

Attorney: **LARRY SCOTT AUERBACH**, 1000 Easton Rd., Abington, PA 19001.

**SINKLER, FLORENCE I. a/k/a FLORENCE IRENE SINKLER**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Co-Executors: **PAUL WILD** and **RON RICHARDSON** 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.

**SMITH, ALICE J.**, dec'd.

Late of 160 Elephant Rd., Dublin Borough, Bucks County, PA.

Executor: **WAYNE L. SMITH**, 7082 Phillips Mill Rd., New Hope, PA 18938.

**SMITH, MINNIE M.**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executor: **LARRY L. COLLINS, 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.

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

Late of 111 Jefferson Street, Newtown, Bucks County, PA.

Co-Executrices: **EILEEN C. FARRELL**, 612 Penn Street, Newtown, PA 18940 and **MARYANN S. BOCCCELLI**, 2165 Meadowview Drive, Jamison, PA 18929.

Attorney: **PERRY S. WARREN**, Maselli Warren, P.C., The Stocking Works, 301 S. State Street, Suite N103, Newtown, PA 18940.

**THIERJUNG, ALTHEA**, dec'd.

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

Executor: **GERALD W. ABRAMSON** c/o James M. Martin, Esquire, One

Neshaminy Interplex, Ste. 202, Trevose, PA 19053.

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

**TURNER, MARY FLORENCE G.** a/k/a **FLORENCE TURNER**, dec'd.

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

Executrix: **HELEN WASS**, 4585 Deep Creek Way, Doylestown, PA 18902.

**WASHINGTON, BRYAN R.**, dec'd.

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

Executor: **RUSSELL A. CLINTON** c/o Melissa V. Bond, Esquire, 16 N. Franklin St., Ste. 300, P.O. Box 853, Doylestown, PA 18901.

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

**WEIKEL, BARBARA A.**, dec'd.

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

Executor: **JOHN D. WEIKEL** c/o John J. Cook, Jr., Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

Attorney: **JOHN J. COOK, JR.**, Jackson, Cook, Caracappa & Scott, P.C., 312 Oxford Valley Road, Fairless Hills, PA 19030.

**WILSON, LUCILLE B.** a/k/a **LUCILLE B. SHEPPARD**, dec'd.

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

Executrix: **LUCILLE M. ANASTASI**, 3217 South 18<sup>th</sup> Street, Philadelphia, PA 19145.

## 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:

**J. C. Pool Tile & Coping** with its principal place of business 5244 Roseberry Drive, Doylestown, PA 18902.

The name and address of the person owning or interested in said business is Martha Pargas, 5244 Roseberry Drive, Doylestown, PA 18902.

Feb. 18

**Meadow View Farm Partnership** with its principal place of business 780 Minsi Trail, Perkasia, PA 18944.

The names and addresses of the persons owning or interested in said business are Cynthia J. McCurdy, 2044 Richlandtown Pike, Coopersburg, PA 18036, Gerald G. Scholl, 1302 Lehigh St., Allentown, PA 18102 and Richard E. Scholl, 1194 Bucks Creek Rd., Gillett, PA 16925.

The certificate will be filed on or after January 8, 2016.

**Henry & Henry, LLP**, Solicitors  
241 Station Road  
Quakertown, PA 18951-0499

Feb. 18

## Miscellaneous

IN THE UNITED STATES  
DISTRICT COURT FOR THE  
EASTERN DISTRICT OF PENNSYLVANIA  
NO. 14-CV-559

NOTICE OF MARSHAL'S  
SALE OF REAL ESTATE  
**U.S. BANK, N.A. AS TRUSTEE,  
SUCCESSOR-IN-INTEREST TO BANK  
OF AMERICA, N.A. AS TRUSTEE,  
SUCCESSOR BY MERGER TO LaSALLE  
BANK, N.A. AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF LB-UBS  
COMMERCIAL MORTGAGE TRUST  
2007-C7, COMMERCIAL MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2007-C7, Plaintiff**  
v.

**BUCKS TOWN CENTER LP**, Defendant

Marshal's Sale of Real Estate on February 26, 2016, at 10:00 A.M., at the U.S. Marshals Service, 2110 U.S. Courthouse, 601 Market St., Philadelphia, PA 19106.

TO BE SOLD: All that certain tract of land known as 800-860 Town Center Drive, Langhorne, Bucks County, Pennsylvania (folio # 22-057-051), as more particularly described in Exhibit A to the Mortgage recorded on November 19, 2007, in Book 5605, Page 609, at Instrument Number 2007109236 in the Bucks County Recorder of Deeds.

SEIZED IN EXECUTION as the Property of **BUCKS TOWN CENTER LP**. Judgment entered February 25, 2015 in the amount of \$20,494,083.47, plus interests and costs through the date of the Marshal's sale.

The improvements are commercial.

10% of the bid is due at the time of sale in the form of money order, cashier's check or certified funds (no cash); the balance is due 10 days after the Court confirms the sale. Other terms and conditions to be announced at the sale. Schedule of Distribution will be filed by Plaintiff's attorney within 30 days of the date of sale.

For more information, contact Clifford Sacalis, Esq. at (215) 665-8500.

Jan. 28; Feb. 4, 11, 18

#### NOTICE

Pursuant to the Real Estate Tax Sale, Act of 1947, P.L. 1368 No. 542, Section 607, as amended, all properties sold for delinquent real estate taxes at the Bucks County Tax Claim Bureau sale, held on September 15, 2015, November 10, 2015 and December 8, 2015 have been presented by Consolidated Return and Decree Nisi of the Tax Claim Bureau to the Court of Common Pleas of Bucks County No. 2015-06441 signed by the Honorable Robert J. Mellon on January 29, 2016. All objections and exceptions, thereto, may be filed by any owner or lien creditor within thirty (30) days after the aforesaid date of the Consolidated Return and Decree Nisi, otherwise, the Consolidated Return and Decree Nisi will be confirmed absolute.

Feb. 18

#### IN THE COURT OF COMMON PLEAS OF BUCKS COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

NO. 2015-E0657-29

#### IN RE: **ESTATE OF STEPHEN LYONS,** **an Incapacitated Person** NOTICE

You are hereby notified that, pursuant to petitions filed by Adam Lyons and Brenda Lyons in the Superior Court of New Jersey—Chancery, Probate Part, Hunterdon County and in the Orphans' Court of the Court of Common Pleas of Bucks County, Pennsylvania, provisional orders have been entered by both Courts to transfer jurisdiction of the guardianship of your son, Stephen Lyons, from the Superior Court of New

Jersey, which, by Order of February 23, 1981, had appointed you and Gaynelle Lyons as the guardians of Stephen Lyons, to the Bucks County Orphans' Court and to appoint Adam Lyons and Brenda Lyons as the temporary co-guardians of the person and the estate of Stephen Lyons. Further proceedings shall occur in both Courts to make the provisional orders permanent. If you wish to object to this action, you must file your objections, personally or by an attorney, in writing with the Courts. You are warned that, if you fail to do so, the case may proceed without you, and the Courts may make the provisional orders permanent, transfer jurisdiction to the Bucks County Orphans' Court, and appoint Adam Lyons and Brenda Lyons as the permanent guardians of the person and estate of Stephen Lyons. 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.

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

**Dianne C. Magee**, Esquire  
Grim, Biehn and Thatcher  
Attorneys for Plaintiff  
104 South 6<sup>th</sup> Street  
P.O. Box 215  
Perkasie, PA 18944-0215  
(215) 257-6811

Feb. 18

#### IN THE COURT OF COMMON PLEAS BUCKS COUNTY, PENNSYLVANIA CRIMINAL DIVISION NO. MD 0003298-15

#### IN RE: **BRISTOL BOROUGH** ORDER FOR HEARING

AND NOW this 2nd day of February, 2016, a Hearing on the within Petition for additional millage is set for the 10th day of March, 2016, at 9:30 A.M. in Courtroom No. 420, Bucks County Courthouse, Doylestown, Pennsylvania.

Notice of the Petition and of the above Hearing shall be published by the Petitioner in a newspaper of general circulation, and in the legal reporter, at least ten (10) days prior to the Hearing, and shall be conspicuously posted during such ten (10) day period in a place readily viewable by the public at the office of the Borough secretary.

BY THE COURT

/S/ John J. Rufe

J.

PETITION FOR HEARING  
ON ADDITIONAL MILLAGE IN  
EXCESS OF 30 MILLS PURSUANT TO  
8 Pa. C.S. §1302(a)

AND NOW COMES, William J. Salerno, Esq., Solicitor for Bristol Borough Council, and respectfully petitions your Honorable Court as follows:

1. On or about December 8, 2015, the Borough of Bristol filed a Petition for additional Millage in Excess of 30 Mills Pursuant to 8 Pa. C.S. §1302(a) (copy of Petition Enclosed as Exhibit "A").

2. During the week of December 28, 2015 the Borough's Solicitor, William J. Salerno, Esq., counsel herein, received an Order for Hearing dated December 23, 2015, setting a Hearing for January 21, 2016 (copy attached as Exhibit "B").

3. It was determined by the Borough staff that there would not be sufficient time to advertise the Hearing in the Bucks County Legal Reporter and a newspaper with general circulation for 10 days prior to the Hearing date of January 21, 2016.

4. The Borough's staff has determined that at least thirty (30) days notice of the Hearing is necessary in order to fulfill the advertising requirements of the Order for Hearing.

WHEREFORE, it is requested that your Honorable Court set a Hearing Date for at least thirty (30) days from the date of the Order for Hearing so that the Hearing can be properly advertised.

VERIFICATION

I, William J. Salerno, Esq., Solicitor of Bristol Borough Council, certify that I have read the foregoing Petition for Hearing on Additional Millage in Excess of 30 Mills Pursuant to 8 Pa. C.S. §1302(a) and that the facts contained therein are true and correct to the best of my information and belief. I make this affirmation subject to the penalties contained in 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

**William J. Salerno**, Esquire  
Solicitor for Bristol Borough Council  
220 Radcliffe St.  
Bristol, PA 19007  
(215) 788-5450

Feb. 18

**Trust Notice**

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

*Third and Final Publication*

**SARA M. LANDIS TRUST UNDER AGREEMENT DATED AUGUST 14, 1995, AS AMENDED MAY 29, 1998, AS AMENDED OCTOBER 7, 2003, LAST AMENDED JANUARY 22, 2009 SARA M. LANDIS**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

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

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