

## Sheriff's Sale

### Second Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, February 9, 2018 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1<sup>st</sup> Floor, located at 55 E. Court Street, 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 appeared above. No further notice of the filing of the Schedule of Distribution will be given.

### BEDMINSTER TOWNSHIP

DOCKET #2016-06816

ALL THAT CERTAIN UNIT DESIGNATED AS UNIT 221, BEING A UNIT IN STONEBRIDGE COMMONS, A CONDOMINIUM, SITUATE IN THE TOWNSHIP OF BEDMINSTER, BUCKS COUNTY, PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 1738, PG 1716.

HAVING ERECTED THEREON A DWELLING KNOWN AS 221 ALLEM LANE, BEDMINSTER TOWNSHIP, PA 18944.

TAX PARCEL #1-23-80-4-221.

PROPERTY ADDRESS: 221 ALLEM LANE, BEDMINSTER TOWNSHIP, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BARBARA A. THOMAS, THE UNITED STATES OF AMERICA.**

**MICHAEL C. MAZACK**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

### BENSALEM TOWNSHIP

DOCKET #2017-03143

Hsbc Bank USA, National Association, as Trustee for The Holders of The Gsmgs 2005-Rp1 Trust v. William J. Bustard, Jr., Leigh Ann Decoursey a/k/a Leigh Anne Decoursey owner(s) of property situate in the

**BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania being 2471 Williamson Court, Bensalem, PA 19020-2227.

TAX PARCEL #02-049-107.

PROPERTY ADDRESS: 2471 Williamson Court, Bensalem, PA 19020-2227.

JUDGMENT AMOUNT: \$44,222.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM J. BUSTARD JR., LEIGH ANN DECOURSEY a/k/a LEIGH ANNE DECOURSEY.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-05544

Pennymac Loan Services, LLC v. Christopher J. Machado owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania being 2191 Dunksferry Road, a/k/a 2191 Dunks Ferry Road, Bensalem, PA 19020-3713.

TAX PARCEL #02-039-153.

PROPERTY ADDRESS: 2191 Dunksferry Road, a/k/a 2191 Dunks Ferry Road, Bensalem, PA 19020-3713.

JUDGMENT AMOUNT: \$164,847.82.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER J. MACHADO.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-05608

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, located in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #02-091-419.

PROPERTY ADDRESS: 6616 Senator Lane, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DEBRA A. WYSOCKI.**

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

**BRISTOL BOROUGH**

DOCKET #2017-03296

ALL that certain parcel of land lying and being situate in the **BOROUGH OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, known and numbered as 328 Jackson Street, Bristol, PA 19007.

TAX PARCEL #04-024-145.

PROPERTY ADDRESS: 328 Jackson Street, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **GLENN W. DAY, JR. a/k/a GLENN W. DAY, SHARON M. DAY.**

**JUSTIN F. KOBESKI**, Esquire

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

DOCKET #2017-04864

Ditech Financial LLC v. Jennifer McKenna, Michael McGee owner(s) of property situate in the **BRISTOL BOROUGH**, 6TH, BUCKS County, Pennsylvania, being 326 East Circle, Bristol, PA 19007.

TAX PARCEL #04-029-027.

PROPERTY ADDRESS: 326 East Circle, Bristol, PA 19007.

JUDGMENT AMOUNT: \$159,192.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JENNIFER MCKENNA, MICHAEL MCGEE.**

**PHELAN HALLINAN DIAMOND & JONES**

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

**BRISTOL TOWNSHIP**

DOCKET #2014-04664

Carisbrook Asset Holding Trust v. Daniel L. Lancieri, Sr. a/k/a Daniel Louis Lancieri, Sr., Vicki-Lyn Lancieri owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1 Pine Needle Road, Levittown, PA 19056.

TAX PARCEL #05-021-113.

PROPERTY ADDRESS: 1 Pine Needle Road, Levittown, PA 19056.

JUDGMENT AMOUNT: \$233,582.99.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DANIEL L. LANCIERI, SR. a/k/a DANIEL LOUIS LANCIERI, SR., VICKI-LYN LANCIERI.**

**PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2015-04422

US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Acceptance Corporation Mortgage Pass-Through Certificates Series 2006-1 v. Flora J. Tate owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 115 Border Rock Road, Levittown, PA 19057-3005.

TAX PARCEL #05-032-424.

PROPERTY ADDRESS: 115 Border Rock Road, Levittown, PA 19057-3005.

JUDGMENT AMOUNT: \$209,851.39.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FLORA J. TATE.**

**PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2016-01117

All that certain piece or parcel or Tract of land situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania and being known as 16 Sunset Lane, Levittown, Pennsylvania 19055.

TAX PARCEL #05-072-214.

PROPERTY ADDRESS: 16 Sunset Lane, Levittown, Pennsylvania 19055.

REAL DEBT: \$134,870.22.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRIAN KEITH ALBRIGHT, ADMINISTRATOR OF THE ESTATE OF LORIS DWIGHT ALBRIGHT.**

**TERRENCE J. McCABE**, Esquire

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

DOCKET #2016-02178

Deutsche Bank National Trust Company, as Trustee for Equifirst Loan Securitization Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 v. Garry W. Carango owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 70 Gaping Rock Road, Levittown, PA 19057-3410.

TAX PARCEL #05-034-217.

PROPERTY ADDRESS: 70 Gaping Rock Road, Levittown, PA 19057-3410.

JUDGMENT AMOUNT: \$180,895.07.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GARRY W. CARANGO.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2017-00059

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being more fully described in Deed dated August 7, 2015 and recorded on October 16, 2015, in the Bucks County Recorder of Deeds Office as Instrument No. 2015063777.

TAX PARCEL #05-021-409.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GERALD V. ROARTY.**

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

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DOCKET #2017-00252

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 1703 Susan Avenue, Croydon, PA 19021.

TAX PARCEL #05-009-302.

PROPERTY ADDRESS: 1703 Susan Avenue, Croydon, PA 19021.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MATTHEW J. TONER a/k/a MATTHEW J. TONER, SR., ANA E. WILLIAMS a/k/a ANA E. TONER.**

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

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DOCKET #2017-03578

U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-Opt2, Asset Backed Pass-Through Certificates, Series 2005-Opt2 v. John L. Tkach, Nancy B. Tkach a/k/a Nancy Tkach owner(s) of property situate in the **BRISTOL**

**TOWNSHIP**, BUCKS County, Pennsylvania being 2202 David Drive, Bristol, PA 19007-2012.

TAX PARCEL #05-028-453.

PROPERTY ADDRESS: 2202 David Drive, Bristol, PA 19007-2012.

JUDGMENT AMOUNT: \$171,612.19.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN L. TKACH, NANCY B. TKACH a/k/a NANCY TKACH.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2017-04187

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE **TOWNSHIP OF BRISTOL**, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #05-046-482.

PROPERTY ADDRESS: 507 NEL DRIVE, FAIRLESS HILLS, PA 19030.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM C. MARTIN a/k/a WILLIAM MARTIN.**

**POWERS, KIRN & ASSOCIATES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2017-04848

ALL THAT CERTAIN message and tract of land, Situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pennsylvania and known as 23 Orchid Lane.

TAX PARCEL #05-043-153.

PROPERTY ADDRESS: 23 Orchid Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROCHELLE E. NIGRO, ADMINISTRATOR OF THE ESTATE OF BRANDI NIGRO a/k/a BRANDI M. NIGRO a/k/a BRANDI M. NIGRO ZENOUD AND OMAR ZENOUD, HUSBAND AND TERRE-TENANT.**

**REBECCA J. PRICE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2017-04972

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

TAX PARCEL #05-050-171.

PROPERTY ADDRESS: 94 Crabtree Drive,  
Bristol Township, PA 19055.

IMPROVEMENTS: RESIDENTIAL  
DWELLING (RANCH).

SOLD AS THE PROPERTY OF:  
**CHERYL REITZ, SOLELY AS HEIR  
OF THE ESTATE OF HELEN L. VOLO,  
DECEASED, UNKNOWN HEIRS OF THE  
ESTATE OF HELEN L. VOLO.**

**BRADLEY J. OSBORNE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-05148

ALL THOSE TWO CERTAIN lots or piece of  
ground with the improvements thereon erected  
located in the **TOWNSHIP OF BRISTOL**,  
County of Bucks and Commonwealth of  
Pennsylvania.

TAX PARCEL #05-008-234-002.

PROPERTY ADDRESS: 800 Magnolia  
Avenue, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARLENE  
CARRA, MARLENE EDWARDS.**

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

DOCKET #2017-05784

Wells Fargo Bank, N.A. v. George T. Sfer,  
Theresa K. Sheehan owner(s) of property  
situate in the **BRISTOL TOWNSHIP**,  
BUCKS County, Pennsylvania, being 33  
Crescent Lane, Levittown, PA 19055-1621.

TAX PARCEL #05-050-150.

PROPERTY ADDRESS: 33 Crescent Lane,  
Levittown, PA 19055-1621.

JUDGMENT AMOUNT: \$148,712.65.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **GEORGE  
T. SFER, THERESA K. SHEEHAN.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-05938

Pennymac Loan Services, LLC v. Brandon  
T. Smith, Tami I. Park, Carrie Smith  
owner(s) of property situate in the **BRISTOL  
TOWNSHIP**, BUCKS County, Pennsylvania  
being 200 Mill Drive, Levittown, PA 19056-  
3638.

TAX PARCEL #05-021-392.

PROPERTY ADDRESS: 200 Mill Drive,  
Levittown, PA 19056-3638.

JUDGMENT AMOUNT: \$226,689.09.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **BRANDON  
T. SMITH, TAMI I. PARK, CARRIE  
SMITH.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-06176

Wells Fargo Bank, NA v. Patrick Hill,  
Danielle Hill owner(s) of property situate in  
the **BRISTOL TOWNSHIP**, BUCKS County,  
Pennsylvania being 38 Vineyard Road,  
Levittown, PA 19057-4207.

TAX PARCEL #05-041-089.

PROPERTY ADDRESS: 38 Vineyard Road,  
Levittown, PA 19057-4207.

JUDGMENT AMOUNT: \$189,257.21.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICK  
HILL, DANIELLE HILL.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

## BUCKINGHAM TOWNSHIP

DOCKET #2017-05129

ALL THAT CERTAIN lot or piece of  
land, with the buildings and improvements  
thereon erected, situate in **BUCKINGHAM  
TOWNSHIP**, Bucks county, Pennsylvania,  
and described according to final plan of lots  
of Buckingham Knoll made by D. S. Winokur  
Associates, Inc., engineers, planners and  
surveyors, dated 09/29/1988 last revised  
12/3/1990 and recorded in plan book 259  
page 64.

TAX PARCEL #6-12-104.

PROPERTY ADDRESS: 4655 Bradley Court,  
Doylestown, PA 18902.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **PHILLIP  
NEILL.**

**MARTHA E. VON ROSENSTIEL**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

**CHALFONT BOROUGH**

DOCKET #2017-00050

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

TAX PARCEL #07-004-047-001.

PROPERTY ADDRESS: 1 Spruce Road, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **DONNA L. KLINE f/k/a DONNA L. BARANOWSKI, LAWRENCE KLINE, UNITED STATES OF AMERICA.**

**M. TROY FREEDMAN**, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

**DOYLESTOWN TOWNSHIP**

DOCKET #2014-08675

JPMorgan Chase Bank, National Association v. Jesus Gonzalez, III a/k/a Jesus M. Gonzalez owner(s) of property situate in the **DOYLESTOWN TOWNSHIP**, BUCKS County, Pennsylvania being 8003 Birdie Lane, Doylestown, PA 18901-2875.

TAX PARCEL #09-020-202.

PROPERTY ADDRESS: 8003 Birdie Lane, Doylestown, PA 18901-2875.

JUDGMENT AMOUNT: \$304,434.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JESUS GONZALEZ, III a/k/a JESUS M. GONZALEZ.**

**PHELAN HALLINAN DIAMOND & JONES**

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

**FALLS TOWNSHIP**

DOCKET #2013-06348

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 837 Fairfield Road, Fairless Hills, PA 19030.

TAX PARCEL #13-019-049.

PROPERTY ADDRESS: 837 Fairfield Road, Fairless Hills, PA 19030.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD R. McKINNEY, JOAN M. McKINNEY.**

**JUSTIN F. KOBESKI**, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-03924

Wells Fargo Bank, N.A. v. Lora E. McAnany, Stephen A. McAnany owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 31 NEPTUNE LANE, LEVITTOWN, PA 19054-3301.

TAX PARCEL #13-027-077.

PROPERTY ADDRESS: 31 Neptune Lane, Levittown, PA 19054-3301.

JUDGMENT AMOUNT: \$221,964.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LORA E. McANANY, STEPHEN A. McANANY.**

**PHELAN HALLINAN DIAMOND & JONES**

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-05817

All that certain piece or parcel or Tract of land situate in **FALLS TOWNSHIP**, Bucks County, Pennsylvania, and being known as 56 Vermillion Way AKA 56 Vermilion Way, Levittown, Pennsylvania 19054.

TAX PARCEL #13-017-257.

PROPERTY ADDRESS: 56 Vermillion Way AKA 56 Vermilion Way, Levittown, Pennsylvania 19054.

REAL DEBT: \$403,223.58.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSE I. CRUZ, ALICIA M. VIGNETS-CRUZ.**

**TERRENCE J. McCABE**, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-04511

Freedom Mortgage Corporation v. Gerard Mann, Carolyn Mann owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 68 Pleasant Lane, Levittown, PA 19054-3711.

TAX PARCEL #13-042-064.

PROPERTY ADDRESS: 68 Pleasant Lane, Levittown, PA 19054-3711.

JUDGMENT AMOUNT: \$220,961.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GERARD MANN, CAROLYN MANN. PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2017-06394

Santander Bank, N.A. v. James A. Geronemo, Diane Geronemo owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 504 Berwyn Road, Morrisville, PA 19067-3503.  
TAX PARCEL #13-034-045.  
PROPERTY ADDRESS: 504 Berwyn Road, Morrisville, PA 19067-3503.  
JUDGMENT AMOUNT: \$167,117.21.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES A. GERONEMO, DIANE GERONEMO. PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**HILLTOWN TOWNSHIP**

DOCKET #2015-06140

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust v. John Wasserman, Patricia Wasserman owner(s) of property situate in the **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 605 Schwenkmill Rd. Dr., a/k/a 605 Schwenk Mill Road, Perkasié, PA 18944.

TAX PARCEL #15-017-019-002.  
PROPERTY ADDRESS: 605 Schwenkmill Rd. Dr., a/k/a 605 Schwenk Mill Road, Perkasié PA 18944.  
JUDGMENT AMOUNT: \$362,232.05.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN WASSERMAN, PATRICIA WASSERMAN. PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2016-06550

All that certain lot or parcel of land situated in the **TOWNSHIP OF HILLTOWN**, County of Bucks and Commonwealth of Pennsylvania, being Lot 5 as shown on a plan entitled "Record Subdivision for The Preserves",

sheets no. 2 thru 6 of 47, dated May 13, 2003, last revised August 24, 2012, prepared by Van Cleef Engineering Associates, Doylestown, Pa. 18901, recorded in the Bucks County Recorder of Deeds Office on July 30, 2013, Instrument No. 201363987, more particularly described as follows:

TAX PARCEL #15-028-120-005.

PROPERTY ADDRESS: 121 NETTLES LANE, PERKASIE, PA 18944.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS W. DRIVER, JILL D. RAND. POWERS, KIRN & ASSOCIATES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2017-05514

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **HILLTOWN TOWNSHIP**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA.  
TAX PARCEL #04-018-164.

PROPERTY ADDRESS: 205 Mill Road, Hatfield, PA 19440.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JOSEPH J. DELCONTE, JR. a/k/a JOSEPH J. DELCONTE**

**JESSICA N. MANIS**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**HULMEVILLE BOROUGH**

DOCKET #2013-07870

ALL THAT CERTAIN parcel of land and the buildings thereon, located on the southerly side of Fairview Avenue, on the easterly side of Walnut Street and on the westerly side of Bellevue Avenue, situated in the **BOROUGH OF HULMEVILLE**, Bucks County, Pennsylvania.

TAX PARCEL #16-001-036.

PROPERTY ADDRESS: 900 Bellevue Avenue, Hulmeville, PA 19047, with a mailing address of 902 Bellevue Avenue, Hulmeville, PA 19047.

IMPROVEMENTS: FUNERAL HOME APPROXIMATELY 183' X 223' IRR (52,925SF) WITH SHOWROOM & GARAGE.



SOLD AS THE PROPERTY OF: **DAVID W. FAUST, SANDRA ANN FAUST, FAUST FUNERAL HOME, INC.**

**AMAR A. AGRAWAL**, Esquire  
**MILTON R. WARRELL, III**, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### LANGHORNE MANOR BOROUGH

DOCKET #2013-09197

ALL THAT CERTAIN piece or parcel or Tract of land situate in the **BOROUGH OF LANGHORNE MANOR**, Bucks County, Pennsylvania 19047 and being known as 1002 North Avenue a/k/a 1002 North Street, Langhorne, Pennsylvania 19047.

TAX PARCEL #19-007-014.

PROPERTY ADDRESS: 1002 North Avenue a/k/a 1002 North Street, Langhorne, Pennsylvania 19047.

REAL DEBT: \$296,370.47.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROSE SIMONANGELI, MORTGAGOR AND REAL OWNER, THOMAS ELDRIDGE, REAL OWNER, AND MARY ELDRIDGE, REAL OWNER, AND JOSEPHINE CLOAK, TRUSTEE OF THE CLOAK FAMILY TRUST, REAL OWNER.**

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

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#### LOWER MAKEFIELD TOWNSHIP

DOCKET #2010-07957

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

TAX PARCEL #20-043-023-010.

PROPERTY ADDRESS: 1328 Moon Drive, Yardley, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT BRUCE CUMMING, OLGA H. CUMMING, TRUSTEE OF THE OLGA H. CUMMING REVOCABLE TRUST A-2004.**

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

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#### LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2017-03620

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

TAX PARCEL #21-008-026.

PROPERTY ADDRESS: 182 Hershel Ave., Lower Southampton, PA 17053 a/k/a 182 Hershel Ave., Feasterville Trevose, PA 19053 a/k/a 182 Hershel St., Lower Southampton, PA 17053 a/k/a 182 Hershel St., Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **OLEG KRIVOSHEIN.**

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

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#### MIDDLETOWN TOWNSHIP

DOCKET #2015-02214

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 MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot 268C on Subdivision Map of "Snowball Gate," Levittown, Section 62 filed in the office of the Recorder of Deeds of Bucks County, Pennsylvania, on May 3, 1954, in Plan Book 8 page 12.

TAX PARCEL #22-53-132.

PROPERTY ADDRESS: 24 Scarlet Oak Road, Levittown, PA 19056.

IMPROVEMENTS: SINGLE-FAMILY TWO-STORY RESIDENCE WITH 5 BEDROOMS, 2 BATHS ON A 14,512 SQ. FOOT LOT.

SOLD AS THE PROPERTY OF: **RALPH B. CLARK, KATHLEEN CLARK.**

**DON F. MARSHALL**, Esquire  
**MILTON R. WARRELL, III**, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2017-00622

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

TAX PARCEL #22-021-076-023.

PROPERTY ADDRESS: 623 Saint James Court, Langhorne, PA 19047-1619.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN A. SCHICKLING.**

**ROGER FAY**, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2017-05705

ALL THAT CERTAIN lot or tract of land, situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, Pa., bounded and described according to a Plan and Survey thereof known as Final Plan of Apple Valley Section 1 and 2 of Phase 2 prepared by Carroll Engineering Corporation dated April 7, 1980 and recorded in Bucks County in Plan Book 224 page 27 A and B.

BEING LOT NO. 267 on said Plan. Being the same premises which Robert J. Sweeney and Diane T. Sweeney by Deed dated 1-31-2001 and recorded 2-21-2001 in Bucks County in Land Record Book 2227 Page 2378 conveyed unto Diane T. Sweeney, in fee.

TAX PARCEL #22-081-261.

PROPERTY ADDRESS: 218 Flint Road, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL A. PLUNKETT, MARY K. PLUNKETT.**

**MARTHA E. VON ROSENSTIEL**, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2017-05779

Wells Fargo Bank, N.A. v. Louis R. Pannella owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 24 Black Eyed Susan, a/k/a 24 Black Eyed Susan Road, Langhorne, PA 19047.

TAX PARCEL #22-088-052.

PROPERTY ADDRESS: 24 Black Eyed Susan, a/k/a 24 Black Eyed Susan Road, Langhorne, PA 19047.

JUDGMENT AMOUNT: \$52,925.38.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LOUIS R. PANNELLA.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2017-06106

Ditech Financial LLC v. Steven Gattone, Paula Gattone owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 1557 Durham Road, Langhorne, PA 19047-5707.

TAX PARCEL #22-053-002.

PROPERTY ADDRESS: 1557 Durham Road, Langhorne, PA 19047-5707.

JUDGMENT AMOUNT: \$222,308.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEVEN GATTONE, PAULA GATTONE.**

**PHELAN HALLINAN DIAMOND & JONES**

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

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**MORRISVILLE BOROUGH**

DOCKET #2017-04865

Cmg Mortgage, Inc. v. Christopher Collins, Ashley Allen owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 33 Lynns Court, Morrisville, PA 19067-7520.

TAX PARCEL #24-003-080-005.

PROPERTY ADDRESS: 33 Lynns Court, Morrisville, PA 19067-7520.

JUDGMENT AMOUNT: \$170,726.22.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER COLLINS, ASHLEY ALLEN.**

**PHELAN HALLINAN DIAMOND & JONES**

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

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**NEW BRITAIN TOWNSHIP**

DOCKET #2017-07053

ALL THAT CERTAIN message and tract of land, situate in the **TOWNSHIP OF NEW BRITAIN**, County of Bucks and Commonwealth of Pennsylvania, being known as 82 New Galena Road, Line Lexington, New Britain Township, Bucks County, Pennsylvania 18932 known as tax parcel no. 26-001-003 (Parcel A) and 26-001-012 (Parcel B).



PROPERTY ADDRESS: 82 New Galena Road, Line Lexington, New Britain Township, Bucks County, Pennsylvania 18932.

TAX PARCEL #26-001-003 (Parcel A) and 26-001-012 (Parcel B).

IMPROVEMENTS: A SINGLE FAMILY RESIDENCE AND BARN.

SOLD AS THE PROPERTY OF: **ROBERT F. AND HUASHENG WOLSTENHOLME, WMI GROUP, INC., WM ROBOTS, LLC. MICHAEL G. LOUIS**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

#### NEWTOWN TOWNSHIP

DOCKET #2017-05222

ALL THAT CERTAIN PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON located in the **TOWNSHIP OF NEWTOWN**, County of Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #29-040-176.

PROPERTY ADDRESS: 12 Aspen Court, Newtown, PA 18940.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CAROLE FRIEND a/k/a CAROLE K. FRIEND, CHRISTOPHER FRIEND a/k/a CHRISTOPHER S. FRIEND.**

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

#### NORTHAMPTON TOWNSHIP

DOCKET #2008-07089

U.S. Bank, N.A., as Indenture Trustee for The Registered Holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2003-Gell v. Christine L. Hooper, Curtis M. Spafford owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 1285 Bristol Road, Churchville, PA 18966-1509.

TAX PARCEL #31-021-012-001.

PROPERTY ADDRESS: 1285 Bristol Road, Churchville, PA 18966-1509.

JUDGMENT AMOUNT: \$635,285.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTINE L. HOOPER, CURTIS M. SPAFFORD.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-02135

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

BEING KNOWN AS 233 East Village Road a/k/a 233 E. Village Rd. S., Bldg. #5 Unit #117, Holland, PA 18966.

TAX PARCEL #31-082-001-117.

PROPERTY ADDRESS: 233 East Village Road a/k/a 233 E. Village Rd. S., Bldg. #5 Unit #117, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **GERALD W. GRESS.**

**MARK J. UDREN**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

#### PLUMSTEAD TOWNSHIP

DOCKET #2017-02734

Bank of America, N.A. v. Joseph P. Fratrik owner(s) of property situate in the **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania, being 4785 Wismer Rd., New Hope, PA 18938-9793.

TAX PARCEL #34-018-081.

PROPERTY ADDRESS: 4785 Wismer Rd., New Hope, PA 18938-9793.

JUDGMENT AMOUNT: \$97,977.48.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH P. FRATRIK.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-03307

ALL THAT CERTAIN lot of land situate in **PLUMSTEAD TOWNSHIP**, Bucks County, Pennsylvania, to be conveyed by Katie Fratrik, according to a survey and plan thereof made June 30, 1948 by W. O. Weisel AND Son, Civil Engineers and Conveyors.

CONTAINING 878/100 of an acre of land.

TAX PARCEL #34-018-081.

PROPERTY ADDRESS: 4785 Wismer Road,  
New Hope, PA 18938.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH P.  
FRATRIK, CHRISTINE FRATRIK.**

**MARTHA E. VON ROSENSTIEL**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

#### **RICHLAND TOWNSHIP**

DOCKET #2016-07070

The Bank of New York Mellon, as Trustee  
for Cit Mortgage Loan Trust 2007-1 v. David  
McGann, Mary Kate McGann owner(s)  
of property situate in the **RICHLAND  
TOWNSHIP**, BUCKS County, Pennsylvania  
being 1144 Berkley Avenue, Quakertown, PA  
18951.

TAX PARCEL #36-025-380.

PROPERTY ADDRESS: 1144 Berkley  
Avenue, Quakertown, PA 18951.

JUDGMENT AMOUNT: \$439,537.67.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID  
McGANN, MARY KATE McGANN.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-04515

EMC Mortgage LLC vs. Jennifer C. Masferrer  
and Daniel K. Lam.

1130 School House Road a/k/a 1130 School  
House Lane, Quakertown, PA 18951,  
**TOWNSHIP OF RICHLAND.**

TAX PARCEL #36-022-138.

PROPERTY ADDRESS: 1130 School  
House Road a/k/a 1130 School House Lane,  
Quakertown, PA 18951.

JUDGMENT AMOUNT: \$224,138.86.

IMPROVEMENTS: 2 STORY TWIN  
RESIDENTIAL.

SOLD AS THE PROPERTY OF: **JENNIFER  
C. MASFERRER, DANIEL K. LAM.**

**EMMANUEL J. ARGENTIERI**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

#### **SOLEBURY TOWNSHIP**

DOCKET #2017-03599

ALL THAT CERTAIN LOT, PIECE  
OR PARCEL OF LAND, WITH THE

BUILDINGS AND IMPROVEMENTS  
THEREON ERECTED located in the  
**TOWNSHIP OF SOLEBURY**, County of  
Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #41-027-377.

PROPERTY ADDRESS: 746 Brighton Way,  
New Hope, PA 18938.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KATHRYN  
E. KRAMLI, DANIEL J. KRAMLI.**

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

DOCKET #2017-06172

Deutsche Bank National Trust Company,  
as Trustee for Soundview Home Loan Trust  
2006-Opt2, Asset-Backed Certificates, Series  
2006-Opt2 v. Ralph A. Miller a/k/a Ralph  
Andrew Miller a/k/a Ralph Miller, Nathan  
Philip Miller owner(s) of property situate  
in the **SOLEBURY TOWNSHIP**, BUCKS  
County, Pennsylvania, being 28 Towpath  
Way, a/k/a 28 Tow Path Way, New Hope, PA  
18938-9506.

TAX PARCEL #41-028-061-034.

PROPERTY ADDRESS: 28 Towpath Way,  
a/k/a 28 Tow Path Way, New Hope, PA 18938-  
9506.

JUDGMENT AMOUNT: \$695,589.50.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **RALPH  
A. MILLER a/k/a RALPH ANDREW  
MILLER a/k/a RALPH MILLER,  
NATHAN PHILIP MILLER.**

**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

#### **TULLYTOWN BOROUGH**

DOCKET #2016-04045

All that certain parcel of land situate  
in Levittown, the **BOROUGH OF  
TULLYTOWN**, County of Bucks, and  
Commonwealth of Pennsylvania being known  
and designated as Lot 226 on Subdivision  
Map of Levittown, Section 2, filed in the  
office of the Recorder of Deeds of Bucks  
County, Pennsylvania, on January 28, 1952 in  
Plan Book 4 at Page 41.

TAX PARCEL #46-003-086.

PROPERTY ADDRESS: 49 Stream Lane, Levittown, PA 19055.  
 JUDGMENT AMOUNT: \$331,430.37.  
 IMPROVEMENTS: RESIDENTIAL.  
 SOLD AS THE PROPERTY OF: **CYNTHIA L. JOHNSON, RICHARD E. JOHNSON. PATRICK J. WESNER**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2017-03559

ALL THAT CERTAIN LOT OF LAND SITUATE IN **UPPER SOUTHAMPTON**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 640 Pickering Road, Southampton, PA 18966.  
 TAX PARCEL #48-21-109.  
 PROPERTY ADDRESS: 640 Pickering Road, Southampton, PA 18966.  
 IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
 SOLD AS THE PROPERTY OF: **JENNIFER O'CONNELL, MICHAEL O'CONNELL. MARK J. URDEN**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2017-05792

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected located in the **TOWNSHIP OF UPPER SOUTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #48-007-237.  
 PROPERTY ADDRESS: 938 Pennsylvania Avenue, Southampton, PA 18966.  
 IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **GREGORY T. YOUNG. MICHAEL T. McKEEVER**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### WARMINSTER TOWNSHIP

DOCKET #2016-02726

ALL THAT CERTAIN lot or piece of ground, situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania and described according to a certain plan thereof known as Final Plan of "Hartsville Park" Section A-1 made by Harris, Henry, and Potter, Inc.,

Registered Engineers and Surveyors, dated the thirteenth day of February, A.D. 1959.

TAX PARCEL #49-13-43.

PROPERTY ADDRESS: 1090 York Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PAUL J. McGRATH, MARY E. McGRATH.**

**JILL M. FEIN**, Esquire

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

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DOCKET #2017-00302

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 519 Lemon Street, Warminster, PA 18974, Parcel No.: 49-015-223-001.

TAX PARCEL #49-015-223-001.

PROPERTY ADDRESS: 519 Lemon Street, Warminster, PA 18974.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JAMES K. KLEIDON a/k/a JAMES KEVIN KLEINDON.**

**JUSTIN F. KOBESKI**, Esquire

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

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DOCKET #2017-01934

ALL THAT CERTAIN Unit in the property known, named and identified as Meadowood Condominium, situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act by the recording in the Recorder of Deeds Office of Bucks County of a Declaration of Condominium dated August 12, 1985 and recorded in Deed Book 2627 page 601, Amendments as in Deed Book 1665 page 938 and Land Record Book 234 page 96, and the plats and plans attached thereto as Exhibits. BEING designated thereof as Unit 734.

TAX PARCEL #49-003-007-734.

PROPERTY ADDRESS: 1575 W. Street Road—Unit 734, Warminster, PA 18974.

IMPROVEMENTS: REAL ESTATE—CONDOMINIUM UNIT.

SOLD AS THE PROPERTY OF: **ROBERT A. WOOD.**

**STEFAN RICHTER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2017-02381

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, being more fully described in Deed dated August 17, 2012 and recorded on August 24, 2012, in the Bucks County Recorder of Deeds Office as Instrument No. 2012070505.

TAX PARCEL #49-14-105 amd 49-14-105-1.  
PROPERTY ADDRESS: 513 West County Line Road, Hatboro, PA 19040.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RUSSELL E. KIEFFER, DONNA M. McLANE KIEFFER.**

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

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**WARRINGTON TOWNSHIP**

DOCKET #2012-06331

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

SITUATE in the **TOWNSHIP OF WARRINGTON**, County of Bucks and Commonwealth of Pennsylvania described according to a Subdivision Plan prepared for Ronald B. Mignon prepared by Pro Tract Engineering, Inc., dated 10/12/2000 and last revised 10/01/2001, recorded 11/15/2001 in Plan Book 307, page 18.

TAX PARCEL #51-10-2-1.

PROPERTY ADDRESS: 2627 Valley Road, Jamison, PA 18929.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM TELESKO, ELISE TELESKO.**

**JILL M. FEIN**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2014-06650

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF WARRINGTON**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 2489 Orchard Place, Warrington, PA 18976, Parcel No: 50-017-001.

TAX PARCEL #50-017-001.

PROPERTY ADDRESS: 2489 Orchard Place, Warrington, PA 18976.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MARLENE HANEY, ROBERT HANEY.**

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

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DOCKET #2017-04644

ALL THOSE CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF WARRINGTON**, County of Bucks and Commonwealth of Pennsylvania, described according to a subdivision prepared for Bluestone Creek by Irick, Eberhardt and Mientus, Incorporated, Land Development Consultants, dated 12/1/2001 and recorded 7/17/2003 in Plan Book 314, Pages 43A thru 43G, last revised 7/2/2004 in Plan Book 319, Page 2, A-G.

TAX PARCEL #50-060-114.

PROPERTY ADDRESS: 870 Geranium Drive, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WALTER H. ELLIS a/k/a WALTER H. ELLIS, JR.**

**MARTHA E. VON ROSENSTIEL**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**WRIGHTSTOWN TOWNSHIP**

DOCKET #2017-05963

Wells Fargo Bank, N.A. v. Stacey Metsikas, Manuel Metsikas owner(s) of property situate in the **WRIGHSTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 66 Penn Oak Trail, Newtown, PA 18940-9603.

TAX PARCEL #53-012-072-004.

PROPERTY ADDRESS: 66 Penn Oak Trail, Newtown, PA 18940-9603.

JUDGMENT AMOUNT: \$545,368.57.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STACEY METSIKAS, MANUEL METSIKAS.**

**PHELAN HALLINAN DIAMOND & JONES**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of distribution will be filed by the Sheriff within 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 MILTON R. WARRELL, III, Sheriff, Doylestown, Pennsylvania.

Jan. 18, 25; Feb. 1

## Change of Name

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2017-01121

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 **CORALINE RAYNE KNERR to CORALINE RAYNE SHEILDS**.

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

Jan. 25

## 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.

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

Jan. 25

**BELLO'S & SILVER FLOORING, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 25

## 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 **Resolve International, Inc.**

The Articles of Incorporation (filing date) 15th day of December 2017.

The purpose or purposes for which it was organized are as follows: For charitable endeavors and charitable fundraising efforts as permitted by and within the meaning of Section 501(c)(3) of the Internal Revenue Code, as amended, including for the purposes of the mission to engage in human, physical, spiritual and intellectual development of underserved and/or under-privileged children in challenged communities around the world and especially in West Africa through education and other related efforts.

**Gerald L. Bowen, Jr.**, Solicitor  
Bowen & Burns  
530 Street Road  
Southampton, PA 18966  
(215) 322-9030

Jan. 25

## Classified Ad

Law firm with offices in Bucks and Montgomery County seeks an associate attorney for immediate opening, active and in good standing in the PA Bar.

Must have a minimum of three years' litigation experience. Family law and Estate/Trust law experience preferred as our practice focuses on those areas however, we handle many other types of cases.

We are looking for a motivated self-starter who is positive, team-oriented with a strong work ethic and knows how to speak

with clients with confidence. He or she should also be able to self-generate work without constant oversight.

Please provide your resume with specifics to Michael@phillyesq.com.

Jan. 25; Feb. 1

Prominent Bucks County Law Firm is seeking an associate with at least 2-3 years' experience who is highly motivated, highly skilled and looking for an opportunity for advancement. Very competitive salary and benefits. Send resume in confidence to P.O. Box 308, Langhorne, PA 19047.

Jan. 11, 18, 25; Feb. 1

Personal Injury lawyer in Bucks County with a varied general practice developed over 44 years of practice. Matters are mainly personal injury, many are also domestic, defense of contract claims and mortgage foreclosures, criminal, workers' compensation and social security, and a variety of general miscellaneous cases. Formerly in Bensalem, PA, my office is now in Bristol, PA. The rules provide for the sale of a law practice so long as the seller transfers his or her license to voluntary inactive status. Looking to relocate. The value of the practice is being evaluated, but it has produced varying degrees of a six figure income over the years of my practice. Please send responses to "Blind Ad #120 c/o Bucks County Bar Association, 135 E. State Street, P.O. Box 300, Doylestown, PA 18901."

Jan. 25; Feb. 1, 8, 15

#### **Legal Assistant/Paralegal (Newtown)**

Established Bucks County law firm has immediate opening for hands-on paralegal with minimum 3-4 years' experience. Focus on estate and trust administration and income tax preparation. Ideal candidate must be detail oriented, extremely organized, be proficient in Lackner 6-in-1, Quickbooks, WordPerfect, Excel, Lacerte and have solid calendaring skills. Qualified applicants should submit resume with salary requirements to cordeslawllc@gmail.com.

Jan. 25; Feb. 1, 8, 15

#### **Confirmation of Account**

DONALD PETRILLE, JR., ESQUIRE, CLERK of the Orphans' Court Division of the Court of Common Pleas of Bucks County:

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and Fiduciaries Code that the following Fiduciaries will present their accounts, theretofore filed with the Clerk of the Orphans' Court Division for Audit and Confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code at 10:00 A.M. on **February 5, 2018** in Courtroom #260 on the second floor of the BUCKS COUNTY JUSTICE CENTER, DOYLESTOWN, PA.

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

**ESTATE OF RICHARD J. BEGLEY, JR.**  
a/k/a **RICHARD JOSEPH BEGLEY, JR.** –  
Michael Begley, Executor

**ESTATE OF ANN H. WORKMAN** –  
Ruthanne W. Pellegrini, Co-Executrix

**ESTATE OF WALTER WILLIAMS** –  
Arthur Krevitz, Trustee

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

Jan. 25; Feb. 1

#### **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*

**BLANGGER, DONALD** a/k/a **DONALD E. BLANGGER, SR.**, dec'd.

Late of Falls Twp., Bucks County, PA.

Executrix: **CYNTHIA BLANGGER-BRAY** a/k/a **CYNTHIA A. BLANGGER-BRAY**, 123 Blough Road, Fairless Hills, PA 19030.

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



**BRAUN, BARBARA T.**, dec'd.

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

Executrix: **TERESA DEARING** c/o James M. Martin, Esq., One Neshaminy Interplex, Ste. 202, Trevoise, PA 19053.

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

**CARCICH, MICHAEL CHARLES**, dec'd.

Late of New Hope, Bucks County, PA.

Executor: **BRIAN CARCICH**, 94 East 4th Street, Apt. 206, New York, NY 10003.

Attorney: **ANN MARIE ROTZ**, Rotz Law Offices, LLC, P.O. Box 4628, Hagerstown, MD 21742.

**DONALDSON, ROGER DEAN**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **MRS. DIANNA ANDERSON**, 618 Beechwood Rd., Willow Grove, PA 19090.

**DOUGHERTY, MARGARET V.**, dec'd.

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

Executor: **WILLIAM J. BENZ**, 307 Lakeside Dr., Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 307 Lakeside Dr., Southampton, PA 18966.

**EIDSON, BONITA JEAN a/k/a BONITA J. EIDSON**, dec'd.

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

Executrix: **LAURA LYNN TROXEL** a/k/a **LAURA L. TROXEL**, 1355 Highpoint Rd., Coopersburg, PA 18036.

Attorney: **ROBERT FREEDENBERG**, Skarlatos Zonarich, LLC, 17 S. Second St., 6<sup>th</sup> Fl., Harrisburg, PA 17101.

**ELLIOTT, DONALD L.**, dec'd.

Late of New Britain, Bucks County, PA.

Executrix: **LINDA ELLIOTT**, 532 Airy Ave., Chalfont, PA 18914.

**GIANGIULIO, MARIE MICHELINA**, dec'd.

Late of Telford, Bucks County, PA.

Executor: **DENNIS J. GIANGIULIO**, 1065 Buckingham Drive, Allentown, PA 18103.

**JANUS, HELEN J.**, dec'd.

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

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

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

**KEATING, LORRAINE C.**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **JOHN B. KEATING, JR.** c/o Curtin & Heefner LLP, 1040 Stony Hill Road, Suite 150, P.O. Box 217, Yardley, PA 19067.

Attorney: **FRANCIS X. STECKLAIR**, Curtin & Heefner LLP, 1040 Stony Hill Road, Suite 150, P.O. Box 217, Yardley, PA 19067.

**LEIBER, GREGORY**, dec'd.

Late of Northampton Twp., Bucks County, PA.

Administratrix Pendente Lite: **LANA LEIBER** c/o Fredric S. Karpf, Esq., Hoffman Sternberg & Karpf LLC, 737 Second Street Pike, Southampton, PA 18966.

Attorney: **FREDRIC S. KARPF**, Hoffman Sternberg & Karpf LLC, 737 Second Street Pike, Southampton, PA 18966.

**LEVY, SAUL I. a/k/a SAUL LEVY**, dec'd.

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

Executors: **ALAN S. LEVY** a/k/a **ALAN STUART LEVY** and **SANDRA GOLDSBOROUGH** a/k/a **SANDRA JOY LEVY** c/o Charles J. Durante, Esq., 1000 W. Street, Ste. 1400, Wilmington, DE 19801.

Attorney: **CHARLES J. DURANTE**, Connolly Gallagher, LLP, The Brandywine Building, 1000 W. Street, Ste. 1400, Wilmington, DE 19801.

**MARNOCH, PATRICIA**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **KATHLEEN ANNE PACANA**, 4062 S. Oakhurst Dr., Homosassa, FL 34446.

**PHILIP, ANNA**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **JOSEPH R. PHILIP**, 1945 Timber Lakes Drive, Yardley, PA 19067.

Attorney: **FRANCIS GERARD JANSON**, P.O. Box 567, Langhorne, PA 19047.

**REX, HOWARD A.** a/k/a **HOWARD ALBERT REX**, dec'd.

Late of Bensalem, Bucks County, PA.

Executors: **KELLY TIERNEY**, 314 Crestwood Ave., Feasterville, PA 19053 and **MARGARET KRAPP**, 3317 Disston St., Philadelphia, PA 19149.

Attorney: **JOSEPH MANIACI**, 6720 Frankford Ave., Philadelphia, PA 19135.

**ROTHSTEIN, MARGELYNNE**, dec'd.

Late of Quakertown Borough, Bucks County, PA.

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

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

**SWEENEY, JOHN D., III**, dec'd.

Late of Yardley/Makefield Twp., Bucks County, PA.

Co-Executors: **GLENN A. SWEENEY** and **JOHN D. SWEENEY, IV** c/o William F. Thomson, Jr., Esq., 952 Trenton Road, Fairless Hills, PA 19030.

Attorney: **WILLIAM F. THOMSON, JR.**, 952 Trenton Road, Fairless Hills, PA 19030.

**THORNTON, RICHARD C.** a/k/a **RICHARD C. THORNTON, SR.**, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executor: **RICHARD C. THORNTON, JR.**, P.O. Box 313, Ottsville, PA 18942.

Attorney: **FRANCIS X. BUSCHMAN, JR.**, Buschman & Johnson, 228 North Main Street, Souderton, PA 18964.

**TITUS, VIRGINIA L.** a/k/a **GINNY TITUS**, dec'd.

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

Executrix: **SHARMAN C. CONKLIN**, 356 Doone Rd., Fairless Hills, PA 19030.

*Second Publication*

**BOYER, JANE GRAY**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **JAMES L. BOYER**, 4 Honeysuckle Ct., Skillman, NJ 08558.

**BOYER, LOUISE MARY** a/k/a **LOUISE M. BOYER** and **LOUISE BOYER**, dec'd.

Late of Chalfont, Bucks County, PA.

Executrix: **THERESA COOPER** a/k/a **THERESA M. VIGNA-COOPER**, 402 Paper Mill Road, Oreland, PA 19075.

Attorney: **JODI L. GRIFFIS**, 1495 Alan Wood Road, Suite 7, Conshohocken, PA 19428.

**DEMUSZ, FLORENCE S.**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Administrator: **HENRY SCHNEIDER** c/o Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348.

Attorney: **DONALD B. LYNN, JR.**, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348.

**FEIN, LIBBY** a/k/a **LIBBY KOSSOFF**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executors: **PAMELA K. WOLF**, 701 Panorama Road, Villanova, PA 19085 and **SAMUEL M. KOSSOFF**, 1256 Brandywyn Lane, Buffalo Grove, IL 60089.

Attorney: **RICHARD W. STEVENS**, Flamm Walton Heimbach, 794 Penllyn Pike, Suite 100, Blue Bell, PA 19422-1669.

**GARGES, PATSY R.** a/k/a **PATSY RUTH GARGES**, dec'd.

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

Executor: **WALTER G. GARGES**, 105 Gentry Dr., Perkasie, PA 18944.

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

**GOODWIN, DOROTHY E.** a/k/a **DOROTHY GOODWIN**, dec'd.

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

Executrix: **LYNNE G. TOBISH** a/k/a **LYNNE D. GOODWIN TOBISH**, 34 Colonial Drive, Newtown, PA 18940.

Attorney: **LAURA W. CASSAVELL**.

**HAGEY, DONALD S.**, dec'd.

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

Executrix: **LINDA M. HAGEY** c/o Kathleen A. Maloles, Esq., 375 Morris

Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

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

**HOEZ, GEORGE C., SR. a/k/a GEORGE HOEZ**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **MARGARET MURR**, 119 Hampden Dr., Mountville, PA 17554.

**HOFFMAN, BRIAN L.**, dec'd.

Late of Quakertown, Bucks County, PA.

Executrix: **JULIE M. WILLIAMS** c/o Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219.

Attorneys: **FITZPATRICK LENTZ & BUBBA, P.C.**, 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219.

**HOLDEN, GERALDINE**, dec'd.

Late of Levittown, Falls, Bucks County, PA.

Executor: **THOMAS C. HOLDEN**, 100 Antler Ct., Fairless Hills, PA 19030.

**LICAUSE, FRANK**, dec'd.

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

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

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

**MORGAN, LOUANN**, dec'd.

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

Executrices: **BETH ANN LEPIANKA** and **LIZBETH LEPIANKA**, 215 W. Bristol Rd., Feasterville Trevose, PA 19053.

**PERL, NANCY M.**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **MARGARET M. KOLBY**, 4013 Comly Street, Philadelphia, PA 19136.

Attorney: **WILLIAM H. R. CASEY**, 99 East Court Street, Doylestown, PA 18901.

**RICHARDS, RUTH F.**, dec'd.

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

Executors: **SHAWN A. RICHARDS** and **BRUCE D. HESS**, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

Attorney: **KAREN F. ANGELUCCI**, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

**ROGERS, HERBERT, JR. a/k/a BUBBLES ROGERS**, dec'd.

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

Executrix: **KENDRA D. THOMAS**, 269 Anderson Road, Yardley, PA 19067.

**SCHMITT, JOSEPH, JR.**, dec'd.

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

Administratrix: **BETTE M. WHITE** c/o Mark J. Davis, Esq., 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444.

Attorney: **MARK J. DAVIS**, The Law Office of Michael S. Connor, 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444.

**TUNNEY, SANDRA ELIZABETH a/k/a SANDRA TUNNEY**, dec'd.

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

Administratrices: **LISA DAWN TUNNEY-WOELK** and **ERIKA HO** c/o Jane K. Anastasia, Esq., P.O. Box 600, Jamison, PA 18929.

Attorney: **JANE K. ANASTASIA**, P.O. Box 600, Jamison, PA 18929.

**VANTINE, ADRIENNE**, dec'd.

Late of Middletown Twp., Bucks County, PA.

Executrix: **VALERIE MYERS**, 23 Hollow Road, Levittown, PA 19056.

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

**WELLS, CHARLES A., JR.**, dec'd.

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

Executrix: **MARGARET DIANA WELLS** c/o Michael W. Mills, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

Attorney: **MICHAEL W. MILLS**, Antheil, Maslow and MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

**WHINNEY, JOSEPH T.**, dec'd.

Late of Falls Township, Bucks County, PA.

Administrator: **CHRISTOPHER M. WHINNEY** c/o David R. Bane, Esq., Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

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

**WOODRING, PATRICIA**, dec'd.

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

Executrix: **MAUREEN GALLAGHER** c/o Denis W. Lantot, Esquire, 312 N. Oxford Valley Road, Fairless Hills, PA 19030.

Attorney: **DENIS W. LANCTOT**, Jackson, Cook, Caraccappa & Scott PC, 312 N. Oxford Valley Road, Fairless Hills, PA 19030.

**ZEGLEY, CLAIRE** a/k/a **CLAIRE REICHWEIN ZEGLEY** a/k/a **CLAIRE ANNE ZEGLEY** and **CLAIRE R. ZEGLEY**, dec'd.

Late of Warwick, Bucks County, PA.

Executor: **CHRISTOPHER R. ZEGLEY**, 504 Joel Drive, Mechanicsburg, PA 17050.

*Third and Final Publication*

**ARKOWITZ, FLORENCE A.**, dec'd.

Late of Newtown, Bucks County, PA.

Executor: **ROBERT N. ARKOWITZ**, 300 Holmes Ave., Havertown, PA 19083.

**BESSLER, JULIE**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **SUSAN GRADY**, 612 N. Shady Retreat Rd., #5, Doylestown, PA 18901.

**BIEHN, FRANCIS J.**, dec'd.

Late of Quakertown, Bucks County, PA.

Executors: **THOMAS J. BIEHN** and **CHRISTINA M. WENTZEL** c/o Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.

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

**BLEYKER, ELIZABETH DEN**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **SUSAN D. THOMPSON**, 386 Barclay Circle, Harleysville, PA 19438.

**CARTER, GRACE HOUGH**, dec'd.

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

Co-Executrices: **MARY KATHERINE AZIEL ANDREADES** and **VIRGINIA LEE CARTER GRISHAM** 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.

**CHANG, KERN K.N.** a/k/a **KERN K. CHANG** and **KERN KO NAN CHANG**, dec'd.

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

Executrix: **ELLEN G. CHANG**, 30 Sagebrush Lane, Langhorne, PA 19047.

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

**CHATTIN, MALCOLM R.**, dec'd.

Late of Penndel, Bucks County, PA.

Executrix: **SANDRA KASLOSKI**, 46 Cloverlee Lane, Newtown, PA 18940.

Attorney: **ELLIOT MARK OLEN**, Olen Law Office, The Offices at Oxford Crossing, 333 Oxford Valley Road, Suite 302, Fairless Hills, PA 19030.

**DOSTMANN, MARIA B.** a/k/a **MARIA BIRGITTA DOSTMANN**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **SHARON M. DOSTMANN** c/o Sommar, Tracy & Sommar, 210 S. Broad Street, Lansdale, PA 19446.

Attorney: **JAMES C. SOMMAR**, Sommar, Tracy & Sommar, 210 S. Broad Street, Lansdale, PA 19446.

**EHNE, CHARLES** a/k/a **CHARLES EHNE, SR.**, dec'd.

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

Executor: **CHARLES EHNE, JR.** c/o Charles Bender, Esquire, 2700 Kelly Road, Suite 300, Warrington, PA 18976.

Attorney: **CHARLES BENDER**, Fox Rothschild LLP, 2700 Kelly Rd., Ste. 300, Warrington, PA 18976.

**GOODMAN, JAMES E.**, dec'd.

Late of Langhorne Borough, Bucks County, PA.

Executrix: **LAURA M. MERCURI**, 104 N. York Road, Hatboro, PA 19040.

Attorney: **LAURA M. MERCURI**, 104 North York Road, Hatboro, PA 19040.

**HINKLE, R. LEE** a/k/a **ROGER LEE HINKLE**, dec'd.

Late of Milford Township, Bucks County, PA.

Executrix: **SANDRA L. HINKLE** c/o Rodney D. Henry, Esquire, P.O. Box 499, Quakertown, PA 18951-0499.

Attorney: **RODNEY D. HENRY**, P.O. Box 499, Quakertown, PA 18951-0499.

**HOUSEMAN, MARY ELISE IDA** a/k/a **ELISE HOUSEMAN**, dec'd.

Late of Levittown, Bucks County, PA.

Executrix: **MARILYN SHEA**, 113 Parkview, Chateaugay, Quebec, Canada J6K 2H2.

**HUNT, JEROME**, dec'd.

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

Administratrix: **JANELLE ROSE HUNT** c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

Attorney: **HARRY METKA**, 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

**KATZMAR, CAROL ANN**, dec'd.

Late of Feasterville Trevose, Bucks County, PA.

Administratrix: **SHEILA RADCLIFFE**, 121 Hershel Street, Feasterville Trevose, PA 19053.

**KIERNAN, EDWARD T.**, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **LINDA MICHAUD**, 8690 Nottingham Pointe Way, Fort Myers, FL 33912.

**LIN, PAUL M.**, dec'd.

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

Administratrix C.T.A.: **JENNIFER LIN** c/o Alan G. Wandalowski, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

Attorney: **ALAN G. WANDALOWSKI**, Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

**LINTON, JANICE A.**, dec'd.

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

Executrix: **MICHELLE KHALSA** c/o William J. Benz, Esq., 307 Lakeside Dr., Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 307 Lakeside Dr., Southampton, PA 18966.

**MALONE, MARTHANA**, dec'd.

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

Administratrices: **JESSICA M. ORTIZ** and **JENNIFER M. HOBEN** c/o Renata T. Pabisz, Esq., 2410 Bristol Rd., Bensalem, PA 19020.

Attorney: **RENATA T. PABISZ**, Dorian, Goldstein, Wisniewski & Orchinik, P.C., Neshaminy Valley Commons, 2410 Bristol Rd., Bensalem, PA 19020.

**PADUCH, GERTRUDE C.**, dec'd.

Late of Warrington, Bucks County, PA.

Executrix: **GAIL REINARD**, 605 Cherrington Dr., Harrisburg, PA 17110.

**RANDALL, PHILIP**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **ANNA MARIE LOMBARDI**, 2180 Mill Hill Road, Quakertown, PA 18951.

Attorney: **WENDY J. ASHBY**, 246 West Broad Street, Suite 3, Quakertown, PA 18951.

**ROBERSON, ARLENE**, dec'd.

Late of Levittown, Bucks County, PA.

Executrix: **HELENE WHITESIDE**, 119 Owenwood Dr., Lincoln Univ., PA 19352.

**SCOTT, THEODORE E., JR.** a/k/a **THEODORE EDWARD SCOTT, JR.**, dec'd.

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

Executrix: **TERRI J. OLIMPO** c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.

Attorney: **BRADFORD D. WAGNER**, 662 Main Street, Hellertown, PA 18055-1726.

**SULLENDER, DUANE KEVIN** a/k/a **DUANE K. SULLENDER**, dec'd.

Late of Langhorne, Bucks County, PA.

Administrator: **DUANE WILLIAM SULLENDER**, 27 West Winona Ave., 2nd Floor, Norwood, PA 19074.

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

Late of West Rockhill Township, Bucks County, PA.

Co-Executors: **MICHAEL S. WITTER** and **JAMES K. WITTER** c/o Gregory R. Gifford, Esquire, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

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

The certificate will be filed on or after December 20, 2017.

**Donald J. Weiss**, Solicitor

6 Dickinson Dr.

Ste. 110

Chadds Ford, PA 19317

Jan. 25

**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:

**Apex Air Balancing** with its principal place of business 550 W. Bridge St., Space 2A, Morrisville, PA 19067.

The name and address of the entity owning or interested in said business are Kitchen Air Inc., 550 W. Bridge St., Space 2A, Morrisville, PA 19067.

**Trust Notice**

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

*Second Publication***TRUST OF JULIA SHUGALLO.**

Late of Bristol Township, Bucks County, PA.

Trustees: **PAULA ORAWSKI**, 1142 Fourth Avenue, Crydon, PA 19021 and **MELANIE PARTELOW**, 121 Evans Drive, Palm Coast, FL 32164.

Attorney: **MICHELLE L. SANGINITI**, 166 Allendale Road, King of Prussia, PA 19406.