

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

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, July 13, 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 numbered above. No further notice of the filing of the Schedule of Distribution will be given.

**BEDMINSTER TOWNSHIP**

DOCKET #2017-05125

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

TAX PARCEL #1-23-99.

PROPERTY ADDRESS: 138 Wigton Circle, Perkasio, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LUTHER HEISELMOYER, DORIS HEISELMOYER.**

**ROGER FAY**, Esquire

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

**BENSALEM TOWNSHIP**

DOCKET #2014-01420

ALL THAT CERTAIN PROPERTY SITUATE IN THE **TOWNSHIP OF BENSALEM**, BUCKS COUNTY, PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 2556, PG 1770.

HAVING ERECTED THEREON A DWELLING KNOWN AS 2406 BUFFALO AVENUE f/k/a 4433 MASTER AVENUE, TREVOSSE, PA 19053.

TAX PARCEL #02-007-006-002.

PROPERTY ADDRESS: 2406 Buffalo Avenue f/k/a 4433 Master Avenue, Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KAREN E. PINKHAM, ADMINISTRATRIX OF THE ESTATE OF TIMOTHY J. PINKHAM a/k/a TIMOTHY PINKHAM AND KAREN E. PINKHAM.**

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

DOCKET #2016-00328

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank v. Patricia S. Kremer a/k/a Patricia Sharon Kremer a/k/a Patricia Kremer owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 1372 Argyle Way, Bensalem, PA 19020-3809.

TAX PARCEL #02-092-046.

PROPERTY ADDRESS: 1372 Argyle Way, Bensalem, PA 19020-3809.

JUDGMENT AMOUNT: \$187,502.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICIA S. KREMER a/k/a PATRICIA SHARON KREMER a/k/a PATRICIA KREMER.**

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

DOCKET #2016-00534

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

TAX PARCEL #02-029-316.

PROPERTY ADDRESS: 1044 Highland Avenue, Bensalem, PA 19020-6423.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **RAYMOND T. STASZEWSKI a/k/a RAYMOND STASZEWSKI, KIMBERLY A. HAINES STASZEWSKI.**

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

DOCKET #2016-03634

The real property that was provided as security by Defendant, Lifestyle Real Estate I, L.P. for the payment of the promissory

note is commonly known as 1 New Road, **TOWNSHIP OF BENSELEM**, County of Bucks, Commonwealth of Pennsylvania (the "Property").

CONTAINING 10.75 acres, more or less.

BEING known as 1 New Road.

TAX PARCEL #2-1-36-1.

PROPERTY ADDRESS: 1 New Road.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LIFESTYLE REAL ESTATE I, LP.**

**JAMES S. ETTIELSON**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-00291

U.S. Bank Trust National Association, as Trustee of The Igloo Series III Trust v. John P. McHugh, Loriann Davis a/k/a Loriann Davis McHugh owner(s) of property situate in the **BENSELEM TOWNSHIP**, BUCKS County, Pennsylvania, being 531 South Mount Vernon Circle, Bensalem, PA 19020-8210.

TAX PARCEL #02-094-131.

PROPERTY ADDRESS: 531 South Mount Vernon Circle, Bensalem, PA 19020-8210.

JUDGMENT AMOUNT: \$65,066.33.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN P. McHUGH, LORIANN DAVIS a/k/a LORIANN DAVIS McHUGH.**

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

DOCKET #2017-02797

ALL THAT CERTAIN lot or piece of ground situate in **BENSELEM TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania and described according to a Plan of "Neshaminy Valley, Village IV, Section 28," by Benjamin C. Queen, Registered Surveyor, dated May 15, 1975 and last revised June 4, 1975.

Being more fully described in Deed dated July 26, 2007, and recorded on August 16, 2007, in the Bucks County Recorder of Deeds Office at Deed Book Volume 5503 at Page 479, Instrument No. 2007076818.

TAX PARCEL #02-089-640.

PROPERTY ADDRESS: 2941 Quincy Turn, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARCO RICCA.**

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

DOCKET #2017-06237

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

TAX PARCEL #02-091-154.

PROPERTY ADDRESS: 6416 Thomas Paine Court, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHELLE B. COOPERMAN.**

**GREGORY JAVARDIAN**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2018-00459

ALL THAT CERTAIN lot of piece of ground with the buildings and improvements thereon erected. **BENSELEM TWP.**

TAX PARCEL #02-050-133.

PROPERTY ADDRESS: 6682 Pickwick Court, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **COURTNEY KIRK, JAMES E. HOLMES.**

**SAMANTHA GABLE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

## BRISTOL BOROUGH

DOCKET #2016-07193

Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing Under The Laws of The United States of America v. William K. Abrego a/k/a William Abrego, Jr, in His Capacity as Administrator and Heir of The Estate of Virginia R. Abrego a/k/a Virginia Abrego a/k/a Virginia R. Bamann a/k/a Virginia Ruth Bamann, Nicole J. Dietzsch, in Her Capacity as Heir of The Estate of Virginia R. Abrego a/k/a Virginia Abrego a/k/a Virginia R. Bamann a/k/a Virginia Ruth Bamann, Kenneth Whipp, in His Capacity as Heir of The Estate of Virginia R. Abrego a/k/a Virginia Abrego a/k/a Virginia R. Bamann a/k/a Virginia

Ruth Bamann, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Virginia R. Abrego a/k/a Virginia Abrego a/k/a Virginia R. Bamann a/k/a Virginia Ruth Bamann, Deceased owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 35 Myrtle Lane, Levittown, PA 19054-2029.

TAX PARCEL #05-048-558.

PROPERTY ADDRESS: 35 Myrtle Lane, Levittown, PA 19054-2029.

JUDGMENT AMOUNT: \$124,496.73.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM K. ABREGO a/k/a WILLIAM ABREGO, JR., IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF VIRGINIA R. ABREGO a/k/a VIRGINIA ABREGO a/k/a VIRGINIA R. BAMANN a/k/a VIRGINIA RUTH BAMANN, NICOLE J. DIETZSCH, IN HER CAPACITY AS HEIR OF THE ESTATE OF VIRGINIA R. ABREGO a/k/a VIRGINIA ABREGO a/k/a VIRGINIA R. BAMANN a/k/a VIRGINIA RUTH BAMANN, KENNETH WHIPP, IN HIS CAPACITY AS HEIR OF THE ESTATE OF VIRGINIA R. ABREGO a/k/a VIRGINIA ABREGO a/k/a VIRGINIA R. BAMANN a/k/a VIRGINIA RUTH BAMANN, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VIRGINIA R. ABREGO a/k/a VIRGINIA ABREGO a/k/a VIRGINIA R. BAMANN a/k/a VIRGINIA RUTH BAMANN, DECEASED.**

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

DOCKET #2017-00807

ALL THAT CERTAIN piece or parcel or Tract of land situate in the **BOROUGH OF BRISTOL**, Bucks County, Pennsylvania, and being known as 265 Madison Street, Bristol, Pennsylvania 19007.

TAX PARCEL #04-024-205.

PROPERTY ADDRESS: 265 Madison Street, Bristol, Pennsylvania 19007.

REAL DEBT: \$175,761.72.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHARON ELENTRIO a/k/a SHARON LIGHT, CHRISTOPHER LIGHT.**

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

DOCKET #2017-01712

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

TAX PARCEL #4-028-157.

PROPERTY ADDRESS: 219 Jackson Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHELE C. SCHEID.**

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

#### BRISTOL TOWNSHIP

DOCKET #2015-01224

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

TAX PARCEL #05-025-189.

PROPERTY ADDRESS: 199 Blue Ridge Drive, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **LEON TRZASKAWKA, NANCY TRZASKAWKA.**

**M. TROY FREEDMAN**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2016-01272

All that certain piece or parcel or Tract of land situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, and being known as 15 Violet Road, Levittown, Pennsylvania 19057.

TAX PARCEL #05041201.

PROPERTY ADDRESS: 15 Violet Road, Levittown, Pennsylvania 19057.

REAL DEBT: \$162,946.14.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CARL B. SHOWERS, LOIS STINSON-SHOWERS. TERRENCE J. McCABE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2016-01452

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 114 Plumtree Road, Levittown, PA 19056.

TAX PARCEL #05-021-160.

PROPERTY ADDRESS: 114 Plumtree Road, Levittown, PA 19056.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JOSE M. SANCHEZ, JR., THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE.**

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

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DOCKET #2016-03253

Ditech Financial LLC v. Melissa Juarbe Martinez, in Her Capacity as Heir of Angel L. Juarbe, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Angel L. Juarbe, Deceased owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 259 Devon Way a/k/a Unit No. 1407 Crestwood Condominium, Levittown, PA 19057.

TAX PARCEL #05-025-0821407.

PROPERTY ADDRESS: 259 Devon Way a/k/a Unit No. 1407 Crestwood Condominium, Levittown, PA 19057.

JUDGMENT AMOUNT: \$165,858.90.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MELISSA JUARBE MARTINEZ, IN HER CAPACITY AS HEIR OF ANGEL L. JUARBE, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANGEL L. JUARBE, DECEASED.**

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

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DOCKET #2016-03285

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

TAX PARCEL #05-050-078.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

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

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DOCKET #2016-05118

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

TAX PARCEL #05-012-302.

PROPERTY ADDRESS: 914 State Road, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **DONALD R. BELLERBY, SUSAN BELLERBY.**

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

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DOCKET #2016-06836

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

TAX PARCEL #05-009-261.

PROPERTY ADDRESS: 1501 Buchanan Street, Bristol, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DENNIS BUSLER, SUSAN M. BUSLER.**

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

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DOCKET #2017-00962

ALL THAT CERTAIN piece or parcel of land with the buildings and improvements thereon erected, located at Edgely and Situate in the

**TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #05-074-294.  
 PROPERTY ADDRESS: 7226 Radcliffe Street N., Bristol Township, Pennsylvania.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **JAMES M. POORMAN, JR.**  
**ROBERT P. DADAY**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2017-01146  
 PHH Mortgage Corporation f/k/a PHH US Mortgage Corporation v. Stephen S. Gallagher owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 211 Devon Way, Levittown, PA 19057.  
 TAX PARCEL #05-025-0821215.  
 PROPERTY ADDRESS: 211 Devon Way, Levittown, PA 19057.  
 JUDGMENT AMOUNT: \$32,612.27.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **STEPHEN S. GALLAGHER.**  
**PHELANHALLINANDIAMOND&JONES**  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2017-01758  
 ALL THAT CERTAIN LOT OF LAND SITUATE IN **BRISTOL TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA.  
 TAX PARCEL #05-039-519.  
 PROPERTY ADDRESS: 2 Ailanthus Lane, Levittown, PA 19055.  
 IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
 SOLD AS THE PROPERTY OF: **LORI KOZICKI, MICHAEL J. KOZICKI.**  
**MARK J. UDREN**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2017-02765  
 ALL THAT CERTAIN lot or piece of ground situate at Levittown in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, shown and designated as lot 3151R on Subdivision Map of Goldenridge, Levittown Section 41 filed in the Office of the Recorder of Deeds of Bucks County, PA on August 14, 1983 in Plan Book 7 page 4.

Being more fully described in Deed dated March 15, 2006, and recorded on March 30, 2006, in the Bucks County Recorder of Deeds Office at Deed Book Volume 4893 at Page 1786.  
 TAX PARCEL #05-037-223.  
 PROPERTY ADDRESS: 17 Goldenridge Drive, Levittown, PA 19057.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **KEVIN T. KAPPE, DONNA M. KAPPE.**  
**STEPHEN M. HLADIK**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2017-02919  
 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, Commonwealth of Pennsylvania.  
 TAX PARCEL #05-043-181.  
 PROPERTY ADDRESS: 10 Orchard Lane, Levittown, PA 19055.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **ERIC L. NELSON.**  
**GREGORY JAVARDIAN**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2017-04075  
 ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN **BRISTOL TOWNSHIP**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA.  
 TAX PARCEL #05-012-124.  
 PROPERTY ADDRESS: 726 Patterson Avenue, Croydon, PA 19021.  
 IMPROVEMENTS: RESIDENTIAL.  
 SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, PERSONAL REPRESENTATIVES, AND DEVISEES OF MICHAEL W. BAROWSKY, DECEASED.**  
**EDWARD J. MCKEE**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2017-04226  
 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 615 Cedar Avenue, Croydon, PA 19021.

TAX PARCEL #05-012-092-001.

PROPERTY ADDRESS: 615 Cedar Avenue, Croydon, PA 19021.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JODY KLAMKA a/k/a JODY L. KLAMKA, AS ADMINISTRATOR TO THE ESTATE OF CHESTER J. KLAMKA.**

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

DOCKET # 2017-05384

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH THE BUILDING AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO AN AMENDED PLAN OF "RED CEDAR HILL" LEVITTOWN, SECTION 23, DATED MAY 1, 1953, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUCKS COUNTY, PENNSYLVANIA, IN PLAN BOOK 6 AT PAGE 33.

TAX PARCEL #05-039-240.

PROPERTY ADDRESS: 16 Red Maple Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DILIP LONDHE, ANJALI LONDHE.**

**LEONA MOGAVERO**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-05948

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

TAX PARCEL #5-71-249.

PROPERTY ADDRESS: 50 Jolly Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES A. LEMARQUAND, JR., SOLELY AS HEIR TO THE ESTATE OF RITA**

**LEMARQUAND a/k/a MARY ANN RITA LEMARQUAND, DECEASED, UNKNOWN HEIRS OF THE ESTATE OF RITA LEMARQUAND a/k/a MARY ANN RITA LEMARQUAND, DECEASED.**

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

DOCKET #2017-06444

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 2002 State Road, Croydon, PA 19021.

TAX PARCEL #05-012-503.

PROPERTY ADDRESS: 2002 State Road, Croydon, PA 19021.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ELAINE ANDERSON a/k/a ELAINE H. ANDERSON.**

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

DOCKET #2017-07148

ALL THAT CERTAIN lot, **BRISTOL TWP.**

TAX PARCEL #05-043-311.

PROPERTY ADDRESS: 179 Crabtree Drive, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICIA A. RIBAVARO, AS ADMINISTRATOR OF THE ESTATE OF BRIAN K. MacDADE, DECEASED.**

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

DOCKET #2017-07396

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 7570 on a certain map entitled "Subdivision Map, 'Violetwood,' Levittown Section '38' situated in Bristol Township, Bucks County, Pennsylvania, owned by Levitt and Sons Incorporated, dated June, 1953, Survey and



Map by C. A. Monroe P.E. & L.S.” recorded on August 14, 1953, at Doylestown in the Office for the Recording of Deeds in and for the County of Bucks in Plan Book 7 page 8 and which lot is more particularly bounded and described according to a survey thereof made by C. A. Monroe, P.E. & L.S. dated November 12, 1953 as follows, to wit:  
 TAX PARCEL #05-041-132.  
 PROPERTY ADDRESS: 25 Vista Road, Levittown, PA 19057.  
 IMPROVEMENTS: A RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **ANNA M. PRZYBYSZEWSKI**,  
**SAMANTHA GABLE**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff’s Office, Doylestown, PA

## DOCKET #2018-00694

ALL THAT CERTAIN lot or piece of ground situate in **BRISTOL TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania.  
 TAX PARCEL #05-007-061-001.  
 PROPERTY ADDRESS: 524 Sycamore Avenue, Croydon, PA 19021.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **BARBARA M. BROOKS, DeKARLO E. BROOKS**,  
**ROGER FAY**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff’s Office, Doylestown, PA

## DOCKET #2018-00726

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 #05-042-127.  
 PROPERTY ADDRESS: 94 Dogwood Drive, Levittown, PA 19055.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **KARA M. CONVERY**,  
**POWERS, KIRN & ASSOCIATES**  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff’s Office, Doylestown, PA

## DOCKET #2018-00788

U.S. Bank National Association v. Vernon K. Jones a/k/a Vernon Kenyatta Jones a/k/a V.

Kenyatta Jones, Tanya M. Jones a/k/a Tanya Jones owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 81 Plumbridge Drive, Levittown, PA 19056-3539.  
 TAX PARCEL #05-021-127.  
 PROPERTY ADDRESS: 81 Plumbridge Drive, Levittown, PA 19056-3539.  
 JUDGMENT AMOUNT: \$222,265.63.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **VERNON K. JONES a/k/a VERNON KENYATTA JONES a/k/a V. KENYATTA JONES, TANYA M. JONES a/k/a TANYA JONES**,  
**PHELANHALLINANDIAMOND&JONES**  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff’s Office, Doylestown, PA

**BUCKINGHAM TOWNSHIP**

## DOCKET #2014-04983

ALL THAT CERTAIN parcel of land located in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #06-018-168-001.  
 PROPERTY ADDRESS: 1733 Durham Road, Buckingham, PA 18912.  
 IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **ANTHONY MARSH**,  
**MICHAEL T. McKEEVER**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff’s Office, Doylestown, PA

## DOCKET #2018-01215

ALL THAT CERTAIN lot or parcel of land, situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania, being known as Lot No. 150, as shown on a Plan entitled “Record Plan—Phase 1, Arbor Point”, Sheets 1 through 16 of 16, prepared by Eastern States Engineering, Inc., Huntingdon Valley, Pennsylvania, 19006, dated 1/14/1999, last revised 10/24/2002 and recorded on 1/23/2003 in Plan Book No. 312 page 24, more particularly described as follows:  
 TAX PARCEL #06-070-094.  
 PROPERTY ADDRESS: 2249 Dorchester Street, Furlong, PA 18902.  
 IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

**SAMANTHA GABLE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**DOYLESTOWN TOWNSHIP**

DOCKET #2018-01030

Loancare, LLC v. William V. Leonard a/k/a William Leonard, Pamela Beth Leonard a/k/a Pamela Leonard owner(s) of property situate in the **DOYLESTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 35 Mystic View Lane, Doylestown, PA 18901-2040.

TAX PARCEL #09-064-013.

PROPERTY ADDRESS: 35 Mystic View Lane, Doylestown, PA 18901-2040.

JUDGMENT AMOUNT: \$372,222.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM V. LEONARD a/k/a WILLIAM LEONARD, PAMELA BETH LEONARD a/k/a PAMELA LEONARD.**

**PHELANHALLINANDIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**EAST ROCKHILL TOWNSHIP**

DOCKET #2017-07356

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

TAX PARCEL #12-009-120-004.

PROPERTY ADDRESS: 2030 Three Mile Run Road, Perkasio (Twp. of East Rockhill), PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES G. JACKETTI.**

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

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**FALLS TOWNSHIP**

DOCKET #2011-10372

All that certain lot or piece of ground with the buildings and improvements thereon erected,

situate **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania, being known as 75 Liberty drive, Langhorne, PA 19047.

TAX PARCEL #13-4-871.

PROPERTY ADDRESS: 75 Liberty Drive, Langhorne, PA 19047.

JUDGMENT AMOUNT: \$269,475.64.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARK ADAMS, JENNINE BABAU.**

**RICHARD J. NALBANDIAN**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2017-02078

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

TAX PARCEL #13-019-354.

PROPERTY ADDRESS: 33 Valentine Lane, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH S. BETHMAN.**

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

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DOCKET #2017-08099

ALL THAT CERTAIN lot or piece of land, Situate in the **TOWNSHIP OF FALLS**, County of Bucks, Pennsylvania, being Lot No. 186 A., as shown on the Plan of Fairless Hills, Pennsylvania, Revision 2, Unit E, Section I, laid out by Danherst Corporation and recorded in the Office for the Recording of Deeds in and for Bucks County, Pennsylvania in Plan Book 32 and Page 33, bounded and described as follows, to wit:

TAX PARCEL #13-019-043.

PROPERTY ADDRESS: 836 Eldridge Road, Fairless Hills, PA 19030.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WARTERRY BARLOW.**

**SAMANTHA GABLE**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA



**HILLTOWN TOWNSHIP**

DOCKET #2017-02819

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

TAX PARCEL #15-041-256.

PROPERTY ADDRESS: 256 Washington Place, Telford, PA 18969.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JASON R. ALBRIGHT**.**POWERS, KIRN & ASSOCIATES**

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

**LANGHORNE BOROUGH**

DOCKET #2015-05997

All that certain piece or parcel or Tract of land situate in the **BOROUGH OF LANGHORNE**, Bucks County, Pennsylvania, and being known as 180 Cherry Street, Langhorne, Pennsylvania 19047.

TAX PARCEL #18-004-190.

PROPERTY ADDRESS: 180 Cherry Street, Langhorne, Pennsylvania 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TRACEY E. BOYD**.**TERRENCE J. McCABE**, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

**LOWER MAKEFIELD TOWNSHIP**

DOCKET #2017-04107

611 River Road, **TOWNSHIP OF LOWER MAKEFIELD**, PA 19067.

TAX PARCEL #20-053-046 including 20-053-059.

PROPERTY ADDRESS: 611 River Road, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTOPHER McCABE**,**INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF NATALIA MARTYANOVA.**

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

**LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2018-00488

PREMISE 'A', **LOWER SOUTHAMPTON TOWNSHIP**.

TAX PARCEL #21-032-103 and 21-032-104. PROPERTY ADDRESS: 1939 Fernbrook Avenue, Feasterville, PA 19053.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTOPHER G. LONG, NICOLE R. LONG**.**SAMANTHA GABLE**, Esquire

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2018-00850

Wells Fargo Bank, N.A. v. Frederick Troeschler a/k/a Fredrick Troeschler owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 155 Hazel Avenue, Feasterville Trevoise, PA 19053-4229.

TAX PARCEL #21-012-283-001.

PROPERTY ADDRESS: 155 Hazel Avenue, Feasterville Trevoise, PA 19053-4229.

JUDGMENT AMOUNT: \$200,748.94.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FREDERICK TROESCHER** a/k/a **FREDRICK TROESCHER**.**PHELANHALLINANDIAMOND&JONES**

MILTON R. WARRELL, III, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2018-01185

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank National Association v. Gail A. Sundstrom owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 2012 Greentree Lane a/k/a 2012 Green Tree Lane, Oakford, PA 19053-3620.

TAX PARCEL #21-032-193.

PROPERTY ADDRESS: 2012 Greentree Lane a/k/a 2012 Green Tree Lane, Oakford, PA 19053-3620.

JUDGMENT AMOUNT: \$78,995.51.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **GAIL A.  
SUNDSTROM.**  
**PHELAN HALLINAN DIAMOND & JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**MIDDLETOWN TOWNSHIP**

DOCKET #2015-00497  
ALL THAT CERTAIN lot or piece of ground  
situate in **MIDDLETOWN TOWNSHIP**,  
County of Bucks, and Commonwealth of  
Pennsylvania.  
TAX PARCEL #22-039-003-002.  
PROPERTY ADDRESS: 649 Harding  
Avenue, Langhorne, PA 19047.  
IMPROVEMENTS: RESIDENTIAL  
DWELLING.  
SOLD AS THE PROPERTY OF: **DAVID P.  
RODGERS, GLORIA J. RODGERS.**  
**ROGER FAY**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-00893  
ALL THAT CERTAIN lot or tract of  
land, situate in the **TOWNSHIP OF  
MIDDLETOWN**, County of Bucks and  
Commonwealth of Pennsylvania.  
TAX PARCEL #22-028-329.  
PROPERTY ADDRESS: 231 Farleigh Court,  
Langhorne, PA 19047.  
IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **PATRICIA  
A. TONER, JEFFREY J. TONER.**  
**MICHAEL T. McKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-03634  
ALL THAT CERTAIN lot or piece of land,  
with the building and improvements thereon  
erected, SITUATE in the **TOWNSHIP OF  
MIDDLETOWN**, County of Bucks and  
Commonwealth of Pennsylvania, being  
known as Lot No. 1 on Plan of Subdivision  
made for George J. Sengpeil AND Associates,  
by Ezra Golub Associates, Engineers-  
Surveyors,, Levittown, Pennsylvania, dated  
March 21st, 1973 and last revised June 19,

1973 and recorded in Plan Book 111 page 44.  
TAX PARCEL #22-009-119-002.  
PROPERTY ADDRESS: 270 North  
Hawthorne Avenue, Langhorne, PA 19047.  
IMPROVEMENTS: RESIDENTIAL  
DWELLING.  
SOLD AS THE PROPERTY OF: **WILLIAM  
J. BLANK, ROSEMARY R. BLANK.**  
**MARTHA E. VON ROSENSTEIL**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-05635  
ALL THAT CERTAIN lot or piece of  
ground located in the **TOWNSHIP OF  
MIDDLETOWN**, County of Bucks and  
Commonwealth of Pennsylvania.  
TAX PARCEL #22-066-073.  
PROPERTY ADDRESS: 161 Meadowview  
Court, Langhorne, PA 19047.  
IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **JEFFREY  
A. MILLER, MICHELLE A. MILLER.**  
**MICHAEL T. McKEEVER**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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**MILFORD TOWNSHIP**

DOCKET #2015-02974  
ALL THAT CERTAIN Lot or piece of ground,  
situate in the **TOWNSHIP OF MILFORD**,  
County of Bucks and Commonwealth of  
Pennsylvania, described according to a Final  
Plan of Estates at Miller's Run, prepared by  
Mease Engineering, P.C. Richlandtown, Pa,  
dated January 21, 1999, last revised December  
9, 2002 and recorded in Bucks County, Pa, in  
Plan Book 313 page 45.  
TAX PARCEL #23-033-005.  
PROPERTY ADDRESS: 2360 Devon Drive,  
Quakertown, PA 18951.  
IMPROVEMENTS: RESIDENTIAL  
DWELLING.  
SOLD AS THE PROPERTY OF: **TIMOTHY  
SCHILLER, THE UNITED STATES  
OF AMERICA c/o UNITED STATE  
ATTORNEY FOR THE EASTERN  
DISTRICT OF PENNSYLVANIA.**  
**MARTHA E. VON ROSENSTEIL**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2016-07873

JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC s/b/m to Chase Manhattan Mortgage Corporation v. Derrick J. Thompson, Laura Thompson a/k/a Laura Deal-Thompson owner(s) of property situate in the **MILFORD TOWNSHIP**, BUCKS County, Pennsylvania, being 2506 Cedarfield Lane, Quakertown, PA 18951-6020.  
 TAX PARCEL #23-024-066.  
 PROPERTY ADDRESS: 2506 Cedarfield Lane, Quakertown, PA 18951-6020.  
 JUDGMENT AMOUNT: \$177,685.48.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **DERRICK J. THOMPSON, LAURA THOMPSON a/k/a LAURA DEAL-THOMPSON. PHELANHALLINANDIAMOND&JONES MILTON R. WARRELL, III, Sheriff** Sheriff's Office, Doylestown, PA

**MORRISVILLE BOROUGH**

## DOCKET #2017-05318

Wells Fargo Bank, N.A. v. Amanda Brittany Fink, in Her Capacity as Administratrix and Heir of The Estate of Mary M. Fink a/k/a Mary Margagret Fink, Heather Alexandra Fink, in Her Capacity as Heir of The Estate of Mary M. Fink a/k/a Mary Margagret Fink, Bridgette Anne Schultz, in Her Capacity as Heir of The Estate of Mary M. Fink a/k/a Mary Margagret Fink, Allen Otto Fink, Jr. a/k/a A.J. Fink, in His Capacity as Heir of The Estate of Mary M. Fink a/k/a Mary Margagret Fink, Crystle Fink, in Her Capacity as Heir of The Estate of Mary M. Fink a/k/a Mary Margagret Fink, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Mary M. Fink a/k/a Mary Margagret Fink, Deceased owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 105 North Delmorr Avenue, Morrisville, PA 19067-6205.  
 TAX PARCEL #24-9-104.  
 PROPERTY ADDRESS: 105 North Delmorr Avenue, Morrisville, PA 19067-6205.  
 JUDGMENT AMOUNT: \$134,857.20.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **AMANDA BRITTANY FINK, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF**

**THE ESTATE OF MARY M. FINK a/k/a MARY MARGARET FINK, HEATHER ALEXANDRA FINK, IN HER CAPACITY AS HEIR OF THE ESTATE OF MARY M. FINK a/k/a MARY MARGARET FINK, BRIDGETTE ANNE SCHULTZ, IN HER CAPACITY AS HEIR OF THE ESTATE OF MARY M. FINK a/k/a MARY MARGARET FINK, JR. a/k/a A.J. FINK, IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARY M. FINK a/k/a MARY MARGARET FINK, CRYSTLE FINK, IN HER CAPACITY AS HEIR OF THE ESTATE OF MARY M. FINK a/k/a MARY MARGARET FINK, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY M. FINK a/k/a MARY MARGARET FINK, DECEASED. PHELANHALLINANDIAMOND&JONES MILTON R. WARRELL, III, Sheriff** Sheriff's Office, Doylestown, PA

## DOCKET #2017-06567

ALL that certain parcel of land lying and being situate in the **BOROUGH OF MORRISVILLE**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 201 Melvin Avenue South aka 201 Melvin CT, Morrisville, PA 19067.  
 TAX PARCEL #24-003-042-032.  
 PROPERTY ADDRESS: 201 Melvin Avenue South a/k/a 201 Melvin CT, Morrisville, PA 19067.  
 IMPROVEMENTS: SINGLE FAMILY DWELLING.  
 SOLD AS THE PROPERTY OF: **FRANK FIORAVANTI. JUSTIN F. KOBESKI**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2018-00583

ALL THAT CERTAIN lot of land, together with the dwelling house thereon erected, known as No. 87 North Pennsylvania Avenue, Hereditaments and Appurtenances SITUATE, lying and being in the First Ward of the **BOROUGH OF MORRISVILLE**, in the County of Bucks and State of Pennsylvania, bounded and described according to a survey made by E. Pickering, 3rd, June 16, 1944.  
 TAX PARCEL #24-009-149.

PROPERTY ADDRESS: 87 North Pennsylvania Avenue, Morrisville, PA 19067.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **MICHAEL J. MARSCHEAN, JR., CARIN MARSCHEAN.**  
**MARTHA E. VON ROSENSTIEL**, Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2018-01264

JPMorgan Chase Bank NA s/b/m Chase Home Finance LLC s/b/m to Chase Manhattan Mortgage Corporation v. Omar Lewis owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 581 Wilk Drive, Morrisville, PA 19067-6819.  
 TAX PARCEL #24-001-018.  
 PROPERTY ADDRESS: 581 Wilk Drive, Morrisville, PA 19067-6819.  
 JUDGMENT AMOUNT: \$126,420.78.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **OMAR LEWIS.**  
**PHELANHALLINANDIAMOND&JONES**  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

**NEW BRITAIN TOWNSHIP**

## DOCKET #2013-01714

ALL THAT CERTAIN tract of land, Situate in the **TOWNSHIP OF NEW BRITAIN**, County of Bucks and State of Pennsylvania.  
 TAX PARCEL #26-1-114-1.  
 PROPERTY ADDRESS: 31 Barry Road, Chalfont, PA 18914.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **GENEVA L. FARR, THOMAS A. FARR, II. POWERS, KIRN & ASSOCIATES**  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2017-02926

Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. v. Bonnie M. Smith owner(s) of property situate in the **NEW BRITAIN TOWNSHIP**, BUCKS County, Pennsylvania, being 21 Helens Lane a/k/a 21 Helen Lane, Chalfont, PA 18914-1313.

TAX PARCEL #26-001-083.

PROPERTY ADDRESS: 21 Helens Lane a/k/a 21 Helen Lane, Chalfont, PA 18914-1313.  
 JUDGMENT AMOUNT: \$163,355.24.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **BONNIE M. SMITH.**  
**PHELANHALLINANDIAMOND&JONES**  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

**NEWTOWN TOWNSHIP**

## DOCKET #2016-04517

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF NEWTOWN**, County of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #29-48-4.  
 PROPERTY ADDRESS: 18 Amarylilis Lane, Newtown, PA 18940.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **BRUCE T. WHALEN, CATHERINE M. WHALEN. POWERS, KIRN & ASSOCIATES**  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2017-05536

ALL THAT CERTAIN lot, piece or parcel of ground with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF NEWTOWN**, County of BUCKS, Commonwealth of PENNSYLVANIA, being known as 211 Parkview Way, Newtown, Pennsylvania 18940.  
 BEING PARCEL NUMBER 29-32-98 and described in the Deed recorded in the Office of the Recorder of Deeds in and for Bucks County in Book 3378, Page 285 on June 18, 2003.  
 TAX PARCEL #29-32-98.  
 PROPERTY ADDRESS: 211 Parkview Way, Newtown, Pennsylvania 18940.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **ALBERT SCHUCKERT, PATRICIA SCHUCKERT. CHARLES N. SHURR, JR.,** Esquire  
 MILTON R. WARRELL, III, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2018-00883

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

TAX PARCEL #29-103-065.

PROPERTY ADDRESS: 428 Burns Lane, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ARTHUR C. IVINS, JR., SOLELY AS EXECUTOR OF THE ESTATE OF MARY M. IVINS, DECEASED.**

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

**NORTHAMPTON TOWNSHIP**

## DOCKET #2012-02916

ALL THAT CERTAIN Unit in the property known, named and identified as "The Condominiums at Tapestry" located in **TOWNSHIP OF NORTHAMPTON**, County of Bucks and Commonwealth of PA, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A., Section 3101 et seq. by the Recording of Declaration recording in Deed Book 2675 page 177 (and Amendments) being designated in such Declaration as Unit No. 729-B.

Being more fully described in Deed dated February 21, 2007, and recorded on March 1, 2007, in the Bucks County Recorder of Deeds Office at Deed Book Volume 5300 at Page 1050.

TAX PARCEL #31-067-368-729-00B.

PROPERTY ADDRESS: 802 Barry Court, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JULIE LEVI a/k/a JULIE VORSOVSKY.**

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

## DOCKET #2013-04269

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust v. Brian Felt owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**,

Bucks County, Pennsylvania, being 47 North Traymore Avenue, Warminster, PA 18974-1418.

TAX PARCEL #31-052-058.

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

JUDGMENT AMOUNT: \$293,229.82.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

## DOCKET #2015-02674

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

TAX PARCEL #31-001-066.

PROPERTY ADDRESS: 534 Jacksonville Road, Warminster, PA 18974-1507.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CATHERINE M. CLARK, GARY W. CLARK.**

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

## DOCKET #2017-01978

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 671 Bustleton Pike, Richboro, PA 18954.

TAX PARCEL #31-015-139-001.

PROPERTY ADDRESS: 671 Bustleton Pike, Richboro, PA 18954.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **THE UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, JAMES STEPHEN KNAPP a/k/a JAMES S. KNAPP, CHARLOTTE E. KNAPP a/k/a CHARLOTTE ANN KNAPP.**

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

**DOCKET #2017-06255**

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF NORTHAMPTON**, Bucks County, Pennsylvania, and being known as 228 Hilltop Drive, Churchville, Pennsylvania 18966.

TAX PARCEL #31-015-012-035.

PROPERTY ADDRESS: 228 Hilltop Drive, Churchville, Pennsylvania 18966.

REAL DEBT: \$439,534.16.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DEBORAH SAVAGE**.

**TERRENCE J. McCABE**, Esquire

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

**DOCKET #2017-07833**

ALL THAT CERTAIN PROPERTY SITUATE IN THE **TOWNSHIP OF NORTHAMPTON**, BUCKS COUNTY, PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 2103, PG 2224.

HAVING ERECTED THEREON A DWELLING KNOWN AS 79 REDWOOD DRIVE, RICHBORO, PA 18954.

TAX PARCEL #31-78-2.

PROPERTY ADDRESS: 79 Redwood Drive, Richboro, PA 18954.

IMPROVEMENTS: A DWELLING.

SOLD AS THE PROPERTY OF: **VICTOR H. MAIA a/k/a VICTOR MAIA, CELESTE MAIA a/k/a FLOR CELESTE MAIA**.

**MICHAEL C. MAZACK**, Esquire

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

**PENNDDEL BOROUGH****DOCKET #2014-04473**

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

TAX PARCEL #32-003-405.

PROPERTY ADDRESS: 424 Bellevue Ave., Pennndel, PA 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRUCE WHALEN**.

**ROGER FAY**, Esquire

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

**PLUMSTEAD TOWNSHIP****DOCKET #2014-00704**

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

TAX PARCEL #34-035-005.

PROPERTY ADDRESS: 5651 Belmont Manor Drive, Pipersville, PA 18947.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM SIMPSON, BARBARA SIMPSON**.

**POWERS, KIRN & ASSOCIATES**

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

**DOCKET #2018-00145**

ALL THAT MESSUAGE and tract of land together with the dwelling now thereon erected, located in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #34-018-141-001.

PROPERTY ADDRESS: 7344 Swagger Road, Plumstead Township, PA 18950.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANDREW C. BONEY, BRADLEY C. WILSON**.

**MICHAEL T. McKEEVER**, Esquire

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

**QUAKERTOWN BOROUGH****DOCKET #2017-04909**

Ditech Financial LLC v. Anna P. Crescitelli owner(s) of property situate in the **QUAKERTOWN BOROUGH**, 3RD, BUCKS County, Pennsylvania, being 352 Franklin Street, Quakertown, PA 18951.

TAX PARCEL #35-011-113.

PROPERTY ADDRESS: 352 Franklin Street, Quakertown, PA 18951.

JUDGMENT AMOUNT: \$71,426.52.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANNA P. CRESCITELLI**.

**PHELANHALLINANDIAMOND&JONES**

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



## DOCKET #2017-07601

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

TAX PARCEL #35-001-189.

PROPERTY ADDRESS: 8 Whittier Court, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHELLE LIGHTBOURNE**.

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

## DOCKET #2018-00766

PHH Mortgage Corporation v. Glenn Keller, Debra Keller owner(s) of property situate in the **QUAKERTOWN BOROUGH**, BUCKS County, Pennsylvania, being 29 South 7th Street a/k/a 29 South Seventh Street, Quakertown, PA 18951-1203.

TAX PARCEL #35-008-134.

PROPERTY ADDRESS: 29 South 7th Street a/k/a 29 South Seventh Street, Quakertown, PA 18951-1203.

JUDGMENT AMOUNT: \$220,530.83.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GLENN KELLER, DEBRA KELLER**.

**PHELANHALLINANDIAMOND&JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

**SELLERSVILLE BOROUGH**

## DOCKET #2015-08398

ALL THAT CERTAIN message and tract of land, together with the dwelling and buildings nor thereon erected, situate in **SELLERSVILLE BOROUGH**, Bucks County, Pennsylvania.

TAX PARCEL #39-005-157.

PROPERTY ADDRESS: 171 Green Street, Sellersville, PA 18960.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALBERT N. CORRADO**.

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

**TELFORD BOROUGH**

## DOCKET #2017-00868

Santander Bank, N.A. v. Eugene Livingston, Jr. owner(s) of property situate in the **TELFORD BOROUGH**, BUCKS County, Pennsylvania, being 419 Wexford Way, Telford, PA 18969.

TAX PARCEL #43-004-005-0D8.

PROPERTY ADDRESS: 419 Wexford Way, Telford, PA 18969.

JUDGMENT AMOUNT: \$188,288.06.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EUGENE LIVINGSTON, JR.**

**PHELANHALLINANDIAMOND&JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

**TULLEYSVILLE BOROUGH**

## DOCKET #2017-02415

Caliber Home Loans, Inc. v. Mark Novakoski, Mary L. Kelly a/k/a Mary Kelly Novakoski owner(s) of property situate in the **TULLEYSVILLE BOROUGH**, BUCKS County, Pennsylvania, being 49 Shadetree Lane, Levittown, PA 19055.

TAX PARCEL #46-003-047.

PROPERTY ADDRESS: 49 Shadetree Lane, Levittown, PA 19055.

JUDGMENT AMOUNT: \$253,079.08.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARK NOVAKOSKI, MARY L. KELLY a/k/a MARY KELLY NOVAKOSKI**.

**PHELANHALLINANDIAMOND&JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

**UPPER SOUTHAMPTON TOWNSHIP**

## DOCKET #2018-00613

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

BEING KNOWN AS 38 Princeton Road, Huntingdon Valley (Upper Southampton Township), PA 19006.

TAX PARCEL #48-015-034.

PROPERTY ADDRESS: 38 Princeton Road, Huntingdon Valley (Upper Southampton Township), PA 19006.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTIE MOORE a/k/a CHRISTIE M. MOORE a/k/a CHRISTIE M. MILLER a/k/a CHRISTIE MILLER, LOUIS MOORE a/k/a LOUIS D. MOORE.**

**MARK J. UDREN**, Esquire

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

DOCKET #2018-00787

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

TAX PARCEL #48-016-104.

PROPERTY ADDRESS: 1057 Rozel Avenue, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRIAN WHITHAM, DARLINE WHITHAM.**

**GREGORY JAVARDIAN**, Esquire

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

**WARMINSTER TOWNSHIP**

DOCKET #2012-05896

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 849 West County Line Road, Hatboro, PA 19040.

TAX PARCEL #49-010-211.

PROPERTY ADDRESS: 849 West County Line Road, Hatboro, PA 19040.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **EKO SABARIYANTO.**

**JUSTIN F. KOBESKI**, Esquire

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

DOCKET #2017-03890

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

TAX PARCEL #49-010-272.

PROPERTY ADDRESS: 77 Primrose Drive, Warminster, PA 18974.

IMPROVEMENTS: A DETACHED, BI-LEVEL SINGLE FAMILY RESIDENTIAL DWELLING APPROX. 157' X 172' WITH 1 AND 1/2 BATHS AND GARAGE.

SOLD AS THE PROPERTY OF: **EUGENE J. ASTERITO, KAREN S. ASTERITO.**

**DANIEL JONES**, Esquire

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

DOCKET #2018-00657

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

TAX PARCEL #49-032-033.

PROPERTY ADDRESS: 1116 Azalea Drive, Warminster, PA 18974.

IMPROVEMENTS: A DETACHED, ONE AND ONE HALF STORY DWELLING APPROXIMATELY 100' X 242' WITH APPROX. 2 BATHS AND BASEMENT.

SOLD AS THE PROPERTY OF: **ANGELA R. ROBINSON, AS REAL OWNER AND MORTGAGOR, DONALD ROBINSON**

**a/k/a DONALD V. ROBINSON, AS MORTGAGOR, DELZEENA E. ROBINSON, AS REAL OWNER AND MORTGAGOR, DONALD R. ROBINSON**

**a/k/a DONALD ROBINSON, AS REAL OWNER AND THE UNITED STATES OF AMERICA.**

**ANDREW J. MARLEY**, Esquire

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

DOCKET #2018-00856

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 'Plan of Lots in Davisville Manor' made by Russell S. Lyman, Registered Professional Engineer and Surveyor, dated April 4, 1955 and last revised November 26, 1956, said plan being recorded in the Office of the Recorder of Deeds for Bucks County at Doylestown, Pennsylvania, in Plan Book 10, page 2, as follows, to wit: BEGINNING at a point on the Northeasterly side of Overlook Drive (60 foot

wide), said point being the three following courses and distances measured along the Northeasterly side of Overlook Drive from its point of intersection with the Northwesterly side of Davisville Road (56.50 feet wide), (1) leaving Davisville Road North 46 degrees 11 minutes West Four hundred Forty-two and nineteen one-hundredths feet to a point of curve in the same (2) Northwestwardly on the arc of a circle curving to the left having a radius of Three hundred Thirty-five feet the arc distance of 26.21 feet to a point of tangent in the same and (3) North 50 degrees 40 minutes West Four hundred Fourteen and seventy-nine one-hundredths feet to the place of beginning CONTAINING in front or breadth on the Northeasterly side of Overlook Drive Seventy-five feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Overlook Drive One hundred and Forty-five feet. BEING Lot No. 20 as shown on the above mentioned plan. County Parcel #49-31-68.

TAX PARCEL #49-031-068.

PROPERTY ADDRESS: 719 Overlook Drive, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PETER JOHN LUECKE AS EXECUTOR OF THE ESTATE OF ALBERT B. LUECKE, III, DECEASED MORTGAGOR AND REAL OWNER.**

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

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#### WARRINGTON TOWNSHIP

DOCKET #2018-00708

Wells Fargo Bank, N.A. Successor by Merger to Wachovia Bank, N.A. v. Chi Yon Kim a/k/a Chi Y. Kim, Kyong J. Kim owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 706 Wisteria Drive, Warrington, PA 18976-2482.

TAX PARCEL #50-060-057.

PROPERTY ADDRESS: 706 Wisteria Drive, Warrington, PA 18976-2482.

JUDGMENT AMOUNT: \$142,628.15.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHI YON KIM a/k/a CHI Y. KIM, KYONG J. KIM. PHELANHALLINANDIAMOND&JONES**  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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#### WARWICK TOWNSHIP

DOCKET #2017-01876

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP OF WARWICK**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #51-014-064.

PROPERTY ADDRESS: 975 Gates Place, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ERIC J. SCHAEFER.**

**DANIEL JONES**, Esquire  
MILTON R. WARRELL, III, Sheriff  
Sheriff's Office, Doylestown, PA

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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.

June 21, 28; July 5

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#### Change of Name

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2018-01310

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 **GREGORY MATTHEW HORVAT** to **GREGORY MATTHEW O'SULLIVAN**.

The Court has fixed the hearing day of July 18, 2018 at 1 P.M. in Courtroom No. 340, 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.

June 21

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IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2018-02610

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 **VERA ALEXIS OBERHOLTZER** to **VICTOR ALEXANDER OBERHOLTZER**.

The Court has fixed the 2<sup>nd</sup> day of August, 2018 at 1:00 p.m. in Courtroom No. 330, 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.

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

June 21

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### 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.

**BOROUGH BAGELS INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

June 21

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**COLLINS HEATING & COOLING INC** has been incorporated under the

provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

June 21

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

June 21

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

June 21

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### 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:

**3A Services, LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

**Anthony G. Ross**, Solicitor  
126 S. Main Street  
Pittston, PA 18640

June 21

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### 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 **Beacon of Hope Bucks County**.

The Articles of Incorporation (filing date) June 6, 2018.

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

**Robert C. Whitley, III**, Solicitor  
199 North Broad Street  
Doylestown, PA 18901

June 21

### 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 selfstarter 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—June 21

### Confirmation of Account

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

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and Fiduciaries Code that the following Fiduciaries will present their accounts, theretofore filed with the Clerk of the Orphans' Court Division for Audit and Confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code at 10:00 A.M. on **July 2, 2018** in Courtroom #260 on the second floor of the BUCKS COUNTY JUSTICE CENTER, DOYLESTOWN, PA.

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

**ESTATE OF BARRY S. ALLEN** – Chull  
Soon Park, Executor

**ESTATE OF ANN M. BOONE** –  
William J. Montgomery, Executor

**ESTATE OF ANNA KESSLER** – Jodie  
L. Gordon, Vice President of Wells Fargo  
Bank, N.A., Trustee

**ESTATE OF HELGA S. YATES** –  
Patricia A. Garey, Executrix  
DONALD PETRILLE, JR., ESQUIRE  
REGISTER OF WILLS  
AND CLERK OF THE  
ORPHANS' COURT DIVISION  
COURT OF COMMON PLEAS  
OF BUCKS COUNTY

June 21, 28

### Corporate Dissolution

NOTICE OF DISSOLUTION TO  
CREDITORS AND CLAIMANTS AGAINST  
KURTZ-KLUCK ENTERPRISES, INC.

NOTICE IS HEREBY GIVEN THAT **KURTZ-KLUCK ENTERPRISES, INC.**, a PA corporation, with its last principal place of business located at 748 Edison-Furlong Rd., Furlong, PA 18925 is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to Section 1975(b) of the PA Business Corporation Law of 1988 ("BCL"), as amended. All persons having a claim against the Corporation, whether such claims are now existing or contingent, conditional or unmatured, are requested to present said claims in writing to the Corporation. Any claims so presented must contain sufficient information reasonably to inform the Corporation of the identity of the claimant and the substance of the claim. The mailing address to which claims may be sent is Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006, attention: Jill M. Bellak, Esq. All claims must be received by the Corporation no later than August 6, 2018. Pursuant to the BCL, be advised that: (i) claims will be barred if not received by the date referred to in the preceding sentence; and (ii) the Corporation may make distributions to other claimants and the Corporation's stockholders without further notice to any other claimant.

June 21

### Estate Notice

Notice is hereby given that in the estates of the decedents set forth below the Register

of Wills has granted letters testamentary or of administration to the person named. All persons having claims or demands against said estates are requested to make known the same, and all person indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

*First Publication*

**BLACK, SHAELEE TATUM** a/k/a  
**SHAELEE BLACK**, dec'd.

Late of New Hope, Bucks County, PA.  
Administratrix: **SHARON BLACK**, 200  
Rock Rd. West, Lambertville, NJ 08530.

**BROWN, VINCENT J.**, dec'd.

Late of Sellersville Borough, Bucks  
County, PA.

Executrix: **ELIZBETH ANN ORME**, 42  
Elmwood Road, Florham, NJ 07932.

Attorney: **DOUGLAS A. GIFFORD**,  
Clemens, Nulty and Gifford, 510 E.  
Broad Street, P.O. Box 64439, Souderton,  
PA 18964-0439.

**BYRD, WINIFRED P.**, dec'd.

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

Executrix: **CONSTANCE B. WHALEN**  
c/o Harvey Abramson, Esq., 86 Buck Rd.,  
Holland, PA 18966.

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

**CARPITELLA, DENNIS J.**, dec'd.

Late of Levittown, Bucks County, PA.

Executor: **STEPHEN M.**  
**CARPITELLA**, 546 Oak Ave., West  
Creek, NJ 08092.

**CROTTY, SHIRLEY ANNE** a/k/a  
**SHIRLEY CROTTY**, dec'd.

Late of Middletown, Bucks County, PA.  
Executor: **JOSEPH J. CROTTY** c/o  
Richard L. Newman, Esquire, 50 East  
Court Street, Doylestown, PA 18901.

Attorney: **RICHARD L. NEWMAN**, 50  
East Court Street, Doylestown, PA 18901.

**EISELE, SOPHIE**, dec'd.

Late of Buckingham, Bucks County, PA.  
Executrix: **ANNA MARIE EISELE**, 941  
Marshall Dr., Warminster, PA 18974.

**GARDNER, LORRAINE GOODNOE**,  
dec'd.

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

Executor: **ROBERT GARDNER** c/o  
Stuckert and Yates, Two N. State Street,  
Newtown, PA 18940.

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

**GEHRES, DAVID E.**, dec'd.

Late of Telford, Bucks County, PA.

Executrix: **DOROTHY C. GEHRES**,  
325 E. Church Ave., #114, Telford, PA  
18969.

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

**GHOST, MARCELLA** a/k/a **MARCELLA  
J. GHOST**, dec'd.

Late of Bristol Township, Bucks County,  
PA.

Executor: **CHARLES J. GORDON**, 362  
Oak Grove Road, Pittstown, NJ 08867.

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

**HARA, YOSHITAKA** a/k/a **YOSHITAKA  
YOSH HARA**, dec'd.

Late of Warminster, Bucks County, PA.

Administrator: **KONSTANTINOS  
PITTAOULIS**, 1162 Bellemeade Dr.,  
Warminster, PA 18974.

**HILL, JOSEPH E.**, dec'd.

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

Administrator: **JOHN J. COOPER**, 1280  
Sturbridge Dr., Warminster, PA 18974.

**ILLG, ERNST A.**, dec'd.

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

Executor: **ERNST K. ILLG** c/o Brian  
R. Price, Esq., 2617 Huntingdon Pike,  
Huntingdon Valley, PA 19006.

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

**JACOBS, NANCY ANN**, dec'd.

Late of Doylestown Borough, Bucks  
County, PA.

Executor: **BARRY DOUGLAS**, 210  
Hillendale Drive, Doylestown, PA 18901.

**JANKOWSKI, STEVEN M.** a/k/a **STEVEN  
MARION JANKOWSKI**, dec'd.

Late of Pennel Borough, Bucks County,  
PA.



Executrix: **MELISSA R. REICH** c/o Robin S. Holmes, Esquire, Law Office of Robin S. Holmes, 53 S. Main Street, P.O. Box 167, Yardley, PA 19067.

Attorney: **ROBIN S. HOLMES**, Law Office of Robin S. Holmes, 53 S. Main Street, P.O. Box 167, Yardley, PA 19067.

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

Late of Morrisville Borough, Bucks County, PA.

Executor: **TODD J. BUCCO** c/o Marte and Toadvine, 344 South Bellevue Avenue, Langhorne, PA 19047.

Attorney: **TRACY L. CASSELBROPHY**, 344 South Bellevue Avenue, Langhorne, PA 19047.

**LOWRIGHT, ADALINA W.**, dec'd.

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

Executor: **ROBERT S. PIERSON** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**MAIER, ARLENE D.** a/k/a **ARLENE DOROTHY MAIER**, dec'd.

Late of Warwick Township, Bucks County, PA.

Executrix: **DEBORAH L. SMITH**, 200 West Butternut Road, Hellertown, PA 18055.

Attorney: **JAMES P. BENSTEAD**, Benstead, Mabon & Mitsch, P.C., 124 East Court Street, Doylestown, PA 18901.

**MUELLER, JOHN W.** a/k/a **JOHN MUELLER**, dec'd.

Late of Levittown, Bucks County, PA.

Executor: **JOHN W. MUELLER, JR.**, 3 Yellow House Drive, Douglassville, PA 19518.

**NICHOLS, PATRICIA ANN**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **ROBERT NICHOLS**, 24 Quaker Oak Road, Levittown, PA 19057.

Attorney: **ANTHONY R. GIANNONE**, Lashner Parker & Giannone, 1528 Walnut St., Suite 2000, Philadelphia, PA 19102.

**POWELL, FREDERICK J.**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **DANIELLE POWELL** c/o Jeremy Z. Mittman, Esquire, 593 Bethlehem Pike, Suite 10, Montgomeryville, PA 18936.

Attorney: **JEREMY Z. MITTMAN**, 593 Bethlehem Pike, Suite 10, Montgomeryville, PA 18936.

**REED, DAPHNE M.** a/k/a **DAPHNE REED**, dec'd.

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

Co-Executors: **JOHN F. REED, JR.** a/k/a **JOHN FRANKLIN REED** a/k/a **JOHN F. REED**, 16 Old Cabin Road, Newtown, PA 18940 and **CHRISTINA KNAUER**

a/k/a **CHRISTINA R. KNAUER**, 1650 Twining Road, Willow Grove, PA 19090.

Attorney: **LAURA W. CASSAVELL**.

**REISS, LAUREL P.**, dec'd.

Late of Newtown Township, Bucks County, PA.

Co-Executors: **PAMELA B. REISS** and **PETER L. REISS**, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901.

Attorney: **PETER L. REISS**, Clemons Richter & Reiss, P.C., 2003 S. Easton Road, Suite 300, Doylestown, PA 18901.

**SAKER, MARY C.** a/k/a **MARY E. SAKER**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **EILEEN P. STOECKLE** c/o Joseph P. Caracappa, Esquire, Jackson, Cook, Caracappa & Scott, P.C., 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

**SEMAN, WILLY**, dec'd.

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

Executor: **ROBERT GRIBBIN**, 1827 Allen Circle, Jamison, PA 18929.

Attorney: **JOSEPH P. MCGOWAN**, Joseph P. McGowan, P.C., 701 Lakeside Park, Southampton, PA 18966.

**STOVER, SCOTT A.**, dec'd.

Late of Milford Township, Bucks County, PA.

Co-Administrators: **JAMIE LEE STOVER** and **MICHAEL SCOTT STOVER** c/o Williams and Schildt, P.C., 1007 W. Broad Street, Quakertown, PA 18951.

Attorney: **JAMES M. SCHILDT**, Williams and Schildt, P.C., 1007 West Broad Street, Quakertown, PA 18951.

**STRONG, JOHN R.**, dec'd.

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

Executrix: **CARYL K. BAHNER** 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.

*Second Publication*

**ALLEN, DONALD RICHARD, SR.**, dec'd.

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

Executrices: **PATRICIA ANN ALLEN**, 2349 Lenhart Rd., Colmar, PA 18915 and **DONNA LEE BROWN**, 1723 Rickert Road, Perkasio, PA 18944.

**BENNETT, GARY A.**, dec'd.

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

Executor: **JOHN C. WIDENMEYER** 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.

**BERGSTRESSER, HELEN S.**, dec'd.

Late of Richland Township, Bucks County, PA.

Executors: **GREGORY J. BERGSTRESSER** and **CORINNE DAHLBERG** 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.

**BIERMAN, JUNE D.**, dec'd.

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

Executrices: **GAIL SUSAN ALBERT** and **LYNN ROBIN GOLDMAN** c/o Brian R. Price, Esq., 140 E. Butler Avenue, Chalfont, PA 18914.

Attorney: **BRIAN R. PRICE**, Semanoff Ormsby Greenberg & Torchia, LLC, 140 E. Butler Avenue, Chalfont, PA 18914.

**BIRKENBACH, EDWARD**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **NANCY DUSABLON**, 3839 Redwood Ave., Trevoise, PA 19053.

Attorney: **JOSHUA Z. GOLDBLUM**, 826 Bustleton Pike, Suite 101, Feasterville, PA 19053.

**BULIK, RICHARD P.** a/k/a **RICHARD BULIK** and **DICK BULIK**, dec'd.

Late of Langhorne Manor, Bucks County, PA.

Executrix: **JANICE BULIK**, 209 W. Fairview Ave., Langhorne Manor, PA 19047.

**COULTON, IDA K.**, dec'd.

Late of North Wales, Bucks County, PA.

Executors: **ALLAN F. MOHR**, 4 Windey Way Lane, Doylestown, PA 18901 and **LaVERNE M. HAMMOND**, 615 W. Mt. Vernon Street, Lansdale, PA 19446.

**DeMICHAEL, THEODORE JOHN**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Administratrix: **CHRISTINA CRESCENZO**, 8499 NW 47<sup>th</sup> Drive, Coral Springs, FL 33067.

Attorney: **THOMAS J. PROFY, III**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047-0308.

**DIXON, GEORGANNE R.** a/k/a **GEORGANNE R. DIXON WANNER**, dec'd.

Late of Bensalem, Bucks County, PA.

Executors: **NANCY E. KEHLER** and **JOHN D. KEHLER**, 300 Reagan Dr., Sellersville, PA 18960.

**DOERR, ALLAN**, dec'd.

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

Executrix: **KIMBERLE M. TOMASETTI** 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.

**DOYLE, GERALD L.**, dec'd.

Late of Chalfont, Bucks County, PA.

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

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

**DREYFUSS, ROSEMARY** a/k/a  
**ROSEMARY L. DREYFUSS**, dec'd.

Late of Warrington Township, Bucks  
County, PA.

Executrix: **VALERIE VAN SICKLE**  
a/k/a **VALERIE LIGHT VAN SICKLE**  
c/o Steven A. Cotlar, Esquire, 23 West  
Court Street, Doylestown, PA 18901.

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

**ETZEL, WARREN J.**, dec'd.

Late of Warrington Township, Bucks  
County, PA.

Executrix: **CARRIANNE L. HOYLE**  
c/o Curtin & Heefner LLP, 1040 Stony  
Hill Road, Suite 150, Yardley, PA 19067.

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

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

Late of Levittown, Bucks County, PA.

Executor: **MICHAEL GALLAGHER**,  
32 Park Ave., Hamilton Square, NJ  
08690.

Attorneys: **THE ERB LAW FIRM, PC**,  
20 S. Valley Road, Suite 100, Paoli, PA  
19301.

**GEBKA, MARIE A.** a/k/a **MARIE GEBKA**,  
dec'd.

Late of Perkasio, Bedminster, Bucks  
County, PA.

Executor: **JOHN S. GEBKA**, 1242 Mink  
Road, Perkasio, PA 18944.

**GREENE, DOROTHY L.** a/k/a **DOROTHY  
MAE LEISTER GREENE**, dec'd.

Late of Telford Borough, Bucks County,  
PA.

Co-Executors: **DONNA E. WEISS**,  
460 Bentley Way, Souderton, PA 18964,

**HARRY M. LEISTER**, 3033 Kimberly  
Drive, East Norriton, PA 19401 and  
**THOMAS C. LEISTER**, 175 Reagan  
Drive, Sellersville, PA 18960.

Attorney: **R. WAYNE CLEMENS**,  
Clemens, Nulty and Gifford, 510 E.  
Broad Street, P.O. Box 64439, Souderton,  
PA 18964-0439.

**HOTKOWSKI, RITA M.**, dec'd.

Late of Bensalem Township, Bucks  
County, PA.

Executor: **KEVIN EDWARD  
HOTKOWSKI** a/k/a **KEVIN E.  
HOTKOWSKI**, 5719 Dunbar Court,  
Bensalem, PA 19020.

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

**KEIS, EDWARD ANDREW**, dec'd.

Late of Warminster Township, Bucks  
County, PA.

Administratrix: **PATRICIA POORE** c/o  
Steven A. Cotlar, Esquire, 23 West Court  
Street, Doylestown, PA 18901.

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

**KENNEDY, BARBARA**, dec'd.

Late of Perkasio, Bucks County, PA.

Executor: **BRIAN T. KENNEDY**, 410 N.  
7<sup>th</sup> Street, Perkasio, PA 18944.

**KLEMENTOWICH, STANLEY A. JR.**,  
dec'd.

Late of Lower Makefield Township,  
Bucks County, PA.

Executrix: **DIANE C.  
KLEMENTOWICH** c/o Cordes Law  
LLC, 27 South State Street, Newtown, PA  
18940.

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

**KOLMAR, MARGARET** a/k/a  
**MARGARETE KOLMAR**, dec'd.

Late of Warminster Township, Bucks  
County, PA.

Executrix: **ERNA DOWNIE** a/k/a **ERNE  
DOWNIE** c/o Laura M. Mercuri, Esq.,  
104 N. York Road, Hatboro, PA 19040.

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

**KROM, GARY LAWRENCE**, dec'd.

Late of Perkasio Borough, Bucks County,  
PA.

Administratrix: **CHRISTINE KROM** c/o  
Law Offices of Michael Kuldiner, P.C., 922  
Bustleton Pike, Feasterville, PA 19053.

Attorney: **MICHAEL KULDINER**, Law  
Offices of Michael Kuldiner, P.C., 922  
Bustleton Pike, Feasterville, PA 19053.

**MARSZALEK, MARGUERITE J.** a/k/a  
**MARGUERITE GILLE**, dec'd.

Late of Upper Southampton Township,  
Bucks County, PA.

Executrix: **GAYLE FISCHER**, 804  
Meadowood Lane, Warminster, PA  
18974.

**PETTIT, WILMA**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **DONALD K. PETTIT**, 275  
Hothorpe Lane, Villanova, PA 19085.

**RODGERS, CHARLOTTE L.**, dec'd.

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

Executor: **DAVID P. RODGERS, JR.** c/o  
John J. Cook, Jr., Esquire, 312 N. Oxford  
Valley Road, Fairless Hills, PA 19030.

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

**RUOFF, DOROTHY E.**, dec'd.

Late of Jamison, Bucks County, PA.

Executrix: **SUSAN E. SCULLY**, 1544  
Springfield Ct., Jamison, PA 18929.

**SCHWEIKART, MARGARET J.**, dec'd.

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

Executrix: **MARGARET GERHART**  
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.

**SHUP, MILDRED P.**, dec'd.

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

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

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

**SIESS, MARY P.**, dec'd.

Late of New Britain Township, Bucks  
County, PA.

Executor: **WILLIAM J. SIESS, JR.** 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, LESTER E.**, dec'd.

Late of Telford, Bucks County, PA.

Executors: **GREGORY J. SCHULZE**  
and **MARY JO D. SCHULZE**, 4629  
Redwood Ln., Nazareth, PA 18064.

**SPAETH, JEFFREY THOMAS** a/k/a  
**JEFFREY T. SPAETH**, dec'd.

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

Executrix: **SUSAN DUDEK** c/o Harry  
Metka, Esq., 4802 Neshaminy Blvd., Ste.  
9, Bensalem, PA 19020.

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

**SPANER-SCHUSTER, JUDY**, dec'd.

Late of Warwick, Bucks County, PA.

Executors: **JOLIE MOLLOY**, 37  
Fieldstone Lane, Horsham, PA 19044  
and **MITCH SPANER**, 12 St. Andrews  
Court, Monroe Twp., NJ 08831.

Attorneys: **FOX ROTHSCHILD**, 2000  
Market Street, 20<sup>th</sup> Floor, Philadelphia,  
PA 19103-3222.

**SPIEGEL, SEYMOUR**, dec'd.

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

Executor: **MARK SPIEGEL** c/o Andrew  
L. Mackerer, Esq., 200 W. 3<sup>rd</sup> St., Ste. C,  
Moorestown, NJ 08057.

Attorney: **ANDREW L. MACKERER**,  
Mackerer Law Offices, 200 W. 3<sup>rd</sup> St., Ste.  
C, Moorestown, NJ 08057.

**STAUFFER, FRANCES**, dec'd.

Late of New Hope, Plumstead Township,  
Bucks County, PA.

Executrix/Administratrix: **SANDY**  
**STAUFFER**, 4937 Wismer Rd., New  
Hope PA 18938.

**WALKER, EDNA JEAN**, dec'd.

Late of New Hope Borough, Bucks  
County, PA.

Executrix: **SUSAN W. McDONALD** c/o  
Peter L. Reiss, Esquire, 2003 S. Easton  
Road, Suite 300, Doylestown, PA 18901.

Attorney: **PETER L. REISS**, Clemons  
Richter & Reiss, P.C., 2003 S. Easton  
Road, Suite 300, Doylestown, PA 18901.

**WARBURTON, VIRGINIA A.**, dec'd.

Late of Yardley, Bucks County, PA.  
 Executrix: **JULIE HAUCK**, 106 Balsam Dr., Douglassville, PA 19518.

*Third and Final Publication***ANDERSON, CLARA G.**, dec'd.

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

Executor: **ALAN E. ANDERSON** c/o Henry E. VanBlunk, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

Attorney: **HENRY E. VanBLUNK**, Eastburn & Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

**BUNTRU, ELFRIEDE M.**, dec'd.

Late of Warminster, Bucks County, PA.

Executors: **JAMES MINEWEASER** and **JUDY MINEWEASER**, 401 Hagan Court, Doylestown, PA 18901.

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

**CURRY, JAY A.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Administrator: **CHRIS CURRY**, 12 Elmwood Avenue, Norwood, PA 19074.

Attorney: **DAWN GETTY SUTPHIN**, 6 E. Hinckley Avenue, First Floor, Ridley Park, PA 19078.

**FEES, BERNICE M.**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Co-Executors: **SUSAN M. PALMER**, 9203 Westview Dr., Houston, TX 77055 and **CHARLES J. FEES**, 317 Stony Way, East Norriton, PA 19403.

Attorney: **WENDY J. ASHBY**, Ashby Law Offices, LLC, 314 West Broad St., Suite 118, Quakertown, PA 18951.

**GREEN, LENORE C.**, dec'd.

Late of Holland, Bucks County, PA.

Executor: **JEFFERY C. WOLFE**, 56 VanZandt Drive, Hillsborough, NJ 08844.

Attorney: **ALEXANDER M. WATSON**, Dumont & Watson, PC, 600 Alexander Road, Suite 1-1, Princeton, NJ 08543-3349.

**HAGAN, CYNTHIA E.**, dec'd.

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

Executor: **WILLIAM E. HAGAN** c/o Brian R. Price, Esq., 140 E. Butler Ave., Chalfont, PA 18914.

Attorney: **BRIAN R. PRICE**, Semanoff Ormsby Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914.

**HLUBNY, RICHARD C.**, dec'd.

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

Executor: **JOHN M. DECKER**, 1582 Winfield Drive, Downingtown, PA 19335.

Attorney: **KENNETH R. WERNER**, Werner & Wood, 203 West Miner Street, West Chester, PA 19382.

**KLEIN, ANNA** a/k/a **ANNA Y. KLEIN**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Co-Administrators: **HORST M. KLEIN**, 1730 Highview Lane, Upper Black Eddy, PA 18972-9415 and **RUDOLF J. KLEIN**, 4 Jenna Drive, Barto, PA 19504-9501.

Attorney: **RICHARD S. KEMPES**, 50 Garden Alley, Doylestown, PA 18901.

**LAG, MICHAEL J., SR.** a/k/a **MICHAEL JOSEPH LAG, SR.**, dec'd.

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

Executrix: **RITA ANN MILEY WEBER** c/o Stephen M. Porter, Esq., 17 W. Miner St., West Chester, PA 19382.

Attorney: **STEPHEN M. PORTER**, MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382.

**LUCAS, DOLORES H.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **WILLIAM F. LUCAS**, Law Office of William F. Lucas, 2750 Trenton Road, Levittown, PA 19056.

Attorney: **WILLIAM F. LUCAS**, 2750 Trenton Road, Levittown, PA 19056.

**MALLON, PEGGY ANN** a/k/a **PEGGY A. MALLON**, dec'd.

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

Administrator: **JOSEPH MALLON** c/o Joseph J. Witiw, Esq., 1140-B York Rd., Warminster, PA 18974-2072.

Attorney: **JOSEPH J. WITIW**, 1140-B York Rd., Warminster, PA 18974-2072.

**MARTIN, FRANCIS D.**, dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **LINDA MAE TAYLOR** 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.

**MEDDOCK, TERRY DOUGLAS**, dec'd.

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

Executrix: **SHANNON KANE-MEDDOCK**, 2223 E. Susquehanna Avenue, Philadelphia, PA 19125.

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

**MICHENER, MARTHA J.** a/k/a **MARTHA MICHENER**, dec'd.

Late of Point Pleasant, Bucks County, PA.

Administrator: **SANDT MICHENER**, 114 Stearns Rd., Wilmot, NH 03287.

**NEITZ, EVELYN**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **RAYMOND A. NEITZ**, 3425 Davisville Rd., Hatboro, PA 19040.

**O'BOYLE, BONNIE J.** a/k/a **BONNIE JEAN O'BOYLE**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **VALERIE K. SHARTLE** c/o Marte and Toadvine, 344 South Bellevue Avenue, Langhorne, PA 19047

Attorney: **TRACY L. CASSELBROPHY**, 344 South Bellevue Avenue, Langhorne, PA 19047.

**ONCU, PAUL**, dec'd.

Late of Croydon, Bucks County, PA.

Administratrix: **RUTH LEO**, 12 Colebrick Ct., Shamong, NJ 08088.

**REISS, BARBARA ANN**, dec'd.

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

Administratrix: **CASSIE RENFROE** c/o Mark P. Albright, Esquire, 403 Main Street, Hellertown, PA 18055-1721.

Attorney: **MARK P. ALBRIGHT**, 403 Main Street, Hellertown, PA 18055-1721.

**SLOAN, RAYMOND EUGENE** a/k/a **RAYMOND E. SLOAN**, dec'd.

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

Executrix: **ROBERTA KIBLER** c/o Renata T. Pabisz, Esq., Neshaminy Valley Commons, 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.

**TERNESON, LILLIAN** a/k/a **LILLIAN F. TERNESON**, dec'd.

Late of Tullytown Borough, Bucks County, PA.

Executors: **BARBARA L. SOHENUICK** and **EDWARD TERNESON, JR.** c/o Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

**UDOWENKO, ALEXANDER** a/k/a **ALEXIS UDOWENKO**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **ALEXIS UDOWENKO**, 2625 Woodview Drive, Bensalem, PA 19020.

**ZORRER, MARYANN**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **JACKLINE LICZBINSKI**, 104 Plumtree Rd., Levittown, PA 19056.

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## Fictitious Name

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

**eMedicarePlans** with its principal place of business Doylestown, PA.

The name and address of the entity owning or interested in said business are R.



D. Fink Agency, Inc., 1456 Ferry Road, Suite 602, Doylestown, PA 18901.

The certificate will be filed on or after April 12, 2018.

June 21

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**Sport Clips of Warrington** with its principal place of business 255 Metro Drive, Warrington, PA 18976.

The name and address of the entity owning or interested in said business are CLPN Investments, LLC, 7186 Tuscany Dr., Macungie, PA 18062.

The certificate will be filed on or after April 16, 2018.

June 21

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### Miscellaneous

IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2018-02193

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

**JPMORGAN CHASE BANK, N.A.**, Plaintiff  
vs.

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
STEVEN J. KISHEL, DECEASED,**  
Defendants

NOTICE

TO: **UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER STEVEN  
J. KISHEL, DECEASED**

You are hereby notified that on April 16, 2018, Plaintiff, JPMORGAN CHASE BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County, Pennsylvania, docketed to No. 2018-02193. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 354 KENT LANE, PERKASIE, PA 18944-1675 whereupon your property would be sold by the Sheriff of BUCKS County.

You are hereby notified to plead to the above referenced Complaint on or before 20

days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:

Lawyer Referral Service of the  
Bucks County Bar Association  
135 East State Street  
P.O. Box 300

Doylestown, PA 18901  
Telephone (215) 348-9413

June 21

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LEGAL NOTICE IS HEREBY GIVEN that on 18 of May, 2018, a Petition for Decree of Beneficial Ownership of the Name Galina Anatoliy Valeeva and Equitable Estate of “GALINA ANATOLIY VALEEVA” was filed in the Court of Common Pleas requesting an Order decreeing Galina Anatoliy Valeeva to be the Beneficial Owner of the Name and Estate of “GALINA ANATOLIY VALEEVA.” The Court has fixed the 3<sup>rd</sup> day of July, 2018, at 9:30 a.m. in Courtroom No.350 of the Bucks County Courthouse as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

June 21

**Termination of Civil Cases  
NOTICE OF PROPOSED TERMINATION OF COURT CASES**

The Court intends to terminate the cases listed below without further notice because the docket shows no activity in the case for at least two years.

You may stop the court from terminating the case by filing a Statement of Intention to Proceed. The Statement of Intention to Proceed should be filed with the Prothonotary of the Court, Judith Reiss, at the Bucks County Courthouse, 55 East Court Street, Doylestown, Pa. 18901 within 60 days of the date of this publication.

**IF YOU FAIL TO FILE THE REQUIRED STATEMENT OF INTENTION TO PROCEED, THE CASE WILL BE TERMINATED.**

BY THE COURT:  
Judith Reiss  
Prothonotary of the Court

**Explanatory Comment**

This notice is published in accordance with Bucks County Administrative Order No. 29. The Required Statement of Intention to Proceed shall be in the following form:

(Caption)

Statement of Intention to Proceed

To The Court:

\_\_\_\_\_ intends to proceed with the above captioned matter.

Date: \_\_\_\_\_

Attorney for \_\_\_\_\_

**A FILING FEE OF \$9.25 PAYABLE TO THE PROTHONOTARY MUST ACCOMPANY THE STATEMENT OF INTENTION TO PROCEED.**

CaseNumber	Class	Plaintiff	Defendant
2002-03390	Assumpsit	MIDDLETOWN TOWNSHIP	PENNSBURY LANDSCAPING AND EXCAVATION, et al
2010-01887	Trespass	LEVENE, RONALD A	MAZULLO & MURPHY PC, et al
2015-06656	Assumpsit	HOLLERBACH, KIRK, et al	MORRIS, TONI
2015-08227		TERINONI, JOSEPH, et al	KEMBLE, EDMUND, et al
2016-00128	Miscellaneous	LVNV FUNDING LLC	MCKAY, WILLIAM
2016-00239	Assumpsit	JANZER, JAMIE	PILLAR TO POST HOME INSPECTORS, et al
2016-01736		BANK OF NEW YORK MELLON	FISH, DALE L A/K/A, et al
2016-01840		ENCOMPASS INSURANCE CO, et al	SUPER EZ CAR WASH INC
2016-01989		FEDERAL NATIONAL MORTGAGE ASSOCIATION	GEIGER, JACQUELINE A, et al
2016-02065		RIBSAM, KELLINE	RNID LLC D/B/A, et al
2016-02301		CAPITAL ONE BANK (USA) NA	SHIN, YOUNG

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