

Sheriff's Sale

Third and Final Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, July 8, 2016 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit.

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

BEDMINSTER TOWNSHIP

DOCKET #2015-07633

ALL THAT CERTAIN lot or tract of ground with the residential improvements erected thereon, SITUATE in the **TOWNSHIP OF BEDMINSTER**, County of Bucks, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Spruce Hill Acres" made by Robert D. Cooper, Registered Surveyor of Ottsville, Pa., on June 19, 1969 and recorded at Doylestown, PA on August 15, 1969 in Plan Book 69 Page 20, being Lot No. 9 on said Plan, BEING the same premises which Marion C. Bruch, Widow, by her Agent under Power of Attorney, Robert W. Bruch, by Deed dated August 22, 2008, recorded September 2, 2008 in the Bucks County Clerk/Registrar's Office in Deed Book 5807, Page 2321 conveyed unto Robert W. Bruch and Angela M. Bruch, his wife.

TAX PARCEL #01-015-014-009.

PROPERTY ADDRESS: 3613 Spruce Hill Road, Ottsville, PA 18942.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT W. BRUCH, ANGELA M. BRUCH.**

MICHAEL S. BLOOM, Esquire

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

BENSALEM TOWNSHIP

DOCKET #2012-07013

Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-Ff13 Mortgage Pass-Through

Certificate, Series 2006-Ff13 v. Marika Roscioli owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 4911 Oxford Court a/k/a 4911 Oxford Court Apt. J1, Bensalem, PA 19020-1758.

TAX PARCEL #02-093-087.

PROPERTY ADDRESS: 4911 Oxford Court a/k/a 4911 Oxford Court Apt. J1, Bensalem, PA 19020-1758.

JUDGMENT AMOUNT: \$229,547.33.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **MARIKA ROSCIOLI.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2014-03765

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Deborah Lynn Hickson a/k/a Deborah Hickson owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 2351 Paris Avenue, Trevoise, PA 19053-6935.

TAX PARCEL #02-006-024.

PROPERTY ADDRESS: 2351 Paris Avenue, Trevoise, PA 19053-6935.

JUDGMENT AMOUNT: \$53,911.71.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEBORAH LYNN HICKSON a/k/a DEBORAH HICKSON.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2014-06497

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

All those certain lots or pieces of land, Situate in Bensalem Township, Bucks County, Pennsylvania, described according to a certain map or plan of lots made and surveyed December 31, 1925 by Edward Pickering, Surveyor of Woodbourne, Pennsylvania and known as "Trevoise Heights Tract No. 2" said plan being duly recorded at Doylestown,

Pennsylvania in Plan Book 1 page 144 as follows:

Beginning at a point on the Northwest side of Hollywood Avenue four hundred eighty feet from the northeast side of Walnut Avenue; thence along the front line of Lots Nos. 175, 176, 177 and 178 North forty four degrees fifty four minutes East eighty feet to point on the said line of Lot No. 178; (each lot being twenty feet wide); thence along the same North forty nine degrees twenty two minutes West one hundred feet to a point on the rear line of Lots Nos. 175, 176, 177 and 178; thence along the same South forty four degrees fifty four minutes West eighty feet to a corner of Lot No. 174; thence on a line between Lots Nos. 174 and 175 South forty five degrees six minutes East one hundred feet to the place of beginning.

BEING more fully described in a Deed dated November 1, 2002, among the land records of the County and State set forth above, in Deed Volume 2969, Page 2037.

TAX PARCEL #02-005-107.

PROPERTY ADDRESS: 3874 Hollywood Avenue, Trevese, PA 19053.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DAVID C. CORBETT.**

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

DOCKET #2014-07521

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

TAX PARCEL #02-062-275.

PROPERTY ADDRESS: 2440 Bowman Avenue, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KANDI L. HOWARD.**

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

DOCKET #2015-02840

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

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

All that certain Unit in the property known, named and identified in the declaration Plan referred to below as Coventry Green formerly Coventry Hamlet, located in Bensalem Township, Bucks County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit property act of Pennsylvania, act of July 3, 1963, P.L. 196 by the recording in the County of Bucks a declaration recorded in Deed Book 2121 Page 383 and Amendment thereto recorded in Deed Book 2480 Page 180, and declaration plan recorded in plan Book 120 Page 33 and Amendment thereto recorded in plan Book 215 Page 52, and a code of regulations recorded in Deed Book 2121 Page 821 and Amendment thereto recorded in Deed Book 2480 Page 1015, Being and designated on declaration Plan as Unit No. K-5 as more fully described in such declaration plan and declaration, Together with a proportionate undivided interest in the common elements (as defined in such declaration of .6152%).

BEING more fully described in a Deed dated May 26, 2006, among the land records of the County and State set forth above, in Deed Volume 4982, Page 2254.

TAX PARCEL #02-093-103.

PROPERTY ADDRESS: 4904 Oxford Court, Unit K-5, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL W. KREVOLIN, MEGHAN L. BELL.**

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

DOCKET #2015-06423

The Bank of New York Mellon fka The Bank of New York, as Trustee for The Certificateholders of The Cwalt, Inc., Alternative Loan Trust 2006-Oc1 Mortgage Pass-Through Certificates, Series 2006-Oc1 v. Michael Flanagan, Donna Plunkett owner(s) of property situate in the **BENSALAM TOWNSHIP**, BUCKS County, Pennsylvania being 841 Edgewood Avenue, Bensalem, PA 19020-7032.

TAX PARCEL #02-023-140.

PROPERTY ADDRESS: 841 Edgewood Avenue, Bensalem, PA 19020-7032.

JUDGMENT AMOUNT: \$299,017.52.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL
FLANAGAN, DONNA PLUNKETT,
PHELAN HALLINAN DIAMOND &
JONES**

EDWARD J. DONNELLY, 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,
Commonwealth of 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 HALLINAN DIAMOND &
JONES**

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

DOCKET #2016-00734

Wells Fargo Bank, N.A. s/b/m to Wachovia
Bank, National Association v. Arthur J. Guy
a/k/a Arthur Guy, Evelyn M. Guy a/k/a Evelyn
Guy owner(s) of property situate in the
BENSALEM TOWNSHIP, BUCKS County,
Pennsylvania, being 6344 Congress Court,
Bensalem, PA 19020-1905.

TAX PARCEL #02-089-514.

PROPERTY ADDRESS: 6344 Congress
Court, Bensalem, PA 19020-1905.

JUDGMENT AMOUNT: \$103,802.25.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **ARTHUR
J. GUY a/k/a ARTHUR GUY, EVELYN M.
GUY a/k/a EVELYN GUY,
PHELAN HALLINAN DIAMOND &
JONES**

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

BRISTOL BOROUGH

DOCKET #2011-04466

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

All that certain lot, tract or parcel of land
situate, lying and being in Bristol Borough,
County of Bucks, Commonwealth of
Pennsylvania, being known and designated as
Lot No. 1 according to a survey and plan dated
November 24, 1987 and last revised January
28, 1988 prepared by AMAC Group, Inc.,
Professional Land Surveyors, Washington
Crossing, Pa. and recorded on April 29, 1988
in the Office of the Recorder of Deeds in and
for the County of Bucks, in Plan Book 244
page 92 and being more particularly bounded
and described as follows, to wit:

BEGINNING at a point in the Southerly right
of way line of Pine Grove Street (40 feet wide)
said point being located North 39 degrees 06
minutes 00 seconds East 447.00 feet from the
Easterly right of way line of Bristol Street and
from said point of beginning running;
thence (1) South 50 degrees 54 minutes 00
seconds East 120.96 feet along lands of N/L
DJ & C Papp to a point;

thence (2) South 44 degrees 51 minutes 00
seconds West 28.14 feet along line of lands of
Anchor Yacht Club to a point;
thence (3) North 50 degrees 54 minutes 00
seconds West 118.14 feet along Lot 2 to a
point on the said right of way line of Pine
Grove Street;

thence (4) North 39 degrees 06 minutes 00
seconds East 28.00 feet along the same to the
first mentioned point and place of beginning.

BEING more fully described in a Deed dated
June 25, 2008, among the land records of the
County and State set forth above, in Deed
Volume 5688, Page 497.

TAX PARCEL #04-022-051.

PROPERTY ADDRESS: 1240A Pine Grove
Street, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **JOHN
McDONALD, KELLI McDONALD.**

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

DOCKET #2014-04491

ALL THAT CERTAIN message and lot of land SITUATED in the Fifth Ward of the **BOROUGH OF BRISTOL**, County of Bucks, Pa., bounded and described according to a survey and plan for Joseph R. Grundy, Section 1, made by William S. Erwin, Registered Civil Engineer, on Dec. 31, 1946 as follows, viz:

TAX PARCEL #4-23-364.

PROPERTY ADDRESS: 421 Jefferson Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHANIE L. JOHNSON.**

POWERS, KIRN & ASSOC.

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

DOCKET #2015-05083

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

All that certain Lot or piece of ground with the buildings and improvements thereon erected, Situate in the Borough of Bristol, County of Bucks and State of Pennsylvania, described as follows, to wit:

Situate at a point on the Northeasterly side of Third Avenue (fifty feet wide) at the distance of eighty four feet measured North eight four degrees, nineteen minutes West from the intersection of the said of Third Avenue with the Northwesterly side of Green Avenue (fifty feet wide) thence extending North eighty four degrees, nineteen minutes West along the said side of Third Avenue twenty two feet and ninety five one-hundredths of a foot to a point of tangent on the Southeast side of State Highway (one hundred twenty feet wide) said point of tangent being at the distance of twenty five feet and sixty-eight one-hundredths of a foot measured South eighty four degrees, nineteen minutes East from the intersection of the said side of State Highway and the Northeasterly side of Third Avenue (both lines produced) thence extending along the arc of a circle curving to the right with a radius of fifteen feet the arc distance of thirty one feet and twenty six one-hundredths of a foot to a point on the foresaid Southeasterly side of State highway; thence

extending along the same North thirty five degrees, six minutes East seventy three feet and thirty three one-hundredths of a foot to a point; thence extending South five degrees, forty one minutes West and passing through the party wall between these premises and the premises to the Southeast eighty six feet and twenty five one-hundredths of a foot to the first mentioned point and place of beginning. BEING more fully described in a Deed dated June 23, 2010, among the land records of the County and State set forth above, in Deed Volume 6451, Page 462.

TAX PARCEL #04-011-051.

PROPERTY ADDRESS: 789 3rd Avenue, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DANNY A. PERALTA RODRIGUEZ a/k/a DANY PERALTA RODRIGUEZ, EVELYN PERALTA.**

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

DOCKET #2015-07438

ALL THAT CERTAIN MESSAGE AND LOT OF LAND LOCATED IN THE **BOROUGH OF BRISTOL**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #04-023-062.

PROPERTY ADDRESS: 430 Lafayette Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **YARITZA MALDONADO.**

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

DOCKET #2015-07450

All that certain piece or parcel or Tract of land situate **BRISTOL BOROUGH**, Bucks County, Pennsylvania, and being known as 412 Logan Street, Bristol, Pennsylvania 19007.

TAX PARCEL #4-23-127.

PROPERTY ADDRESS: 412 Logan Street, Bristol, Pennsylvania 19007.

REAL DEBT: \$147,438.87.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:
LAWRENCE E. DANIEL.
TERRENCE J. McCABE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-00529

ALL THAT CERTAIN LOT OF LAND
 LOCATED IN THE **BOROUGH OF**
BRISTOL, COUNTY OF BUCKS AND
 COMMONWEALTH OF PENNSYLVANIA.
 TAX PARCEL #04-013-094.
 PROPERTY ADDRESS: 817 Garden Street,
 Bristol, PA 19007.
 IMPROVEMENTS: A SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **ROBIN**
NEWELL, JOSEPH G. SWINEHART,
JOSEPH M. SWINEHART.
MICHAEL T. McKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

BRISTOL TOWNSHIP

DOCKET #2012-02147

ALL THAT CERTAIN lot or piece of ground
 situate in the **TOWNSHIP OF BRISTOL**,
 Bucks County, Pennsylvania, described
 according to a Certain Layout and Plan for
 "Fairbridge North—Area II" made by D.S.
 Winckur Associates, Consulting Engineers,
 dated 7/28/1978 and last revised 6/13/1984
 recorded in Plan Book 229 page 42.
 TAX PARCEL #05-44-98.
 PROPERTY ADDRESS: 473 Pheasant Lane,
 Fairless Hills, PA 19030.
 JUDGMENT AMOUNT: \$366,162.30.
 IMPROVEMENTS: SINGLE FAMILY
 DWELLING.
 SOLD AS THE PROPERTY OF: **ESTER**
KIM, SUNG KIM.
RICHARD J. NALBANDIAN, III, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2012-02723

Bank of America, N.A., Successor by Merger
 to BAC Home Loans Servicing, LP f/k/a
 Countrywide Home Loans Servicing LP v.
 Jason E. Ball owner(s) of property situate in
 the **TOWNSHIP OF BRISTOL**, BUCKS
 County, Pennsylvania, being 1825 Ritter
 Avenue, Bristol, PA 19007-6721.
 TAX PARCEL #05-018-009.

PROPERTY ADDRESS: 1825 Ritter Avenue,
 Bristol, PA 19007-6721.

JUDGMENT AMOUNT: \$146,597.13.

IMPROVEMENTS: RESIDENTIAL
 PROPERTY.

SOLD AS THE PROPERTY OF: **JASON E.**
BALL.

PHELAN HALLINAN DIAMOND &
JONES

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

DOCKET #2013-01514

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

All those certain lots, tract or parcels of
 land and premises situate in the Township
 of Bristol, State of PA., being known and
 designated as Lots Nos. 125, 126, 127, on a
 Map or plan of Lots of Bristol Terrace and
 more particularly bounded and described as
 follows, to wit:

Beginning at a point in the Northeasterly
 line of Ashby Avenue, distant 150.10 feet,
 Northwesterly from the Northwest corner of
 Ashby Avenue and Beaver Road, and running
 thence (1) Northeasterly at right angles to
 said Ashby Avenue and along the rear line of
 Lots Nos. 4,5, and 6 on said Plan of Lots,
 95 feet to the Southwesterly line of Lot No.
 7; thence (2) Northwesterly and along the
 Southwesterly line of Lots 7 and 128.75 feet
 to the Northeast corner of Lot No. 124; thence
 (3) Southwesterly along the Southeast line of
 Lot No. 124, 95 feet to the Northeasterly line
 of Ashby Avenue thence (4) Southeasterly
 along said line of said Avenue, 75 feet to the
 Southwest corner of Lot No. 4 point and place
 of beginning.

BEING more fully described in a Deed dated
 June 23, 2006, among the land records of the
 County and State set forth above, in Deed
 Volume 5020, Page 289.

TAX PARCEL #05-061-281.

PROPERTY ADDRESS: 1306 & 1308 Ashby
 Avenue, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY
 DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTYL.**
JOHNSON, CAROL PORTOCARRERO,
DONALD B. RAMSEY, BELIEVED HEIR

AND/OR ADMINISTRATOR OF THE ESTATE OF RUTH E. RAMSEY a/k/a RUTH ELLEN RAMSEY a/k/a RUTH RAMSEY.

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

DOCKET #2013-05946

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, and being known as 417 Westmont Avenue, Bristol, Pennsylvania 19007.

TAX PARCEL #5-58-39 & 5-58-40.

PROPERTY ADDRESS: 417 Westmont Avenue, Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARLENE M. SHAW.**

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

DOCKET #2014-02838

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

TAX PARCEL #05-025-082-118.

PROPERTY ADDRESS: 13 Michelle Court, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **HOLLIE M. BOGGUS.**

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

DOCKET #2014-02901

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, and being known as 50 Butternut Road, Levittown, Pennsylvania 19057.

TAX PARCEL #05-036-145.

PROPERTY ADDRESS: 50 Butternut Road, Levittown, Pennsylvania 19057.

REAL DEBT: \$167,931.76.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2015-00453

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

TAX PARCEL #05-031-069.

PROPERTY ADDRESS: 561 Fernwood Lane, Fairless Hills, PA 19030.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BARBARA KURLEY IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF BRAD W. KURLEY.**

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

DOCKET #2015-00827

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

All that certain lot or piece of land with the buildings and improvements thereon erected, situate in the TOWNSHIP OF BRISTOL, County of Bucks, Pa., being parts of Lots 1, 2, 3, 4, 5, 6, and 7 section O as laid out on a Plan of Bristol Heights made by Herbert H. Metz, Civil Engineer dated August 1922, and recorded in the Office of the Recorder of Deeds in and for the County of Bucks, at Doylestown, Pa, in Plan Book 1, page 128 more particularly bounded and described according to a Survey and Plan made by William S. Erwin reg. Professional Engineer dated Sept. 4, 1957 as follows, to wit:

Beginning at a point on the Easterly side of Penn Street (50 feet wide) at a corner of Lot No. 8 on said Plan, said point being at the distance of 40 feet measured North 05 degrees 00 minutes West along the said side of Penn Street from its intersection with the Northerly side of Gerfield Street (50 feet wide); thence extending from said beginning point along the said side of Penn Street, North 05 degrees 00 minutes West 145.23 feet to a point in line of land now or late of Croydon Homes, thence

extending along said land North 68 degrees 47 minuted East 82.27 feet to a point; thence extending through Lots Nos. 1, 2, 3, 4, 5, 6, and 7 on said plan, South 05 degrees 00 minutes East 168.21 feet to a point in line of said Lot No. 8 aforesaid; thence extending along said lot South 85 degrees 00 minutes West 79.00 feet to the first mentioned point and place of beginning.

BEING more fully described in a Deed dated October 3, 2003, among the land records of the County and State set forth above, in Deed Volume 3750, Page 1937.

TAX PARCEL #05-009-289-002.

PROPERTY ADDRESS: 406 Penn Street, Croydon, PA 19021.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ANTHONY LOHER, AMY LOHER.**

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

DOCKET #2015-01138-26-6

ALL THOSE THREE CERTAIN lot or piece of land with the buildings and improvements thereon erected. SITUATE in the **TOWNSHIP OF BRISTOL**, County of Bucks and the State of Pennsylvania as shown on Plan of Lots of Bristol Terrace, as laid out by the IdealLand Company and Surveyed by Herbert H. Metz, C.E. which Plan of Lots has been duly entered of record in the Office for the Recording of Deeds in Bucks County of Doylestown Pennsylvania in Plan Book No. 1 page 80.

TAX PARCEL #05-060-234.

PROPERTY ADDRESS: 1047 Harrison Street, Bristol Twp., Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARKUE JACKSON, ADRIENNE JACKSON.**

ROBERT P. DADAY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-01139-27-6

ALL THAT CERTAIN tract piece or parcel of land situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania as described in accordance with a Plan of Subdivision, prepared from Robert Thomas Homes, LLC, Tax Map Parcel 5-26-92-1 as prepared by Pickering Corts &

Summerson, Inc., Newtown, PA, consisting of seven (7) sheets, being drawing no. 2-8161, dated March 1, 2004 and last revised June 6, 2005.

TAX PARCEL #05-026-092.001.

PROPERTY ADDRESS: 1200 Newport Road, Bristol Twp., Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CRAIG GEIER, MICHELLE GEIER.**

DIANE M. BOEHRET, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-01162-19-6

ALL THOSE CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pennsylvania, described according to a Plan thereof made by Albright and Nebus, Civil Engineers, Philadelphia, Pennsylvania, May 21, 1925 and recorded at Doylestown, Pennsylvania, in Plan Book 2 page 27.

TAX PARCEL #05-019-024.

PROPERTY ADDRESS: 1938 Willow Avenue, Bristol Twp., Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRANCIS G. GUSHUE, LINDA GUSHUE.**

ROBERT P. DADAY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-01806-36-6

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **BRISTOL TOWNSHIP**, Bucks, Pennsylvania, described according to a Plan of Maple Shade at Croydon made by Edward Pickering, Jr., dated 5/5/25 said Plan being recorded in the Office of the Recorder of Deeds in Bucks County in Plan Book 2 page 2.

TAX PARCEL #05-026-036.

PROPERTY ADDRESS: 2354 Prospect Avenue, Bristol Twp., Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARIO J. VALERI, WENDY M. VALERI.**

DIANE M. BOEHRET, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-01840-31-6

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pennsylvania, being Lots Numbered Fifty (50) and Fifty-one (51) of Section 27, Plan Number 3 as shown on Plan and survey of Lots of the "Croydon Land Company" for Otto Brupp, made by Charles Henry Moon, on the 25 day of July A.D. a918, and recorded in the Office for the Recording of Deeds, for the County of Bucks, at Doylestown, in Plan Book 1 Page 58.

TAX PARCEL #05-012-190.

PROPERTY ADDRESS: 1310 Penna. Avenue, Bristol Twp., Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH DeFORREST, AMANDA M. DeFORREST.**

DIANE M. BOEHRET, Esquire

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

DOCKET #2015-01846-37-6

All that certain lot or piece of ground, situate in the Fourth Ward of the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, with the improvements thereon erected, known as Lot No. 321, Section II, in Subdivision Plan known as "Croydon Homes, prepared by William S. Ervin, Registered Professional Engineer, Langhorne, PA, dated July 7, 1964, (as to Section I), and August 4, 1964, (as to Section 2) and recorded in the Office for Recording of Deeds, in and for Bucks County, PA, on August 19, 1964, at Plan Book No. 8, page 29, with certain revisions dated March 9, 1966 (as to Section I), March 5, 1966 (as to Section 2, Sheet 1), and March 10, 1966 (as to Section 2, Sheet 2), all of said Revisions being indicated on the said Subdivision Plan as re-recorded on April 11, 1966, at said Plan Book and Page.

TAX PARCEL #05-008-476.

PROPERTY ADDRESS: 900 Mauri Avenue, Bristol Twp., Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES F. HARKLESS, JOAN H. HARKLESS.**

DIANE M. BOEHRET, Esquire

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

DOCKET #2015-02907

Wells Fargo Bank, NA v. Carolina Yepes owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 16 Kenwood Drive South a/k/a 16 Kenwood Drive, Levittown, PA 19055-2416.

TAX PARCEL #05-071-481.

PROPERTY ADDRESS: 16 Kenwood Drive South a/k/a 16 Kenwood Drive, Levittown, PA 19055-2416.

JUDGMENT AMOUNT: \$197,184.08.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CAROLINA YEPES.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-02959

Wells Fargo Financial Pennsylvania, Inc. v. Colleen Gartland, Frank Gartland owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 318 Dogwood Drive, Levittown, PA 19055-1719.

TAX PARCEL #05-042-218.

PROPERTY ADDRESS: 318 Dogwood Drive, Levittown, PA 19055-1719.

JUDGMENT AMOUNT: \$195,276.41.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **COLLEEN GARTLAND, FRANK GARTLAND.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-04723

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, and being known as 46 Ravine Lane, Levittown, Pennsylvania 19055.

TAX PARCEL #05-038-409.

PROPERTY ADDRESS: 46 Ravine Lane, Levittown, Pennsylvania 19055.

REAL DEBT: \$183,525.04.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANTHONY SLACK, KNOWN SURVIVING HEIR OF ANN P. SLACK AND UNKNOWN**

SURVIVING HEIRS OF ANN P. SLACK, THERESA L. POTALIVO, KNOWN SURVIVING HEIR OF ANN P. SLACK, MARY RICHARDS, KNOWN SURVIVING HEIR OF ANN P. SLACK, ROXANNE DUFFY, KNOWN SURVIVING HEIR OF ANN P. SLACK, PATRICIA FOLEY, KNOWN SURVIVING HEIR OF ANN P. SLACK, SEAN SLACK, KNOWN SURVIVING HEIR OF ANN P. SLACK, RONALD JOHN SLACK, KNOWN SURVIVING HEIR OF ANN P. SLACK, MICHAEL D. SLACK, KNOWN SURVIVING HEIR OF ANN P. SLACK.
TERRENCE J. McCABE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-05648

All that certain piece or parcel or Tract of land situate **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, and being known as 41 Gooseneck Road, Levittown, Pennsylvania 19057.

TAX PARCEL #05-034-184.

PROPERTY ADDRESS: 41 Gooseneck Road, Levittown, Pennsylvania 19057.

REAL DEBT: \$203,496.26.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARY FELL a/k/a MARY WEISS.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2015-06898

Wells Fargo Bank, NA v. Daniel N. Howard owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 12 Michele Court, Unit 103 a/k/a 12 Michele Court, Levittown, PA 19057-3606.

TAX PARCEL #05-025-082-103.

PROPERTY ADDRESS: 12 Michele Court, Unit 103 a/k/a 12 Michele Court, Levittown, PA 19057-3606.

JUDGMENT AMOUNT: \$140,764.62.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DANIEL N. HOWARD.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-06984

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

BEING KNOWN AS 11 Schoolhouse Lane, Levittown, PA 19055.

TAX PARCEL #05-072-388.

PROPERTY ADDRESS: 11 Schoolhouse Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD C. BISHOP, GEORGE BISHOP, KNOWN HEIR OF RICHARD C. BISHOP, PATRICIA THIERRY a/k/a PATRICIA THIERRY a/l/a PATRICIA J. THIERRY a/k/a PATRICIA JEAN THIERRY, CHARLES THIERRY a/k/a CHARLES THIERRY a/k/a CHARLES N. THIERRY a/k/a CHARLES NORMAN THIERRY, SR.**

MARK J. URDEN, Esquire

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

DOCKET #2015-07045

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

TAX PARCEL #05-031-080.

PROPERTY ADDRESS: 28 Perennial Drive, Fairless Hills, PA 19030.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PAUL MICHAELS, SARA MICHAELS.**

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2015-07537

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

TAX PARCEL #05-021-482.

PROPERTY ADDRESS: 48 Mayflower Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ANDREW DUDDY a/k/a ANDREW J. DUDDY a/k/a ANDREW JOHN DUDDY.**

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

DOCKET #2015-07625

ALL THAT CERTAIN Lot, piece or parcel of land with the buildings and improvements thereon, Situate lying and being at Levittown in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot #51 on Subdivision Map of Levittown, Section 1 filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on 1/28/1952 in Plan Book 4 page 40.

PROPERTY ADDRESS: 142 Stonybrook Drive, Levittown, PA 19055.

TAX PARCEL #05-72-207.

JUDGMENT AMOUNT: \$144,082.42.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **JULIE A. BROWN, TROY L. BROWN.**

RICHARD J. NALBANDIAN, III, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-08041

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF BRISTOL**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 51 Woodside Avenue, Levittown, PA 19057.

TAX PARCEL #05-070-033-001.

PROPERTY ADDRESS: 51 Woodside Avenue, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM L. GLOVER.**

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

DOCKET #2015-08635

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF BRISTOL**,

Bucks County, Pennsylvania, and being known as 300 Indian Creek Drive, Levittown, Pennsylvania 19057.

TAX PARCEL #05-033-473.

PROPERTY ADDRESS: 300 Indian Creek Drive, Levittown, Pennsylvania 19057.

REAL DEBT: \$202,447.91.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JENNIFER M. OEHMIG.**

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

DOCKET #2016-00023

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS AND STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF COLONY VILLAGE, BOTH ADDITION NO. 3 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF BUCKS IN PLAN BOOK 28 PAGE 48.

TAX PARCEL #05-059-235-02.

PROPERTY ADDRESS: 4200 Fayette Drive, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOME. SOLD AS THE PROPERTY OF: **MARION ALSTON a/k/a MARION A. ALSTON, JR.**

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

DOCKET #2016-00479

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

TAX PARCEL #05-038-492.

PROPERTY ADDRESS: 32 Roundabout Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ANDREW BOICE a/k/a ANDREW W. BOICE, SARAH BOICE.**

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

DOCKET #2016-00578

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF BRISTOL**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 66 Ridge Lane, Levittown, PA 19055.
TAX PARCEL #5-35-27.
PROPERTY ADDRESS: 66 Ridge Lane, Levittown, PA 19055.
IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.
SOLD AS THE PROPERTY OF: **ROBERT DEL CASTILLO a/k/a ROBERTO DELCASTILLO**.
MARK J. UDREN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-00800

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF BRISTOL**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 63 Pumpkin Hill Road, Levittown, PA 19056.
TAX PARCEL #05-017-043.
PROPERTY ADDRESS: 63 Pumpkin Hill Road, Levittown, PA 19056.
IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.
SOLD AS THE PROPERTY OF: **CATHY M. DONOHUE**.
MARK J. UDREN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01032

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon, situate lying and being at Levittown in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania shown and designated as Lot No. 7115 on Subdivision Map of 'Goldenridge', Levittown, Section 35 filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on August 14, 1953 in Plan Book 7 page 1.
BEING No. 139 Gable Hill Road.
TAX PARCEL #05-034-230.
PROPERTY ADDRESS: 139 Gable Hill Road, Levittown, PA 19057.
IMPROVEMENTS: RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **FRANCIS R. CARR, DOLORES A. CARR**.

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

DOCKET #2016-01476

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF BRISTOL**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 26 Crescent Lane, Levittown, PA 19055.
TAX PARCEL #05-050-167.
PROPERTY ADDRESS: 26 Crescent Lane, Levittown, PA 19055.
IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.
SOLD AS THE PROPERTY OF: **JOHN A. KACHMAR**.
MARK J. UDREN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

BUCKINGHAM TOWNSHIP

DOCKET #2015-00620

ALL THAT CERTAIN lot or tract of ground, with the buildings and improvements thereon erected, situate in **BUCKINGHAM TOWNSHIP**, Bucks County, Pennsylvania, and described according to a Subdivision Plan of Stoneymead prepared by Bursich Associates, Inc., dated May 26, 1998, last revised October 24, 2001 and recorded in Plan Book 308, Page 37, as follows:
TAX PARCEL #6-69-7, 6-69-9, 6-69-21, 6-69-25.
PROPERTY ADDRESS: Lots 8, 10, 22, and 26, Wellsford Lane.
IMPROVEMENTS: 4 VACANT LOTS.
SOLD AS THE PROPERTY OF: **STONEYMEAD PARTNERSHIP, TRUEBLOOD COMPANY LLC**.
JARED D. BAYER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

CHALFONT BOROUGH

DOCKET #2016-00511

Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Ashley J. Tecklin, Robert Brous owner(s) of property situate in the **CHALFONT BOROUGH**, BUCKS County, Pennsylvania, being 4 Kaylin Cor, Chalfont, PA 18914-4004.
TAX PARCEL #07-004-335.

PROPERTY ADDRESS: 4 Kaylin Cor,
Chalfont, PA 18914-4004.

JUDGMENT AMOUNT: \$294,112.44.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **ASHLEY J.
TECKLIN, ROBERT BROUS.**

**PHELAN HALLINAN DIAMOND &
JONES**

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

DOYLESTOWN BOROUGH

DOCKET #2011-00193

ALL that certain parcel of land lying and being situate in the Borough of Doylestown, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE PARTLY IN **DOYLESTOWN BOROUGH AND DOYLESTOWN TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PHASE 3-RECORD PLAN PREPARED FOR DOYLESTOWN DEVELOPMENT CORP., MADE BY ROBERT E. BLUE, CONSULTING ENGINEERS, P.C., DATED JUNE 12, 1991, REVISED JUNE 17, 1991 AND RECORDED DECEMBER 2, 1991 IN PLAN BOOK 264 PAGE 41, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE CUL-DE-SAC AT THE END OF WOODSPRING CIRCLE (OF IRREGULAR WIDTH), A CORNER OF LOT 268; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG THE CUL-DE-SAC AT THE END OF WOODSPRING CIRCLE AND CROSSING THE DOYLESTOWN TOWNSHIP AND DOYLESTOWN BORO LINE ON THE ARC OF A CIRCLE CARVING TO THE LEFT HAVING A RADIUS OF 60 FEET THE ARC DISTANCE OF 72.06 FEET TO A POINT A CORNER OF LOT 266; THENCE EXTENDING ALONG LOT 266, RECROSSING THE AFORESAID DOYLESTOWN TOWNSHIP AND DOYLESTOWN BORO LINE AND RECROSSING AN EXISTING 20 FOOT WIDE P.E.C.O. EASEMENT NORTH 50 DEGREES 13 MINUTES 51 SECONDS WEST 129.84 FEET TO A POINT IN LINE

OF LANDS NOW OR LATE OF SEPTA R.R. DIVISION; THENCE EXTENDING ALONG THE LAST MENTIONED LANDS NORTH 41 DEGREES 20 MINUTES II SECONDS EAST 110.07 FEET TO A RAIL MONUMENT AT A CORNER ALONG THE LAST MENTIONED LANDS NORTH 81 DEGREES 51 MINUTES II SECONDS EAST 69.39 FEET TO A POINT A CORNER OF LOT 268; THENCE EXTENDING ALONG LOT 268 AND RECROSSING THE AFORESAID EASEMENT SOUTH 04 DEGREES 40 MINUTES 43 SECONDS EAST 133.07 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING more fully described in a Deed dated November 11, 1994, among the land records of the County and State set forth above, in Deed Volume 0997, Page 0975.

TAX PARCEL #08-008-503.

PROPERTY ADDRESS: 207 Woodspring Circle, Doylestown, PA 18901.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

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

DOYLESTOWN TOWNSHIP

DOCKET #2013-08343

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

TAX PARCEL #9-24-9.

PROPERTY ADDRESS: 450 Swamp Road, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LINDA MIRACLE AND WAYNE MIRACLE.**

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

FALLS TOWNSHIP

DOCKET #2015-03157

Wells Fargo Bank, NA v. Bruce E. Culver, Tricia M. Culver owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County,

Pennsylvania, being 190 North Park Drive, Levittown, PA 19054-3320.

TAX PARCEL #13-026-144.

PROPERTY ADDRESS: 190 North Park Drive, Levittown, PA 19054-3320.

JUDGMENT AMOUNT: \$175,097.42.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRUCE E. CULVER, TRICIA M. CULVER.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-00368

ALL THAT CERTAIN lot or piece of land situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, being Lot Number 81 as shown on the Plan of Fairless Hills, Penna., Unit B, Section II laid out by Danhurst Corporation and recorded in the Office for the Recording of Deeds in and for Bucks County, Pennsylvania, in Plan Book Vol. 5, page 29.

TAX PARCEL #13-7-186.

PROPERTY ADDRESS: 405 Berkshire Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARISA PURCELL, THOMAS J. PURCELL.**

RICHARD M. SQUIRE, Esquire

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

DOCKET #2016-00508

OCWEN Loan Servicing, LLC v. Michael E. Cahill, Rose L. Cahill owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 122 Trenton Circle, Fairless Hills, PA 19030-2802.

TAX PARCEL #13-006-287.

PROPERTY ADDRESS: 122 Trenton Circle, Fairless Hills, PA 19030-2802.

JUDGMENT AMOUNT: \$222,966.54.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL E. CAHILL, ROSE L. CAHILL.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-00845

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

TAX PARCEL #13-026-311.

PROPERTY ADDRESS: 28 Echo Lane, Levittown, PA 19054.

IMPROVEMENTS: A DETACHED, SINGLE STORY RANCH-STYLE RESIDENTIAL DWELLING APPROXIMATELY 3 BEDROOMS AND 1 BATH.

SOLD AS THE PROPERTY OF: **MARY ELIZABETH TAYLOR a/k/a MARY E. TAYLOR.**

ANDREW J. MARLEY, Esquire

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

HILLTOWN TOWNSHIP

DOCKET #2014-05531

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

All that certain lot or piece of land with the buildings and improvements thereon erected, Situate partly in Hilltown Township and Dublin Borough, Bucks Co., PA. Described according to a Record Plan of Dublin Hunt made by Boucher and James, Inc. dated 7-18-97 last revised 6-25-98 and recorded in Plan Book 300 page 98 as follows to wit:

Beginning at a point on the Northwesterly side of Saddlebrook Dr., said point being a common corner of Lot #1 and Lot #2; thence from point of beginning and along Lot #2 North 87 degrees 14 minutes 32 seconds West 190.81 feet to a point; thence South 46 degrees 35 minutes 35 seconds East 728.48 feet to a point; Thence North 42 degrees 44 minutes 52 seconds East 5.56 feet to a point; thence along the Northwesterly side of Saddlebrook Dr. North 46 degrees 35 minutes 35 seconds West 235.48 feet to a point; Thence on the arc of a circle curving to the right having a radius of 180.00 feet, the arc length of 155.04 feet to a Point; Thence North 02 degrees 45 minutes 28 seconds East 73.81 feet to the first mentioned point and place of beginning.

Being Lot #1 as shown on above mentioned plan.

BEING more fully described in a Deed dated December 22, 2008, among the land records of the County and State set forth above, in Deed Volume 5993, Page 1026.

TAX PARCEL #10-003-001.

PROPERTY ADDRESS: 145 Saddlebrook Drive, Dublin, PA 18917.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **BADIULLAH CHARKHI, MARYANN JAFARI.**

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

LANGHORNE BOROUGH

DOCKET #2015-01736

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

All that certain lot or piece of land with the appurtenances erected therein situate on the Easterly side of Pine Street in the Borough of Langhorne, County of Bucks, and State of Pennsylvania, described as Lot No. 32 on a plan of lots made by John Rue, Engineer and Surveyor and recorded in the Office for the recording of Deeds in and for Bucks County, at Doylestown, Pennsylvania in Deed Book 253 Page 655 bounded and described as follows:

Beginning at a point in the Easterly line of Pine Street at a distance of 300 feet from the Southerly side of Marshall Avenue; thence extending along the line dividing Lots 31 and 32 as shown on said plan and other land of George D. Walton and Lillie P. Walton, his wife, North 78 degrees 10 minutes East 200 feet to a corner in line of land of Ira L. Kinney; thence by the same South 11 degrees 50 minutes East 50 feet to a corner of land Howard S. Brown formerly Henry Palmer's Land; thence by the said Brown's land South 78 degrees 10 minutes West 200 feet to a point in the Easterly line of Pine Street; thence by the same North 11 degrees 50 minutes West 50 feet to the place of beginning.

BEING more fully described in a Deed dated September 30, 2002, among the land records of the County and State set forth above, in Deed Volume 2918, Page 335.

TAX PARCEL #18-004-088-003.

PROPERTY ADDRESS: 221 N. Pine Street, Langhorne, PA 19047.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL R. MILLER, DAWN C. MILLER.**

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

LOWER MAKEFIELD TOWNSHIP

DOCKET #2015-03058

ALL THAT CERTAIN tract of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and Commonwealth of PA, described according to a plan of Quarry Commons, made for Abson, Inc., by Boucher and James, Inc., Civil Engineers and Land Surveyors of Doylestown, PA (stated incorrectly as Daylostown, pa), dated 8/29/1977 and last revised 3/8/1978 and recorded in the Office for the Recording of Deeds, in and for the County of Bucks at Doylestown, PA (stated incorrectly as Daylostown, pa) in plan book 168 page 13, bounded and described as follows, to wit:

TAX PARCEL #20-019-126.

PROPERTY ADDRESS: 1248 Quarry Commons Drive, Yardley, PA 19067.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RUBEN A. JOHNSON, NAOMI G. JOHNSON.**

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

DOCKET #2015-03836

All that certain piece or parcel or Tract of land situae in the **TOWNSHIP OF LOWER MAKEFIELD**, Bucks County, Pennsylvania, and being known as 1567 Candace Lane, Yardley, Pennsylvania 19067.

TAX PARCEL #20-21-135.

PROPERTY ADDRESS: 1567 Candace Lane, Yardley, Pennsylvania 19067.

REAL DEBT: \$363,387.18.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HOLLY M. MANGAN a/k/a HOLLY M. MAGAN, MICHAEL E. MANGAN.**

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2014-00973

ALL that certain parcel of land lying and being situate in the city of **LOWER SOUTHAMPTON**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

All that certain lot or piece of ground with the improvements thereon erected, Situate in Lower Southampton, Bucks County, Pennsylvania described according to a Minor Subdivision Plan prepared for Roxanne M. Wigglesworth, by Pickering, Corts and Summerson, Inc., Newtown, PA dated June 7, 1995 and last revised December 12, 1996 and recorded in Plan Book 286 Page 22, more fully bounded and described as follows:

Beginning at a point on the Southwesterly side of Beechwood Avenue (40 feet wide) at a corner of land now or late of Basalik (TMP 21-16-178); thence extending along said land, South 37 degrees 02 minutes 00 seconds West, 100 feet to a point; thence extending along Lot No. 2, North 52 degrees 58 minutes 00 seconds West, 100.00 feet to a point; thence extending along land now or late of Farley (TMP 21-16-1-180) North 37 degrees 02 minutes 00 seconds East, 100.00 feet to a point on the aforementioned Southwesterly side of Beechwood Avenue, South 52 degrees 58 minutes 00 seconds East, 100.00 feet to the point and place of beginning.

Being Lot No. 1 as shown on said Plan.

BEING more fully described in a Deed dated August 24, 2007, among the land records of the County and State set forth above, in Deed Volume 5544, Page 1813.

TAX PARCEL #21-016-179-001.

PROPERTY ADDRESS: 427 Beechwood Avenue, Lower Southampton Township, PA 19053.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ANTHONY DiSANTIS.**

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

DOCKET #2015-07647

Premises being: 414 Lakeview Court, Feasterville, PA 19053, **LOWER SOUTHAMPTON TWP.**

TAX PARCEL #21-025-109.

PROPERTY ADDRESS: 414 Lakeview Court, Feasterville, PA 19053.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **URIAN X. DIAZ, IRENE SPANELIS-DIAZ.**

BRADFORD J. LARE, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MIDDLETOWN TOWNSHIP

DOCKET #2009-06893

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

TAX PARCEL #22-066-194.

PROPERTY ADDRESS: 312 Woods Edge Place, Langhorne, PA 19047.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RHEA G. LICHTENSTEIN.**

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

DOCKET #2013-08285

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

TAX PARCEL #22-053-411.

PROPERTY ADDRESS: 62 Upland Road, Levittown, PA 19056.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RAYMOND A. LABELLE.**

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

DOCKET #2014-08206

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 9969-J on Subdivision Map of "Twin Oaks" Levittown, Section 84, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on October 5, 1955, Plan Book 10, Page 30, bounded and described as follows, to wit:

TAX PARCEL #22-048-113.

PROPERTY ADDRESS: 11 Tweed Road, Levittown, PA 19056.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RIZA CANCA, GUL CANCA.**

SARAH K. McCAFFERY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-01364

Wells Fargo Bank, NA v. Brendan Mackenzie, Sarah Mackenzie owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 253 Quincy Drive, Levittown, PA 19057-2029.

TAX PARCEL #22-062-327.

PROPERTY ADDRESS: 253 Quincy Drive, Levittown, PA 19057-2029.

JUDGMENT AMOUNT: \$204,196.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRENDAN MACKENZIE, SARAH MACKENZIE.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-04186

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

All that certain lot or piece of ground situate in Middletown Township, Bucks County, Pennsylvania, described according to a Record Plan of Villages at Flower Mill, made by Pickering, Corts, and Summerson, Inc. dated 9/14/1998 and recorded in the office of

the Recorder of Deeds, Doylestown, PA., in Plan Book 298, page 62 as follows to wit:

Beginning at a point on the Northwesterly side of Black-Eyed-Susan Road (24 feet wide), said point being a common corner of Lots 309 on said Plan; thence extending from said point of beginning along said Lot no. 309, north 20 degrees 10 minutes 35 seconds west 99.13 feet to a point; thence extending north 42 degrees 44 minutes 45 seconds East 36.69 feet to a point a corner of Lot no. 311 on said Plan; thence extending along same, South 44 degrees 31 minutes 52 seconds 108.79 feet to a point on the Northwesterly side of Black-Eyed-Susan Road, aforesaid; thence extending along same on the arc of a circle curving to the right having a radius of 112.00 feet an arc distance of 79.91 feet to the first mentioned point and place of beginning.

BEING more fully described in a Deed dated May 19, 2010, among the land records of the County and State set forth above, in Deed Volume 6739, Page 865.

TAX PARCEL #22-088-052.

PROPERTY ADDRESS: 24 Black Eyed Susan Rd., Langhorne, PA 19047.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **LOUIS R. PANNELLA a/k/a LOUIS R. PANELLA.**

JUSTIN F. KOBESKI, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP

DOCKET #2011-09251

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

BEING KNOWN AS Lot No. 92 as shown on the above mentioned plan.

BEING KNOWN AS 2154 Mill Valley Lane, Quakertown, PA 18951.

TAX PARCEL #23-011-145.

PROPERTY ADDRESS: 2154 Mill Valley Lane, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KATHRYN KEEN a/k/a KATHY KEEN, ADMINISTRATOR OF THE ESTATE OF GERALD P. KEEN, DECEASED.**

STEPHEN M. HLADIK, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-03550

ALL THAT CERTAIN tract or parcel of land situate on the East side of Hieter Road (T-346) in the **TOWNSHIP OF MILFORD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #23-002-052-002.

PROPERTY ADDRESS: 2369 Hieter Road a/k/a 2369 Heiter Road, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HEATHER L. TYAHLA f/k/a HEATHER YOUNG, RONALD T. TYAHLA.**

POWERS, KIRN & ASSOCIATES

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

DOCKET #2015-07560

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Richard D. Cressman owner(s) of property situate in the **MILFORD TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 1400 Fels Road, Quakertown, PA 18951-2079.

TAX PARCEL #23-007-047-001.

PROPERTY ADDRESS: 1400 Fels Road, Quakertown, PA 18951-2079.

JUDGMENT AMOUNT: \$252,107.67.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD D. CRESSMAN.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-07747

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **TOWNSHIP OF MILFORD**, Bucks County, and State of Pennsylvania, known as 2189 Esten Road, bounded and described as follows, to wit:

TAX PARCEL #23-20-127-9.

PROPERTY ADDRESS: 2189 Esten Road, Quakertown, Pennsylvania 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **TIMOTHY HALE, MONICA HALE.**

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

MORRISVILLE BOROUGH

DOCKET #2015-06901

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE **BOROUGH OF MORRISVILLE**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #24-4-57.

PROPERTY ADDRESS: 577 Sherman Lane, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALMORE J. MILLER a/k/a ALMORE J. MILLER, JR., BETTY J. MILLER.**

POWERS, KIRN & ASSOCIATES

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

MORRISVILLE TOWNSHIP

DOCKET #2015-08480

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

TAX PARCEL #24-010-031.

PROPERTY ADDRESS: 130 Harrison Avenue, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ELIZABETH M. DICK.**

JESSICA N. MANIS, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

NEWTOWN TOWNSHIP

DOCKET #2014-03469

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

BEING KNOWN AS 33 Copperleaf Drive, Newtown, PA 18940.

TAX PARCEL #29-029-135.

PROPERTY ADDRESS: 33 Copperleaf Drive, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **DEBRA BROITMAN a/k/a DEBRA A. BROITMAN, ERIC BROITMAN a/k/a ERIC N. BROITMAN.**

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

DOCKET #2015-01240

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN **NEWTOWN TOWNSHIP**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #29-026-142 and 29-026-142-001.

PROPERTY ADDRESS: 25 Independence Place, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **CAROL SHUHLER.**

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

NOCKAMIXON TOWNSHIP

DOCKET #2012-07714

Wells Fargo Bank, NA dba Americas Servicing Company v. Patti A. Brenner a/k/a Patti Brenner, Rick Carter owner(s) of property situate in the **NOCKAMIXON TOWNSHIP**, BUCKS County, Pennsylvania, being 364 Marienstein Road, Upper Black Eddy, PA 18972-9605.

TAX PARCEL #30-013-087.

PROPERTY ADDRESS: 364 Marienstein Road, Upper Black Eddy, PA 18972-9605.

JUDGMENT AMOUNT: \$282,494.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATTI A. BRENNER a/k/a PATTI BRENNER, RICK CARTER.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-00235

Wells Fargo Bank, N.A. v. Kenneth W. Porter, Susan C. Porter owner(s) of property situate in

the **NOCKAMIXON TOWNSHIP**, BUCKS County, Pennsylvania, being 294 Rock Ridge Road, Upper Black Eddy, PA 18972-9636.

TAX PARCEL #30-016-016-004.

PROPERTY ADDRESS: 294 Rock Ridge Road, Upper Black Eddy, PA 18972-9636.

JUDGMENT AMOUNT: \$249,578.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KENNETH W. PORTER, SUSAN C. PORTER.**

PHELAN HALLINAN DIAMOND & JONES

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

NORTHAMPTON TOWNSHIP

DOCKET #2013-04010

Christiana Trust, A Division of Wilmington Savings Fund Society, FSB, Not in Its Individual Capacity, But Solely as Separate Trustee for Pmt Npl Financing 2015-1 v. David C. Kenney owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Commonwealth of Pennsylvania, being 6 Lehigh Drive, Richboro, PA 18954-1928.

TAX PARCEL #31-044-151.

PROPERTY ADDRESS: 6 Lehigh Drive, Richboro, PA 18954-1928.

JUDGMENT AMOUNT: \$264,189.21.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID C. KENNEY.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-00156

ALL THAT CERTAIN lot or piece of ground situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, and described according to a certain Plan thereof known as 'Plan of Holland Manor' made by Russell S. Lyman, Registered Professional Engineer and Surveyor, dated December 12, 1956, and recorded in Bucks County in Plan Book 14, Page 38 as follows.

BEING Lot Number 23 as shown on the above mentioned Plan.

TAX PARCEL #31-028-074.

PROPERTY ADDRESS: 611 Rising Sun Avenue, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES McANDREW, ELIZABETH A. McANDREW.**

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

PERKASIE BOROUGH

DOCKET #2013-01499

Wells Fargo Financial Pennsylvania, Inc v. Theodore E. Johnston, Barbara L. Johnston owner(s) of property situate in the **PERKASIE BOROUGH**, BUCKS County, Pennsylvania, being 1 Fairview Avenue, Perkasia, PA 18944-4641.

TAX PARCEL #33-010-106.

PROPERTY ADDRESS: 1 Fairview Avenue, Perkasia, PA 18944-4641.

JUDGMENT AMOUNT: \$379,985.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THEODORE E. JOHNSTON, BARBARA L. JOHNSTON.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-07425

ALL THAT MESSUAGE and tract of land together with the dwelling now thereon erected, known as 328 North 6th Street, **PERKASIE BOROUGH**, Bucks County, Pennsylvania.

TAX PARCEL #33-006-054.

PROPERTY ADDRESS: 328 North 6th Street, Perkasia, PA 18944.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HARRY J. WIELAND, BERNICE E. WIELAND.**

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

DOCKET #2016-00575

ALL THAT CERTAIN MESSUAGE AND LOT OR PIECE OF LAND SITUATED

ON THE NORTHWESTERN CORNER OF FIFTH AND CALLOWHILL STREETS LOCATED IN THE **BOROUGH OF PERKASIE**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #33-006-075.

PROPERTY ADDRESS: 326 North 5th Street a/k/a 326 North Fifth Street, Perkasia, PA 18944.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GLENN CUNNINGHAM.**

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

QUAKERTOWN BOROUGH

DOCKET #2012-10871

ALL THAT CERTAIN messuage and lot of land situate on the East side of Hellertown Avenue in the 3rd Ward of the **BOROUGH OF QUAKERTOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #35-008-480.

PROPERTY ADDRESS: 43 North Hellertown Avenue, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARGARITA KAZUK, EXECUTRIX OF THE ESTATE OF ARTHUR KAZUK, MARGARITA KAZUK, INDIVIDUALLY, HORACIO LEDESMA.**

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

RICHLAND TOWNSHIP

DOCKET #2011-09631

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2004-2, Asset-Backed Certificates, Series 2004-2 v. Lynn M. Saborsky, Richard J. Saborsky owner(s) of property situate in the **RICHLAND TOWNSHIP**, BUCKS County, Pennsylvania, being 118 Sacramento Drive, Quakertown, PA 18951-3509.

TAX PARCEL #36-049-188.

PROPERTY ADDRESS: 118 Sacramento Drive, Quakertown, PA 18951-3509.

JUDGMENT AMOUNT: \$236,519.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LYNN M. SABORSKY, RICHARD J. SABORSKY. PHELAN HALLINAN DIAMOND & JONES**

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

DOCKET #2016-00721

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

TAX PARCEL #36-038-054-002.

PROPERTY ADDRESS: 446 West Paletown Road, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **DAWN KRAUS.**

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

RICHLANDTOWN BOROUGH

DOCKET #2014-05789

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

All that certain lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Richlandtown, County of Bucks, and Commonwealth of PA, and described according to a certain plan of subdivision of Towne Court, made for Paul Yeger, Berino Bonlatis and John Boyd, a Partnership, made by Urwiller & Walter, Inc., dated 6/20/1973 and last revised 7/23/1974 as follows, to wit:

Beginning at a point on the Westerly side of First Avenue (50 feet wide) and said point being the following two courses and distances from a point of curve on the Southerly side of North Linda Court (50 feet wide): (1) leaving North Linda Court on the arc of a circle curving to the right having a radius of 15 feet, the arc distance of 25.31 feet to a point of tangent on the Westerly side of First Avenue; (2) South 6 degrees 40 minutes 41 seconds West along the Westerly side of First Avenue 28.42 feet to the point of beginning.

Containing in front or breadth, southwardly along the Westerly side of First Avenue, 20 feet and extending of that width in length or depth Westwardly between parallel lines at right angles to First Avenue crossing the bed of a certain 20 feet wide Private Parking Access Easement, 120 feet to a point on a line dividing the Township of Richland and Richlandtown Borough.

Containing 2,400 square feet, more or less. BEING more fully described in a Deed dated June 28, 2005, among the land records of the County and State set forth above, in Deed Volume 4515, Page 2075.

TAX PARCEL #37-001-074.

PROPERTY ADDRESS: 236 First Avenue, Richlandtown, PA 18955.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **BRENDA J. RUSER, KEITH R. RUSER.**

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

UPPER MAKEFIELD TOWNSHIP

DOCKET #2015-07419

ALL THAT CERTAIN tract or piece of land with the several buildings and improvements thereon erected, situate, lying and being in the **TOWNSHIP OF UPPER MAKEFIELD**, County of Bucks, and State of Pennsylvania, and described according to a certain survey and plan thereof made on the 10th day of November, A.D., 1913, by C. H. Moon, Esquire.

TAX PARCEL #47-022-005.

PROPERTY ADDRESS: 1131 General Washington Memorial Boulevard, Washington Crossing, PA 18977.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RED CEDAR ENTERPRISES, LP.**

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

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2010-01572

Deutsche Bank National Trust Company, as Trustee for The Registered Holder of Morgan Stanley Home Equity Loan Trust 2007-2

Mortgage Pass Through Certificates, Series 2007-2 v. Moshe Swiss owner(s) of property situate in the **UPPER SOUTHAMPTON TWP.**, BUCKS County, Pennsylvania, being 10 Snowflake Road, Huntingdon Valley, PA 19006-1518.

TAX PARCEL #48-023-108.

PROPERTY ADDRESS: 10 Snowflake Road, Huntingdon Valley, PA 19006-1518.

JUDGMENT AMOUNT: \$731,946.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MOSHE SWISS.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-00318

All that certain piece or parcel or Tract of land situate **UPPER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, and being known as 1439 Hiview Drive, Southampton, Pennsylvania 18966.

TAX PARCEL #48-027-033.

PROPERTY ADDRESS: 1439 Hiview Drive, Southampton, Pennsylvania 18966.

REAL DEBT: \$307,158.89.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BENJAMIN ROSENTHAL, JAMIE LYN CAMPAGNA.**

TERRENCE J. McCABE, Esquire

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

WARMINSTER TOWNSHIP

DOCKET #2014-01385

MUNICIPALITY: **WARMINSTER TOWNSHIP.**

TAX PARCEL #49-009-057-04C.

PROPERTY ADDRESS: 885 North York Road, Unit 4C, Log College Manor Condominium, Warminster, Pennsylvania 18974.

JUDGMENT AMOUNT: \$244,770.53.

IMPROVEMENTS: RESIDENTIAL CONDOMINIUM.

SOLD AS THE PROPERTY OF: **JOEL RICCI.**

BIANCA A. ROBERTO, Esquire

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

DOCKET # 2014-01385

MUNICIPALITY: **WARMINSTER TOWNSHIP.**

TAX PARCEL #49-009-057-06C.

PROPERTY ADDRESS: 885 North York Road, Unit 6C, Log College Manor Condominium, Warminster, Pennsylvania 18974.

JUDGMENT AMOUNT: \$244,770.53.

IMPROVEMENTS: RESIDENTIAL CONDOMINIUM.

SOLD AS THE PROPERTY OF: **JOEL RICCI.**

BIANCA A. ROBERTO, Esquire

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

DOCKET #2015-06741

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks and State of Pennsylvania and described according to a Plan of Willow Farms, Section No. 3 made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on October 20, 1954, as follows, to wit:

TAX PARCEL #49-5-4.

PROPERTY ADDRESS: 1543 Pheasant Drive, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **AMY L. BLAKER.**

POWERS, KIRN & ASSO.

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

DOCKET #2015-08748

Wells Fargo Bank, NA v. Fred Makar owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 842 Ivyland Road, Warminster, PA 18974-2226.

TAX PARCEL #49-009-071.

PROPERTY ADDRESS: 842 Ivyland Road, Warminster, PA 18974-2226.

JUDGMENT AMOUNT: \$125,575.15.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRED MAKAR.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-00807

Wells Fargo Bank, N.A. v. Shawn P. Byrne a/k/a Shawn Byrne, Amie E. Byrne a/k/a Amie Byrne owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 840 Walnut Road, Warminster, PA 18974-4327.

TAX PARCEL #49-011-137.

PROPERTY ADDRESS: 840 Walnut Road, Warminster, PA 18974-4327.

JUDGMENT AMOUNT: \$249,052.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHAWN P. BYRNE a/k/a SHAWN BYRNE, AMIE E. BYRNE a/k/a AMIE BYRNE.**

PHELAN HALLINAN DIAMOND & JONES

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

WARRINGTON TOWNSHIP

DOCKET #2012-03715

ALL THAT CERTAIN property situate in the **TOWNSHIP OF WARRINGTON**, in the County of Bucks, Commonwealth of Pennsylvania, and being described as follows: Lot #8. Being more fully described in a Deed dated January 24, 2006 and recorded March 7, 2006, among the land records of the County and State set forth above, in Deed Volume 4861 and Page 1342.

TAX PARCEL #50-022-278.

PROPERTY ADDRESS: 115 Sovereign Drive, Warrington, Pennsylvania 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SCOTT A. BARRIS, KELLY HANSON a/k/a KELLY BARRIS.**

KATHRYN L. MASON, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-08258

Wells Fargo Bank, N.A. v. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Patricia M. O'Neill, Deceased owner(s) of property situate in the **TOWNSHIP OF WARRINGTON**, BUCKS County, Pennsylvania, being 675 Woodspring Drive, Warrington, PA 18976-2084.

TAX PARCEL #50-017-149.

PROPERTY ADDRESS: 675 Woodspring Drive, Warrington, PA 18976-2084.

JUDGMENT AMOUNT: \$243,100.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA M. O'NEILL, DECEASED.**

PHELAN HALLINAN DIAMOND & JONES

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

WARWICK TOWNSHIP

DOCKET #2011-07764

Pennymac Holdings, LLC f/k/a Pennymac Mortgage Investment Trust Holdings I, LLC v. D. Dexter Watson, Morgan A. Watson owner(s) or property situate in the **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania, being 1856 Augusta Drive, Jamison, PA 18929-1083.

TAX PARCEL #51-030-085.

PROPERTY ADDRESS: 1856 Augusta Drive, Jamison, PA 18929-1083.

JUDGMENT AMOUNT: \$685,873.65.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **D. DEXTER WATSON, MORGAN A. WATSON.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2014-00411

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

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Warwick, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to Final Plan of Stover Mill, made by Carroll Engineering Corporation, Consulting Engineers, dated February 26, 1976 and last revised December 22, 1977, and recorded in the Records of Deeds Office in and County of Bucks, in Plan Book 173, page 39, as follows, to wit:

Beginning at a point on the Northeasterly side of Beechwood Place (25 feet wide) which point is measured the 2 following courses and distances from a point of curve on the Northwesterly side of Stover Street (50 feet wide) viz: (1) on the arc of a circle curving to the right having a radius of 25 feet arc distance of 16.70 feet to a point of tangent and (2) North 42 degrees 32 minutes 15 seconds West 236.48 feet to the place of beginning; thence extending still along the Northeasterly side of Beechwood Place aforesaid North 42 degrees 32 minutes 15 seconds West 25 feet to a point of reverse curve; thence extending along the arc of a circle curving to the left having a radius of 5 feet the arc distance of 7.85 feet to a point of tangent; thence extending North 47 degrees 27 minutes 45 seconds East 15 feet to a point; thence extending North 42 degrees 32 minutes 15 seconds West 15 feet to a point; thence extending along Lot No. 157 as shown on said plan North 47 degrees 27 minutes 45 seconds East 110 feet to a point in the bed of a 10 feet wide pedestrian easement; thence extending through the bed of the aforesaid easement, South 42 degrees 32 minutes 15 seconds East 35 feet to a point; thence extending along Lot No. 155 as shown on said plan South 47 degrees 27 minutes 45 seconds West 130 feet to the point and place of beginning.

Being Lot No. 156.

BEING more fully described in a Deed dated May 29, 2008, among the land records of the County and State set forth above, in Deed Volume 5822, Page 1529.

TAX PARCEL #51-014-123.

PROPERTY ADDRESS: 997 Beechwood Place, Warminster, PA 18974.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MATTHEW D. COUTURIER, SHANNON CRISTOL.**

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

WRIGHTSTOWN TOWNSHIP

DOCKET #2009-07588

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to Lasalle Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2006-12Xs v. Jimmy R. Harrison a/k/a Jimmie Harrison, Tessie J. Harrison owner(s) of property situate in the **WRIGHTSTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 432 Ashley Court, Newtown, PA 18940-3646.

TAX PARCEL #53-023-020.

PROPERTY ADDRESS: 432 Ashley Court, Newtown, PA 18940-3646.

JUDGMENT AMOUNT: \$1,407,813.58.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JIMMY R. HARRISON a/k/a JIMMIE HARRISON, TESSIE J. HARRISON.**

PHELAN HALLINAN DIAMOND & JONES

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of distribution will be filed by the Sheriff within 30 days of date of sale and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days thereafter.

The above properties are to be sold by EDWARD J. DONNELLY, Sheriff, Doylestown, Pennsylvania.

June 16, 23, 30

APPROVED FOR THREE HOURS OF CLE CREDITS



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Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2016-02710

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 **KEXIN CHEN** to **ANNA CHEN**.

The Court has fixed the 15 day of July, 2016 at 9:30 A.M. in Courtroom No. 420, Bucks County Justice Center, 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 30

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION–LAW
NO. 2016-01998

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 **CAYDEN ROBINSON** to **CAYDEN COOLBAUGH**.

The Court has fixed the 15th day of July, 2016 at 9:30 a.m. in Courtroom No. 420, Bucks County Justice Center, 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 30

Charter Application

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

AMF Construction, Inc. has been incorporated under the provisions of the

Pennsylvania Business Corporation Law of 1988, as amended.

June 30

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

June 30

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

June 30

Charter Application Professional

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 Professional Corporation Law of 1988, as amended.

GREG LEVIN D.C. P.C. has been incorporated under the provisions of the Pennsylvania Professional Corporation Law of 1988, as amended.

June 30

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, heretofore 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 5, 2016**, in Courtroom #260 on the second floor of the BUCKS COUNTY JUSTICE CENTER, DOYLESTOWN, PA.

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

ROBERT BONGIOVANNI – Scott A. Petri, Esquire

JOSEPH A. DIEGIDIO – Michael J. Maransky, Esquire

PHYLLIS DIEGIDIO – Michael J. Maransky, Esquire

LOUISE E. NICKOLAS – Andrew J. Cordes, Esquire

ROOSEVELT MEMORIAL PARK CEMETERY PERMANENT LOT CARE TRUST – Timothy C. Leventry, Esquire

BARBARA L. RUEHL – John A. Terrill, II, Esquire and Jennifer A. Kosteva, Esquire

HELGA YATES, AN INCAPACITATED PERSON – Robert L. Feliciani, III, Esquire

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

June 30; July 7

Corporate Dissolution

Pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended, notice is hereby given that **Quakertown Internal Medicine Associates, P.C.** is currently in the process of voluntarily dissolving.

Daniel E. Taglioli, Solicitor
121 North Cedar Crest Blvd.
Second Floor
Allentown, PA 18104

June 30

Estate Notice

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the person named. All persons having claims or demands against said estates are requested to make known the same, and all person indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

First Publication

ALBERT, ROBERT V. a/k/a **BOB ALBERT**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **ANNE GRANT**, P.O. Box 33, Doylestown, PA 18901.

ALSCHER, PAMELA ANN a/k/a **PAMELA ANN MACK**, dec'd.

Late of Levittown, Bucks County, PA.

Administrator: **TODD ALSCHER**, 3672 E. 134th Dr., Thornton, CO 80241.

BELL, RUTH THORSEN, dec'd.

Late of Newtown, Bucks County, PA.

Executor: **THOMAS D. BELL**, Littlest Mud Island, Wolfeboro, NH 03894.

BLACK, JAMES D., dec'd.

Late of Falls Township, Bucks County, PA.

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

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

BUTLER, JANE HAYS, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **WILLIAM J. BUTLER**, 1382 Newtown Langhorne Road, Apt. L203, Newtown, PA 18940.

Attorney: **PHILIP PATRICK MORRISSEY**, 1318 North Fifth Street, Stroudsburg, PA 18360.

CASSIDY, JOSEPH C., dec'd.

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

Executrix: **COLLEEN E. MORITZ** c/o Albert DerMovsesian, Esq., P.O. Box 601, Willow Grove, PA 19090.

Attorney: **ALBERT DerMOVSESIAN**, P.O. Box 601, Willow Grove, PA 19090.

GALLAGHER, RAYMOND J., JR., dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **KEVIN J. GALLAGHER**, 3237 Bryan Ct. North, Bensalem, PA 19020.

GALLEY, LISA A. a/k/a **LISA GALLEY**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **MICHAEL S. GALLEY** c/o Donna J. Wengiel, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

GIBBONS, PAUL D., SR., dec'd.

Late of Southampton Township, Bucks County, PA.

Executrix: **SUZANNE LEVEN** 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.

GOTKIS, STEPHEN J., dec'd.

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

Executrix: **NAOMI G. ROTTER**, 181 Crown Point Rd., Parsippany, NJ 07054.

Attorney: **MARTIN I. KLEINMAN**, Martin I. Kleinman, P.C., 3 Parkway, 1601 Cherry St., Ste. 1320, Philadelphia, PA 19102-1303.

GRASER, JOHN J., dec'd.

Late of Wrightstown Township, Bucks County, PA.

Executor: **DANA GRASER** c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.

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

HRYPKO, ANDREW, dec'd.

Late of Richland Twp., Bucks County, PA.

Executors: **A. DOUGLAS HRYCKO**, 495 Trumbauersville Rd., Quakertown, PA 18951, **DIANE P. HARRIS**, 1732 Carlisle St., Bethlehem, PA 18017 and **PATRICIA C. GRAVER**, 2436 S. Filbert St., Allentown, PA 18103.

KITCHMAN, ALBERT, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **LEONARD KITCHMAN**, 3792 Levy Lane, Huntingdon Valley, PA 19006.

Attorney: **CARY B. FLEISHER**, Narducci Moore Fleisher Roeberg & Wolfe LLP, 589 Skippack Pike, Ste. 300, Blue Bell, PA 19422.

KUNTZ, HELEN, dec'd.

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

Executrix: **TERRYANN KSENSIK** a/k/a **TERRY A. KSENSIK** c/o Kenneth D. Federman, Esq., 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

Attorney: **KENNETH D. FEDERMAN**, Rothberg & Federman, 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

LAMBERT, THOMAS F. a/k/a THOMAS LAMBERT, dec'd.

Late of Northampton Township, Bucks County, PA.

Administrator: **CHARLES J. LAMBERT**, 28 Sunnybrook Drive, Doylestown, PA 18901.

Attorney: **SIOBHAN D. BYRNES**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

LERCH, EMIL W., dec'd.

Late of Springfield Township, Bucks County, PA.

Administrator c.t.a.: **EMIL T. LERCH**, 13865 NW Greenwood Drive, Portland, OR 97229.

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

MARKUS, VINCENT P., SR., dec'd.

Late of Southampton, Bucks County, PA.

Executors: **LAWRENCE MARKUS**, 190 New Rd., Southampton, PA 18966, **VINCENT MARKUS, JR.**, 2660 Trewigtown Rd., Colmar, PA 18915 and **ELIZABETH S. LEPONE**, 211 Rhett Ln., Elkton, MD 21921.

McGEE, ELIZABETH B., dec'd.

Late of Warrington Township, Bucks County, PA.

Executor: **GERALD R. McGEE**, 2198 Sarah's Lane, Warrington, PA 18976.

Attorney: **MATTHEW M. MAERTZIG**, 375 Horsham Rd., #100, Horsham, PA 19044.

McGUIGAN, ROBERT E., JR., dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **DIANE MARIE YOUNG**, 25 Hassinger Road, Newburg, PA 17240.

Attorney: **MARK A. MATEYA**, Mateya Law Firm, P.C., 55 W. Church Avenue, Carlisle, PA 17013.

MIGNON, JOHN ROBERT, SR., dec'd.

Late of Warrington, Bucks County, PA.

Administrator: **CRAIG D. MIGNON**, 6241 Groveland Rd., Pipersville, PA 18947.

MILLER, JENNIE ROSE, dec'd.

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

Executor: **BRUCE L. MILLER** c/o Charles Bender, Esq., 2700 Kelly Rd., Ste. 300, Warrington, PA 18976.

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

MOONEY, DONNA ANN a/k/a **DONNA MOONEY**, dec'd.

Late of New Hope, Bucks County, PA.

Executrix: **JANE P. FITZPATRICK**, 161 Shire Dr., New Hope, PA 18938.

PALMERE, MARTHA L. a/k/a **MARTHA PALMERE**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **BETHANNE BYRNE**, 2219 Brunswick Ave., Lawrenceville, NJ 08648.

PINI, BRUNO G. a/k/a **BRUNO PINI**, dec'd.

Late of Feasterville, Bucks County, PA.

Executrix: **ELISE PINI** c/o Ned Hark, Esq., Goldsmith Hark & Hornak, PC, 7716 Castor Ave., Philadelphia, PA 19152.

Attorneys: **GOLDSMITH HARK & HORNAK, PC**, 7716 Castor Ave., Philadelphia, PA 19152.

QUARLES, TAMIKA, dec'd.

Late of Bristol Township, Bucks County, PA.

Administratrix: **PATRICIA QUARLES** c/o Donald Williford, Esquire, 114 Radcliffe Street, Bristol, PA 19007.

Attorney: **DONALD WILLIFORD**.

REINBOTH, ELAINE H., dec'd.

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

Executor: **ROBERT C. REINBOTH**, 401 Third St., East Greenville, PA 18041.

ROMAN, MILDRED N. a/k/a **MILDRED ROMAN**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Administratrix: **KATHRYN A. KEENAN** c/o Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944-0215.

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

SILVERSTEIN, ELEANOR, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **JoANN SAMUELS**, 332 Primrose Drive, Lansdale, PA 19446.

STEINMETZ, LUCILLE, dec'd.

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

Executor: **GEORGE F. STEINMETZ, JR.** c/o David R. Elwell, Esq., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950.

Attorney: **DAVID R. ELWELL**, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950.

STETSON, JANE R., dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **WILLIAM STETSON**, 57 Pumpkin Hill Rd., Levittown, PA 19056.

Attorney: **MATTHEW M. MAERTZIG**, 375 Horsham Rd., #100, Horsham, PA 19044.

TURK, RUTH E., dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **WILLIAM J. TURK**, 8575 Christopher St., Washington, MI 48094.

*Second Publication***AITKEN, LARRAINE D.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **KEITH A. AITKEN**, 20 Boston Ivy Road, Levittown, PA 19057.

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

BAKER, AGNES R., dec'd.

Late of Northampton, Bucks County, PA.

Co-Executors: **MARY M. BAKER** and **JOSEPH BAKER, 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.

BIRCH, GEORGE P., JR., dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **CYNTHIA A. STRAMITIS**, 1280 Cornwells Ave., Bensalem, PA 19020.

BRUSH, LAURETTE A., dec'd.

Late of Richboro, Bucks County, PA.

Administrator: **CAMERON J. BRUSH**
c/o Thomas J. Hornak, Esq., Goldsmith
Hark & Hornak, PC, 7716 Castor Ave.,
Philadelphia, PA 19152.

Attorneys: **GOLDSMITH HARK &
HORNAK, PC**, 7716 Castor Ave.,
Philadelphia, PA 19152.

CRAIGHEAD, ALBERTA V. a/k/a
ALBERTA CRAIGHEAD, dec'd.

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

Executrix: **DEBORAH L. LaBOLD**
c/o E. Garrett Gummer, III, Esq., 1260
Bustleton Pike, Feasterville, PA 19053.

Attorney: **E. GARRETT GUMMER,
III**, Gummer Elder Law, 1260 Bustleton
Pike, Feasterville, PA 19053.

DALESSANDRO, SAMUEL a/k/a **SAM
DALESSANDRO**, dec'd.

Late of 623 Neshaminy St., Pennel
Borough, Bucks County, PA.

Executrix: **MELODY D. BONNEMA**,
623 Neshaminy St., Pennel, PA 19047.

Attorney: **STACEY L. SMITH**, 375
Indian Creek Drive, Levittown, PA
19057-2745.

DiCAMILLO, ROSE, dec'd.

Late of Bensalem Township, Bucks
County, PA.

Administrator: **STEVEN MICHAEL
JANICK**, 435 Locust Avenue, Bensalem,
PA 19020.

FISKE, MICHAEL CHARLES a/k/a
MICHAEL C. FISKE, dec'd.

Late of Warrington Township, Bucks
County, PA.

Administratrix: **LYNN G. FISKE**, 1256
Paso Fino Drive, Warrington, PA 18976.

FREDERICK, JOYCE M., dec'd.

Late of Quakertown, Bucks County, PA.

Executor: **MARVIN C. FREDERICK**
c/o Christopher G. Kokiko, Esquire,
1239 W. Broad Street, P.O. Box 431,
Quakertown, PA 18951.

Attorney: **CHRISTOPHER G.
KOKIKO**, 1239 W. Broad Street, P.O.
Box 431, Quakertown, PA 18951.

GALLAGHER, CLAIRE MARSHA, dec'd.

Late of Upper Southampton Township,
Bucks County, PA.

Executor: **MICHAEL GALLAGHER**,
35 Steeple Dr., Kintnersville, PA 18930.

GENTILE, MELISSA R., dec'd.

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

Executor: **STEPHEN GENTILE** c/o
Alan G. Wandalowski, Esq., 131 W. State
St., P.O. Box 50, Doylestown, PA 18901.

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

GRAF, MARGARET F., dec'd.

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

Executor: **JOHN S. GRAF** c/o Alice Hart
Hughes, Esq., 27 S. State St., Newtown,
PA 18940.

Attorney: **ALICE HART HUGHES**, 27
S. State St., Newtown, PA 18940.

HIBNER, DALE N., dec'd.

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

Administratrix: **ALICIA M. LEITZEL**,
208 Hill Road, New Columbia, PA 17856.

Attorney: **ANTONIO D. MICHETTI**,
Diehl, Dluge, Michetti & Michetti, 921
Market Street, Trevorton, PA 17881.

HIGH, JOHN P., dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

Executrix: **CHERYL H. BARRON** 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.

HORWITZ, ALMA M., dec'd.

Late of Warminster Township, Bucks
County, PA.

Executors: **DAVID L. HORWITZ**,
2059 W. Trindle Rd., Carlisle, PA 17013
and **MARC J. HORWITZ**, 2803 E.
Stratmore Ave., Baltimore, MD 21214.

KRAFT, EDWARD L. a/k/a **EDWARD LEO
KRAFT**, dec'd.

Late of Hilltown Township, Bucks
County, PA.

Administrator: **JOHN KRAFT**, 810
Linton Hill Rd., Newtown, PA 18940.

Attorney: **MAX A. RUTKOWSKI**, 4141
Woerner Ave., 3A, Levittown, PA 19057.

LOWNEY, CHIE a/k/a **CHIE LANGJAHR**,
dec'd.

Late of Doylestown Township, Bucks
County, PA.

Executor: **GEORGE W. LOWNEY**, 303 W. State St., Doylestown, PA 18901.

LUDWIG, EDMUND V., SR., dec'd.

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

Executors: **TOBY LUDWIG** a/k/a **JOHN TOBIAS LUDWIG** and **JEREMY HEEP**, Esquire c/o Jeffrey C. McCullough, Esq., 16 N. Franklin St., Suite 300, P.O. Box 853, Doylestown, PA 18901.

Attorney: **JEFFREY C. McCULLOUGH**, Bond & McCullough, 16 N. Franklin St., Suite 300, P.O. Box 853, Doylestown, PA 18901.

McGETTIGAN, MARYANN a/k/a **MARY ANN McGETTIGAN**, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Administrator: **ERIN McGETTIGAN**, 47 Braithwaite Lane, Quakertown, PA 18951.

MYERS, JOSEPH M. a/k/a **JOSEPH MILLER MYERS**, dec'd.

Late of Richland Township, Bucks County, PA.

Executor: **HENRY H. DePUE** 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.

PAPAY, PAUL MICHAEL, JR., dec'd.

Late of Newtown Township, Bucks County, PA.

Administratrix: **ELIZABETH G. PAPAY**, 142 Hillborn Drive, Newtown, PA 18940.

Attorney: **STEPHEN H. PRICE**, Mogel Speidel Bobb & Kershner, P.C., 520 Walnut Street, Reading, PA 19601.

ROSSELL, FAY E. a/k/a **FAY ROSSELL**, dec'd.

Late of New Britain Township, Bucks County, PA.

Executors: **ROBERT C. ROSSELL, JR.**, 616 Bridle Rd., Glenside, PA 19038 and **JUDITH ROSSELL-MAY**, 40 Farber Dr., Chalfont, PA 18914.

ROTHMAN, BARRY V. a/k/a **BARRY ROTHMAN**, dec'd.

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

Executrix: **LINDA MAGDULE** c/o James W. Sutton, Jr., Esq., 1014 Millcreek Dr., Feasterville, PA 19053.

Attorney: **JAMES W. SUTTON, JR.**, James W. Sutton, Jr., P.C., 1014 Millcreek Dr., Feasterville, PA 19053.

SCHOOLEY, HAROLD L., JR., dec'd.

Late of Morrisville Borough, Bucks County, PA.

Administrator d.b.n.c.t.a.: **WAYNE N. CORDES** 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.

SEBASTIAN, ELEANOR B. a/k/a **ELEANOR BARTON SEBASTIAN**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executors: **SARA SEBASTIAN ECKARD** and **PETER C. SEBASTIAN** c/o D. Keith Brown, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

SLIWINSKI, GENEVIEVE S. a/k/a **JEAN SLIWINSKI**, dec'd.

Late of Southampton/Upper Southampton, Bucks County, PA.

Executrix: **BERNADENE J. WASSERLEBEN**, 88 Timacula Road, Coatesville, PA 19320.

THOMAS, MARIAMMA V. a/k/a **MARIA THOMAS**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **THOMAS N. GEORGE**, 3636 Valley Meadows Drive, Bensalem, PA 19020.

VENIERO, CARMEN a/k/a **CARMEN VENIERO, JR.**, dec'd.

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

Executrix: **TINA MARIE BIBECK**, 3650 Valley Meadows Dr., Bensalem, PA 19020.

WAGNER, HARRY D., JR. a/k/a **HARRY D. WAGNER** and **HARRY DAVID WAGNER**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **JEFFREY F. WAGNER**, 3600 Mantha Dr., Fountainville, PA 18923.

WOODHOUSE, WILLIAM H., dec'd.

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

Executrix: **STEPHANIE J. HOLTZ**, 1117
Kemper Drive, Warminster, PA 18974.
Attorney: **LIBERATO P.
VERDERAME**, 3 Terry Drive, Suite
205, Newtown, PA 18940.

Third and Final Publication

ABURTO, JESUS ROLANDO, dec'd.

Late of Bensalem, Bucks County, PA.
Administratrix: **DIGNA GLORIA
ABURTO**, 3841 Kingston Way,
Bensalem, PA 19020.
Attorney: **JOSHUA Z. GOLDBLUM**,
826 Bustleton Pike, Suite 101,
Feasterville, PA 19053.

ACQUAVIVA, GILDA C., dec'd.

Late of New Britain Township, Bucks
County, PA.
Executrix: **KATHLEEN A.
ACQUAVIVA**, 215 Hampshire Drive,
Chalfont, PA 18914.
Attorney: **GERALD F. GLACKIN**, 2031
N. Broad Street, Suite 137, P.O. Box 58,
Lansdale, PA 19446.

AMODEI, VINCENT a/k/a **VINCENZO
AMODEI**, dec'd.

Late of the Township of Northampton,
Bucks County, PA.
Executrix: **LUCIA AMODEI** c/o Alice
Hart Hughes, Esq., 27 S. State St.,
Newtown, PA 18940.
Attorney: **ALICE HART HUGHES**, 27
S. State St., Newtown, PA 18940.

BIEBER, WILLIAM F., dec'd.

Late of Doylestown, Bucks County, PA.
Executor: **ERWIN BIEBER**, 174 Moyer
Dr., Dublin, PA 18917.

DOBROMISLOV, ARKADY, dec'd.

Late of Lower Southampton Township,
Bucks County, PA.
Executor: **ALLEN DOBROMISLOV**.
Attorney: **JOHN J. GONZALES**,
Law Offices of John J. Gonzales, P.C.,
Lakeside Office Park, 609 Lakeside
Drive, Southampton, PA 18966.

FOLEY, MURIEL J., dec'd.

Late of the Township of Bristol, Bucks
County, PA.
Executrix: **PENELOPE GRAY** c/o
Renata T. Pabisz, Esq., 2410 Bristol Rd.,
Bensalem, PA 19020.
Attorney: **RENATA T. PABISZ**, Dorian,
Goldstein, Wisniewski & Orchinik P.C.,
2410 Bristol Rd., Bensalem, PA 19020.

GABLER, LINDA S., dec'd.

Late of Langhorne, Bucks County, PA.
Executor: **BRETT SLENSKY**, 129
Maple Ave., Bala Cynwyd, PA 19004.

GASSON, KATHLEEN a/k/a **KATHLEEN
A. GASSON**, dec'd.

Late of Richland Township, Bucks
County, PA.

Executrix: **LAURA A. BOARDMAN**,
1522 Pine Street, Norristown, PA 19401.

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

GELMAN, DIANA, dec'd.

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

Administrator: **ALEXANDER
GORELIK**, 34 Lenape Road, Richboro,
PA 18954.

Attorney: **ANNE SCHEETZ DAMON**.

HAFLER, LENA C. a/k/a **LENA HAFLER**,
dec'd.

Late of Richland Township, Bucks
County, PA.

Executrix: **SHEILA HAFLER** c/o
Grim, Biehn & Thatcher, P.O. Box 215,
Perkasie, PA 18944-0215.

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

HARER, AGNES M. a/k/a **AGNES
HARER**, dec'd.

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

Co-Executors: **ROBERT C. HARER**
and **JAMES R. HARER, SR.** c/o John
J. Cook, Jr., Esquire, 312 Oxford Valley
Road, Fairless Hills, PA 19030.

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

HINKLE, GERALDINE M. LYONS, dec'd.

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

Executrix: **SUSAN B. LYONS** c/o Adam
L. Fernandez, Esq., 460 Norristown Rd.,
Ste. 110, Blue Bell, PA 19422.

Attorney: **ADAM L. FERNANDEZ**,
Wisler Pearlstine, LLP, 460 Norristown
Rd., Ste. 110, Blue Bell, PA 19422.

KIDD, BRUCE JEFFREY a/k/a **BRUCE
KIDD**, dec'd.

Late of Pennsburg, Milford Township,
Bucks County, PA.

Executrix: **ALICE S. KIDD**, 1685 Old Plains Road, Pennsburg, PA 18073.

KING, DEAN EDGAR a/k/a **DEAN E. KING**, dec'd.

Late of Morrisville, Bucks County, PA.

Executrix: **KAY L. HATCH**, 19 Jersey Pl., Newton, NJ 07860-2315.

KNECHEL, NATALIE RUTH a/k/a **NATALIE R. KNECHEL**, dec'd.

Late of Langhorne, Bucks County, PA.

Executrix: **ELINOR KNECHEL**, 7017 Hopkins Court, Holland, PA 18966.

KOBILNYK, CANDIDA G. a/k/a **CANDIDA GONZALEZ KOBILNYK**, dec'd.

Late of Whitpain Township, Bucks County, PA.

Executrix: **MARIE T. KROUT** c/o Brenden E. Brett, Esquire, P.O. Box 659, Doylestown, PA 18901-0659.

Attorney: **BRENDEEN E. BRETT**, 68 East Court Street, P.O. Box 659, Doylestown, PA 18901-0659.

KRYSA, THEODORE W. a/k/a **THEODORE KRYSA**, dec'd.

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

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

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

LINK, CAROLE A. a/k/a **CAROLE LINK**, dec'd.

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

Executrix: **EILEEN FEENEY** c/o Alice Hart Hughes, Esq., 27 S. State St., Newtown, PA 18940.

Attorney: **ALICE HART HUGHES**, 27 S. State St., Newtown, PA 18940.

MANDEL, HERBERT, dec'd.

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

Executrices: **JEAN A. McBRYAR**, 11 Pond La., Levittown, PA 19045 and **CAROL L. ROBIDOUX**, 230 Old Wellington Rd., Manchester, NH 03104.

McHENRY, ROBERT E., dec'd.

Late of Warminster, Bucks County, PA.

Executor: **PATRICK G. McCORMICK**, 192 Willow Drive, Newtown, PA 18940.

MEARA, JOAN H. a/k/a **JOAN HELEN MEARA**, dec'd.

Late of Warminster, Bucks County, PA.

Administratrix: **JOAN L. GRAZIANO**, 732 Grand Blvd., Warrington, PA 18976.

MILANO, ANNAMARIE F., dec'd.

Late of Bensalem Township, Bucks County, PA.

Administrator: **THOMAS MILANO**, 130 Gable Hill Road, Levittown, PA 19057.

Attorney: **EDWARD R. DOUGHERTY**, 614 Darby Road, Havertown, PA 19083.

MILLER, IRVIN, SR., dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Executors: **SANDRA LEE OGBORN** and **IRVIN MILLER, JR.** c/o Don F. Marshall, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

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

NEIDHARDT, GERALDINE a/k/a **GERALDINE S. NEIDHARDT**, dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **JANICE BRZEWOSKI**, 891 Coolidge Ct., Warrington, PA 18976.

NOVACK, GARY A. a/k/a **GARY ALBIN NOVACK**, dec'd.

Late of Bristol, Bucks County, PA.

Executrix: **KAREN A. ALFANO**, 8 Oaken Lane, Hamilton, NJ 08619.

PACLISANU, MARIANNE IRMGARD a/k/a **MARIANNE I. PACLISANU**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **ANTHONY MARIN PACLISANU**, P.O. Box 1727, Williamsburg, VA 23187.

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

POST, SUZANNE L., dec'd.

Late of Northampton Township, Bucks County, PA.

Co-Executrices: **HENRIETTA J. WERNER** and **ROSALIE RIVERIA**, 6 Rockrose Drive, Newark, DE 19711.

PROKOP, ANNA MAY, dec'd.

Late of Newtown Township, Bucks County, PA.

Co-Executors: **CHARLENE PIPITO** and **CHRISTOPHER PROKOP**.

Attorney: **JOHN J. GONZALES**, Law Offices of John J. Gonzales, P.C., Lakeside Office Park, 609 Lakeside Drive, Southampton, PA 18966.

RENZ, ANNA L., dec'd.

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

Executor: **STEPHEN J. RENZ** a/k/a **STEPHEN RENZ** c/o Melissa V. Bond, Esq., 16 N. Franklin St., Suite 300, P.O. Box 853, Doylestown, PA 18901.

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

RILEY, GLEN MILLS a/k/a **GLEN RILEY**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **MARILYN M. RILEY**, 2815 Stover Trail, Doylestown, PA 18902.

ROLSTON, KATHERINE S., dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **ROBERTA PLUNTO** c/o Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

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

SCHULER, CATHERINE MARIE, dec'd.

Late of Northampton, Bucks County, PA.

Executrix: **MAUREEN MARRO** 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.

SIMKO, MARY K. a/k/a **MARY SIMKO**, dec'd.

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

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

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

STEWART, FRED R., dec'd.

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

Executrix: **DONNA N. STEWART**.

Attorney: **ANNE SCHEETZ DAMON**, Williams & Scheetz, 935 Second Street Pike, Richboro, PA 18954.

SUKOSKY, HELEN G., dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **JOHN M. SUKOSKY**, 7 Catalpa Lane, Levittown, PA 19055.

Attorney: **JACK J. HETHERINGTON**.

WEBBER, LAWRENCE P. a/k/a **LAWRENCE PAUL WEBBER**, dec'd.

Late of Haycock Township, Bucks County, PA.

Executrix: **MARY C. NELSON** c/o Carter P. Henry, Esquire, P.O. Box 499, Quakertown, PA 18951.

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

WEED, JOYCE G., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executor: **SCOTT WEED** c/o Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**.

Trust Notice

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

Third and Final Publication

PHYLLIS O. BENNER, dec'd.

Late of Newtown Township, Bucks County, PA.

Trustee: **NORMA VAN DOREN**, 318 Washington Avenue, Newtown, PA 18940.

Attorney: **WILLIAM S. RAVENELL**, 166 Allendale Road, King of Prussia, PA 19406.