

Sheriff's Sale

Third and Final Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, January 13, 2017 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1st Floor, 55 E. Court Street, 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 #2016-02643

ALL THAT CERTAIN piece or parcel or Tract of land situate **TOWNSHIP OF BEDMINSTER**, Bucks County, Pennsylvania, and being known as 1601 Deep Run Road, Pipersville, Pennsylvania 18947. TAX PARCEL #01-012-082-006. PROPERTY ADDRESS: 1601 Deep Run Road, Pipersville, PA 18947. REAL DEBT: \$207,279.56. IMPROVEMENTS: RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **RODERICK SWIFT, EXECUTOR OF THE ESTATE OF CAROLYN SWIFT.** **TERRENCE J. McCABE**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

BENSALEM TOWNSHIP

DOCKET #2005-05420-16-1

PREMISES "A"
ALL THAT CERTAIN tract or piece of ground Situate at Eddington in the **TOWNSHIP OF BENSALEM**, County of Bucks and State of Pennsylvania, bounded and described according to a Survey thereof made by Edward Pickering, 3rd Registered Surveyor on 3/11/1940.
PREMISES "B"
ALL THAT CERTAIN tract or piece of ground Situate at Eddington in the **TOWNSHIP OF BENSALEM**, County of Bucks and State of Pennsylvania, bounded and described

according to a Survey thereof made by Edward Pickering, 3rd Registered Surveyor on 3/11/84.

TAX PARCEL #2-71-11-4 and 2-71-11-8.

PROPERTY ADDRESSES: 1328 and 1332 Street Road, Bensalem, PA 19020.

IMPROVEMENTS: 900 SQ. FT. TWO STORY BUILDING, COMMERCIAL USE AND A 600 SQ. FT. ONE LEVEL BUILDING, COMMERCIAL USE, EACH WITH THEIR OWN DRIVEWAY.

SOLD AS THE PROPERTY OF: **STREET ROAD ASSOCIATES, LP.**

STEVEN H. SAILER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-02894

Newlands Asset Holding Trust Care of U.S. Bank Trust National Association v. Arthur Oliver, owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 5116 Leeward Road, Bensalem, PA 19020-4050.

TAX PARCEL #02-074-204.

PROPERTY ADDRESS: 5116 Leeward Road, Bensalem, PA 19020-4050.

JUDGMENT AMOUNT: \$222,828.32.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ARTHUR OLIVER.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-07507

ALL THAT CERTAIN UNIT, designated as Unit Number 28-3 being a Unit in "County Downe Condominium Town Houses" situate in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania, as designated in Declaration of Condominium bearing the date the 15th day of March A.D. 1974 and recorded in the Office of the Recorder of Deeds, in and for the County of Bucks, at Doylestown, Penna., on the 26th day of April A.D. 1974 in Deed Book 2124; page 874, etc., and the Declaration Plan bearing date December of 1973 and recorded in the office aforesaid, on the 26th day of April A.D. 1974 in plan Book 121 page 29 etc. TAX PARCEL #2-95-28-3.

PROPERTY ADDRESS: 1926 Arrowood Drive, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LAWRENCE E. LEARY, JR.**

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

DOCKET #2015-02703

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

TAX PARCEL #02-032-265.

PROPERTY ADDRESS: 1469 Village Green Boulevard, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EBERD ESTRADA a/k/a EBERD ANDRES ESTRADA.**

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

DOCKET #2015-05088

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

TAX PARCEL #02-071-002.

PROPERTY ADDRESS: 2923 Eddington Avenue, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANGELO FAVARO.**

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

DOCKET #2016-00866

ALL THAT CERTAIN lot or piece of ground, SITUATE in **BENSALEM TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania, as laid out on a Lot Line Change Plan prepared by Joseph H. Mixner, P.E. and P.L.S. dated March 17, 2003 and recorded with the Recorder of Deeds in and for the county of Bucks at Doylestown, CONTAINING 5,340.87 square feet of land more or less.

TAX PARCEL #02-029-083.

PROPERTY ADDRESS: 1086 Richardson Avenue, Andalusia, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL W. PAYNE.**

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

DOCKET #2016-01211

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, and being known as 1011 Wildman Avenue, Bensalem, Pennsylvania 19020.

TAX PARCEL #02-061-039.

PROPERTY ADDRESS: 1011 Wildman Avenue, Bensalem, PA 19020.

JUDGMENT AMOUNT: \$184,518.36.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ELIZABETH LEASURE.**

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

DOCKET #2016-02557

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

TAX PARCEL #02-093-024.

PROPERTY ADDRESS: 4937 Oxford Court, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING (CONDO).

SOLD AS THE PROPERTY OF: **DONNA ANN ELLINGSWORTH.**

RICHARD M. SQUIRE, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-03643

Deutsche Bank National Trust Company, as Trustee for Gsaa Home Equity Trust 2006-18 v. Joanne James, in Her Capacity as Administratrix and Heir of The Estate of Mary Clark, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Mary Clark, Deceased, Tyrone B. Peed, in His Capacity as Heir of Joyce Peed, Deceased Heir of the Estate of Mary Clark, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Joyce

Peed, Deceased Heir of the Estate of Mary Clark, Deceased, David Clark, in His Capacity as Heir of Avis Clark, Deceased Heir of the Estate of Mary Clark, Delilah Clark, in Her Capacity as Heir of Avis Clark, Deceased Heir of the Estate of Mary Clark, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Avis Clark, Deceased Heir of the Estate of Mary Clark, Deceased, owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4367 Buckfield Terrace, Trevoise, PA 19053-6701.

TAX PARCEL #02-007-260.

PROPERTY ADDRESS: 4367 Buckfield Terrace, Trevoise, PA 19053-6701.

JUDGMENT AMOUNT: \$126,910.94.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOANNE JAMES, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF MARY CLARK, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY CLARK, DECEASED, TYRONE B. PEED, IN HIS CAPACITY AS HEIR OF JOYCE PEED, DECEASED HEIR OF THE ESTATE OF MARY CLARK, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOYCE PEED, DECEASED HEIR OF THE ESTATE OF MARY CLARK, DECEASED, DAVID CLARK, IN HIS CAPACITY AS HEIR OF AVIS CLARK, DECEASED HEIR OF THE ESTATE OF MARY CLARK, DELILAH CLARK, IN HER CAPACITY AS HEIR OF AVIS CLARK, DECEASED HEIR OF THE ESTATE OF MARY CLARK, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER AVIS CLARK, DECEASED HEIR OF THE ESTATE OF MARY CLARK, DECEASED. PHELAN HALLINAN DIAMOND & JONES** EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

BRISTOL BOROUGH

DOCKET #2014-02729

CitiMortgage, Inc. v. Cheryl Ford a/k/a Cheryl Hecht-Ford, Individually and in Her Capacity as Administratrix of The Estate and Heir of The Estate of Carl J. Hecht, Richard C. Ford, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Carl J. Hecht, Deceased owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 566 Bath Street, Bristol, PA 19007-3604.

TAX PARCEL #04-008-125.

PROPERTY ADDRESS: 566 Bath Street, Bristol, PA 19007-3604.

JUDGMENT AMOUNT: \$318,205.60.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHERYL FORD a/k/a CHERYL HECHT-FORD, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE AND HEIR OF THE ESTATE OF CARL J. HECHT, RICHARD C. FORD, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CARL J. HECHT, DECEASED. PHELAN HALLINAN DIAMOND & JONES** EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-03632-0

ALL THAT CERTAIN lot or piece of ground situate in 4th Ward of the **BOROUGH OF BRISTOL**, Bucks County, Pennsylvania.

TAX PARCEL #04-009-032.

PROPERTY ADDRESS: 705 Race Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANK STEPHENS, SHIRLEY D. MEYERS a/k/a SHIRLEY D. MEYERS-STEPHENS.**

RICHARD M. SQUIRE, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-03752

Branch Banking and Trust Company v. Donna M. Santiago, Individually and in Her Capacity as Devisee of The Estate of Joseph

G. Marinella a/k/a Joseph Gerard Marinella, Louise Marinella, in Her Capacity as Executrix and Devisee of The Estate of Joseph G. Marinella a/k/a Joseph Gerard Marinella, Francine Sharp, in Her Capacity as Devisee of The Estate of Joseph G. Marinella a/k/a Joseph Gerard Marinella owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 644 New Buckley Street, Bristol, PA 19007-3929. TAX PARCEL #04-013-164. PROPERTY ADDRESS: 644 New Buckley Street, Bristol, PA 19007-3929. JUDGMENT AMOUNT: \$99,301.67. IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DONNA M. SANTIAGO, INDIVIDUALLY AND IN HER CAPACITY AS DEVISEE OF THE ESTATE OF JOSEPH G. MARINELLA a/k/a JOSEPH GERARD MARINELLA, LOUISE MARINELLA, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JOSEPH G. MARINELLA a/k/a JOSEPH GERARD MARINELLA, FRANCINE SHARP, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF JOSEPH G. MARINELLA a/k/a JOSEPH GERARD MARINELLA. PHELAN HALLINAN DIAMOND & JONES** EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-04284

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

TAX PARCEL #04-025-071.

PROPERTY ADDRESS: 922 Wood Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HENRY W. BEECHER, JR., MICHAEL BIDWELL.**

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.**

DANIEL J. CAPECCI, Esquire

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

DOCKET #2012-10111

Wells Fargo Bank, NA, successor by merger to Wachovia Bank, National Association, formerly known as First Union National Bank, Plaintiff v. John A. Shedaker and Marianne Shedaker a/k/a Maryanne Shedaker, Co-Executors of the Estate of Mary T. Shedaker, Defendants.

TAX PARCEL #05-007-098.

PROPERTY ADDRESS: 519 Browns Avenue a/k/a 519 Brown's Lane, Croydon, **BRISTOL TOWNSHIP**, Bucks County, PA 19021.

JUDGMENT AMOUNT: \$485,067.68.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN A. SHEDAKER AND MARIANNE SHEDAKER a/k/a MARYANNE SHEDAKER, CO-EXECUTORS OF THE ESTATE OF MARY T. SHEDAKER.**

DENISE L. WESTER, Esquire

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

DOCKET #2014-01407

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 of land, situate in the Township of Bristol, County of Bucks and Commonwealth of Pennsylvania, being part of Lot 8 and part of Lot 9 Block "O", as laid out on a plan of lots known as Bristol Heights and recorded in and for the County of Bucks in Plan Book 1, page 128, bounded and described as follows, to wit:

Beginning at a corner on the Easterly side of Penn Street (50 feet wide) and the Northerly side of Garfield Street (50 feet wide); thence along the Easterly side of Penn Street, North 05 degrees 00 minutes West 40.00 feet to a corner of Lot 7; thence along the Southerly side of Lot 7, North 85 degrees 00 minutes East, 79.00 feet to a corner; thence passing through Lots 8 and 9, South 05 degrees 00 minutes East, 40.00 feet to a corner on the Northerly side of the aforesaid Garfield Street; thence along the same, South 85 degrees 00 minutes West, 79.00 feet to a corner on the Southerly side of Penn street and the place of beginning.

BEING county parcel number 5-9-289.

Being the same property conveyed to William P. McDonough and Dawn F. McDonough who acquired title by virtue of a deed from William P. McDonough and George Headman, Jr., dated March 10, 1999, recorded April 15, 1999, at Deed Book 1816, Page 2203, Bucks County, Pennsylvania records.

TAX PARCEL #5-9-289.

PROPERTY ADDRESS: 402 Penn Street, Croydon, PA 19021.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM P. McDONOUGH, DAWN F. McDONOUGH.**

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

DOCKET #2014-01846

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, and being known as 49 Micahill Road, Levittown, Pennsylvania 19056.

TAX PARCEL #05-021-490.

PROPERTY ADDRESS: 49 Micahill Road, Levittown, Pennsylvania 19056.

REAL DEBT: \$246,952.43.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT F. CRABBE, NANCY MESTER-CRABBE.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2014-04089

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon

erected, Situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pa. and Described according to a Survey and Plan thereof made by William S. Erwin, Registered Professional Engineer of Langhorne, Pa., and dated 4/1/1955 as follows to wit:

TAX PARCEL #05-040-081.

PROPERTY ADDRESS: 5629 Mitchell Road, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LEIA M. DAVIS.**

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

DOCKET #2015-02966

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the **TOWNSHIP OF BRISTOL**, on a Plan of Lots recorded by George H. Weatherill, in the Office for the Recording of Deeds in and for the County of Bucks, at Doylestown, Commonwealth of Pennsylvania.

TAX PARCEL #5-74-170.

PROPERTY ADDRESS: 2614 Pitt Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CAROLYN R. SPOONER, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF JOAN DODSON, DECEASED, THERESA MARSHALL, IN HER CAPACITY AS HEIR OF JOAN DODSON, DECEASED, JAMES G. PAPIOMITIS a/k/a JAMES PAKIS, IN HIS CAPACITY AS HEIR OF JOAN DODSON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FORMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOAN DODSON, DECEASED.**

POWERS, KIRN & ASSOCIATES

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

DOCKET #2015-08432

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

TAX PARCEL #05-044-091.

PROPERTY ADDRESS: 463 Pheasant Lane,
Fairless Hills, PA 19030.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS
F. CASTLES, JOANNE P. CASTLES.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-08671

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

All that certain lot, piece or parcel of land with
the building and improvement thereon situate
lying and being at Levittown in the Township
of Bristol, County of Bucks, Commonwealth
of Pennsylvania shown and designated as
Lot No. 6054-R on Amended Subdivision
Map of "Birch Valley" Levittown Section
14, Showing Subdivision of Plot D filed in
the Office of the Recorder of Deeds of Bucks
County, Pennsylvania on February 1, 1955
in Plan Book 9 Page 18 more specifically
described as follows, to wit:

Beginning at a point along the Southeasterly
side of Barberry Lane at a corner of Lot No.
6053-R; thence along Lot No. 6053-R and
Lot 6052-R South 45 degrees 46 minutes 21
seconds East 169.01 feet to a point in line of
Lot No 6061-R; thence along Lot No. 6061-R
and 6060-R North 67 degrees 27 minutes 55
seconds East 65.30 feet to a point a corner of
Lot No. 6055-R; thence along Lot No. 6055-R
North 45 degrees 46 minutes 21 seconds West
143.24 feet to a point along the Southeasterly
side of Barberry Lane; thence along the
Southeasterly side of Barberry Lane North 44
degrees 13 minutes 39 seconds East 60.00 feet
to the first mentioned point of beginning.

BEING more fully described in a Deed dated
March 11, 2014, among the land records of
the County and State set forth above, in Deed
Volume , Page .

TAX PARCEL #05-049-242.

PROPERTY ADDRESS: 10 Barberry Lane,
Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **C. LEE
PHILLIPS, SYED ASAD ALI.**

JUSTIN F. KOBESKI, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-00297

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

TAX PARCEL #05-042-261.

PROPERTY ADDRESS: 263 Dogwood
Drive, Levittown, PA 19055.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RAYMOND
S. BUCHEK.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-00407

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

TAX PARCEL #05-016-113-008.

PROPERTY ADDRESS: 4327 Sunset Avenue,
Newportville, PA 19056.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:
**NAPALEON TIONGKO, GRACE
MORTEL TIONGKO.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-00936

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

TAX PARCEL #05-036-084.

PROPERTY ADDRESS: 17 Basswood Road,
Levittown, Pennsylvania 19057.

REAL DEBT: \$219,739.37.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **MARK
BARDI, EXECUTOR OF THE ESTATE
OF MARIE H. BARDI.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-01114

Wells Fargo Bank, NA v. Edward Quaresima, Constance D. Scott, Michele L. Quaresima a/k/a M. L. Quaresima owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 2610 Century Avenue, Bristol, PA 19007-1710.

TAX PARCEL #05-024-118.

PROPERTY ADDRESS: 2610 Century Avenue, Bristol, PA 19007-1710.

JUDGMENT AMOUNT: \$132,387.52.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EDWARD QUARESIMA, CONSTANCE D. SCOTT, MICHELE L. QUARESIMA a/k/a M. L. QUARESIMA.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

SOLD AS THE PROPERTY OF: **DONALD R. SCOTT, THERESA GILBERT SCOTT. SARAH K. McCAFFERY**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01869

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

TAX PARCEL #05-076-054.

PROPERTY ADDRESS: 52 KINGAPPLE LANE, LEVITTOWN, PA 19055.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **DALE ALLEN HINKLEY.**

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

DOCKET #2016-01374

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon, situate, lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, shown and designated as Lot 3314R on Subdivision Map of "Whitewood," Levittown, Section 42 filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on August 14, 1953 in Plan Book 7 at Page 9.

TAX PARCEL #5-37-537.

PROPERTY ADDRESS: 104 Wildflower Road, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN PAUL BALOG, TERESA M. BALOG.**

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

DOCKET #2016-01899

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

TAX PARCEL #05-065-097.

PROPERTY ADDRESS: 5525-27 Schumacher Drive, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JANET TUCKER.**

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

DOCKET #2016-02376

Wells Fargo Bank, N.A. v. Sharon M. Alexander, in Her Capacity as Administratrix and Heir of The Estate of Rose Marie Alexander, James Alexander, in His Capacity as Heir of The Estate of Rose Marie Alexander, Kimberly Alexander, in Her Capacity as Heir of The Estate of Rose Marie Alexander, William Alexander, III, in His Capacity as Heir of The Estate of Rose Marie Alexander, Stacy Alexander, in Her Capacity as Heir of The Estate of Rose Marie Alexander, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Rose Marie Alexander, Deceased owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1705 Maple Avenue, Croydon, PA 19021-5528.

DOCKET #2016-01484

ALL THOSE CERTAIN 10 lots of ground situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, Pa, bounded and described according to a survey made by William G. Majors, R.S. dated Sept. 6, 1955 as follows:

TAX PARCEL #05-007-082.

PROPERTY ADDRESS: 510 Main Street assessed as 510 Main Avenue, Croydon, PA 19021.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

TAX PARCEL #05-009-345-001.
 PROPERTY ADDRESS: 1705 Maple Avenue,
 Croydon, PA 19021-5528.
 JUDGMENT AMOUNT: \$67,382.33.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **SHARON
 M. ALEXANDER, IN HER CAPACITY
 AS ADMINISTRATRIX AND HEIR
 OF THE ESTATE OF ROSE MARIE
 ALEXANDER, JAMES ALEXANDER,
 IN HIS CAPACITY AS HEIR OF THE
 ESTATE OF ROSE MARIE ALEXANDER,
 KIMBERLY ALEXANDER, IN HER
 CAPACITY AS HEIR OF THE ESTATE OF
 ROSE MARIE ALEXANDER, WILLIAM
 ALEXANDER, III, IN HIS CAPACITY AS
 HEIR OF THE ESTATE OF ROSE MARIE
 ALEXANDER, STACY ALEXANDER,
 IN HER CAPACITY AS HEIR OF THE
 ESTATE OF ROSE MARIE ALEXANDER,
 UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS, AND ALL PERSONS, FIRMS,
 OR ASSOCIATIONS CLAIMING RIGHT,
 TITLE OR INTEREST FROM OR
 UNDER ROSE MARIE ALEXANDER,
 DECEASED.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-02702

ALL THAT CERTAIN located in the
TOWNSHIP OF BRISTOL, County of
 Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #05-040-239.
 PROPERTY ADDRESS: 2401 Bloomsdale
 Road, Levittown, PA 19057.
 IMPROVEMENTS: A SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **SHARON
 MALSON n/k/a SHARON MALSON-
 SMITH, PERRY MALSON.**
MICHAEL T. McKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-02902

Wells Fargo Bank, N.A. v. Joseph Rinkus
 owner(s) of property situate in the **BRISTOL
 TOWNSHIP**, BUCKS County, Pennsylvania,
 being 23 Overbrook Lane, Levittown, PA
 19055-1519.
 TAX PARCEL #05-042-089.

PROPERTY ADDRESS: 23 Overbrook Lane,
 Levittown, PA 19055-1519.
 JUDGMENT AMOUNT: \$38,220.47.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **JOSEPH
 RINKUS.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-02912

ALL THAT CERTAIN lots or pieces of
 land with the buildings and improvements
 thereon erected located in the **TOWNSHIP
 OF BRISTOL**, County of Bucks and
 Commonwealth of Pennsylvania.
 TAX PARCEL #05-061-190.
 PROPERTY ADDRESS: 8 Venice Avenue,
 Bristol, PA 19007.
 IMPROVEMENTS: A SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **THE
 UNKNOWN HEIRS OF JOSEPH L.
 MACK DECEASED, IVORY BURCH
 a/k/a IVORY MACK SOLELY IN HER
 CAPACITY AS HEIR OF JOSEPH L.
 MACK DECEASED.**
MICHAEL T. McKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-03277

ALL THAT CERTAIN Lot, piece or parcel
 of land with the buildings and improvements
 therein erected, SITUTATE lying and
 being at Levittown, In the **TOWNSHIP
 OF BRISTOL**, County of Bucks and
 Commonwealth of Pennsylvania, shown and
 designated as Lot No. 1712 on Subdivision
 Map of Greenbrook, Levittown Section 4,
 filed in the Office of Recorder of Deeds of
 Bucks County, Pennsylvania on June 6, 1952
 in Plan Book 4 page 49.
 Being the same premises which Sam Adam
 Desjardins by Deed dated August 15, 1990 and
 recorded August 20, 1990 in Bucks County
 in Deed Book 210 Page 942 conveyed unto
 Alan W. Kolar and Brenda J. Hibbs, as joint
 tenants with the right of survivorship and not
 as tenants in common, in fee. AND the said
 Brenda J. Hibbs has since intermarried with
 Alan W. Kolar and is now known as Brenda
 J. Kolar.

TAX PARCEL #5-43-381.

PROPERTY ADDRESS: 33 Greenbrook Drive, Levittown, Bucks County, Pennsylvania 19055

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ALAN W. KOLAR, BRENDA J. KOLAR a/k/a BRENDA J. HIBBS.**

LYNDSAY E. ROWLAND, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-04380

Wells Fargo Bank, N.A. v. Roberta T. Tiernan owner(s) of property situate in the **BRISTOL TOWNSHIP** and **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 46 Begonia Lane, Levittown, PA 19054-2104.

TAX PARCEL #05-049-283.

PROPERTY ADDRESS: 46 Begonia Lane, Levittown, PA 19054-2104.

JUDGMENT AMOUNT: \$117,485.82.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERTA T. TIERNAN.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-04441

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

All that certain Lot, piece or parcel of land with the Buildings and improvements thereon erected, situate, lying and being at Levittown in the Township of Bristol, County of Bucks, Commonwealth of Pennsylvania, shown and designated as Lot 2286-R on Subdivision map of Crabtree Hollow, Levittown, Section 30 filed in the office of the Recorder of Deeds of Bucks County, Pennsylvania, on June 24, 1953 in Plan Book 6 page 38.

Beginning at a point on the Southeasterly side of Coral Lane, said point being the three following courses and distance from a point on the easterly side of Crabtree Drive; (1) North 72 degrees 36 minutes 24 seconds (Erroneously set forth in prior deed as 24 minutes) East 47.78 feet to a point of curve; (2) on the arc of a circle curving to the left

having a radius of 762.86 feet the arc distance of 179.17 feet to a point; (3) thence North 59 degrees 8 minutes 59 seconds East 426.8 feet to the place of beginning; thence from said point of beginning, along said Southeasterly side of Coral Lane, North 59 degrees 8 minutes 59 seconds East 60 feet to a point a corner of Lot No. 2287-R on said plan; thence along said lot (passing over a 67.5 feet sanitary sewer easement and a portion of a 75 feet wide easement to Philadelphia electric Company) South 30 degrees 51 minutes 1 second East 157.5 feet to a point in line of land of map of Crabtree Hollow, Levittown, Section 20; thence extending along said land south 59 degrees 8 minutes 50 seconds West 60 feet to a point a corner of Lot No. 2285-R on said Plan; thence extending along said Lot (passing over a aforesaid easement) North 30 degrees 51 minutes 1 second West 157.5 feet to the first mentioned point and place of beginning.

BEING more fully described in a Deed dated April 11, 2003, among the land records of the County and State set forth above, in Deed Volume 3293, Page 1007.

TAX PARCEL #05-048-391.

PROPERTY ADDRESS: 34 Coral Lane, Levittown, PA 19055.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH G. RODGERS, MELANIE RODGERS.**

JUSTIN F. KOBESKI, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-04461

The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1 v. Gbayoko L. Mowenn owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, BUCKS County, Pennsylvania, being 9 Verdant Road, Levittown, PA 19057-4203.

TAX PARCEL #05-041-210.

PROPERTY ADDRESS: 9 Verdant Road, Levittown, PA 19057-4203.

JUDGMENT AMOUNT: \$251,802.34.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GBAYOKO L. MOWENN.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-04479

Wells Fargo Bank, NA v. Raymond Shaw owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 2032 Buchanan Avenue a/k/a 2032 Buchanan Street, Croydon, PA 19021-8007. TAX PARCEL #05-013-097-001. PROPERTY ADDRESS: 2032 Buchanan Avenue a/k/a 2032 Buchanan Street, Croydon, PA 19021-8007. JUDGMENT AMOUNT: \$187,956.87. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **RAYMOND SHAW**. **PHELAN HALLINAN DIAMOND & JONES** EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2016-04581

Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc. v. Charmaine Mitchell owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 3516 Dixon Avenue, Bristol, PA 19007-2520. TAX PARCEL #05-026-601. PROPERTY ADDRESS: 3516 Dixon Avenue, Bristol, PA 19007-2520. JUDGMENT AMOUNT: \$164,675.98. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **CHARMAINE MITCHELL**. **PHELAN HALLINAN DIAMOND & JONES** EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2016-05118

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF BRISTOL**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 914 State Road, Croydon, PA 19021. TAX PARCEL #05-012-302. PROPERTY ADDRESS: 914 State Road, Croydon, PA 19021. IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING. SOLD AS THE PROPERTY OF: **DONALD R. BELLERBY, SUSAN BELLERBY. MARK J. UDREN**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

BUCKINGHAM TOWNSHIP

DOCKET #2014-00194

ALL THAT CERTAIN lot or piece of ground located in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #06-063-044. PROPERTY ADDRESS: 4212 Milords Lane, Doylestown, PA 18901. IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **NANCY J. McCARDLE, GEORGE R. McCARDLE, JR. MICHAEL T. McKEEVER**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2015-03215

ALL THAT CERTAIN lot or piece of ground known as Lot No. 13 on the Final Plan of Apple Hill, **BUCKINGHAM TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania, dated March 14, 1976 recorded in the Office of the Recorder of Deeds on July 29, 1976 in Plan Book 145 Page 44 as prepared by Weisel and Gilmore, Registered Surveyors and Engineers, Doylestown, PA. TAX PARCEL #06-012-059. PROPERTY ADDRESS: 4626 Sands Way, Buckingham, Pennsylvania 18912. IMPROVEMENTS: RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **SHANE M. DRAKE, MARISA P. DRAKE. STEPHEN M. HLADIK**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2015-04567

ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and State of Pennsylvania. TAX PARCEL #06-045-079. PROPERTY ADDRESS: 4050 Diane Way, Doylestown, PA 18902. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **LUZ ROTH. GREGORY JAVARDIAN**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2016-05156

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

TAX PARCEL #06-070-094.

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

SARAH K. McCAFFERY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOYLESTOWN BOROUGH

DOCKET #2016-02067

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

TAX PARCEL #08-015-045.

PROPERTY ADDRESS: 729 North Chubb Drive, Doylestown Borough, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD J. BRANDECKER, CASSANDRA BRANDECKER**.

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOYLESTOWN TOWNSHIP

DOCKET #2013-06127

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

TAX PARCEL #09-051-222.

PROPERTY ADDRESS: 222 Hastings Court, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **GERALDINE B. MILLER, MONIQUE K. KELLY**.

ANDREW J. MARLEY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-01934

All That Certain parcel situate in the **TOWNSHIP OF DOYLESTOWN** in Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #09-012-010.

PROPERTY ADDRESS: 2160 South Easton Road, Doylestown, Pennsylvania 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **G. HENRIETTA GILL, KNOWN SURVIVING HEIRS OF CAROLA A. BENECKE, KARIN MILLER, KNOWN SURVIVING HEIR OF CAROLA A. BENECKE, UNKNOWN SURVIVING HEIRS OF CAROLA A. BENECKE**.

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-03187

ALL THAT CERTAIN lot or tract of ground situate in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks and Commonwealth of Pennsylvania, being Lot #2 as shown on a Plan made for Tim D. Snyder, made by Robert D. Cooper, Professional Land Surveyor of Ottsville, PA 18942 and recorded at Doylestown PA on 5/10/1998 in Plan Book 291 page 81 bounded and described according to said Plan as follows, to wit:

TAX PARCEL #09-016-014.

PROPERTY ADDRESS: 446 Wells Road, Doylestown, PA 18901.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **VINCENT J. STABILITO**.

SARAH K. McCAFFERY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-04724

ALL THAT CERTAIN lot or parcel of ground together with improvements erected

thereon, Situate in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks, Commonwealth of Pennsylvania, described according to a Record Plan 'Cedarcrest Farm, Subdivision' prepared by DiCroe AND Leapson, Civil Engineers AND Surveyors, dated 11/27/1992, last revised 11/25/1998 and recorded in the Office of the Recorder of Deeds, Bucks County in Plan Book 295 Page. BEING Lot #50 on said Plan.

TAX PARCEL #09-069-050.

PROPERTY ADDRESS: 6 Cedar Crest Court, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTOPHER CARVER, JENNIFER CARVER.**

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

DOCKET #2016-04892

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

TAX PARCEL #09-009-076.

PROPERTY ADDRESS: 408 Pebble Hill Road, Doylestown, PA 18901.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KARIN E. SCHNITZLER.**

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

DOCKET #2016-04925

ALL THAT CERTAIN Unit in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks, and Commonwealth of Pennsylvania, which had heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act of July 2, 1980, P.L.286, No. 82, Title 68, PA cs3101 et seq, being more fully bounded and described as follows:

TAX PARCEL #09-014-037-OC2.

PROPERTY ADDRESS: Blueberry Hill Condominium, Unit 2 a/k/a 1723 S. Easton Road, Doylestown, PA 18901.

IMPROVEMENTS: COMMERCIAL CONDOMINIUM.

SOLD AS THE PROPERTY OF: **CARROLLTON BLUEBERRY HILL ASSOCIATES, L.P., CARROLLTON BLUEBERRY HILL GENERAL, LLC.**
MICHAEL V. PHILLIPS, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

EAST ROCKHILL TOWNSHIP

DOCKET #2016-04802

Wells Fargo Bank, N.A. v. Harry T. Parker, Renee H. Parker owner(s) of property situate in the **EAST ROCKHILL TOWNSHIP**, BUCKS County, Pennsylvania, being 1404 School House Road, Perkasio, PA 18944-2124.

TAX PARCEL #12-009-148-001.

PROPERTY ADDRESS: 1404 School House Road, Perkasio, PA 18944-2124.

JUDGMENT AMOUNT: \$194,437.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HARRY T. PARKER, RENEE H. PARKER.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

FALLS TOWNSHIP

DOCKET #2011-03576

Plaintiff: SLM Financial Corporation vs. Defendant: Paula Stefan; Ryan B. Stefan.

All that certain lot or piece of land situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania being lot number 26, as shown on the Plan of Fairless Hills, Pennsylvania, Unit F, laid out by Danherst Corporation and recorded in the Office for Recording of Deeds in and for Bucks County, Pennsylvania, in Plan Book 6 page 2, as follows, to wit: Beginning at a point on the Northwesterly side of Trenton Circle (50 feet wide), a common corner of Lots 25 and 26, as shown on said plan: thence extending along Lot 25, North 6 degrees 28 minutes 8 seconds west 115.06 feet to a point in line of Lot 10, as shown on said plan; thence extending partly along 10 and 11, North 73 degrees 24 minutes 30 seconds East 108.12 feet to a point a corner of Lot 27, as shown on said plan; thence extending South 10 degrees 43 minutes 12 seconds East 150.16 feet, to a point on the aforesaid

side of Trenton Circle, as shown on said plan; thence extending along the said side of Trenton Circle, on the arc of a circle curving to the left, having a radius of 210 feet the arc distance of 63 feet to the first mentioned point and place of beginning.

Parcel No. #13-006-290 on the Tax Map of Fairless Hills.

BEING KNOWN AS 116 Trenton Circle, Fairless Hills, PA 19030.

TITLE TO SAID PREMISES IS VESTED IN: Paula Stefan and Ryan B. Stefan, by virtue of a Deed from the Estate of Marie Prescott, by Clifford W. Prescott, Jr. Executor, dated October 29, 2007, recorded on November 20, 2007 in Deed Book 5607, Page 839.

TAX PARCEL #13-006-290.

PROPERTY ADDRESS: 116 Trenton Circle, Fairless Hills, PA 19030.

DEBT: \$450,183.37.

IMPROVEMENTS: SINGLE FAMILY RESIDENCE.

SOLD AS THE PROPERTY OF: **PAULA J. STEFAN, RYAN B. STEFAN.**

VINCENT T. CIESLIK, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-00980

ALL THAT CERTAIN lot or piece of land SITUATE in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania.

TAX PARCEL #13-016-270.

PROPERTY ADDRESS: 809 TRENTON ROAD, FAIRLESS HILLS, PA 19030.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LEV MASS, TONYA MASS a/k/a TANYA MASS.**

POWERS, KIRN & ASSOCIATES

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

DOCKET #2014-05110

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

TAX PARCEL #13-027-025.

PROPERTY ADDRESS: 234 Northpark Drive, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PATRICIA C. McINTYRE, DEAN M. McINTYRE.**

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

DOCKET #2015-08690

All that certain, piece or parcel of land, situate, lying and being at Levittown, **FALLS TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #13-022-371.

PROPERTY ADDRESS: 39 BALD CYPRESS LANE, LEVITTOWN, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHEN R. SHELLHAMER AS ADMINISTRATOR OF THE ESTATE OF SALLIE ANN SHELLHAMER a/k/a SALLIE A. SHELLHAMER, DECEASED.**

POWERS, KIRN & ASSOCIATES

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

DOCKET # 2016-00112

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, and being known as 208 Trenton Road, Fairless Hills, Pennsylvania 19030.

TAX PARCEL #13-006-242.

PROPERTY ADDRESS: 208 Trenton Road, Fairless Hills, Pennsylvania 19030.

REAL DEBT: \$47,209.89.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHIRLEY J. MORGAN.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2016-02544

Wells Fargo Bank, NA v. Ryan Tarity, Lisa Tarity owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 17 Tulip Lane, Levittown, PA 19054-2219.

TAX PARCEL #13-023-093.

PROPERTY ADDRESS: 17 Tulip Lane, Levittown, PA 19054-2219.

JUDGMENT AMOUNT: \$184,487.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RYAN TARTITY, LISA TARTITY.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-02733

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon, situate, lying and being at Levittown in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot Number 3692 on Subdivision Map of "Thornridge," Levittown, Section 17, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on October 20, 1952 in Plan Book 5 page 50.

TAX PARCEL #13-024-122.

PROPERTY ADDRESS: 89 Thornyapple Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SUSAN CAMAIONI, STEVEN CAMAIONI.**

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

DOCKET #2016-03561

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

TAX PARCEL #13-023-437.

PROPERTY ADDRESS: 42 Twisting Lane, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARGARET M. LAURENCE, THE UNITED STATES OF AMERICA.**

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

HAYCOCK TOWNSHIP

DOCKET #2015-07235

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

TAX PARCEL #14-012-023.

PROPERTY ADDRESS: 1625 Boulder Ln., Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS K. REINHEIMER, NICOLE T. REINHEIMER.**

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

HILLTOWN TOWNSHIP

DOCKET #2014-07645

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

TAX PARCEL #15-017-020-002.

PROPERTY ADDRESS: 601 Redwing Road, Perkasio, PA 18944.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDMOND C. MENEGAUX, ANITA M. MENEGAUX.**

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

HULMEVILLE BOROUGH

DOCKET #2012-06595

DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC v. Paula A Knapp owner(s) of property situate in the **HULMEVILLE BOROUGH**, BUCKS County, Pennsylvania, being 827 Bellevue Avenue, Penndel, PA 19047-5529.

TAX PARCEL #16-002-010.

PROPERTY ADDRESS: 827 Bellevue Avenue, Penndel, PA 19047-5529.

JUDGMENT AMOUNT: \$280,042.25.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PAULA A. KNAPP.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

LOWER MAKEFIELD TOWNSHIP

DOCKET #2016-03391

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

MAKEFIELD, Bucks County, Pennsylvania, and being known as 1075 Randolph Drive, Yardley, Pennsylvania 19067.

TAX PARCEL #20-059-008.

PROPERTY ADDRESS: 1075 Randolph Drive, Yardley, Pennsylvania 19067.

REAL DEBT: \$343,388.00.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES JOHN KELLY, REBECCA JEAN KELLY.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2016-03733

2702 Lynbrooke Drive, Yardley Pennsylvania, 19067.

Also known as Brookstone II a Condominium, UNIT NO. 80, Building C-12 **LOWER MAKEFIELD TOWNSHIP.**

TAX PARCEL #20-076-002-080.

PROPERTY ADDRESS: 2702 Lynbrooke Drive, Yardley Pennsylvania 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROGER E. MONK, JOAN J. MONK.**

JONATHAN A. CASS, Esquire

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2010-06565

All that tract of land situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, Bucks County, PA, being Lot No. 4 of a major subdivision plan by Ralph C. Dumack, P E & Associates.

TAX PARCEL #21-020-039-004.

PROPERTY ADDRESS: 38 MAGNOLIA COURT, FEASTERVILLE, PA 19053.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL T. EDWARDS a/k/a MICHAEL EDWARDS, LAURA A. EDWARDS a/k/a LAURA EDWARDS.**

POWERS, KIRN & ASSOCIATES
EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-06915

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements

thereon erected, described according to a survey and plan thereof made by William G. Major, Registered Surveyor, Croydon, Pennsylvania on December 13, 1954 located in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #21-010-152.

PROPERTY ADDRESS: 117 Harding Avenue, Feasterville Trevose, PA 19053.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH G. DIXON, CECILIA M. DRISCOLL-DIXON.**

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2014-07913

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE **TOWNSHIP OF LOWER SOUTHAMPTON**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 1142 HILTON AVENUE, OAKFORD, PA 19053. DEED BOOK 349, PAGE 407, PARCEL NUMBER 21-032-172. TAX PARCEL #21-032-172.

PROPERTY ADDRESS: 1142 HILTON AVENUE, OAKFORD, PA 19053.

IMPROVEMENTS: 1 STORY RANCH DWELLING EST. TOTAL SQ. FT. LIVING AREA 1,456, 3 BEDROOMS, 1 BATH, 1 CAR GARAGE.

SOLD AS THE PROPERTY OF: **JOYCE COLLINS, GEORGE DAVID COLLINS, THE UNITED STATES OF AMERICA.**

KERI P. EBECK, Esquire

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

DOCKET #2015-05771

ALL THAT CERTAIN lot situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks, and Commonwealth of Pennsylvania, as shown on a plan entitled 'Somerton Springs Residential Subdivision Plan, TMP 321-13-1 and 21-9-153', Sheets 5.01 and 5.02 prepared by Langan Engineering & Environmental Services, Inc., 500 Hyde Park, Doylestown, Pennsylvania, dated May 30, 2002, revised to November 21,

2003, recorded in Bucks County Recorder of Deed Office on December 12, 2003 in Plan book 316 Page 54 B-C.

TAX PARCEL #21-009-153-031.

PROPERTY ADDRESS: 82 Ashley Drive, Feasterville, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **YURY ROSTOZKY, YULIYA ROSTOZKY.**

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

MIDDLETOWN TOWNSHIP

DOCKET #2014-02068

PNC Bank, N.A. s/b/m to National City Mortgage, A Division of National City Bank v. Robert S. Moore, Danielle R. Moore owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 5 Harp Road, Levittown, PA 19056-1313.

TAX PARCEL #22-46-292.

PROPERTY ADDRESS: 5 Harp Road, Levittown, PA 19056-1313.

JUDGMENT AMOUNT: \$283,871.16.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT S. MOORE, DANIELLE R. MOORE.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2016-01545

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

TAX PARCEL #22-064-171.

PROPERTY ADDRESS: 30 Queen Lily Road, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

DOCKET #2016-05329

JPMorgan Chase Bank, National Association v. Thomas S. Delano, Diana Delano owner(s)

of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 31 Circle Road, Levittown, PA 19057-1603.

TAX PARCEL #22-061-248.

PROPERTY ADDRESS: 31 Circle Road, Levittown, PA 19057-1603.

JUDGMENT AMOUNT: \$250,693.51.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS S. DELANO, DIANA DELANO.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP

DOCKET #2015-08084

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

TAX PARCEL #23-005-040.

PROPERTY ADDRESS: 2650 Keiser Road, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE-FAMILY FOUR-BEDROOM 1.5 BATH FRAME AND STONE FARMHOUSE ON 27 ACRES WITH A BARN AND CARRIAGE HOUSE.

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

DON F. MARSHALL, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2013-06894

Wells Fargo Bank, N.A. v. Nadiia Kuzmenko, Mykhaylo Kuzmenko owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 111 West Maple Avenue, Morrisville, PA 19067-6644.

TAX PARCEL #24-008-177.

PROPERTY ADDRESS: 111 West Maple Avenue, Morrisville, PA 19067-6644.

JUDGMENT AMOUNT: \$179,928.38.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NADIIA KUZMENKO, MYKHAYLO KUZMENKO.**

PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-05175

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

TAX PARCEL #24-003-024.

PROPERTY ADDRESS: 549 Doloro Drive, Morrisville, PA 19067-0000.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DENISE C. DORTCH**.

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-05180

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, Situate in the **BOROUGH OF MORRISVILLE**, Bucks County and State of PA, bounded and described according to a "Subdivision Plan for John Note", made by Joseph M. Mixner, Civil Engineer, dated 2-12-1988 and last revised 12-6-1988 and recorded in the Office for the Recording of Deeds, in and for Bucks County, at Doylestown, PA in Plan Book 258 page 84 being Lot No. 4 on said plan.

TAX PARCEL #24-009-287-005.

PROPERTY ADDRESS: 127 Chambers Street, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANK J. HAMPSON a/k/a FRANK J. HAMPSON, III, VIRGINIA LEE HAMPSON a/k/a VIRGINIA L. HAMPSON**.

STEPHEN M. HLADIK, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-01912

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Margaret Messenger, in Her Capacity as Executrix and Trustee of The Estate of Patricia A. Schnell a/k/a Patricia Ann Schnell a/k/a Patricia Schnell owner(s) of property situate in the **MORRISVILLE BOROUGH**, 3RD, BUCKS County, Pennsylvania, being 330 Crown Street, Morrisville, PA 19067-6226.

TAX PARCEL #24-008-543.

PROPERTY ADDRESS: 330 Crown Street, Morrisville, PA 19067-6226.

JUDGMENT AMOUNT: \$73,048.77.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARGARET MESSINGER, IN HER CAPACITY AS EXECUTRIX AND TRUSTEE OF THE ESTATE OF PATRICIA A. SCHNELL a/k/a PATRICIA ANN SCHNELL a/k/a PATRICIA SCHNELL**.

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-02777

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

TAX PARCEL #24-009-268.

PROPERTY ADDRESS: 39 Park Avenue, Morrisville Borough, PA 19067-6245.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD A. REARICK**.

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

NEW BRITAIN TOWNSHIP

DOCKET #2013-01714

ALL THAT CERTAIN tract of land, Situate in the **TOWNSHIP OF NEW BRITAIN**, County of Bucks, and State of Pennsylvania, described according to a recent survey and plan thereof, dated September 23, 1968, made by Weisel and Gilmore, Registered Surveyors, of Doylestown, Pennsylvania as follows, to wit:

TAX PARCEL #26-1-114-1.

PROPERTY ADDRESS: 31 BARRY ROAD, CHALFONT, PA 18914.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GENEVA L. FARR, THOMAS A. FARR, II**.

POWERS, KIRN & ASSOCIATES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-02961

ALL THAT CERTAIN lot or piece of ground situate in **NEW BRITAIN TOWNSHIP**,

County of Bucks, and Commonwealth of Pennsylvania.

TAX PARCEL #26-6-76.

PROPERTY ADDRESS: 542 Airy Avenue, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM CAREY, JENNIFER CAREY.**

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-03327

Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. v. Eileen M. Snell, Theresa Foley owner(s) of property situate in the **NEW BRITAIN TOWNSHIP**, BUCKS County, Pennsylvania, being 922 Monarch Court, Chalfont, PA 18914-2057.

TAX PARCEL #26-015-219.

PROPERTY ADDRESS: 922 Monarch Court, Chalfont, PA 18914-2057.

JUDGMENT AMOUNT: \$146,389.22.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EILEEN M. SNELL, THERESA FOLEY.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

NEWTOWN TOWNSHIP

DOCKET #2013-01610

Nationstar Mortgage LLC v. Alfonso Lopez owner(s) of property situate in the **NEWTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 31 Yorkshire Drive, Newtown, PA 18940-4006.

TAX PARCEL #29-029-205.

PROPERTY ADDRESS: 31 Yorkshire Drive, Newtown, PA 18940-4006.

JUDGMENT AMOUNT: \$211,752.95.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALFONSO LOPEZ.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-06699

US Bank National Association as Trustee for Cmlt Remic Series 2007-A2—Remic

Pass-Through Certificates Series 2007-A2 v. Nathan A. Barsky a/k/a Nathan Barsky, Mary Barsky owner(s) of property situate in the **NEWTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 25 Delaney Drive, Newtown, PA 18940.

TAX PARCEL #29-020-042.

PROPERTY ADDRESS: 25 Delaney Drive, Newtown, PA 18940.

JUDGMENT AMOUNT: \$699,255.61.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NATHAN A. BARSKY a/k/a NATHAN BARSKY, MARY BARSKY.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

NOCKAMIXON TOWNSHIP

DOCKET #2015-08197

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF NOCKAMIXON**, Bucks County, Pennsylvania, and being known as 318 Marienstein Road, Upper Black Eddy, Pennsylvania 18972.

TAX PARCEL #30-013-085-002.

PROPERTY ADDRESS: 318 Marienstein Road, Upper Black Eddy, Pennsylvania 18972.

REAL DEBT: \$231,245.94.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ERNEST D'ANGELO, UNITED STATES OF AMERICA.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-03690

HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-7 v. Joseph A. Connelly a/k/a Joseph Connelly owner(s) of property situate in the **NOCKAMIXON TOWNSHIP**, BUCKS County, Pennsylvania, being 111 Bunker Hill Road, Ottsville, PA 18942-9632.

TAX PARCEL #30-015-011-002.

PROPERTY ADDRESS: 111 Bunker Hill Road, Ottsville, PA 18942-9632.

JUDGMENT AMOUNT: \$721,268.89.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **JOSEPH A.
 CONNELLY a/k/a JOSEPH CONNELLY.
 PHELAN HALLINAN DIAMOND & JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

NORTHAMPTON TOWNSHIP

DOCKET #2014-04620
 ALL THAT CERTAIN lot or piece of
 ground located in the **TOWNSHIP OF
 NORTHAMPTON**, County of Bucks and
 Commonwealth of Pennsylvania.
 TAX PARCEL #31-053-129.
 PROPERTY ADDRESS: 111 Ponderosa
 Drive, Township of Northampton, PA 18966.
 IMPROVEMENTS: A SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **AMY
 SICHEL, DAVID L. SICHEL, THE
 UNITED STATES OF AMERICA.
 MICHAEL T. McKEEVER**, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-04552
 ALL THAT CERTAIN lot of land located in
 the **TOWNSHIP OF NORTHAMPTON**,
 County of Bucks and Commonwealth of
 Pennsylvania.
 TAX PARCEL #31-044-040.
 PROPERTY ADDRESS: 25 Highspire Road
 a/k/a 25 Highspire Road, Richboro, PA
 18954.
 IMPROVEMENTS: A SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **JOSEPH
 COLOMBO, ROSANNA D. COLOMBO.
 MICHAEL T. McKEEVER**, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-07099
 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
 Final Plan of 'Deerfield' made by Tri-State
 Engineers & Land Surveyors, Inc., dated
 November 10, 1969 and last revised May 10,
 1973.

BEING LOT NUMBER 52 Section No. 3 as
 shown on the above mentioned Plan.
 TAX PARCEL #31-63-124.
 PROPERTY ADDRESS: 54 Lempa Road,
 Holland, PA 18966.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **THADDEUS
 S. KIELAR, CHRISTINE A. KIELAR.
 MARTHA E. VON ROSENSTIEL**, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-08819
 Wells Fargo Bank, N.A. s/b/m to Wachovia
 Bank, National Association v. Tricia
 Tratenburg, in Her Capacity as Heir of
 Marc Tratenburg a/k/a Marc W. Tratenburg,
 Deceased, Unknown Heirs, Successors,
 Assigns, and All Persons, Firms, or
 Associations Claiming Right, Title or Interest
 From or Under Marc Tratenburg a/k/a
 Marc W. Tratenburg, Deceased owner(s) of
 property situate in the **NORTHAMPTON
 TOWNSHIP**, BUCKS County, Pennsylvania,
 being 26 Green Meadow Circle, Churchville,
 PA 18966-1611.

TAX PARCEL #31-072-009.
 PROPERTY ADDRESS: 26 Green Meadow
 Circle, Churchville, PA 18966-1611.
 JUDGMENT AMOUNT: \$58,233.48.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **TRICIA
 TRATENBURG, IN HER CAPACITY AS
 HEIR OF MARC TRATENBURG a/k/a
 MARC W. TRATENBURG, DECEASED,
 UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS AND ALL PERSONS, FIRMS,
 OR ASSOCIATIONS CLAIMING RIGHT,
 TITLE OR INTEREST FROM OR UNDER
 MARC TRATENBURG a/k/a MARC W.
 TRATENBURG, DECEASED.
 PHELAN HALLINAN DIAMOND & JONES**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-00401
 ALL THAT CERTAIN piece or parcel
 or Tract of land situate **TOWNSHIP
 OF NORTHAMPTON**, Bucks County,
 Pennsylvania, and being known as 27 West
 Patricia Road, Holland, Pennsylvania 18966.
 TAX PARCEL #31-42-98.

PROPERTY ADDRESS: 27 West Patricia Road, Holland, PA 18966.

JUDGMENT AMOUNT: \$465,411.17.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KATHRYN KIM, JOHN KIM, HAN KEE KIM.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-01571

All that certain piece or parcel or Tract of land situate **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, and being known as 105 Grandview Drive, Ivyland, Pennsylvania 18974.

TAX PARCEL #31-003-124.

PROPERTY ADDRESS: 105 Grandview Drive, Ivyland, PA 18974.

JUDGMENT AMOUNT: \$251,224.59.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JERRY L. BERMAN, THELMA D. BERMAN, UNITED STATES OF AMERICA c/o UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

PERKASIE BOROUGH

DOCKET #2016-04873

Pennymac Loan Services, LLC v. Hans A. Froehlich owner(s) of property situate in the **PERKASIE BOROUGH**, BUCKS County, Pennsylvania, being 820 North Ridge Road, Perkasio Borough, PA 18944.

TAX PARCEL #33-006-115.

PROPERTY ADDRESS: 820 North Ridge Road, Perkasio Borough, PA 18944.

JUDGMENT AMOUNT: \$208,043.76.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HANS A. FROEHLICH.**

PHILAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

QUAKERTOWN BOROUGH

DOCKET #2015-02821

U.S. Bank, etc. vs. Michelle L. Sweigart and Gertrude W. Williams, **BOROUGH OF QUAKERTOWN.**

TAX PARCEL #35-005-135.

PROPERTY ADDRESS: 728 West Broad Street, Quakertown, PA 18951.

JUDGMENT AMOUNT: \$175,658.57.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHELLE L. SWEIGART, GERTRUDE W. WILLIAMS.**

EMMANUEL J. ARGENTIERI, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-04115

ALL THAT CERTAIN messuage and lot or parcel of land situate on the South side of West Broad Street, in the Second Ward of the **BOROUGH OF QUAKERTOWN**, County of Bucks and State of Pennsylvania, known as No. 306 West Broad Street, having the Tax ID / Parcel No. 35-008-226.

TAX PARCEL #35-008-226.

PROPERTY ADDRESS: 306 West Broad Street, Quakertown, PA.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BARRY F. SANDT.**

MICHAEL J. BARRIE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-06306

ALL THAT CERTAIN lot of land located in **QUAKERTOWN BOROUGH**, Bucks County, PA, located at 140 N. 9th Street, Quakertown Borough, Bucks County, PA, identified as Tax Parcel #35-005-008-001.

Essa Bank & Trust (f/k/a Eagle National Bank) vs. 140 N. 9th Street Partners, L.P.

TAX PARCEL #35-005-008-001.

PROPERTY ADDRESS: 140 N. 9th Street, Quakertown Borough, PA.

IMPROVEMENTS: COMMERCIAL BUILDING.

SOLD AS THE PROPERTY OF: **140 N. 9TH STREET PARTNERS, L.P.**

MICHAEL G. MENKOWITZ, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2015-07307

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

TAX PARCEL #36-022-233-196.

PROPERTY ADDRESS: 196 Prairie Ct., Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **YONG YOON.**

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

DOCKET #2016-00367

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

BEING KNOWN AS 24 Stonegate Rd. a/k/a 24 Stonegate Vlg., Quakertown, PA 18951.

TAX PARCEL #36-048-087.

PROPERTY ADDRESS: 24 Stonegate Rd. a/k/a 24 Stonegate Vlg., Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **TINA LEAVER a/k/a TINA MARIE LEAVER.**

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

DOCKET #2016-01254

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF RICHLAND**, Bucks County, Pennsylvania, and being known as 70 Wagon Wheel Road, Quakertown, Pennsylvania 18951.

TAX PARCEL #36-022-234-070.

PROPERTY ADDRESS: 70 Wagon Wheel Road, Quakertown, PA 18951.

REAL DEBT: \$135,332.83.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NADINE M. CREGAN.**

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

DOCKET #2016-04730

ALL THAT CERTAIN lot or piece of ground, Situate in the **TOWNSHIP OF RICHLAND** County of Bucks, Commonwealth of Pennsylvania, and described according to a Plan of Subdivision of Quakers green, made by Urwiler and Walter, Inc. dated June 11, 1974 and revised August 26, 1974 said plan being recorded in and for the County of Bucks at Doylestown, in Plan Book 126, page 29 and later revised April 4, 1978 as follows, to wit: TAX PARCEL #36-025-239.

PROPERTY ADDRESS: 205 Hyacinth Court, Quakertown, PA 18951.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN W. BRINZE, DONNA L. BRINZE.**

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

SELLERSVILLE BOROUGH

DOCKET #2016-00833

All that certain piece or parcel or Tract of land situate **SELLERSVILLE BOROUGH**, Bucks County, Pennsylvania, and being known as 161 Green Street, Sellersville, Pennsylvania 18960.

TAX PARCEL #39-005-162.

PROPERTY ADDRESS: 161 Green Street, Sellersville, PA 18960.

REAL DEBT: \$152,619.15.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STACI L. JONES, JOSEPH J. JONES.**

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

SOLEBURY TOWNSHIP

DOCKET #2011-00629

ALL THAT CERTAIN tract of land situate in **TOWNSHIP OF SOLEBURY**, County of Bucks, Commonwealth of Pennsylvania as shown on Phase 1, North Pointe Subdivision Plan prepared for The Windmere Group, General Partner of Windmere Associates LP by Boucher & James Inc. dated October 1, 1996, last revised May 24, 2000, bounded and described as follows to wit:

TAX PARCEL #41-27-238.

PROPERTY ADDRESS: 538 Tori Court, New Hope, PA 18938.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY I. SPIEGEL, SHARON SPIEGEL, UNITED STATES OF AMERICA.**

SARAH K. McCAFFERY, Esquire

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

TINICUM TOWNSHIP

DOCKET #2008-11101

Lsf9 Master Participation Trust v. Jennifer Reibold a/k/a Jennifer Miller, Ralph Miller owner(s) of property situate in the **TINICUM TOWNSHIP**, BUCKS County, Pennsylvania, being 5 Byram Road, Pipersville, PA 18947.

TAX PARCEL #44-031-005.

PROPERTY ADDRESS: 5 Byram Road, Pipersville, PA 18947.

JUDGMENT AMOUNT: \$1,114,411.62.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JENNIFER REIBOLD a/k/a JENNIFER MILLER, RALPH MILLER.**

PHELAN HALLINAN DIAMOND & JONES

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

TULLYTOWN BOROUGH

DOCKET #2016-01572

ALL THAT CERTAIN piece or parcel or Tract of land situate **BOROUGH OF TULLYTOWN**, Bucks County, Pennsylvania, and being known as 43 Stonybrook Drive, Levittown, Pennsylvania 19055.

TAX PARCEL #46-003-149.

PROPERTY ADDRESS: 43 Stonybrook Drive, Levittown, PA 19055.

REAL DEBT: \$243,313.29.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANNEMARIE DREYER, WILLIAM DREYER.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2016-04045

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

TAX PARCEL #46-003-086.

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

JUDGMENT AMOUNT: \$331,430.37.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **CYNTHIA L. JOHNSON, RICHARD E. JOHNSON.**

DANIEL J. CAPECCI, Esquire

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

UPPER MAKEFIELD TOWNSHIP

DOCKET #2014-02930

Wilmington Trust, National Association, Not in Its Individual Capacity, But Solely as Trustee for Mfra Trust 2015-2 v. Victor Shtatnov, Tanya Shtatnov owner(s) of property situate in the **UPPER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 1284 Eagle Road, New Hope, PA 18938-9220.

TAX PARCEL #47-007-008-003.

PROPERTY ADDRESS: 1284 Eagle Road, New Hope, PA 18938-9220.

JUDGMENT AMOUNT: \$2,548,828.91.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VICTOR SHATNOV, TANYA SHATNOV.**

PHELAN HALLINAN DIAMOND & JONES

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

WARMINSTER TOWNSHIP

DOCKET #2013-01158

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

TAX PARCEL #49-31-120.

PROPERTY ADDRESS: 770 Parmentier Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **BEHZAD BEHPOUR, GOLNAR SHAYEGAN.**

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

DOCKET #2015-08007

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

All those certain lots or tracts of land situate in the Township of Warminster, County of Bucks and State of Pennsylvania, being Lots Nos. 75, 76, 77, 78 and 79 in Block 13 upon a certain Plan of Lots of William L. Ferguson recorded in the Office for the Recording of Deeds in and for Bucks County in Plan Book No. 1 at page 191, and more particularly bounded and described as follows, to wit:

Beginning at a point on the center line of Third Avenue, two hundred seventy-nine and sixty-two hundredths feet Southeast of its intersection with the center line of Greene Road; thence through land of which is a part by the three following courses and distances, to wit: North twelve degrees twenty-eight minutes East one hundred eighty feet to a point. South seventy-seven degrees thirty-two minutes East one hundred feet to a point; and south twelve degrees twenty-eight minutes West one hundred eighty feet to a point on the center line of Third Avenue; thence along the center line of Third Avenue North seventy-seven degrees thirty-two minutes West one hundred feet to the place of beginning.

BEING more fully described in a Deed dated June 12, 1998, among the land records of the County and State set forth above, in Deed Volume 1829, Page 955.

TAX PARCEL #49-014-118.

PROPERTY ADDRESS: 521 Third Avenue, Warminster, PA 18974.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CAROLINE WILLIAMS, RONALD WILLIAMS.**

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

WARRINGTON TOWNSHIP

DOCKET #2014-07265

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF**

WARRINGTON, BUCKS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1281 Lisa Drive, Warrington, PA 18976.

TAX PARCEL #50-25-234.

PROPERTY ADDRESS: 1281 Lisa Drive, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

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

DOCKET #2016-02315

All that certain piece or parcel or Tract of land situate **WARRINGTON TOWNSHIP**, Bucks County, Pennsylvania, and being known as 2581 Bristol Road, Warrington, Pennsylvania 18976.

TAX PARCEL #50-026-061.

PROPERTY ADDRESS: 2581 Bristol Road, Warrington, Pennsylvania 18976.

REAL DEBT: \$251,314.85.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DIEGO P. FERRARA, KNOWN SURVIVING HEIR OF DIEGO A. FERRARA, CHRISTINA M. JOHN, KNOWN SURVIVING HEIR OF DIEGO A. FERRARA, PAULA C. LAROCQUE, KNOWN SURVIVING HEIR OF DIEGO A. FERRARA, UNKNOWN SURVIVING HEIRS OF DIEGO A. FERRARA.**

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

DOCKET #2016-04007

Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Sea Ho Lee, Hyun J. Kim, Deceased owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 904 Longwood Court, Chalfont, PA 18914.

TAX PARCEL #50-044-077.

PROPERTY ADDRESS: 904 Longwood Court, Chalfont, PA 18914.

JUDGMENT AMOUNT: \$465,258.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SEA HO LEE, HYUN J. KIM, DECEASED.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

WARWICK TOWNSHIP

DOCKET #2009-13604

Hsbc Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificate Series 2007-PA1 v. Kimberly Brown, Richard Brown owner(s) of property situate in the **WARWICK TOWNSHIP**, BUCKS county, Pennsylvania being 1748 Lafayette Drive, Jamison, PA 18929-1673.

TAX PARCEL #51-005-042.

PROPERTY ADDRESS: 1748 Lafayette Drive, Jamison, PA 18929-1673.

JUDGMENT AMOUNT: \$731,191.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KIMBERLY BROWN, RICHARD BROWN.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-04084

Mtqlq Investors, LP v. Anthony L. Megas, Lisa A. Megas owner(s) of property situate in the **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania, being 208 Monarch Court, Warminster, PA 18974-6107.

TAX PARCEL #51-014-533-294.

PROPERTY ADDRESS: 208 Monarch Court, Warminster, PA 18974-6107.

JUDGMENT AMOUNT: \$203,597.60.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANTHONY L. MEGAS, LISA A. MEGAS.**
PHELAN HALLINAN DIAMOND & JONES
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2016-00015

All that certain piece or parcel or Tract of land situate **TOWNSHIP OF WARWICK**, Bucks County, Pennsylvania, and being known as 1824 Fairway Drive, Jamison, Pennsylvania 18929.

TAX PARCEL #51-018-038.

PROPERTY ADDRESS: 1824 Fairway Drive, Jamison, Pennsylvania 18929.

REAL DEBT: \$414,761.66.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD W. McBRIDE, UNITED STATES OF AMERICA c/o UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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.

Dec. 22, 29; Jan. 5

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.

R and R Bakers Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 5

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

John C. Fenningham, Solicitor
 Fenningham, Dempster & Coval LLP
 Five Neshaminy Interplex
 Suite 315
 Trevoise, PA 19053

Jan. 5

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

CONSTANT, CAROLINE MARY a/k/a **CAROLINE M. CONSTANT** and **CAROLINE CONSTANT**, dec'd.

Late of Levittown, Bucks County, PA.

Executrices: **CYNTHIA M. DeMARIA**, 63 Lower Orchard Drive, Levittown, PA 19056 and **LYDIA McGURIMAN**, 2940 Elliott Ave., Willow Grove, PA 19090.

FARINA, ENRICO, dec'd.

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

Executor: **BENITO FARINA** c/o Gary B. Freedman, Esq., 7909 Bustleton Ave., Philadelphia, PA 19152.

Attorney: **GARY B. FREEDMAN**, Freedman & Grinshpun, PC, 7909 Bustleton Ave., Philadelphia, PA 19152.

FRIEDMAN, MARY A. a/k/a **MARY FRIEDMAN**, dec'd.

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

Executor: **ANDREW B. KUSHNER** a/k/a **ANDREW KUSHNER**, Esquire c/o Thomas A. Bell, Esq., 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

Attorney: **THOMAS A. BELL**, Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

GLASSMAN, SYLVIA, dec'd.

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

Executor: **JOEL M. GLASSMAN** c/o Bruce D. Hess, Esq., 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

Attorney: **BRUCE D. HESS**, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

GRUBER, ROBERT L., dec'd.

Late of the Borough of New Britain, Bucks County, PA.

Executrices: **FRANCES HAHN**, **JANE DONNELLY** and **MARGARET BARAINYAK** c/o Alan G. Wandalowski, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

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

HESS, PAUL F., dec'd.

Late of Solebury Township, Bucks County, PA.

Executor: **LOUIS J. LICITRA** a/k/a **LOUIS J. LICITRA, JR.** c/o Curtin & Heefner LLP, 2005 S. Easton Road, Suite 100, Doylestown, PA 18901.

Attorney: **PAUL R. COHEN**, Curtin & Heefner LLP, 2005 S. Easton Road, Suite 100, Doylestown, PA 18901.

KRISCH, JULIANA, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **ROBERT SCOTT WEISS**, 109 Court Street, Newtown, PA 18940.

Attorney: **DARA BURNS**, Law Offices of Michael Kuldiner, P.C., 922 Bustleton Pike, 1st Floor, Feasterville, PA 19053.

LEWIS, HELEN M. a/k/a **HELEN LEWIS**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **ROBERT LEWIS**, 184 Commonwealth Drive, Newtown, PA 18940.

MOYER, ELLA J. a/k/a **ELLA Y. MOYER**, dec'd.

Late of Bucks County, PA.

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

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

O'CONNOR, IVADELLE T., dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **WENDY I. ADLER** c/o Law Office of William F. Lucas, 2750 Trenton Road, Levittown, PA 19056.

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

O'DONNELL, ALICE MARIE a/k/a
ALICE M. LOWE O'DONNELL,
dec'd.

Late of 1080 River Road, Upper Black
Eddy, Tinicum Township, Bucks County,
PA.

Executor: **RAYMOND L. O'DONNELL**,
1175 Califon-Cokesbury Rd., Lebanon,
NJ 08833.

ROSENBERGER, R. BARRY, dec'd.

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

Executrix: **SANDRA LEE BAUDER** c/o
Michael W. Mills, Esq., 131 W. State St.,
P.O. Box 50, Doylestown, PA 18901.

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

STEINBEISER, ROMAYNE M., dec'd.

Late of Morrisville, Bucks County, PA.

Executor: **ROBERT STEINBEISER**, 46
E. Trenton Ave., Morrisville, PA 19067.

TWER, AARON, dec'd.

Late of New Hope Borough, Bucks
County, PA.

Executor: **ALLEN TWER** c/o Curtin &
Heefner LLP, 2005 S. Easton Road, Suite
100, Doylestown, PA 18901.

Attorney: **PAUL R. COHEN**, Curtin &
Heefner LLP, 2005 S. Easton Road, Suite
100, Doylestown, PA 18901.

Second Publication

ADAIRE, JOAN DOROTHY, dec'd.

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

Executor: **THOMAS ADAIRE**, 917
Fairview Ave., Bristol, PA 19007.

ALBRIGHT, SONJA, dec'd.

Late of Falls Twp., Bucks County, PA.

Administratrix: **DIANE JONES**, 7
Tapered Oak Lane, Levittown, PA 19054.

BUSSELL, HORACE GRANT a/k/a
HORACE G. BUSSELL, dec'd.

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

Executrix: **LINDA ANN BUSSELL**
c/o Carolyn C. Newsom, Esq., 1588
Woodside Rd., Yardley, PA 19067.

Attorney: **CAROLYN C. NEWSOM**,
Newsom Law and BCHIP, 1588 Woodside
Rd., Yardley, PA 19067.

DIEHL, JUDITH T., dec'd.

Late of Feasterville-Trevose, Bucks
County, PA.

Executrix: **DOROTHY VICKERS**, P.O.
Box 664, Burlington, NJ 08016.

Attorney: **EDWARD J. CAMPANELLA**,
477 West Valley Rd., Wayne, PA 19087.

ERVIN, RICHARD W., SR. a/k/a
RICHARD WILLIAM ERVIN, SR.,
dec'd.

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

Executrix: **MARY H. ERVIN** a/k/a
MARY H. YOUNG-ERVIN c/o Paul
A. Coghlan, Esq., 437 Rhawn St.,
Philadelphia, PA 19111.

Attorney: **PAUL A. COGLAN**, 437
Rhawn St., Philadelphia, PA 19111.

FALATO, GERALDINE S. a/k/a
GERALDINE FALATO, dec'd.

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

Executor: **PHILIP F. FALATO** c/o
Joseph J. Witiw, Esq., 1140-B York Rd.,
Warminster, PA 18974-2072.

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

HENDRICKS, ELIZABETH
WHITTELEY a/k/a **ELIZABETH**
W. HENDRICKS and **ELIZABETH**
HENDRICKS, dec'd.

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

Executor: **JAMES BUFORD**
HENDRICKS a/k/a **JAMES B.**
HENDRICKS c/o D. Rodman Eastburn,
Esq., 60 E. Court St., P.O. Box 1389,
Doylestown, PA 18901.

Attorney: **D. RODMAN EASTBURN**,
Eastburn and Gray, P.C., 60 E. Court St.,
P.O. Box 1389, Doylestown, PA 18901.

LONG, VICTORIA IRENE, dec'd.

Late of Newtown Township, Bucks
County, PA.

Executrix: **PATRICIA WRIGHT**, 45
Woodcrest Dr., Eastampton, NJ 08060.

LOWMAN, GLADYS L., dec'd.

Late of Milford Twp., Bucks County, PA.

Executors: **JOSEPH W. LOWMAN,**
JR., 150 N. Spring Trail, Altamonte

Spring, FL 32714 and **MINDY L. RASMUSSEN**, 4450 N. Wilson, Fresno, CA 93704.

MACINSKY, MICHAEL A., dec'd.

Late of Newtown Township, Bucks County, PA.

Executors: **ANNA MARIA MACINSKY** and **STEPHEN E. MACINSKY** c/o FisherBroyles LP, 25 South Main Street, #163, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**.

MAURER, BETTY JANE, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **PATRICIA HUNTER** c/o Jeffrey A. Kroberger, Esquire, 807 Bethlehem Pike, Erdenheim, PA 19038.

Attorney: **JEFFREY A. KROBERGER**, McLafferty & Kroberger, P.C., 807 Bethlehem Pike, Erdenheim, PA 19038.

McNALLY, BARBARA, dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **PATRICIA McNALLY** c/o Peter L. Reiss, Esquire, 107 E. Oakland Avenue, Doylestown, PA 18901.

Attorney: **PETER L. REISS**, Clemons Richter & Reiss, P.C., 107 E. Oakland Avenue, Doylestown, PA 18901.

MIESNIK, ALICE M. a/k/a **ALICE MIESNIK**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executor: **FRANK J. MIESNIK** c/o Laura M. Mercuri, Esquire, 104 N. York Rd., Hatboro, PA 19040.

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

MORGAN, DANIEL T., dec'd.

Late of Bristol Township, Bucks County, PA.

Administratrix: **CATHERINE A. QUILTY** c/o Bruce A. Nicholson, Esquire, 104 N. York Rd., Hatboro, PA 19040.

Attorney: **BRUCE A. NICHOLSON**, 104 North York Road, Hatboro, PA 19040.

PROCKNOW, DONALD E., dec'd.

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

Executor: **CHARLES PROCKNOW** c/o Jill R. Fowler, Esq., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428.

Attorney: **JILL R. FOWLER**, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four

Falls, Ste. 300, West Conshohocken, PA 19428.

RACHUBA, STEPHEN, dec'd.

Late of Croydon, Bucks County, PA.

Executrix: **NOREEN RACHUBA**, 239 Neshaminy Rd., Croydon, PA 19021.

RENNER, SHIRLEY P., dec'd.

Late of Telford Borough, Bucks County, PA.

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

Attorney: **J. OLIVER GINGRICH**, Bricker, Landis, Hunsberger, & Gingrich, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

ROBINSON, JOYCE, dec'd.

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

Executor: **MARK S. ROBINSON** c/o Paul L. Feldman, Esq., 820 Homestead Rd., Jenkintown, PA 19046.

Attorney: **PAULL. FELDMAN**, Feldman & Feldman, LLP, 820 Homestead Rd., Jenkintown, PA 19046.

SKIDMORE, ROBERT C., dec'd.

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

Executor: **RICHARD G. SKIDMORE** c/o Paul A. Coghlan, Esq., 437 Rhawn St., Philadelphia, PA 19111.

Attorney: **PAUL A. COGHLAN**, 437 Rhawn St., Philadelphia, PA 19111.

WESTERGON, JOSEPH, JR., dec'd.

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

Administratrix: **CHRISTINA WESTERGON** c/o Harry J. Oxman, Esq., 1015 Chestnut St., Ste. 1500, Philadelphia, PA 19107.

Attorney: **HARRY J. OXMAN**, Oxman Goodstadt Kuritz, P.C., 1015 Chestnut St., Ste. 1500, Philadelphia, PA 19107.

WHYANO, EILENE M. a/k/a **EILENE WHYANO**, dec'd.

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

Executrix: **LARISSA A. WHYANO** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

WHITMAN, DIANE J., dec'd.

Late of New Hope, Bucks County, PA.
 Executrix: **CHRISTINA LEIGHTON**, 1
 Smokerise, New Hope, PA 18938.

*Third and Final Publication***ASHBURN, LENNIE L.,** dec'd.

Late of Doylestown Township, Bucks
 County, PA.
 Executrix: **JUNE E. ASHBURN**, 2662
 Piedmont Ave., Montrose, CA 91020.

BIRCH, REV. DONALD G., dec'd.

Late of New Hope, Bucks County, PA.
 Executor: **REV. JOHN J. FARRY**, 63
 Wild Briar Court, New Hope, PA 18938.
 Attorney: **THOMAS J. PROFY, IV**, 123
 W. Bridge Street, New Hope, PA 18938.

BOWERS, FRANCES N., dec'd.

Late of the Borough of Dublin, Bucks
 County, PA.
 Executrix: **JANICE L. GESS** c/o Albert
 DerMovsesian, Esq., P.O. Box 601,
 Willow Grove, PA 19090.

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

**BRAUN, LAUREL V. a/k/a GINGER
BRAUN,** dec'd.

Late of New Britain Township, Bucks
 County, PA.

Executor: **WILLIAM D. BENDER** c/o
 Janet E. Amacher, 311 N. Sumneytown
 Pike, Ste. 1A, North Wales, PA 19454.

Attorney: **JANET E. AMACHER**.

**BROOKER, CHARLES B. a/k/a CHARLES
BENJAMIN BROOKER,** dec'd.

Late of West Rockhill Township, Bucks
 County, PA.

Executrix: **CAROL L. RAFFAELE** c/o
 John H. Filice, Esquire, Rubin, Glickman,
 Steinberg & Gifford, 2605 N. Broad Street,
 P.O. Box 1277, Lansdale, PA 19446.

Attorney: **JOHN H. FILICE**, Rubin,
 Glickman, Steinberg & Gifford, 2605 N.
 Broad Street, P.O. Box 1277, Lansdale,
 PA 19446.

BUSS, LISA M., dec'd.

Late of Warrington Township, Bucks
 County, PA.

Administrator: **ZAK A. ZIMMERMAN**,
 2302 Wodock Ave., Warrington, PA
 18976.

CHMIELESKI, JOSEPHINE, dec'd.

Late of Trevose, Lower Southampton,
 Bucks County, PA.

Executor: **THOMAS A. CHMIELESKI**,
 5 Village Dr., Feasterville, PA 19053.

CORDES, JAMES PATRICK, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **LINDA MAHONEY**, 55
 Summit Drive, Basking Ridge, NJ 07920.

**FEINER, ELEANOR KAGEL a/k/a
ELEANOR K. FEINER and ELEANOR
FEINER,** dec'd.

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

Executors: **ALAN S. KAGEL** and
ARLENE GROSS c/o Joseph H.
 Dougherty, Esq., 2209 Mt. Carmel Ave.,
 Glenside, PA 19038.

Attorney: **JOSEPH H. DOUGHERTY**,
 2209 Mt. Carmel Ave., Glenside, PA
 19038.

FLETCHER, THOMAS WILLIAM, SR.,
dec'd.

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

Executor: **THOMAS WILLIAM
FLETCHER, JR.**, 117 Euclid Ave.,
 Croydon, PA 19021.

**GEISNER, KENNETH T. a/k/a KEN
GEISNER,** dec'd.

Late of Perkasio Borough, Bucks County,
 PA.

Executor: **WILLIAM D. PETERSON**,
SR., 410 N. 5th St., Perkasio, PA 18944.

**HEDDEN, MARY PATRICIA a/k/a MARY
PAT HEDDEN,** dec'd.

Late of Fallsington, Bucks County, PA.

Administratrix: **COLLEEN
FELDMANN**, 27 Lower Morrisville Rd.,
 Fallsington, PA 19054.

HIRSCH, MINERVA L., dec'd.

Late of Hilltown Township, Bucks
 County, PA.

Executor: **JOSEPH J. HIRSCH**, 212
 Granite Drive, Schwenksville, PA 19473.

**KEHLER, PAULINE H. a/k/a PAULINE
HELEN KEHLER,** dec'd.

Late of Warwick Township, Bucks
 County, PA.

Executor: **DEREK C. KEHLER** c/o
 Douglas G. Thomas, Esquire, 104 N.
 York Rd., Hatboro, PA 19040.

Attorney: **DOUGLAS G. THOMAS**, 104
 North York Road, Hatboro, PA 19040.

KOMPA, THEODORE J., dec'd.

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

Executor: **THEODORE J. KOMPA, JR.** c/o Karen M. Stockmal, Esq., 1055 Westlakes Dr., Ste. 160, Berwyn, PA 19312.

Attorney: **KAREN M. STOCKMAL**, KMS Law Offices, 1055 Westlakes Dr., Ste. 160, Berwyn, PA 19312.

LARKIN, ELIZABETH M. a/k/a BETTY LARKIN, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **MARY E. LANG**, 1331 Arbutus Ave., Langhorne, PA 19047.

MERRIAM, ANN SEWALL a/k/a ANN S. MERRIAM, dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **MARGARET B. ANDERSON** 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.

PARDYS, PAUL, dec'd.

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

Executor: **WILLIAM W. WATTS**, 136 Woodbridge Court South, Langhorne, PA 19053-1949.

Attorney: **JAMES E. EGBERT**, Egbert & Barnes, P.C., 1494 Old York Rd., Ste. 200, Abington, PA 19001.

PHILLIPS, HOWARD J., SR., dec'd.

Late of Holland (a/k/a Northampton), Bucks County, PA.

Executor: **HOWARD J. PHILLIPS, JR.**, 33 Summit Pt., Ringwood, NJ 07456.

RATZ, GLADYS D. a/k/a GLADYS RATZ and GLADYS DETWILER RATZ, dec'd.

Late of Newtown Borough, Bucks County, PA.

Executor: **MARK S. RATZ**, 109 Old Orchard Drive, Huntsville, AL 35811.

ROOK, ELIZABETH F., dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **BENJAMIN A. ROOK** 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.

SCHULBERGER, PETER R., JR., dec'd.

Late of Haycock Township, Bucks County, PA.

Executors: **DEREK S. SCHULBERGER**, 1122 School House Ln., Quakertown, PA 18951 and **SCOTT SCHULBERGER**, 3469 Finland Road, Pennsburg, PA 18073.

SKWIRUT, STELLA a/k/a STELLA B. SKWIRUT, dec'd.

Late of Middletown Township, Bucks County, PA.

Administratrix: **MONICA McNEICE**, 624 Parkvale Avenue, Langhorne, PA 19047.

Attorney: **FRANCIS GERARD JANSON**.

STOCCHI, VIRGINIA R., dec'd.

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

Executrix: **SANDRA L. BROCK** c/o George P. O'Connell, Esq., 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

Attorney: **GEORGE P. O'CONNELL**, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

STREIN, GARY L., dec'd.

Late of Warwick Township, Bucks County, PA.

Administratrix: **LINDA HIRSCH**, 212 Granite Drive, Schwenksville, PA 19473.

ULRICH, EUGENE J., dec'd.

Late of Warminster, Bucks County, PA.

Administrator: **WAYNE T. ULRICH**, 1206 Cambridge Rd., Warminster, PA 18974.

VAN VOSSEN, M. PHYLLIS a/k/a MAATJE PHILLIS VAN VOSSEN and PHYLLIS M. VAN VOSSEN, dec'd.

Late of Penndel Borough, Bucks County, PA.

Executrix: **PATRICIA C. JOHNSON** 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.

WECKER, ROLF a/k/a **RALPH WECKER**,
dec'd.

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

Executor: **KURT WECKER** c/o Alice J.
Tillger, Esq., 271 Bethlehem Pike, Ste.
100, Colmar, PA 18915.

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

WHELAN, LORETTA, dec'd.

Late of Yardley, Bucks County, PA.

Executrix: **KIMBERLY WHELAN**, 100
Dispatch Drive, Washington Crossing, PA
18977.

Fictitious Name

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

980 Property Management with its principal place of business 980 Trenton Rd., Fairless Hills, PA 19030.

The names and addresses of the persons owning or interested in said business are Nickolas Fkiaras and Aletheia Fkiaras, 610 Buck Rd., Southampton, PA 18966, Nicole Fkiaras, 1611 Bridgetown Pike, Feasterville, PA 19053 and John Fkiaras, 18 Nottingham Ct., Fallsington, PA 19054.

The certificate will be filed on or after December 30, 2016.

Jan. 5

Foreign Corporation

STRONGBRIDGE U.S. INC., a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 900 Northbrook Dr., Ste. 200, Trevoise, PA 19053, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction

of formation is c/o the Corporation Trust Co., Corporation Trust Center, 1209 Orange St., Wilmington, DE 19801. The registered office in PA is located at 900 Northbrook Dr., Ste. 200, Trevoise, PA 19053, and shall be deemed for venue and official publication purposes to be located in Bucks County.

Jan. 5

Miscellaneous

IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 2016-07859

IN REM EMINENT DOMAIN

IN RE: CONDEMNATION

BY THE PENNSYLVANIA

TURNPIKE COMMISSION OF

PROPERTY LOCATED IN THE

TOWNSHIP OF BRISTOL, BUCKS

COUNTY, COMMONWEALTH

OF PENNSYLVANIA, FOR THE

CONSTRUCTION OF THE I-95

INTERCHANGE PROJECT, ROUTE 13

CONNECTOR (PARCEL ID NO.—

NONE ASSIGNED)

CONDEMNEE: UNKNOWN OWNER

NOTICE TO: CONDEMNEE

IN ACCORDANCE WITH SECTION
305 OF THE EMINENT DOMAIN
CODE, CODIFIED AT 26 Pa. C.S. §305,
THE PENNSYLVANIA TURNPIKE
COMMISSION HEREBY GIVES NOTICE
THAT:

1. The Pennsylvania Turnpike Commission filed a Declaration of Taking on December 16, 2016 in the Court of Common Pleas of Bucks County, Pennsylvania at No. 2016-07859. This was filed pursuant to the Act of May 4, 2006, P.L. 112, No. 34, §1, 26 Pa. C.S.A. §302.

2. The Condemnor is the Pennsylvania Turnpike Commission, an instrumentality of the Commonwealth of Pennsylvania. Its principal office is located at Exit 247 of the Pennsylvania Turnpike System in Lower Swatara Township, Dauphin County, Pennsylvania. Its post office address is P.O. Box 67676, Harrisburg, Pennsylvania 17106-7676.

3. The Pennsylvania Turnpike Commission is authorized and empowered by Section 3 of the Act of July 18, 2007,

P.L. 169, No. 44, as amended, to acquire by condemnation any lands, rights, easements, franchises and other property deemed necessary or convenient for the construction or efficient operation of the Turnpike.

4. This Declaration of Taking was authorized by a Resolution adopted November 15, 2016 by said Condemnor. The record of the proceedings regarding this adoption may be examined at the Pennsylvania Turnpike's Central Office, located at Exit 247 of the Pennsylvania Turnpike.

5. The purpose of the condemnation is to acquire property interests necessary for the construction of the I-95 Interchange Project, Route 13 Connector and its requirements.

6. The property consists of .146 acre in fee situate in the Township of Bristol, Bucks County, as required right-of-way for limited access, a total take. A plan of the property condemned sufficient for its identification has been filed with the Declaration, which was filed with the Prothonotary of Bucks County and with the Recorder of Deeds of Bucks County in accordance with Section 304 of the Eminent Domain Code of 2006. The legal description is as follows:

ALL THAT CERTAIN tract or parcel of land situate in Bristol Township, Bucks County, Pennsylvania, being more particularly bounded and described as follows: BEGINNING at a point at lands now or formerly of an unknown owner, said point being located 79 feet, more or less, left of and opposite I-276 Ramp A Survey and Right-of-Way Baseline Station 15+62±, and said point also being on the northern legal right-of-way line of Ellwood Avenue, variable width; Thence along lands now or formerly unknown owner, lands now or formerly Philadelphia Electric Company and lands now or formerly Paul and Kristan Hardy, North 31° 52' 32" West, a distance of 244.07 feet to a point being 85 feet, more or less, left of and opposite I-276 Ramp A Survey and Right-of-Way Baseline 18+32±, said point being on the property line between lands now or formerly unknown owner and lands now or formerly Paul and Kristan Hardy, and said point being on the southern legal right-of-way line of Watson Avenue; Thence along the southern legal right-of-way line of Watson Avenue, North 54° 57' 44" East, a distance of 18.59

feet to a point being located 66 feet, more or less, left of and opposite I-276 Ramp A Survey and Right-of-Way Baseline Station 18+31±, and said point being on the western legal right-of-way line for limited access of I-276 Ramp A; Thence along the western legal right-of-way line for limited access of I-276 Ramp A, South 35° 18' 54" East, a distance of 245.47 feet to a point located 46 feet, more or less, left of and opposite I-276 Ramp A Survey and Right-of-Way Baseline Station 15+68±, said point also being on the northern legal right-of-way line of Ellwood Avenue; Thence along the northern legal right-of-way line of Ellwood Avenue, South 57° 59' 56" West, a distance of 33.29 feet to the point and place of Beginning. Containing 0.146 Acre.

7. The nature of the title hereby condemned is (i) fee simple in the surface, (ii) only so much of any minerals, oil or gas beneath the surface of any separate estate in any of those minerals, oil or gas as is necessary for the lateral and subjacent support of the surface and any improvements now or hereafter erected thereon, (iii) the right to access those minerals, oil, or gas from the surface of the land hereby condemned, and (iv) any and all rights of way into, upon, or over the surface of said land, including the right to explore and test drill the minerals, oil or gas; including the right to drill for, dig, mine, drain, ventilate, transport, or carry away said minerals, oil or gas now owned or hereafter acquired by the condemnee(s); together with the right to use any of the surface for storing materials, disposing of refuse or overburden, or to erect any buildings, structures, or fixtures necessary, convenient, or incident to the producing, mining or removing of minerals, oil, or gas from beneath the surface of the land hereby condemned or from any other lands of the condemnee(s).

8. A plan showing the condemned property may be inspected at Condemnor's Delaware Valley Interchange located at Exit 358 of Pennsylvania Turnpike, during regular business hours.

9. The Condemnor filed with the Declaration of Taking its Open End Bond without surety pursuant to Section 303(a) of the Eminent Domain Code of 2006. Just compensation is made or secured by the filing of said Bond.

10. If you wish to challenge the power or right of the Condemnor, the Pennsylvania Turnpike Commission, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file preliminary objections with the Court of Common Pleas of Bucks County, Pennsylvania, within thirty (30) days after the publication of this Notice.

John F. Dwyer, Esquire
Assistant Counsel
Pennsylvania Turnpike Commission
700 S. Eisenhower Blvd.
Middletown, PA 17057

Jan. 5

IN THE UNITED STATES DISTRICT
COURT FOR THE EASTERN DISTRICT
OF PENNSYLVANIA
NO. 14-CV-559
NOTICE OF MARSHAL'S SALE
OF REAL ESTATE

**U.S. BANK, N.A. AS TRUSTEE,
SUCCESSOR-IN-INTEREST TO BANK
OF AMERICA, N.A., AS TRUSTEE,
SUCCESSOR BY MERGER TO LASALLE
BANK, N.A., AS TRUSTEE FOR THE
REGISTERED HOLDERS OF LB-UBS
COMMERCIAL MORTGAGE TRUST
2007-C7, COMMERCIAL MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2007-C7, Plaintiff**

v.

BUCKS TOWN CENTER LP, Defendant
Marshal's Sale of Real Estate on January
27, 2017, at 10:00 A.M., at the U.S. Marshals
Service, 2110 U.S. Courthouse, 601 Market
St., Philadelphia, PA 19106.

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

at Instrument Number 2007109236 in the
Bucks County Recorder of Deeds.

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

The improvements are commercial.

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

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

Dec. 29; Jan. 5, 12, 19

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

EDWARD W. PROCTOR TRUST.

EDWARD W. PROCTOR, dec'd.

Late of Lower Makefield Township,
Bucks County, PA.

Trustee: **SUZANNE P. McANDREWS**
c/o David R. Bane, Esquire, 301 Oxford
Valley Road, Suite 603B, Yardley, PA
19067.

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