

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

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, February 12, 2016 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit.

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

**BEDMINSTER TOWNSHIP**

DOCKET #2012-05009

Raymond James Bank v. David J. Zansitis, Susan R. Zansitis owner(s) of property situate in the **BEDMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 1051 Spruce Lane, Perkasio, PA 18944-4016.

TAX PARCEL #01-006-055-001.

PROPERTY ADDRESS: 1051 Spruce Lane, Perkasio, PA 18944-4016.

JUDGMENT AMOUNT: \$687,614.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID J. ZANSITIS, SUSAN R. ZANSITIS.**

**PHELAN HALLINAN**

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

**BENSALEM TOWNSHIP**

DOCKET #2013-05870

ALL THAT CERTAIN lot or piece of ground situate in **BENSALEM TOWNSHIP**, County of Bucks, and State of Pennsylvania, described according to a Minor Subdivision Plan for Harry and Josephine Lodge prepared by Joseph H. Mixner, Civil Engineer, dated October 5, 1987.

TAX PARCEL #02-039-086-001.

PROPERTY ADDRESS: 2300 Virginia Avenue, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANKLIN B. WARREN, LAJEEN WARREN.**

**LESLIE J. RASE**, Esquire

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

DOCKET #2013-07536

UNIVEST BANK AND TRUST CO. f/k/a UNIVEST NATIONAL BANK AND TRUST CO. v. MICHAEL W. MACDOUGALL owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 1018 Cornwells Avenue, Bensalem, PA.

TAX PARCEL #02-061-052.

PROPERTY ADDRESS: 1018 Cornwells Avenue, Bensalem, PA.

Approximate Size: .2900 AC.

Subject to Mortgage: YES.

Subject to Rent: NO.

JUDGMENT AMOUNT: \$227,263.70.

IMPROVEMENTS: COMMERCIAL PROPERTY—REPAIR SHOP OR GARAGE.  
SOLD AS THE PROPERTY OF: **MICHAEL W. MACDOUGALL.**

**JOSHUA B. LADOV**, Esquire

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

DOCKET #2014-06491

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

BEING more fully described in a Deed dated April 30, 2004, among the land records of the County and State set forth above, in Deed Volume 3979, Page 40.

TAX PARCEL #02-062-069.

PROPERTY ADDRESS: 2593 Forrest Avenue, Bensalem, PA 19020-5266.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM J. CARLBERG, SUE ANN CARLBERG.**

**KIMBERLY A. BONNER**, Esquire

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

DOCKET #2014-06609

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

TAX PARCEL #02-019-073.

PROPERTY ADDRESS: 4755 Overland Road, Bensalem, PA 19020.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **JENNIFER M. CAMPISI, MICHAEL J. CAMPISI. RICHARD M. SQUIRE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2014-08101

All That Certain situate in **TOWNSHIP OF BENSELEM** in Bucks County, Commonwealth of Pennsylvania.  
TAX PARCEL #02-007-223.  
PROPERTY ADDRESS: 2941 Carter Road, Trevoise, Pennsylvania 19053.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **CHERYL T. NICHOLS, WILLIAM G. NICHOLS. TERRENCE J. McCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2015-00030

Nationstar Mortgage, LLC v. Bonnie L. Jacobs owner(s) of property situate in the **BENSELEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4620 Acton Court, Bensalem, PA 19020-1754.  
TAX PARCEL #02-093-203.  
PROPERTY ADDRESS: 4620 Acton Court, Bensalem, PA 19020-1754.  
JUDGMENT AMOUNT: \$180,757.09.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **BONNIE L. JACOBS. PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2015-00089

Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, N.A. v. Sherwood T. Summers, in His Capacity as Administrator and Heir of The Estate of Jean C. Martorelli a/k/a Jenn C. Martorelli, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Jean C. Martorelli a/k/a Jenn C. Martorelli, Deceased, owner(s) of property situate in the **BENSELEM TOWNSHIP**, BUCKS County, Pennsylvania, being 2951 Bellview Drive, Bensalem, PA 19020-1348.  
TAX PARCEL #02-013-033.

PROPERTY ADDRESS: 2951 Bellview Drive, Bensalem, PA 19020-1348.  
JUDGMENT AMOUNT: \$223,850.80.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **SHERWOOD T. SUMMERS, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF JEAN C. MARTORELLI A/K/A JENN C. MARTORELLI, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEAN C. MARTORELLI A/K/A JENN C. MARTORELLI, DECEASED. PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2015-00375

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, **SITUATE in BENSELEM TOWNSHIP**, Bucks County, Pennsylvania, described according to a survey made on the 13<sup>th</sup> date of January, 1943 by Edward Pickering, Jr., Registered Surveyor, Woodbourne, Bucks County, Pennsylvania.  
ALL THAT CERTAIN strip of land, **SITUATE in the TOWNSHIP OF BENSELEM**, in the County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a "Layout and Paving Plan of Timberlane", prepared for DeLuca Enterprises, Inc., made by J.G. Park Associates, Inc. Engineers and Surveyors, dated February 26, 1988 and last revised June 21, 1988 and recorded July 15, 1988 in the office for the Recording of Deeds of Bucks County at Doylestown, Pennsylvania in Plan Book 246 page 21.  
TAX PARCEL #02-073-070.  
PROPERTY ADDRESS: 4460 Bensalem Boulevard, Bensalem, PA 19020.  
IMPROVEMENTS: RESIDENTIAL—CONVENTIONAL 1.0660 AC.  
SOLD AS THE PROPERTY OF: **LINDA M. DIEGIDIO, EXECUTOR OF THE ESTATE OF JOHN G. DIEGIDIO, DECEASED, LINDA DIEGIDIO. LYND SAY E. ROWLAND**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2015-00506

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

TAX PARCEL #02-094-356.

PROPERTY ADDRESS: 356 Dartmouth Court, Unit 356, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHERRY M. BAIR, DAVID B. BAIR.**

**ROBERT W. WILLIAMS**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2015-04266

Lsf9 Master Participation Trust v. Christopher Steblein, Kellyann Steblein owner(s) of property situate in the **BENSEALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 1239 Whittier Avenue, Bensalem, PA 19020-5633.

TAX PARCEL #02-026-028.

PROPERTY ADDRESS: 1239 Whittier Avenue, Bensalem, PA 19020-5633.

JUDGMENT AMOUNT: \$300,232.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER STEBLEIN, KELLYANN STEBLEIN.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2015-05993

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

TAX PARCEL #02-074-094.

PROPERTY ADDRESS: 4945 Elberta Avenue, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **INNA KHANINA.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**BRISTOL TOWNSHIP**

## DOCKET #2010-10417

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon, hereditaments and appurtenances, situate lying and being at Levittown, in the Township of Bristol, County of Bucks and Commonwealth of Pennsylvania shown and designated as Lot No. 7629 on Subdivision Map of Yellowwood, Levittown, Section 44 filed in the Office of the Recorder of Deeds of Bucks County on August 14, 1953 in Plan Book 7, Page 10 as follows, to wit:

BEGINNING at a point at the intersection of the Northeasterly side of Yellowwood Drive (50 feet wide) with the Southeasterly side of Mill Creek Road (as widened to 30 feet from center line); thence extending from said point of beginning along said side of Mill Creek Road, north 60 degrees, 41 minutes 43 seconds east, 120.00 feet to a point, a corner of lands no of late of Catherine Romanoff; thence extending along the same, south 29 degrees, 20 minutes, 52 seconds east, 140 feet to a point, a corner of Lot No. 7630 on said plan; thence extending along the same, south 60 degrees, 41 minutes, 43 seconds west, 120.11 feet to a point on the Northeasterly side of Yellowwood Drive aforesaid; thence extending along the same, north 29 degrees, 18 minutes, 17 seconds west, 140.00 feet to the first mentioned point and place of beginning.

BEING more fully described in a Deed dated January 24, 2003, among the land records of the County and State set forth above, in Deed Volume 3102, Page 0294.

TAX PARCEL #05-025-248.

PROPERTY ADDRESS: 1 Yellowwood Drive, Levittown, PA 19057.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JAMIE J. SWIFT.**

**KIMBERLY A. BONNER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2011-01057

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

TAX PARCEL #5-71-208.

PROPERTY ADDRESS: 74 Jewel Lane, Levittown, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **ANTHONY DELCORIO, JR., JOY DELCORIO.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-09825

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH THE BUILDING AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING AT LEVITOWN, IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #05-035-134.

PROPERTY ADDRESS: 346 APPLETREE DRIVE, LEVITTOWN, PA 19055.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **ELIZABETH SALMASTRELLI, EXECUTRIX OF THE ESTATE OF JOHN C. PATTERSON, SR., DECEASED.**

**POWERS, KIRN & ASSOCIATES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-02856

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

BEING KNOWN AS 2204 Bloomsdale Road, Levittown (Township of Bristol), PA 19057.

TAX PARCEL #5-69-18.

PROPERTY ADDRESS: 2204 Bloomsdale Road, Levittown (Township of Bristol), PA 19057.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF: **BARBARA JEAN JONES.**

**MARK J. UDREN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-08153

Newlands Asset Holding Trust v. William A. Weinle, Jr., Jennifer Weinle, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1304 Nancy Drive, Croydon, PA 19021-6244.

TAX PARCEL #05-008-592.

PROPERTY ADDRESS: 1304 Nancy Drive, Croydon, PA 19021-6244.

JUDGMENT AMOUNT: \$239,358.88.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM A. WEINLE, JR., JENNIFER WEINLE.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-09771

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

BEING more fully described in a Deed dated March 26, 2010, among the land records of the County and State set forth above, in Deed Volume 6449, Page 896.

TAX PARCEL #5-25-136.

PROPERTY ADDRESS: 86 Mill Drive, Levittown, PA 19056.

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

SOLD AS THE PROPERTY OF: **STACY R. WASHINGTON.**

**KIMBERLY A. BONNER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-00221

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

TAX PARCEL #05-058-087.

PROPERTY ADDRESS: 300 Park Avenue, West Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH A. DORSEY, CAROLINE DORSEY.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-01696

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

TAX PARCEL #05-040-272.

PROPERTY ADDRESS: 5703 Mustang Street, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CLAYTON KING.**

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

DOCKET #2014-02554

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

TAX PARCEL #5-39-351.

PROPERTY ADDRESS: 49 Openwood Lane, Levittown, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH HOUCK, BRANDY HOUCK.**

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

DOCKET #2014-03751

All that certain piece or parcel of land with the building and improvements thereon, situate lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of PA, shown and designated as Lot No. 4448-R, on Subdivision Map of "Mill Greek Falls," Levittown, PA, Section 52, filed in the Office of the Recorder of Deeds of Bucks County, PA, on January 7, 1954, in Plan Book 7 Page 38.

TAX PARCEL #5-21-321.

PROPERTY ADDRESS: 120 MILL DRIVE, LEVITTOWN, PA 19056.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RONALD S. FOURRE.**

**POWERS, KIRN & ASSOCIATES**

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

DOCKET #2014-05617

Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing Under The Laws of The United States of America v. Jessica J. Diamond, in Capacity as CO-Administrator and Heir of The Estate of James F. Krewson, James Krewson a/k/a James Krewson, Jr., in Capacity as CO-Administrator and Heir of The Estate of James F. Krewson, Unknown

Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James F. Krewson, Deceased, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 2013 Bath Road, Bristol, PA 19007-2101.

TAX PARCEL #05-029-084.

PROPERTY ADDRESS: 2013 Bath Road, Bristol, PA 19007-2101.

JUDGMENT AMOUNT: \$162,151.31.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JESSICA J. DIAMOND, IN CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF JAMES F. KREWSON, JAMES KREWSON A/K/A JAMES KREWSON, JR., IN CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF JAMES F. KREWSON, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES F. KREWSON, DECEASED.**

**PHELAN HALLINAN**

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

DOCKET #2015-00772

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

BEING more fully described in a Deed dated February 16, 2007, among the land records of the County and State set forth above, in Deed Volume 5354, Page 1168.

TAX PARCEL #05-075-052.

PROPERTY ADDRESS: 11 Junewood Drive, Levittown, PA 19055.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CRAIG MORRISEY.**

**KIMBERLY A. BONNER**, Esquire

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

DOCKET #2015-01641

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in **BRISTOL TOWNSHIP**,

County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-041-005.

PROPERTY ADDRESS: 135 Green Lynne Drive, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JACK CANNON.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-02506

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Carolyn A. Collins, owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 916 Park Avenue, Bristol, PA 19007-2443.

TAX PARCEL #05-026-225.

PROPERTY ADDRESS: 916 Park Avenue, Bristol, PA 19007-2443.

JUDGMENT AMOUNT: \$16,379.57.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CAROLYN A. COLLINS.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-02632

ALL those two certain lots or pieces of ground, situate in the **TOWNSHIP OF BRISTOL**, in the County of Bucks, and State of Pennsylvania.

TAX PARCEL #05-008-208.

PROPERTY ADDRESS: 606 Princess Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SCOTT BRADY.**

**GREGORY JAVARDIAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-03006

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

TAX PARCEL #05-027-109.

PROPERTY ADDRESS: 712 Belardley Avenue, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRIANNA L. GLEASON.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-04139

OCWEN LOAN SERVICING, LLC v. Josephus F. Sawyer, owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 210 Elm Avenue a/k/a 210 Elm Street, Croydon, PA 19021-6906.

TAX PARCEL #05-013-332-001.

PROPERTY ADDRESS: 210 Elm Avenue a/k/a 210 Elm Street, Croydon, PA 19021-6906.

JUDGMENT AMOUNT: \$237,819.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPHUS F. SAWYER.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-04557

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

TAX PARCEL #05-027-131.

PROPERTY ADDRESS: 1006 Winder Drive, Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BESSIE L. WHITE.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-04820

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

TAX PARCEL #05-040-286.

PROPERTY ADDRESS: 2210 Liberator Street, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.



SOLD AS THE PROPERTY OF: **DONALD EDWARDS.**

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

DOCKET #2015-05705

ALL THAT CERTAIN parcel or piece of land, situate in the **TOWNSHIP OF BRISTOL**, in the County of Bucks and Commonwealth of Pennsylvania, to wit:

BEING Lot No. 53 as shown on a map entitled 'Subdivision Plan of Bristol Terrace, Once, PA—36281, Bristol Township, Bucks County, Pennsylvania,' recorded in the Office of the Recorder of Deeds at Doylestown, Pennsylvania, in Deed Book No. 14, Page 25 on August 8, 1947.

TAX PARCEL #05-065-119.

PROPERTY ADDRESS: 5603 Toga Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JENNY R. SMITH, DEL SMITH.**

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

#### DOYLESTOWN TOWNSHIP

DOCKET #2015-03765

Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc. v. Ramonita Hernandez-Mohr a/k/a Ramonita Hernandez Mohr owner(s) of property situate in the **DOYLESTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 5 Cornerstone Court, Doylestown, PA 18901-2986.

TAX PARCEL #09-017-0144103.

PROPERTY ADDRESS: 5 Cornerstone Court, Doylestown, PA 18901-2986.

JUDGMENT AMOUNT: \$289,536.47.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RAMONITA HERNANDEZ-MOHR A/K/A RAMONITA HERNANDEZ MOHR.**

**PHELAN HALLINAN**

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

DOCKET #2015-03797

ALL THAT CERTAIN lots or pieces of land with the dwelling thereon erected, situate

in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks and State of Pennsylvania, being Lots Nos. 1 to 58 inclusive, Section 'M' on a plan of lots of Wilkshire, said plan being duly recorded in the Office for the Recording of Deeds in and for the County of Bucks in Deed Book No. 364, Page 644.

TAX PARCEL #09-025-013.

PROPERTY ADDRESS: 233 Edison Furlong Road, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PAMELA J. PALERMO, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR AT LAW OF JOSEPH A. PALERMO, JR., DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH A. PALERMO, JR., DECEASED.**

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

#### EAST ROCKHILL TOWNSHIP

DOCKET #2014-00762

Wells Fargo Bank, N.A. v. Antoinette S. Serrano, in Her Capacity as Heir of Anthony A. Serrano a/k/a Anthony Serrano, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Anthony A. Serrano a/k/a Anthony Serrano, Deceased owner(s) of property situate in the **EAST ROCKHILL TOWNSHIP**, BUCKS County, Pennsylvania, being 2684 Hill Road, Sellersville, PA 18960-1958.

TAX PARCEL #12-008-013.

PROPERTY ADDRESS: 2684 Hill Road, Sellersville, PA 18960-1958.

JUDGMENT AMOUNT: \$133,292.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANTOINETTE S. SERRANO, IN HER CAPACITY AS HEIR OF ANTHONY A. SERRANO A/K/A ANTHONY SERRANO, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR**

**UNDER ANTHONY A. SERRANO A/K/A ANTHONY SERRANO.****PHELAN HALLINAN**

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

**FALLS TOWNSHIP****DOCKET #2013-06434**

Wells Fargo Bank, N.A. v. Ronald R. Vandermark, Jr., owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 203 Yorkshire Road, Fairless Hills, PA 19030-3213.

TAX PARCEL #13-002-131.

PROPERTY ADDRESS: 203 Yorkshire Road, Fairless Hills, PA 19030-3213.

JUDGMENT AMOUNT: \$200,603.04.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RONALD R. VANDERMARK, JR.**

**PHELAN HALLINAN**

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

**DOCKET #2014-08287**

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon, situate, lying and being at Levittown, in the **FALLS TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania, shown and designated as Lot 684 on Subdivision Map of Section G filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, March 13, 1952, in Plan Book 4 at page 43 as follows to wit:

TAX PARCEL #13-41-222.

PROPERTY ADDRESS: 80 Lakeside Drive, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EDUARDO J. DUARTE.**

**POWERS, KIRN & ASSOCIATES, LLC**

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

**DOCKET #2015-02113**

Wells Fargo Bank, NA v. Frederick Montgomery, Erin Montgomery owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 708 Beaumont Road, Fairless Hills, PA 19030-2422.

TAX PARCEL #13-016-386.

PROPERTY ADDRESS: 708 Beaumont Road, Fairless Hills, PA 19030-2422.

JUDGMENT AMOUNT: \$199,162.37.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FREDERICK MONTGOMERY, ERIN MONTGOMERY.**

**PHELAN HALLINAN**

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

**DOCKET #2015-03652**

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

BEING more fully described in a Deed dated February 24, 2005, among the land records of the County and State set forth above, in Deed Volume 4467, Page 447.

TAX PARCEL #13-033-146.

PROPERTY ADDRESS: 5 Mount Airy Drive, Morrisville, PA 19067.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KI C. LEE, SUNSOON LEE.**

**KIMBERLY A. BONNER, Esquire**

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

**DOCKET #2015-06101**

Wells Fargo Bank, NA v. Christopher Vergantino, Kimberly Vergantino owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 46 Newberry Lane, Levittown, PA 19054-3814.

TAX PARCEL #13-043-007.

PROPERTY ADDRESS: 46 Newberry Lane, Levittown, PA 19054-3814.

JUDGMENT AMOUNT: \$153,359.35.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER VERGANTINO, KIMBERLY VERGANTINO.**

**PHELAN HALLINAN**

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

**HILLTOWN TOWNSHIP****DOCKET #2014-02647**

ALL THAT CERTAIN tract of land situate in **HILLTOWN TOWNSHIP**, Bucks County, Pennsylvania.



TAX PARCEL #15-29-33.  
 PROPERTY ADDRESS: 920 FOREST ROAD, PERKASIE, PA 18944.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **MICHAEL J. LUTTERSCHMIDT, JENNA LUTTERSCHMIDT.**  
**POWERS, KIRN & ASSOCIATES**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### HULMEVILLE BOROUGH

DOCKET #2012-06595  
 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**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### LOWER MAKEFIELD TOWNSHIP

DOCKET #2014-06685  
 ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the **TOWNSHIP OF LOWER MAKEFIELD**, in the County of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #20-042-258.  
 PROPERTY ADDRESS: 1605 South Crescent Boulevard, Yardley, PA 19067.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **ELIZABETH J. MARLEY, DAVID F. GRIMM, UNITED STATES OF AMERICA.**  
**GREGORY JAVARDIAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2014-08591  
 ALL THAT CERTAIN lot or piece of ground, Situate in the **TOWNSHIP OF**

**LOWER MAKEFIELD**, County of Bucks, Commonwealth of Pennsylvania and described according to two certain Plans, the first thereof known as Final Plan of Valleywood Section #3, made by William S. Erwin, Registered Professional Engineer, dated 6-9-1964 said Plan being recorded in the Office of the Recorder of Deeds for Bucks County, at Doylestown, Pa. in Plan Book 29 page 35 and the other Plan thereof known as Final Plan of Valet Section #4, made by William S. Erin, Registered Professional Engineer, dated 3-2-1965.  
 BEING Lot #60 as shown on the above mentioned Plan.

BEING known as 173 Jay Drive.  
 TAX PARCEL #20-049-218.  
 PROPERTY ADDRESS: 173 Jay Drive, Yardley, PA 19067.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **TERRY L. HOLLEY, BETH M. HOLLEY.**  
**MARTHA E. VON ROSENSTIEL**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2010-10322  
 All That Certain situate in the **TOWNSHIP OF LOWER SOUTHAMPTON** in Bucks County, Commonwealth of Pennsylvania.  
 TAX PARCEL #21-12-109.  
 PROPERTY ADDRESS: 112 Woodbine Avenue, Feasterville Trevose, Pennsylvania 19053.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **MARIE Y. DODAIN.**  
**TERRENCE J. McCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2014-07913  
 ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE **TOWNSHIP OF LOWER SOUTHAMPTON**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA. HAVING ERRECTED 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: RANCH STYLE SINGLE-FAMILY DWELLING, APPROX. 40X200, WITH APPROX. 5 ROOMS, 1 BATH, 1 CAR BASEMENT GARAGE, EST. 1456 TOTAL SQ FT LIVING SPACE.  
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

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#### MIDDLETOWN TOWNSHIP

DOCKET #2014-00674  
All That Certain situate in **MIDDLETOWN TOWNSHIP** in Bucks County, Commonwealth of Pennsylvania.  
TAX PARCEL #22-020-062-001.  
PROPERTY ADDRESS: 641 Comly Avenue a/k/a 643 Comly Avenue, Langhorne, Pennsylvania 19047.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **KRISTINE DEERING. TERRENCE J. McCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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#### MILFORD TOWNSHIP

DOCKET #2015-00277  
Wells Fargo Bank, NA v. Robin R. Johnson owner(s) of property situate in the **MILFORD TOWNSHIP**, BUCKS County, Pennsylvania, being 210 Andover Court, Quakertown, PA 18951-3758.  
TAX PARCEL #23-022-044-210.  
PROPERTY ADDRESS: 210 Andover Court, Quakertown, PA 18951-3758.  
JUDGMENT AMOUNT: \$98,782.61.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **ROBIN R. JOHNSON. PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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#### MORRISVILLE BOROUGH

DOCKET #2014-07795  
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, TOGETHER WITH THE

BUILDINGS THEREON, SITUATE, LYING AND BEING IN THE SECOND WARD, OF THE **BOROUGH OF MORRISVILLE**, IN THE COUNTY OF BUCKS AND STATE OF PENNSYLVANIA, BEING A PART OF LOTS NUMBER 225, 226, 227 AND 228, ON A MAP OF ADDITION TO THE PLAN OF LOTS OF ISAAC WOOD'S ESTATE, WHICH PLAN OF LOTS IS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUCKS COUNTY, AT DOYLESTOWN, PA, IN DEED BOOK NO. 251, PAGE 656, THE SAID LOT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:  
TAX PARCEL #24-6-254.  
PROPERTY ADDRESS: 369 WOODLAND AVENUE, MORRISVILLE, PA 19067.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **GERALD A. BODEN, CARRIE BODEN. POWERS, KIRN & ASSOCIATES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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#### DOCKET #2015-06109

JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC s/b/m to Chase Manhattan Mortgage Corporation v. Norman J. Kremer, Christina L. Kremer a/k/a Christina Kremer owner(s) of property situate in the **BOROUGH OF MORRISVILLE**, BUCKS County, Pennsylvania, being 21 Carlisle Circle, Morrisville, PA 19067-6821.  
TAX PARCEL #24-002-015.  
PROPERTY ADDRESS: 21 Carlisle Circle, Morrisville, PA 19067-6821.  
JUDGMENT AMOUNT: \$67,563.47.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **NORMAN J. KREMER, CHRISTINA L. KREMER A/K/A CHRISTINA KREMER. PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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#### NEW BRITAIN TOWNSHIP

DOCKET #2015-04579  
ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being in **NEW BRITAIN TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #26-008-034.

PROPERTY ADDRESS: 120 Devon Road,  
Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **LINDA  
ANDREWS.**

**GREGORY JAVARDIAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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#### NEWTOWN TOWNSHIP

DOCKET #2010-11202

GREEN TREE SERVICING LLC v. Patricia  
F. Kent a/k/a Patricia Kent, Joel R. Kent, Jr.  
a/k/a Joel Kent owner(s) of property situate  
in the **NEWTOWN TOWNSHIP**, BUCKS  
County, Pennsylvania, being 25 Quince  
Circle, Newtown, PA 18940-9288.

TAX PARCEL #29-043-387.

PROPERTY ADDRESS: 25 Quince Circle,  
Newtown, PA 18940-9288.

JUDGMENT AMOUNT: \$324,819.85.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICIA  
F. KENT A/K/A PATRICIA KENT, JOEL  
R. KENT, JR. A/K/A JOEL KENT.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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#### NOCKAMIXON TOWNSHIP

DOCKET #2015-03446

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

TAX PARCEL #30-011-145.

PROPERTY ADDRESS: 8630 EASTON  
ROAD, OTTSVILLE, PA 18942.

IMPROVEMENTS: A SINGLE  
STORY RANCH-STYLE DWELLING  
APPROXIMATELY 161' X 125' WITH  
APPROX. 2 BEDROOMS, 1 BATH AND  
BASEMENT.

SOLD AS THE PROPERTY OF: **MARK  
ANDRE.**

**M. TROY FREEDMAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

#### PLUMSTEAD TOWNSHIP

DOCKET #2009-06371

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

TAX PARCEL #34-19-4.

PROPERTY ADDRESS: 7670 Tohickon Hill  
Road, Point Pleasant, PA 18950.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **SUSAN  
CHILD, EUGENE CHILD, GERTRUDE  
A. CHILD.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-03413

PNC Bank, National Association v. John P.  
Carr, II, Darlene E. Carr owner(s) of property  
situate in the **PLUMSTEAD TOWNSHIP**,  
BUCKS County, Pennsylvania, being 5065  
Rebecca Fell Drive, Doylestown, PA 18902-  
9061.

TAX PARCEL #34-049-081-200.

PROPERTY ADDRESS: 5065 Rebecca Fell  
Drive, Doylestown, PA 18902-9061.

JUDGMENT AMOUNT: \$68,117.67.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN P.  
CARR, II, DARLENE E. CARR.  
PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-05192

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

TAX PARCEL #34-015-036-005.

PROPERTY ADDRESS: 5200 Moyer Road,  
Pipersville, PA 18947.

IMPROVEMENTS: RESIDENTIAL REAL  
ESTATE.

SOLD AS THE PROPERTY OF:  
**FRANCESCA SPATOLA-GAMBINO,  
IGNAZIO GAMBINO.**

**ANDREW J. MARLEY**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**RICHLANDTOWN BOROUGH**

DOCKET #2015-06049

ALL THAT CERTAIN message and tract of land situate in the **BOROUGH OF RICHLANDTOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #37-003-051.

PROPERTY ADDRESS: 101 North Main Street, Richlandtown, PA 18955.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHAUN C. ADAMCZYK**.

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**SELLERSVILLE BOROUGH**

DOCKET #2014-04208

Newlands Asset Holding Trust Care of U.S. Bank Trust National Association v. Tyler Munchback a/k/a Tyler J. Munchback, Susan Munchback a/k/a Susan K. Munchback owner(s) of property situate in the **SELLERSVILLE BOROUGH**, BUCKS County, Pennsylvania, being 334 9th Street, Sellersville, PA 18960-2207.

TAX PARCEL #39-004-028-002.

PROPERTY ADDRESS: 334 9th Street, Sellersville, PA 18960-2207.

JUDGMENT AMOUNT: \$276,868.41.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TYLER MUNCHBACK A/K/A TYLER J. MUNCHBACK, SUSAN MUNCHBACK A/K/A SUSAN K. MUNCHBACK.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**SPRINGFIELD TOWNSHIP**

DOCKET #2009-05228-34-1

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Maurice Heckscher a/k/a Maurice I. Heckscher a/k/a Maurice N. Heckscher owner(s) of property situate in the **TOWNSHIP OF SPRINGFIELD**, BUCKS County, Pennsylvania, being 5890 Route 412, Riegelsville, PA 18077-9751.

TAX PARCEL #42-022-023-001.

PROPERTY ADDRESS: 5890 Route 412, Riegelsville, PA 18077-9751.

JUDGMENT AMOUNT: \$355,976.12.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MAURICE HECKSCHER A/K/A MAURICE I. HECKSCHER A/K/A MAURICE N. HECKSCHER.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-01398

CitiMortgage, Inc. s/b/m to Abn Amro Mortgage Group, Inc. v. Germaine Diehl a/k/a Germaine T. Diehl owner(s) of property situate in the **TOWNSHIP OF SPRINGFIELD**, BUCKS County, Pennsylvania, being 748 Passer Road, Coopersburg, PA 18036-9632.

TAX PARCEL #42-005-025.

PROPERTY ADDRESS: 748 Passer Road, Coopersburg, PA 18036-9632.

JUDGMENT AMOUNT: \$245,294.75.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GERMAINE DIEHL A/K/A GERMAINE T. DIEHL.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**TINICUM TOWNSHIP**

DOCKET #2014-02596

ALL THAT CERTAIN Lot or tract of ground situate in the **TOWNSHIP OF TINICUM**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Realignment Plan prepared for Allan J. Nowicki and William C. Brooks, made by Daniel R. Hendricks, Registered Surveyor dated June 20, 1978 as follows to wit:

TAX PARCEL #44-007-046.

PROPERTY ADDRESS: 1 Sanctuary Hill Lane, Upper Black Eddy, PA 18972.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **IRVING S. SOBLE A/K/A IRVIN S. SOBLE, MARY D'ANGELO-SOBLE.**

**LESLIE J. RASE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**TULLYTOWN BOROUGH**

DOCKET #2013-05668

Wells Fargo Bank, N.A. v. Janine P. Wilkins owner(s) of property situate in the **TULLYTOWN BOROUGH**, BUCKS County, Pennsylvania, being 241 Lakeside Drive, Levittown, PA 19054-3905.

TAX PARCEL #46-005-033.

PROPERTY ADDRESS: 241 Lakeside Drive, Levittown, PA 19054-3905.

JUDGMENT AMOUNT: \$259,312.23.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JANINE P. WILKINS.**

**PHELAN HALLINAN**

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

DOCKET #2015-02541-0

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

TAX PARCEL #46-012-013.

PROPERTY ADDRESS: 349 Main Street, Tullytown, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHARLES LENOIR, LAURA LENOIR.**

**RICHARD M. SQUIRE**, Esquire

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

**UPPER MAKEFIELD TOWNSHIP**

DOCKET #2009-03493

Bank of America, National Association as Successor by Merger to Lasalle Bank National Association as Trustee Ramp 2007-Rs1 v. Krzysztof Dyndal, Krystyna Dyndal owner(s) of property situate in the **TOWNSHIP OF UPPER MAKEFIELD**, BUCKS County, Pennsylvania, being 2 Eastburn Drive, New Hope, PA 18938-9286.

TAX PARCEL #47-002-001-005.

PROPERTY ADDRESS: 2 Eastburn Drive, New Hope, PA 18938-9286.

JUDGMENT AMOUNT: \$2,941,481.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF:  
**KRZYSZTOF DYNDAL, KRZYSTYNA DYNDAL.**

**PHELAN HALLINAN**

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

**UPPER SOUTHAMPTON TOWNSHIP**

DOCKET #2010-06725

Flagstar Bank, FSB v. Yuri Kushnirsky a/k/a Yuriy Kushnirskiy a/k/a Yuri M. Kushnirsky, Lora Kushnirsky a/k/a Larisa Kushnirskiy a/k/a Larisa Kushnirsky owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 1210 Deer Run Court, Southampton, PA 18966-4626.

TAX PARCEL #48-026-015-008.

PROPERTY ADDRESS: 1210 Deer Run Court, Southampton, PA 18966-4626.

JUDGMENT AMOUNT: \$424,630.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF:  
**YURI KUSHNIRSKY A/K/A YURIY KUSHNIRSKIY A/K/A YURI M. KUSHNIRSKY, LORA KUSHNIRSKY A/K/A LARISA KUSHNIRSKIY A/K/A LARISA KUSHNIRSKY.**

**PHELAN HALLINAN**

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

DOCKET #2010-12931

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

TAX PARCEL #48-022-186.

PROPERTY ADDRESS: 1015 Longfield Road, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LEE N. ROTHMAN AND JONI A. ROTHMAN, MORTGAGORS AND REAL OWNERS.**

**THOMAS R. HECKER**, Esquire

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

DOCKET #2013-03281

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

TAX PARCEL #48-013-048.

PROPERTY ADDRESS: 759 Pennsylvania Avenue, Southampton, Pennsylvania 18966.  
IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS G. DEMPSEY, JR., EXECUTOR OF THE ESTATE OF JACQUELINE A. GEIGER, DECEASED MORTGAGOR AND REAL OWNER.**

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

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DOCKET #2015-02050

ALL THAT CERTAIN tract of ground situate in **UPPER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #48-005-026.

PROPERTY ADDRESS: 154 Marian Street, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANNE M. McDONNELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA D'ORAZIO, DECEASED.**

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

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**WARMINSTER TOWNSHIP**

DOCKET #2013-00755

Wilmington Savings Fund Society, FSB dba Christiana Trust as Trustee for Hlss Mortgage Master Trust for The Benefit of the Holders of The Series 2014-1 Certificates Issued by Hlss Mortgage Master Trust v. Mark J. Evorik owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania being 1575 West Street Road, Unit 923, Warminster, PA 18974.

TAX PARCEL #49-003-007-923.

PROPERTY ADDRESS: 1575 West Street Road, Unit 923, Warminster, PA 18974.

JUDGMENT AMOUNT: \$79,387.81.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARK J. EVORIK.**

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

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DOCKET #2013-09562

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF**

**WARMINSTER**, County of Bucks and State of Pennsylvania.

TAX PARCEL #49-015-316.

PROPERTY ADDRESS: 322 Bloomfield Avenue, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEVEN A. DIMAIO, GLENDOLYN DIMAIO.**

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

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DOCKET #2014-01948

Wells Fargo Bank, N.A. s/b/m to Wachovia Mortgage Corporation v. Lance R. Larsen, Julie A. Larsen owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 274 Hickory Road, Warminster, PA 18974-4024.

TAX PARCEL #49-011-032.

PROPERTY ADDRESS: 274 Hickory Road, Warminster, PA 18974-4024.

JUDGMENT AMOUNT: \$421,987.14.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LANCE R. LARSEN, JULIE A. LARSEN.**

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

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DOCKET #2014-04558

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 that certain unit or parcel of land situate in the Township of Warminster, County of Bucks and Commonwealth of Pennsylvania, which heretofore been submitted to the provisions of the uniform Condominium Act, 68PA C.S. 3101 et seq by the recording in the Office of the Recorder of Deeds of Bucks County at Doylestown, Pennsylvania of a Declaration of Condominium dated August 12, 1985 and recorded August 13, 1985 in Deed Book 2627, Page 601, and First Amendment thereto dated March 14, 1986 and recorded March 31, 1986 in Deed Book 2665, Page 938, being and designated as Unit 326 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .48% of Meadowood Condominium.



BEING more fully described in a Deed dated September 15, 1992, among the land records of the County and State set forth above, in Deed Volume 532, Page 49.

TAX PARCEL #49-003-007-326.

PROPERTY ADDRESS: 1575 West Street Road, Warminster, PA 18974.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DONALD R. FERGUSON.**

**KIMBERLY A. BONNER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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**DOCKET #2015-04289**

Wells Fargo Bank, NA v. as-Samad Dawson, Shakeia C. Dawson owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 1575 West Street Road, Unit 331, Warminster, PA 18974-3152.

TAX PARCEL #49-003-007-331.

PROPERTY ADDRESS: 1575 West Street Road, Unit 331, Warminster, PA 18974-3152.

JUDGMENT AMOUNT: \$134,234.05.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **AS-SAMAD DAWSON, SHAKEIA C. DAWSON.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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**DOCKET #2015-04870**

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

TAX PARCEL #49-6-111.

PROPERTY ADDRESS: 1252 Beverly Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CARMELA R. HEENAN, FRANK W. HEENAN.**

**ROBERT W. WILLIAMS**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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**DOCKET #2015-04910**

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

TAX PARCEL #49-009-107.

PROPERTY ADDRESS: 107 Lexington Court, Warminster, Pennsylvania 18974.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **RONALD S. WILDE, KNOWN SURVIVING HEIR OR MARIA WILDE, UNKNOWN SURVIVING HEIRS OF MARIA WILDE.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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**DOCKET #2015-05041**

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

TAX PARCEL #49-026-241.

PROPERTY ADDRESS: 497 Hardman Lane, Warminster, Pennsylvania 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LAMOUNT F.Q. GEARY.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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**DOCKET #2015-06618**

ALL THAT CERTAIN Unite in the property known, named and identified in the Declaration Plan referred to below as Yorktown Village, located in **WARMINSTER TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania, which unto has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act or July 3, 1963 P.L. 196 by the recording in the Office of the Recorder of Deeds of Bucks County, of a Declaration Plan dated August 28, 1979, revised September 27, 1979 and recorded October 12, 1979 in Deed Book 2357 page 552, being designated on the Declaration Plan as Unit No. YV-312 as more fully described in such Declaration of Condominium and Declaration Plan.

TAX PARCEL #49-009-312.

PROPERTY ADDRESS: 312 Valley Forge Court, Warminster, PA 18974.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **AIMEE MELNICK A/K/A AIMEE K. MELNICK.**

**LESLIE J. RASE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**WARRINGTON TOWNSHIP**

DOCKET #2014-05280

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

TAX PARCEL #50-025-136.

PROPERTY ADDRESS: 1221 Suzann Drive, Warrington, Pennsylvania 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DALE L. FISH A/K/A DALE LEON FISH, DIANA M. FISH A/K/A DIANA FISH.**

**TERRENCE J. McCABE**, Esquire

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

DOCKET #2015-04377

Wells Fargo Bank, N.A. v. Adam Joseph Kostrzewski a/k/a Adam J. Kostrzewski, Melissa Kostrzewski owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 453 Redbud Court, Warrington, PA 18976-2623.

TAX PARCEL #50-035-186-045-453.

PROPERTY ADDRESS: 453 Redbud Court, Warrington, PA 18976-2623.

JUDGMENT AMOUNT: \$130,421.59.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ADAM JOSEPH KOSTRZEWSKI A/K/A ADAM J. KOSTRZEWSKI, MELISSA KOSTRZEWSKI.**

**PHELAN HALLINAN**

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

**WARWICK TOWNSHIP**

DOCKET #2014-06793

Santander Bank, N.A. v. Heath J. Epstein a/k/a Heath Epstein, Stacy B. Epstein owner(s) of property situate in the **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania being 306 Silver Oak Court, Warminster, PA 18974-3851.

TAX PARCEL #51-029-202.

PROPERTY ADDRESS: 306 Silver Oak Court, Warminster, PA 18974-3851.

JUDGMENT AMOUNT: \$196,290.99.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HEATH J. EPSTEIN A/K/A HEATH EPSTEIN, STACY B. EPSTEIN.**

**PHELAN HALLINAN**

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

DOCKET #2015-03052

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

TAX PARCEL #51-18-84-5-1.

PROPERTY ADDRESS: 1401 Kathleen Court, (Warwick Township), Jamison, PA 18929.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **MELISSA L. WELLS, KENNETH J. WHITE, JR.**

**MARK J. UDREN**, Esquire

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

**WEST ROCKHILL TOWNSHIP**

DOCKET #2015-04146

ALL THAT CERTAIN message and tract of land, Situate in the **TOWNSHIP OF WEST ROCKHILL**, County of Bucks and State of Pennsylvania and known as 822 Bethlehem Pike.

TAX PARCEL #52-14-136.

PROPERTY ADDRESS: 822 Bethlehem Pike a/k/a 822 Route 309, Sellersville, PA 18960.

IMPROVEMENTS: 2 STORY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHIRLEY SCHNABLE A/K/A SHIRLEY A. SCHNABLE.**

**RICHARD BRENT SOMACH**, 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.

Jan. 21, 28; Feb. 4

## Change of Name

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2015-07850

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **MASON J. HOUCK** to **MASON J. ARNOLD**.

The Court has fixed the 8<sup>th</sup> day of February, 2016 at 9:30 a.m. in Courtroom No. 440, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Jan. 21

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2015-08423

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **MICHAEL CRAIG KUBIAK** to **MICHAEL CRAIG BARRINGTON**.

The Court has fixed the 8<sup>th</sup> day of February, 2016 at 9:30 a.m. in Courtroom No. 440, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Jan. 21

## 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.

### AUTO SYSTEMS RESEARCH, INC.

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

Jan. 21

**THE BORO INSURANCE SHOPPE, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 21

## Charter Application Nonprofit

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

The name of the corporation is **Bucks County Cares Foundation, Inc.**

The Articles of Incorporation (filing date) December 22, 2015.

The purpose or purposes for which it was organized are as follows: A donor foundation, representing Bucks County, to support the work of charitable organizations.

**D. Keith Brown**, Solicitor

Stuckert and Yates

Two North State Street

P.O. Box 70

Newtown, PA 18940

Jan. 21

The name of the corporation is **Changing Social Perspectives, Inc.**

**Jacoby Donner, PC**, Solicitors

1700 Market St.

Suite 3100

Philadelphia, PA 19103

Jan. 21

## Charter Application Professional

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania,

for the purpose of obtaining a Certificate of Incorporation pursuant to the Pennsylvania Professional Corporation Law of 1988, as amended.

**LAW OFFICES OF JOSEPH D. VISCO, P.C.** has been incorporated under the provisions of the Pennsylvania Professional Corporation Law of 1988, as amended.

Jan. 21

**PINNACLE PHYSICIANS GROUP, P.C.** has been incorporated under the provisions of the Pennsylvania Professional Corporation Law of 1988, as amended.

**Wade, Goldstein, Landau & Abruzzo, P.C.,** Solicitors

61 Cassatt Avenue  
Berwyn, PA 19312

Jan. 21

## Classified Ad

Well established, prominent Upper Bucks County law firm is seeking an associate attorney for its Corporate and Business Department. Position requires Pennsylvania bar admission and demonstrated ability to be detail oriented, client focused and a proactive team member. One to two years of experience in taxation, finance or related practice area, and/or LLM or CPA is preferred; recent law school graduate with relevant undergraduate degree and/or prior career experience will also be considered. Position responsibilities will include drafting and negotiating transactional documents and commercial contracts, entity formation and tax planning. Competitive salary, benefit package and 401(k) plan. Please forward resume/salary requirements to [dsodano@grimlaw.com](mailto:dsodano@grimlaw.com) or P.O. Box 215, Perkasio, PA 18944.

Jan. 14, 21

**ESTATE PARALEGAL – Part-Time** – Newtown law firm. Working under supervision of multiple attorneys in handling administration of estates from probate to distribution. Requirements: knowledge of Lackner, preparation of inheritance and estate tax returns, accountings and family agreements; experience required. Salary commensurate with experience. Send resume to [dwengiel@stuckertyates.com](mailto:dwengiel@stuckertyates.com) or fax to (215) 968-8875.

Jan. 21, 28

## Confirmation of Account

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

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and Fiduciaries Code that the following Fiduciaries will present their accounts, theretofore filed with the Clerk of the Orphans' Court Division for Audit and confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code, at 10:00 A.M. on **February 1, 2016**, in Courtroom #260 on the second floor of the JUSTICE CENTER, DOYLESTOWN, PA.

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

**JEROME C. BAKER** – Doris L. Capitanio, Personal Representative

**IRENE McSORLEY** a/k/a **IRENE S. McSORLEY** – Yvette E. Taylor-Hachoose, Administratrix

**NEWTOWN CEMETERY ASSOCIATION, INC., TRUSTEE RICHARD TOMLINSON, PRESIDENT** – Richard B. Tomlinson, Trustee

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

Jan. 21, 28

## 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

**BETZ, JOHN F.** a/k/a **JOHN F. BETZ, JR.,** dec'd.

Late of Levittown, Bucks County, PA.

Executor: **JOHN FREDERICK BETZ**,  
18 Sweetgum Road, Levittown, PA  
19056.

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

**BRESLIN, TIMOTHY K.**, dec'd.

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

Executrix: **BERNADETTE A. BRESLIN**  
c/o Jennifer Popelack, Esquire, 399  
Market St., Ste. 200, Philadelphia, PA  
19106.

Attorney: **JENNIFER POPELACK**,  
Mattioni, Ltd., 399 Market St., Ste. 200,  
Philadelphia, PA 19106.

**BRUBAKER, PAUL MAYS a/k/a PAUL  
BRUBAKER**, dec'd.

Late of Holland, Bucks County, PA.

Executrix: **M. SUSAN TURNER**, 65  
Banbury Ct., Holland, PA 18966.

**CALDERON, MARIO RAMIRO a/k/a  
MARIO R. CALDERON**, dec'd.

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

Administratrix: **NURA D. CALDERON**  
c/o Karen Conn Mavros, Esquire, 2444  
Huntingdon Pike, Huntingdon Valley, PA  
19006.

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

**CAPLIN, ARLENE B. a/k/a ARLENE  
BARBARA CAPLIN**, dec'd.

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

Executors: **LAWRENCE B. CAPLIN**  
and **KENNETH A. CAPLIN** c/o Susan  
E. Piette, Esquire, 375 Morris Rd., P.O.  
Box 1479, Lansdale, PA 19446-0773.

Attorney: **SUSAN E. PIETTE**, Hamburg,  
Rubin, Mullin, Maxwell & Lupin, P.C.,  
375 Morris Rd., P.O. Box 1479, Lansdale,  
PA 19446-0773.

**CoBABE, TERRY A.**, dec'd.

Late of Point Pleasant, Bucks County, PA.

Executrix: **EMILY CoBABE-  
AMMANN**, 2410 Vassar Drive, Boulder,  
CO 80305.

**COLLEY, ALFRED L.**, dec'd.

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

Executors: **ARTHUR THOMPSON  
COLLEY**, 244 Kelton Dr., New

Haven, VT 05472 and **ALFRED  
BRIAN COLLEY**, 139 W. Bristol Rd.,  
Southampton, PA 18966.

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

**DALY, EDWARD J. a/k/a EDWARD  
JAMES DALY**, dec'd.

Late of Morrisville, Bucks County, PA.

Executrix: **MARGARET M. DALY**, 118  
Rice Drive, Morrisville, PA 19067.

**DONNELLY, LORRAINE W.**, dec'd.

Late of Warrington, Bucks County, PA.

Executor: **JOHN J. DONNELLY, JR.**,  
41 East Stoney Road, Maple Shade, NJ  
08052.

Attorney: **HENRY A. CARPENTER, II.  
FINLEY, THOMAS J.**, dec'd.

Late of Warrington Township, Bucks  
County, PA.

Executrix: **KATHLEEN A. SUMNER**,  
631 Almshouse Rd., Doylestown, PA  
18901.

**FORD, NORMA JEAN**, dec'd.

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

Executor: **ALAN L. FRANK**, 135 Old  
York Rd., Jenkintown, PA 19046.

Attorney: **ALAN L. FRANK**, Alan  
L. Frank, P.C., 135 Old York Rd.,  
Jenkintown, PA 19046.

**GOETZ, ALICE E.**, dec'd.

Late of Falls Township, Bucks County,  
PA.

Co-Executors: **WILLIAM G.M. GOETZ**  
and **ALICE F. POLUMBO** c/o Curtin  
& Heefner LLP, 250 N. Pennsylvania  
Avenue, P.O. Box 217, Morrisville, PA  
19067.

Attorney: **FRANCIS X. STECKLAIR.**

**GROSS, PEGGY LOU**, dec'd.

Late of Bridgeton Twp., Bucks County,  
PA.

Executrix: **DENISE CHASE**, 62 Boulder  
Rd., Upper Black Eddy, PA 18972.

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

Late of Falls Township, Bucks County,  
PA.

Executors: **KATHRYN A. HEAYN  
ZARKO**, 2209 Sarahs Ln., Warrington,  
PA 18976 and **ALAN ROBERT HEAYN**,  
405 Walden Rd., Langhorne, PA 19047.

**INTROCASO, LOUIS M.**, dec'd.

Late of Warminster Twp., Bucks County,  
PA.

Executor: **MICHAEL A. INTROCASO**,  
110 Stadtmauer Dr., Clifton, NJ 07013.

**KINKEAD, THERESA M.** a/k/a **THERESA STREAHLE**, dec'd.

Late of Furlong, Buckingham, Bucks County, PA.

Administrator: **JAMES S. KINKEAD**,  
2296 Nottinghamshire Rd., Furlong, PA 18925.

**KREVOLIN, HARVEY**, dec'd.

Late of 1621 Easton Rd., Warrington, Warrington Twp., Bucks County, PA.

Executor: **BRET H. KREVOLIN**, 420 Belle Lane, Harleysville, PA 19438.

**McKIE JAMES D.** a/k/a **JAMES McKIE** and **JIM McKIE**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **SHARON LYNN ARBACH**,  
46 Jump Hill Road, Levittown, PA 19056.

Attorney: **WILLIAM S. RAVENELL**.

**MOLNAR, CLAYTON J.** a/k/a **CLAYTON MOLNAR** and **CLAYTON JOHN MOLNAR**, dec'd.

Late of Milford Township, Bucks County, PA.

Administrator: **EDWARD J. MOLNAR**,  
305 Clemens Road, Harleysville, PA 19438.

Attorney: **R. KURTZ HOLLOWAY**, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464.

**MOYER, EDWARD K.**, dec'd.

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

Executor: **DUANE MOYER**, 506 E. Callowhill St., Perkasio, PA 18944.

Attorney: **R. LEONARD DAVIS, III**,  
Drake, Hileman & Davis, P.C., P.O. Box 1306, Doylestown, PA 18901-1306.

**O'DONNELL, ANGELA MARIE**, dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **MAUREEN BRENNAN**,  
1406 Heron Way, Chalfont, PA 18914.

**QUATTRONE, CARMELLA A.**, dec'd.

Late of Lower Makefield, Bucks County, PA.

Executor: **CHARLES J. QUATTRONE, JR.**, 2025 Quarry Rd., Yardley, PA 19067.

**RAMAGLI, EUGENE V.** a/k/a **EUGENE VICTOR RAMAGLI**, dec'd.

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

Executors: **JOHN MARK RAMAGLI** and **ROBERT THOMAS RAMAGLI**

c/o Joseph M. Ramagli, Esquire, 312 N. Oxford Valley Road, Fairless Hills, PA 19030.

Attorney: **JOSEPH M. RAMAGLI**,  
Jackson, Cook, Caracappa & Scott PC,  
312 N. Oxford Valley Road, Fairless Hills, PA 19030.

**ROCKENBACH, ANNE M.** a/k/a **ANNE MARIE ROCKENBACH**, dec'd.

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

Executor: **ERIC ROCKENBACH**, 1802 Waterford Road, Yardley, PA 19067.

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

**RORICK, MARGARET C.**, dec'd.

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

Executor: **RICHARD C. RORICK** c/o John J. Cook, Jr., Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

**TRAPP, BERNADETTE AGNES** a/k/a **BERNADETTE A. TRAPP**, dec'd.

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

Executrix: **RENEE T. McGUFFIN** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

Attorney: **JESSICA VANDERKAM**,  
Stuckert & Yates, Two North State Street, Newtown, PA 18940.

**TUTINO, ANITA L.** a/k/a **ANITA L. PICONE**, dec'd.

Late of Newtown, Bucks County, PA.

Executor: **DOMINICK TUTINO**, 4 Cherry Lane, Newtown, PA 18940.

**WILLS, RACHEL ANNA VOORHEES** a/k/a **RACHEL ANNA WILLS**, dec'd.

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

Executrix: **ELIZABETH ANN VOORHEES KINGSTON**, 22407 Ann's Choice Way, Warminster, PA 18974.

Attorney: **LAURA W. CASSAVELL**.

*Second Publication*

**ALDORASI, DOROTHY B.**, dec'd.

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



Executrix: **LOUISE BOONE** a/k/a **LOUISE B. BOONE**, 6 Walton Court, Newtown, PA 18940.

Attorney: **KATHLEEN A. MALOLES**, Solomon, Berschler, Fabick, Campbell & Thomas, P.C., 522 Swede St., Norristown, PA 19401.

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

Late of Lower Southampton, Bucks County, PA.

Executor: **JOHN O. BARANEK, JR.**, 2304 Brownsville Rd., Lot P-1, Langhorne, PA 19053.

**BARKASY, RONALD E.** a/k/a **RONALD BARKASY**, dec'd.

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

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

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

**CARNEY, ELIZABETH F.** a/k/a **ELIZABETH FREED CARNEY**, dec'd.

Late of Telford Borough, Bucks County, PA.

Executrix: **DIANE E. CARNEY**, 156 Erie Ave., Telford, PA 18969.

**CECCOLI, JOSEPH D., JR.**, dec'd.

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

Administratrix: **ANGELA CECCOLI** c/o Alice Hart Hughes, Esquire, 27 S. State St., Newtown, PA 18940.

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

**DiPAOLO, ANTONIO**, dec'd.

Late of Bucks County, PA.

Executor: **ANTHONY DiPAOLO**, 52 Copperleaf Dr., Newtown, PA 18940.

Attorney: **JAMES J. AUCHINLECK, JR.**, 1701 Langhorne Newtown Road, Langhorne, PA 19047.

**DUNNING, ROSE MARIE**, dec'd.

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

Executor: **GARY DUNNING**, P.O. Box 31, Morrow Bay, CA 93443.

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

**FLUKE, HELEN**, dec'd.

Late of Quakertown, Bucks County, PA.

Executrix: **NANCY PHILLIPS**.

Attorney: **MARK A. HOFFMAN**, Mark A. Hoffman Associates, P.C., 430 Main Street, Harleysville, PA 19438.

**GABLER, RAYMOND R.**, dec'd.

Late of Lower Southampton, Bucks County, PA.

Executor: **MARK A. HOFFMAN**.

Attorney: **MARK A. HOFFMAN**, Mark A. Hoffman Associates, P.C., 430 Main Street, Harleysville, PA 19438.

**GLAZIER, EARL W., JR.**, dec'd.

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

Executor: **MATTHEW M. GLAZIER** c/o McKinley C. McAdoo, Esquire, Radnor Court, 259 N. Radnor-Chester Rd., Ste. 160, Radnor, PA 19087.

Attorney: **McKINLEY C. McADOO**, McCausland, Keen & Buckman, Radnor Court, 259 N. Radnor-Chester Rd., Ste. 160, Radnor, PA 19087.

**GOLDBERG, ETHELYN** a/k/a **LYNNE GOLDBERG**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executrix: **ANDREA MILLER** c/o Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

Attorney: **SAMUEL C. TOTARO, JR.**, Curtin & Heefner LLP, 2005 S. Easton Road, Suite 100, Doylestown, PA 18901.

**GOLDBERG, MICHAEL**, dec'd.

Late of Bucks County, PA.

Executor: **BARRY WIND**, 14 S. State Street, Newtown, PA 18940.

Attorney: **JAMES J. AUCHINLECK, JR.**, 1701 Langhorne Newtown Road, Langhorne, PA 19047.

**GONZALEZ, LEON JOSE**, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **ELIZABETH L. CZOP**, 1067 Whitmarsh Dr., Lancaster, PA 17601.

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

Late of Perkasio, Bucks County, PA.

Executor: **ROBERT GRESKO** c/o Robert Galdo, 123 S. 2nd St., Apt. B-4, Perkasio, PA 18944.

Attorney: **ROBERT P. HOOPES**, 252 W. Swamp Rd., Suite 11, Doylestown, PA 18901.

**HAGELE, LOUIS C., SR.**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **GARY T. HAGELE**, 564 Cedar Hollow Drive, Yardley, PA 19067.  
 Attorney: **RICHARD W. STEVENS**, Flamm Walton Heimbach & Lamm, 794 Penllyn Pike, Suite 100, Blue Bell, PA 19422-1669.

**HAMBY, MARY ANN a/k/a MARY ANN S. HAMBY**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrix: **SUSAN M. ALTIMARI**, 960 Bypass Road, Perkasio, PA 18944.

**KIMENHOUR, BESSIE A.**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executors: **DENNIS H. KIMENHOUR** and **DOUGLAS A. KIMENHOUR** c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.

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

**LEVIN, TESSIE**, dec'd.

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

Executor: **RICHARD LEVIN** c/o Scott H. Mustin, Esquire, Ten Penn Center, 1801 Market St., Ste. 1100, Philadelphia, PA 19103.

Attorney: **SCOTT H. MUSTIN**, Fineman Krekstein & Harris, Ten Penn Center, 1801 Market St., Ste. 1100, Philadelphia, PA 19103.

**LOCHEAD, ALAN**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **RUTH LYNN BEITL** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

**MOREL, SHIRLEY C.**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **DONALD E. MOREL, JR.** c/o Norris, McLaughlin & Marcus, P.A., 515 Hamilton Street, Suite 502, Allentown, PA 18101.

Attorney: **DOLORES A. LAPUTKA**, Norris, McLaughlin & Marcus, P.A., 515 W. Hamilton Street, Suite 502, Allentown, PA 18101.

**PAKI, EDWARD**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **JOSEPH PAKI**, 5117 Judson Drive, Bensalem, PA 19020.

**PETERSEN, ROY**, dec'd.

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

Executrix: **GLORIA PETERSEN** a/k/a **GLORIA DELARATA** and **GLORIA DELARATA PETERSEN** c/o Susan E. Piette, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

Attorney: **SUSAN E. PIETTE**, Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C., 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

**PINTER, MARY FRANCES a/k/a MARY**, dec'd.

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

Executor: **JOSEPH PINTER**, 418 Longleaf Dr., Perkasio, PA 18944.

**ROPARS, FLORENCE DORIS**, dec'd.

Late of Fairless Hills, Bucks County, PA.

Executor: **MICHAEL ROPARS**, 204 Hyacinth Dr. N., Yardley, PA 19067.

**ROPER, PATRICIA C. a/k/a PATRICIA CLARE ROPER**, dec'd.

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

Executrix: **ROBERTA ROPER-WARD** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**SAUERS, PHILIP J., JR.**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administratrix: **CHRISTINE KELLY**, 1169 Lowell Avenue, Bensalem, PA 19020.

Attorney: **CHRISTOPHER H. STEWARD**, 2246 Bristol Pike, Bensalem, PA 19020.

**SCHUMANN, BARBARA A. a/k/a BARBARA S. ARCHER**, dec'd.

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

Executrix: **CORLISS A. HANKO**, 35 Granite Rd., Levittown, PA 19057.

**SHAFFER, DOROTHY P.**, dec'd.

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

Executrix: **TARA LEAHY** c/o James W. Sutton, Jr., Esquire, 1014 Millcreek Dr., Feasterville, PA 19053.

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

**SNIGER, TIMOTHY S.**, dec'd.

Late of Trevoze, Bucks County, PA.

Administratrix: **SHERRI L.**  
**PATTERSON**, P.O. Box 362, Lewisburg,  
PA 17837.

**SONG, YOUNG ROCK** a/k/a **YOUNG R. SONG**, dec'd.

Late of Doylestown, Bucks County, PA.

Administratrix: **MUNJA SONG**, 32  
Laurel Ct., Basking Ridge, NJ 07920.

**STINSON, MARY ELIZABETH** a/k/a  
**MARY E. STINSON** a/k/a **MARY E. CARSHAW** and **MARY BETH CARSHAW**, dec'd.

Late of Morrisville Borough, Bucks  
County, PA.

Administratrix: **MARY KATHERINE STINSON** c/o Robin S. Holmes, Esquire,  
Law Office of Robin S. Holmes, 53 S.  
Main Street, P.O. Box 167, Yardley, PA  
19067.

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

**SWEITZER, SUSAN V.**, dec'd.

Late of Buckingham Township, Bucks  
County, PA.

Administratrix: **DAWN KELLER**, 3326  
Lester Rd., Philadelphia, PA 19154.

**TAYLOR, JEAN L.**, dec'd.

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

Executrix: **KATHRYN T. SAILER** c/o  
Stuckert and Yates, Two North State St.,  
Newtown, PA 18940.

Attorney: **STEVEN H. SAILER**,  
Stuckert and Yates, Two North State  
Street, Newtown, PA 18940.

**UPDIKE, ELISABETH L.**, dec'd.

Late of Middletown Township, Bucks  
County, PA.

Executrix: **MARY LUTTMANN**, 15  
Hendrickson Road, Lawrenceville, NJ  
08548.

Attorney: **CHRISTOPHER H.**  
**STEWART**, 2246 Bristol Pike,  
Bensalem, PA 19020.

**VanCOTT, WILLIAM C.** a/k/a **WILLIAM CLARKSON VanCOTT** and **WILLIAM C. VAN COTT**, dec'd.

Late of Perkasio Borough, Bucks County,  
PA.

Executor: **EDWIN C. VanCOTT**, 621  
Long Street, Emmaus, PA 18049.

Attorney: **CHARLES R. MOYER**, 1027  
Keystone Drive, Sellersville, PA 18960.

**WARDLE, ROBERT JAMES**, dec'd.

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

Executrix: **URSULA M. WARDLE**,  
3552 Old Windy Bush Road, New Hope,  
PA 18938.

Attorney: **STEPHEN B. HARRIS**, 1760  
Bristol Road, P.O. Box 160, Warrington,  
PA 18976-0160.

**WARTMAN, JOAN R.** a/k/a **JOAN REBECCA WARTMAN**, dec'd.

Late of Fairless Hills, Bristol Township,  
Bucks County, PA.

Executrix: **VERONICA ALEXANDER**  
c/o John J. Cook, Jr., Esquire, 312 Oxford  
Valley Road, Fairless Hills, PA 19030.

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

*Third and Final Publication*

**BASS, ANN E.**, dec'd.

Late of Bucks County, PA.

Executor: **JOHN D. BLUMENTHAL**,  
Esquire, 179 N. Broad Street, Doylestown,  
PA 18901.

Attorney: **JOHN D. BLUMENTHAL**,  
179 N. Broad Street, Doylestown, PA  
18901.

**BOLTERSDORF, EDNA** a/k/a **EDNA M. BOLTERSDORF**, dec'd.

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

Executor: **JOSEPH BOLTERSDORF**  
c/o Joseph J. Witiw, Esquire, 1140-B York  
Rd., Warminster, PA 18974-2072.

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

**CAMPBELL, MARIE LOUISE** a/k/a  
**MARIE LOU CAMPBELL**, dec'd.

Late of Doylestown Borough, Bucks  
County, PA.

Executors: **LAURA POLANSKI**, 5475  
Melissa Ct., Pipersville, PA 18947 and  
**JEFFREY CAMPBELL**, 6412 Four  
Foot Tr., Columbia, MD 21045.

**CAREY, MARGUERITE** a/k/a **MARGE**,  
dec'd.

Late of Holland, Northampton, Bucks  
County, PA.

Executrix: **CHRISTINE E. MOYER**, 4 Kittery Ct., Sellersville, PA 18960.

**CROOKHAM, ROBERT W.**, dec'd.

Late of Hulmeville Borough, Bucks County, PA.

Executor: **RYAN P. CROOKHAM** c/o Joseph P. Caracappa, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

**DI SANTO, MATTHEW DOMINICK, SR.**

a/k/a **MATTHEW D. DI SANTO**, dec'd. Late of Lower Makefield Township, Bucks County, PA.

Executrix: **LINDA SUSAN DI SANTO** c/o Robin S. Holmes, Esquire, Law Office of Robin S. Holmes, 53 S. Main Street, P.O. Box 167, Yardley, PA 19067.

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

**DOMICO, ELEANOR** a/k/a **ELEANOR H. DOMICO**, dec'd.

Late of Warrington, Bucks County, PA.

Executrix: **GAIL SMITH**, 2251 Street Rd., Warrington, PA 18976.

**FEILER, MARGUERITE A.**, dec'd.

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

Executrix: **SUSAN D. ANESKEWICH** c/o Melissa V. Bond, Esquire, 16 N. Franklin St., Ste. 300, Doylestown, PA 18901.

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

**FROOM, CHARLES BAUMLE** a/k/a **CHARLES B. FROOM** and **CHARLES FROOM**, dec'd.

Late of Riegelsville Borough, Bucks County, PA.

Executrix: **AMELIA C. FROOM** c/o David J. Juall, Esquire, 3709 Dogwood Lane, P.O. Box 3, Durham, PA 18039.

Attorney: **DAVID J. JUALL**, 3709 Dogwood Lane, P.O. Box 3, Durham, PA 18039.

**GUMPRECHT, PHILIP L.**, dec'd.

Late of Tinicum Township, Bucks County, PA.

Executrix: **SANDRA M. GUMPRECHT**, 54 Sunset Drive, Ottsville, PA 18942.

**HOUSEMAN, JAMES W., SR.**, dec'd.

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

Executors: **FLORENCE W. HOUSEMAN** and **PNC BANK, N.A.**, Attn.: Peggy Feldman, V.P. c/o PNC Wealth Management, 1600 Market St., 6<sup>th</sup> Fl., Philadelphia, PA 19103.

Attorney: **BENJAMIN C. FRICK**, 919 Conestoga Rd., Ste. 2-309, Bryn Mawr, PA 19010-1353.

**KARAIM, MICHAEL**, dec'd.

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

Executrix: **CECILIA A. McMONAGLE** c/o Joseph P. Stanton, Esquire, 405 York Rd., Jenkintown, PA 19046.

Attorney: **JOSEPH P. STANTON**, 405 York Rd., Jenkintown, PA 19046.

**KILLOUGH, RICHARD W.**, dec'd.

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

Executor: **DON F. MARSHALL**, Stuckert and Yates, Two North State St., Newtown, PA 18940.

Attorney: **DON F. MARSHALL**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.

**KOTKIEWICZ, JOSEPH T.** a/k/a **JOSEPH KOTKIEWICZ**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **MARY ELLEN HOWARD**, 11 Queen Lily Road, Levittown, PA 19057.

Attorney: **JOY DICKSTEIN**.

**LEONARDI, JAMES W.** a/k/a **JAMES LEONARDI**, dec'd.

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

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

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

**LEWANDOWSKI, DOROTHY I.**, dec'd.

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

Executrix: **JOYCE E. LEWANDOWSKI**, 8013 Woodside Dr., Morrisville, PA 19067.

**MASIEJCZYK, VIRGINIA**, dec'd.

Late of Oakford, Bucks County, PA.

Executors: **JAMES SCHRADER**, 954 Paige Ct., Langhorne, PA 19053 and

**ROBERT SCHRADER**, 9 Frog Hollow Rd., Churchville, PA 18966.

**McLAUGHLIN, WILLIAM L.**, dec'd.

Late of Falls Township, Bucks County, PA.

Co-Executors: **JOHN J. McLAUGHLIN** and **DONNA M. SCHREINER** c/o Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

Attorney: **FRANCIS X. STECKLAIR**.

**McNAMEE, BRIAN M.**, dec'd.

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

Co-Administrators: **JUSTINE McNAMEE** and **BRIAN M. McNAMEE, JR.** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**MOORE, DOROTHY J.** a/k/a **DOROTHY JEAN MOORE** and **DOROTHY MOORE**, dec'd.

Late of Morrisville Borough, Bucks County, PA.

Executor: **TYLER J. WILSON** c/o David Mills, Esquire, 17 East Market Street, York, PA 17401.

Attorney: **DAVID MILLS**.

**PRESSLER, EDWIN D.**, dec'd.

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

Executor: **EDWIN E. PRESSLER** c/o Gerald R. Clarke, Esquire, 119 S. Easton Rd., Ste. 207, Glenside, PA 19038.

Attorney: **GERALD R. CLARKE**, Clarke and Associates, 119 S. Easton Rd., Ste. 207, Glenside, PA 19038.

**PRESSLER, EVELYN R.**, dec'd.

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

Executor: **EDWIN E. PRESSLER** c/o Gerald R. Clarke, Esquire, 119 S. Easton Rd., Ste. 207, Glenside, PA 19038.

Attorney: **GERALD R. CLARKE**, Clarke and Associates, 119 S. Easton Rd., Ste. 207, Glenside, PA 19038.

**ROMANOWSKI, DORIS M.** a/k/a **DORIS ROMANOWSKI**, dec'd.

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

Executor: **CHARLES E. ROMANOWSKI** c/o Tomlinson & Gerhart, 414 Main Street, P.O. Box 14, East Greenville, PA 18041.

Attorney: **BARRY J. TOMLINSON**, Tomlinson & Gerhart, 414 Main Street, P.O. Box 14, East Greenville, PA 18041.

**SCHENCK, WILLIAM D.**, dec'd.

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

Executor: **WILLIAM DAVIS SCHENCK, JR.** a/k/a **WILLIAM D. SCHENCK** c/o James W. Sutton, Jr., Esquire, 1014 Millcreek Dr., Feasterville, PA 19053.

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

**SERUBY, LOLA M.** a/k/a **LOLA M. WILSON**, dec'd.

Late of Levittown, Bucks County, PA.

Executor: **GLEN SERUBY**, 2216 Chestnut Ave., Hainesport, NJ 08036.

**TOSH, DONALD JAMES**, dec'd.

Late of Yardley, Bucks County, PA.

Executrix: **SUSAN W. LEUNG**, 17 Shady Brook Lane, Cranbury, NJ 08512.

**WEBSTER, IRMA E.**, dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **VICKI LAWTON**.

Attorney: **ANDREW W. YOUNG**, England & Young, P.C., 70 W. Oakland Avenue, Suite 314, Doylestown, PA 18901.

**WELBORN, ELIZABETH J.**, dec'd.

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

Executrix: **KAREN A. WINSTEAD** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

**WILEY, ELMER H.**, dec'd.

Late of Bristol Borough, Bucks County, PA.

Executor: **DONALD WILEY**, 55 Elm Lane, Levittown, PA 19054.

Attorney: **GERALD E. BLOOM**, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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## Fictitious Name

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, approved December 16, 1982, effective

March 16, 1983, of intention to file in the office of the Secretary of the Commonwealth of Pennsylvania, Department of State, Bureau of Corporations at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Bucks County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**Embrace Skin** with its principal place of business 2034 E. Old Lincoln Highway, Langhorne, PA 19047.

The name and address of the person owning or interested in said business is Xiaolei Chen, P.O. Box 321, Langhorne, PA 19047.

The certificate will be filed on or after January 4, 2016.

Jan. 21

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**SERENDIPITY MEADOWS** with its principal place of business 2175 Angstadt Rd., Quakertown, PA 18951.

The name and address of the person owning or interested in said business is Deborah Pietruszka, 2175 Angstadt Rd., Quakertown, PA 18951.

The certificate will be filed on or after January 4, 2016.

Jan. 21

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## Miscellaneous

BUCKS COUNTY  
COURT OF COMMON PLEAS  
NUMBER: 2015-07598  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
**CIT Bank, N.A.**, Plaintiff

v.

**Brenda A. Ladd, Known Surviving Heir of Josephine Barnes, Kathryn L. Young, Known Surviving Heir of Josephine Barnes and Unknown Surviving Heirs of Josephine Barnes**, Defendants

**TO: Unknown Surviving Heirs of Josephine Barnes**

Premises subject to foreclosure: 133 Pennsylvania Avenue, Yardley, Pennsylvania 19067.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you

and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Bucks County Bar Association  
135 E. State Street  
P.O. Box 300

Doylestown, PA 18901  
(888) 991-9922

**McCabe, Weisberg & Conway, P.C.**

Attorneys for Plaintiff

123 S. Broad St.

Ste. 1400

Philadelphia, PA 19109

(215) 790-1010

Jan. 21

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IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2015-01023  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

**Reverse Mortgage Solutions, Inc.**, Plaintiff,  
vs

**The Estate of Carol V. Albritton, c/o Nadine Francis Bell, Executrix, Nadine Francis Bell, Executrix of The Estate of Carol V. Albritton and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Carol V. Albritton**, Defendants

**TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Carol V. Albritton**, Defendant(s), whose last known address is 704 Harrowgate Lane, #61, New Hope, PA 18938.

COMPLAINT IN  
MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Reverse Mortgage Solutions, Inc., has filed a Mortgage Foreclosure Complaint endorsed



with a Notice to Defend, against you in the Court of Common Pleas of Bucks County, Pennsylvania, docketed to NO. 2015-01023, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 704 Harrowgate Lane, #61, New Hope, PA 18938, whereupon your property would be sold by the Sheriff of Bucks County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYERS REFERRAL SERVICE

Lawyer Referral Service/  
Bucks County Bar Assn.  
135 E. State St.  
Doylestown, PA 18901  
215-348-9413x108

**Mark J. Udren**  
**Stuart Winneg**  
**Lorraine Gazzara Doyle**  
**Sherri J. Braunstein**  
**Elizabeth L. Wassall**  
**John Eric Kishbaugh**  
**Nicole LaBletta**  
**David Neeren**  
**Amanda Rauer**  
Udren Law Offices, P.C.  
Attys. for Plaintiff  
111 Woodcrest Rd.  
Ste. 200  
Cherry Hill, NJ 08003  
856.669.5400

Jan. 21

**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:

*First Publication*

**ALFRED L. COLLEY** DEED OF TRUST  
DATED APRIL 30, 1991 AS AMENDED.  
**ALFRED L. COLLEY**, dec'd.

Late of Warwick Township, Bucks  
County, PA.

Trustees: **ARTHUR THOMPSON  
COLLEY**, 244 Kelton Dr., New  
Haven, VT 05472 and **ALFRED  
BRIAN COLLEY**, 139 W. Bristol Rd.,  
Southampton, PA 18966.

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

*Second Publication*

THE **ENGEL FAMILY** REVOCABLE  
LIVING TRUST DATED 5/14/1992.

**JAMES S. ENGEL**, dec'd.

Late of Warmisnter Township, Bucks  
County, PA.

Trustees: **STEVEN J. ENGEL** and  
**JOHN R. ENGEL** c/o Janet M. Colliton,  
Esquire, 790 E. Market St., Ste. 250, West  
Chester, PA 19382-4806.

Attorney: **JANET M. COLLITON**,  
Colliton Law Associates, P.C., 790 E.  
Market St., Ste. 250, West Chester, PA  
19382-4806.

**DORIS M. HELLERICK** REVOCABLE  
TRUST.

**DORIS M. HELLERICK**, dec'd.

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

Trustees: **H. BRUCE HELLERICK** and  
**PAUL A. HELLERICK** c/o Tatyana V.  
Gleyzer, Esquire, 1701 Walnut St., 6<sup>th</sup> Fl.,  
Philadelphia, PA 19103.

Attorney: **TATYANA V. GLEYZER**,  
Law Offices of Peter L. Klenk &  
Associates, 1701 Walnut St., 6<sup>th</sup> Fl.,  
Philadelphia, PA 19103.