

## Sheriff's Sale

### *Third and Final Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Thursday, November 9, 2017 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1<sup>st</sup> Floor, located at 55 E. Court Street, in the Borough of Doylestown, Bucks County, PA, the following real estate to wit.

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

#### **BENSALEM TOWNSHIP**

DOCKET #2015-06575

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

TAX PARCEL #2-49-429.

PROPERTY ADDRESS: 2942 Wexford Rd., Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MATTHEW WALP, MARY WALP.**

**ROGER FAY**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2016-04587

Lsf9 Master Participation Trust v. Timothy P. Beckel, Jeanette Beckel owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania being 2472 Brandon Court, Bensalem, PA 19020-2202.

TAX PARCEL #02-049-114.

PROPERTY ADDRESS: 2472 Brandon Court, Bensalem, PA 19020-2202.

JUDGMENT AMOUNT: \$274,859.28.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TIMOTHY P. BECKEL, JEANETTE BECKEL.**

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

DOCKET #2017-01627

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

TAX PARCEL #02-022-004; 02-022-008 and 02-022-009.

PROPERTY ADDRESS: MILL ROAD AND 188 STATE ROAD.

IMPROVEMENTS: COMMERCIAL/GAS STATION/CONVENIENCE STORE.

SOLD AS THE PROPERTY OF: **TIOGA COAL & FUEL LLC.**

**ROBERT A. BADMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-02556

PHH Mortgage Corporation v. Joshua Eric Grob, in His Capacity as Heir of Eric Grob a/k/a Eric L. Grob, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Eric Grob a/k/a Eric L. Grob, Deceased owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 1004 Florida Avenue, Bensalem, PA 19020.

TAX PARCEL #02-055-695.

PROPERTY ADDRESS: 1004 Florida Avenue, Bensalem, PA 19020.

JUDGMENT AMOUNT: \$47,866.20.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSHUA ERIC GROB, IN HIS CAPACITY AS HEIR OF ERIC GROB a/k/a ERIC L. GROB, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERIC GROB a/k/a ERIC L. GROB, DECEASED. PHELAN HALLINAN DIAMOND & JONES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-02565

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, and being known as 3973 Bainbridge Court, Bensalem, Pennsylvania 19020.

TAX PARCEL #02-076-168.

PROPERTY ADDRESS: 3973 Bainbridge Court, Bensalem, Pennsylvania 19020.

REAL DEBT: \$188,455.98.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DOROTHY CRAIG, KNOWN SURVIVING HEIR OF LOIS M. MELTON, AUGUSTUS MELTON, KNOWN SURVIVING HEIR OF LOIS M. MELTON, UNKNOWN SURVIVING HEIRS OF LOIS M. MELTON.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-03677

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected situate in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania, described according to a Survey and Plan made by C. Howard Hazard, Registered Surveyor on May 31, 1941 for Fred Reedman, as follows:

TAX PARCEL #02-019-172.

PROPERTY ADDRESS: 3381 Bristol Road, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARK GILL AND DIANE GILL.**

**SAMANTHA GABLE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

### BRISTOL BOROUGH

DOCKET #2014-05757

Lsf9 Master Participation Trust v. William Hernandez owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 817 Pine Street, Bristol, PA 19007-3731.

TAX PARCEL #04-007-016.

PROPERTY ADDRESS: 817 Pine Street, Bristol, PA 19007-3731.

JUDGMENT AMOUNT: \$87,140.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM HERNANDEZ.**

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-06838

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

TAX PARCEL #04-011-135.

PROPERTY ADDRESS: 828 THIRD AVENUE, BRISTOL, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ERIN E. MATTHEWS, CHRISTOPHER T. MATTHEWS.**

**POWERS, KIRN & ASSOCIATES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-07891

Bank of America, N.A. Successor by Merger to BAC Home Loan Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. v. Kristin Weinkopff owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania being 831 2nd Avenue, Bristol, PA 19007-3217.

TAX PARCEL #4-11-109.

PROPERTY ADDRESS: 831 2nd Avenue, Bristol, PA 19007-3217.

JUDGMENT AMOUNT: \$163,848.20.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KRISTIN WEINKOPFF.**

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-03517

ALL that certain parcel of land lying and being situate in the **BOROUGH OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 316 Roosevelt Street, Bristol, PA 19007.

TAX PARCEL #04-029-016.

PROPERTY ADDRESS: 316 Roosevelt Street, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DENISE GIRJATOWICZ a/k/a DENISE M. GIRJATOWICZ, JOHN GIRJATOWICZ.**

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

DOCKET #2017-03574

U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-Wfhe3, Asset-Backed Pass-Through Certificates, Series 2006-Wfhe3 v. Josie B. Colter owner(s) of property situate in the **BRISTOL BOROUGH, 4th**, BUCKS County, Pennsylvania being 234 Buckley Street, Bristol, PA 19007-3718.

TAX PARCEL #04-009-211-001.

PROPERTY ADDRESS: 234 Buckley Street, Bristol, PA 19007-3718.

JUDGMENT AMOUNT: \$109,772.38.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSIE B. COLTER.**

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

**BRISTOL TOWNSHIP**

DOCKET #2009-04023

Everbank v. Ronald Cromedy, Christine Maxwell owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 27 Return Lane, Levittown, PA 19055-1103.

TAX PARCEL #05-034-235.011.

PROPERTY ADDRESS: 27 Return Lane, Levittown, PA 19055-1103.

JUDGMENT AMOUNT: \$365,197.08.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RONALD CROMEDY, CHRISTINE MAXWELL.**

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

DOCKET #2012-07944

Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A v. Charlotte L. Sheats owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 1017 Winder Drive, Bristol, PA 19007-2624.

TAX PARCEL #05-027-144.

PROPERTY ADDRESS: 1017 Winder Drive, Bristol, PA 19007-2624.

JUDGMENT AMOUNT: \$298,021.59.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLOTTE L. SHEATS.**

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

DOCKET #2014-04461

Wells Fargo Bank, N.A. v. Luz Z. Archilla owner(s) of property situate in the **BRISTOL TOWNSHIP, 4TH**, BUCKS County, Pennsylvania, being 3108 Broadway Avenue, Bristol, PA 19007-1802.

TAX PARCEL #05-022-468.003.

PROPERTY ADDRESS: 3108 Broadway Avenue, Bristol, PA 19007-1802.

JUDGMENT AMOUNT: \$163,223.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LUZ Z. ARCHILLA.**

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

DOCKET #2014-04871

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

TAX PARCEL #05-052-091.

PROPERTY ADDRESS: 1327 Minot Street, a/k/a 1327 Minot Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL W. COLE, SUZANNE M. COLE.**

**ROGER FAY**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2015-04292

ALL THAT CERTAIN Lot, piece or parcel of land with the buildings and improvements thereon erected situate lying and being at Levittown, located in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-071-038.

PROPERTY ADDRESS: 14 Daffodil Lane, Levittown, PA 19055.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KRISTY SANTIAGO.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-04553

ALL THOSE CERTAIN lots or pieces of land located in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-012-249.

PROPERTY ADDRESS: 708 Keystone Street, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH A. CLIVER.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-04573

ALL THAT CERTAIN tract piece or parcel of land situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania as described in accordance with a Plan of Subdivision, prepared from Robert Thomas Homes, LLC, Tax Map Parcel 5-26-92.1 as prepared by Pickering, Corts AND Summerson, Inc., Newtown, PA, consisting of seven (7) sheets, being drawing no. 2-8161, dated March 1, 2004 and last revised June 6, 2005.

Being Lot 1 containing 43,650 square feet or 1.00 acres.

TAX PARCEL #05-026-092.001.

PROPERTY ADDRESS: 1200 Newport Road, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**MARTHA E. VON ROSENSTIEL**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-04588

Fifth Third Mortgage Company v. Ben T. Baltazar, Bettina Baltazar a/k/a Bettina Ann Baltazar owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 63 Maple Lane, Levittown, PA 19054-2035.

TAX PARCEL #05-049-046.

PROPERTY ADDRESS: 63 Maple Lane, Levittown, PA 19054-2035.

JUDGMENT AMOUNT: \$338,138.64.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BEN T. BALTAZAR, BETTINA BALTAZAR a/k/a BETTINA ANN BALTAZAR.**

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-07634

Wells Fargo Bank, NA v. Theodore J. Metzger owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania being 30 Azalea Lane, Levittown, PA 19055-1227.

TAX PARCEL #05-039-466.

PROPERTY ADDRESS: 30 Azalea Lane, Levittown, PA 19055-1227.

JUDGMENT AMOUNT: \$176,629.38.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THEODORE J. METZING.**

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-00284

Fifth Third Mortgage Company v. Richard L. Nicholas owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 517 Stanford Road, Fairless Hills, PA 19030-4021.

TAX PARCEL #05-003-027.

PROPERTY ADDRESS: 517 Stanford Road, Fairless Hills, PA 19030-4021.

JUDGMENT AMOUNT: \$337,258.44.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD L. NICHOLAS.**

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-00398

All that certain lot, or piece of parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **TOWNSHIP OF BRISTOL**, County

of Bucks, Commonwealth of Pennsylvania, shown and designated as lot no. 3763-R on subdivision map of "Indian Creek", Levittown, section 48, filed in the office of the recorder of deeds of Bucks County, PA on 12/03/1953 in plan Book 7 Page 26 as follows, to wit: beginning at a point on the northwest side of Inbrook road (50.00 feet wide) said point being a corner of lot no. 3762-R; thence extending along the northwest side of Inbrook road south 88 degrees 36 minutes 57 seconds west 60.00 feet to a corner of lot no. 3764-R; thence along same north 01 degrees 23 minutes 03 seconds west 100.00 feet to a point in line of lot no. 3802-R; thence along lot no. 3802-R and lot no. 3803-R north 88 degrees 36 minutes 57 seconds east 60.00 feet to a corner of lot no. 3762-R; thence along same south 01 degrees 23 minutes 03 seconds east 100.00 feet to the point and place of beginning. Being county parcel number 05-33-174.

TAX PARCEL #05-33-174.

PROPERTY ADDRESS: 43 Inbrook Road, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES W. LYMAN.**

**SAMANTHA GABLE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

#### DOCKET #2017-02616

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 515 Sycamore Avenue, Croydon, PA 19021.

TAX PARCEL #05-008-167.

PROPERTY ADDRESS: 515 Sycamore Avenue, Croydon, PA 19021.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **STEVE BERK a/k/a STEPHEN BERK.**

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

#### DOCKET #2017-03554

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF BRISTOL**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 53 Mintleaf Rd., Levittown, PA 19056.

TAX PARCEL #5-21-524.

PROPERTY ADDRESS: 53 Mintleaf Rd., Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

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

#### BUCKINGHAM TOWNSHIP

#### DOCKET #2017-01670

ALL THAT CERTAIN Lot or piece of ground, Situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Mill Creek Farms West, made by Douglas W. Breiting, Registered Surveyor, dated August 5, 1987 and last revised November 3, 1987 and said Plan being recorded in the Office for the Recording of Deeds, in and for the County of Bucks, in Plan Book 242 Page 100.

BEING LOT NUMBER 1 as shown on the above mentioned Plan.

TAX PARCEL #06-023-003.

PROPERTY ADDRESS: 3936 Smith Road, Furlong, PA 18925.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD H. HAASE, JR.**

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

#### DOCKET #2017-03564

ALL THAT CERTAIN message and tract of land, Situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and State of Pennsylvania.

TAX PARCEL #06-008-014.

PROPERTY ADDRESS: 3413 Edison Furlong Road, Furlong, PA 18925.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT KIELKUCKI.**

**JILL M. FEIN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2017-03707

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and State of Pennsylvania, bounded and described according to a survey and plan thereof dated February 25, 1969, made by Weisel & Gilmore, Registered Surveyors of Doylestown, PA.

TAX PARCEL #6-23-52-1.

PROPERTY ADDRESS: 4891 New Road, Pineville, PA 18946.

IMPROVEMENTS: 3-BEDROOM  
MODULAR RANCHER LOCATED ON 1.05 ACRES OF LAND.

SOLD AS THE PROPERTY OF: **BRIAN E. BRANGAN, OLIVIA L. BRANGAN, TERRE-TENANT.**

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

**DOYLESTOWN TOWNSHIP**

## DOCKET #2014-04374

ALL THAT CERTAIN lot or piece of ground situate in Doylestown Township, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #09-066-007.

PROPERTY ADDRESS: 20 BRINKER DRIVE, DOYLESTOWN, PA 18901.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ULANA KEER a/k/a ULANA M. KEER, DONALD KEER a/k/a DONALD R. KEER, JR., THE UNITED STATES OF AMERICA.**

**POWERS, KIRN & ASSOCIATES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2015-07796

ALL THAT CERTAIN unit in the property known, named and identified as Charing Cross Condominium, a condominium located in **DOYLESTOWN TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq by the recording in the Bucks County Department of Records of a Declaration dated 5/4/1989 and recorded on 5/4/1989 in Land Record Book 45 page 1775 and amended in Land Record Books 57 page 966, 65 page 10, 145 page 1989, 149 page

1830, 297 page 156, 328 page 1712, 361 page 949, and \_\_\_ page \_\_\_ and Certification and restated Declaration as in Land Record Book 372 page 1509, 423 page 1714, 445 page 310, 467 page 906, 494 page 503, 507 page 2307, 529 page 264, 582 page 1138, 620 page 1674, 653 page 174, 700 page 991, 736 page 125, 773 page 1932, 733 page 1974 and 819 page 1126, being and designated as UNIT NO. 92 together with a combined proportionate undivided interest in the Common Elements (as defined in such Declaration) of .50000%, 'and amended 3/16/94 in Land Record Book 868, Page 1677.

TAX PARCEL #09-060-004-092.

PROPERTY ADDRESS: 125 Blackfriars Circle, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HOWARD G. KURS.**

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

**DURHAM TOWNSHIP**

## DOCKET #2017-01595

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF DURHAM**, Bucks County, Pennsylvania, and being known as 5209 Route 212, Riegelsville, Pennsylvania 18077.

TAX PARCEL #11-009-002.

PROPERTY ADDRESS: 5209 Route 212, Riegelsville, Pennsylvania 18077.

REAL DEBT: \$137,370.77.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **VICTORIA BROWN, KNOWN SURVIVING HEIR OF JUSTIN DWINNELL, III, JEFFERY DWINNELLS, KNOWN SURVIVING HEIR OF JUSTIN DWINNELL, III, UNKNOWN SURVIVING HEIRS OF JUSTIN DWINNELL, III.**

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

**EAST ROCKHILL TOWNSHIP**

## DOCKET #2015-04476

All that ceratin piece or parcel or Tract of land situate in **EAST ROCKHILL TOWNSHIP**,



Bucks County, Pennsylvania, and being known as 629 Campus Drive, Perkasio, Pennsylvania 18944.

TAX PARCEL #12-029-204.

PROPERTY ADDRESS: 629 Campus Drive, Perkasio, Pennsylvania 18944.

REAL DEBT: \$105,944.68.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHELE SMOLENSKI f/k/a MICHELE JAMISON, RICHARD SMOLENSKI.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

#### FALLS TOWNSHIP

DOCKET #2014-04435

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

TAX PARCEL #13-034-031.

PROPERTY ADDRESS: 535 Stevens Road, Morrisville, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JUDY L. STEWART, GARY S. STEWART.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-05896

Lsf9 Master Participation Trust v. Cynthia Walsh, in Her Capacity as Executrix of The Estate of Francis L. Hagerman, Tami G. Morgal, in Her Capacity as Devisee of The Estate of Francis L. Hagerman owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 276 Pinewood Drive, Levittown, PA 19054-3709.

TAX PARCEL #13-042-108.

PROPERTY ADDRESS: 276 Pinewood Drive, Levittown, PA 19054-3709.

JUDGMENT AMOUNT: \$176,674.52.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CYNTHIA WALSH, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF FRANCIS L. HAGERMAN, TAMI G.**

**MORGAL, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF FRANCIS L. HAGERMAN.**

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-06902

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not in Its Individual Capacity But Solely in Its Capacity as Owner Trustee of Matawin Ventures Trust Series 2016-2 v. Daniel J. Baxter, Kelly P. Baxter owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 22 Bald Cypress Lane, Levittown, PA 19054.

TAX PARCEL #13-026-102.

PROPERTY ADDRESS: 22 Bald Cypress Lane, Levittown, PA 19054.

JUDGMENT AMOUNT: \$263,663.54.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DANIEL J. BAXTER, KELLY P. BAXTER.**

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-06733

Specialized Loan Servicing LLC v. Charles F. Dender, in His Capacity as Executor of The Estate of Russell Scott Collings a/k/a Scott Collings, Kimberly Ann Collings, in Her Capacity as Devisee of The Estate of Russell Scott Collings a/k/a Scott Collings owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 14 Nature Lane, Levittown, PA 19054-3804.

TAX PARCEL #13-042-310.

PROPERTY ADDRESS: 14 Nature Lane, Levittown, PA 19054-3804.

JUDGMENT AMOUNT: \$242,028.46.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES F. DENDER, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF RUSSELL SCOTT COLLINGS a/k/a SCOTT COLLINGS, KIMBERLY ANN COLLINGS, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF RUSSELL SCOTT COLLINGS a/k/a SCOTT COLLINGS.**

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

DOCKET #2017-00049

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN **TOWNSHIP OF FALLS**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #13-006-229. PROPERTY ADDRESS: 317 Andover Road, Fairless Hills, PA 19030-2203. IMPROVEMENTS: RESIDENTIAL REAL ESTATE. SOLD AS THE PROPERTY OF: **BARBARA A. MACAINSH, the UNITED STATES OF AMERICA c/o U.S. ATTORNEYS OFFICE. JESSICA N. MANIS**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-02848

Wells Fargo Bank N.A. s/b/m Wachovia Mortgage FSB f/k/a World Savings Bank FSB v. Karlyn M. Grove, in Her Capacity as Administratrix and Heir of The Estate of William Grove, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William Grove, Deceased owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 56 Burning Bush Lane, Levittown, PA 19054-2806. TAX PARCEL #13-023-381. PROPERTY ADDRESS: 56 Burning Bush Lane, Levittown, PA 19054-2806. JUDGMENT AMOUNT: \$159,388.13. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **KARLYN M. GROVE, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF WILLIAM GROVE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM GROVE, DECEASED. PHELAN HALLINAN DIAMOND & JONES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-03934

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

**FALLS**, County of Bucks, Commonwealth of Pennsylvania, shown as Parcel 1 on a Plan made by Benjamin C. Queen, dated 1/13/1971 and recorded at Doylestown in Plan Book 82, Page 10.

TAX PARCEL #13-016-344-001 & 13-016-344-002.

PROPERTY ADDRESS: 920 Trenton Road, Fairless Hills, PA 19030.

IMPROVEMENTS: 1 STORY UNION HALL WITH OFFICES LOCATED ON 7.096 ACRES OF LAND.

SOLD AS THE PROPERTY OF: **FRATERNAL ORDER OF EAGLES, AERIE NO. 2489, INC.**

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

#### **HAYCOCK TOWNSHIP**

DOCKET #2017-03502

Mastr Alternative Loan Trust 2005-1, Mortgage Pass Through Certificates, Series 2005-1, U.S. Bank National Association, as Trustee v. Robert K. Hart owner(s) of property situate in the **HAYCOCK TOWNSHIP**, BUCKS County, Pennsylvania, being 1279 Woodcock Ln., Kintnersville, PA 18930-9400. TAX PARCEL #14-005-002-004.

PROPERTY ADDRESS: 1279 Woodcock Ln., Kintnersville, PA 18930-9400.

JUDGMENT AMOUNT: \$52,099.34.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT K. HART.**

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

#### **HILLTOWN TOWNSHIP**

DOCKET #2017-03037

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

TAX PARCEL #15-002-077.

PROPERTY ADDRESS: 509 Heather Drive, Telford, PA 18969.

IMPROVEMENTS: RESIDENTIAL DWELLING.



TAX PARCEL #22-045-173.  
PROPERTY ADDRESS: 504 Durham Road,  
Penn del, PA 19047.  
JUDGMENT AMOUNT: \$116,921.62.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **DAVID L.  
GANNON.**  
**PHELAN HALLINAN DIAMOND & JONES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Dovlestown, PA

## LOWER MAKEFIELD TOWNSHIP

DOCKET #2014-00510

Wilmington Savings Fund Society, FSB,  
Doing Business as Christiana Trust, Not in Its  
Individual Capacity But Solely as Trustee for  
Beat 2014-9Tt v. Sharon C. Aungpe, Victor  
F. Aungpe owner(s) of property situate in  
the **LOWER MAKEFIELD TOWNSHIP**,  
BUCKS County, Pennsylvania, being 929  
Hamilton Drive, Yardley, PA 19067-4301.  
TAX PARCEL #20-022-197.  
PROPERTY ADDRESS: 929 Hamilton Drive,  
Yardley, PA 19067-4301.  
JUDGMENT AMOUNT: \$436,086.70.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **SHARON  
C. AUNGPE, VICTOR F. AUNGPE.**  
**PHELAN HALLINAN DIAMOND & JONES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2015-00028  
ALL THAT CERTAIN LOT OR PIECE OF  
GROUND, SITUATE IN **TOWNSHIP OF  
LOWER SOUTHAMPTON**, COUNTY  
OF BUCKS, AND COMMONWEALTH OF  
PENNSYLVANIA.  
TAX PARCEL #21-016-355.  
PROPERTY ADDRESS: 522 ROSEWOOD  
AVENUE, FEASTERTVILLE, PA 19053.  
IMPROVEMENTS: RESIDENTIAL.  
SOLD AS THE PROPERTY OF: **DAVID  
ARCHIBALD, SUSAN L. ARCHIBALD.**  
**M. TROY FREEDMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**MIDDLETOWN TOWNSHIP**

DOCKET #2010-02018  
USAA Federal Savings Bank v. David L.  
Gannon owner(s) of property situate in the  
**MIDDLETOWN TOWNSHIP**, BUCKS  
County, Pennsylvania, being 504 Durham  
Road, Pennel, PA 19047.

DOCKET #2015-07151  
ALL THAT CERTAIN LOT OR PIECE OF  
GROUND, SITUATE IN THE **TOWNSHIP  
OF MIDDLETOWN**, COUNTY OF  
BUCKS, AND COMMONWEALTH OF  
PENNSYLVANIA.  
TAX PARCEL #22-053-168.  
PROPERTY ADDRESS: 65 SWEETGUM  
ROAD, LEVITTOWN, PA 19056.  
IMPROVEMENTS: RESIDENTIAL REAL  
ESTATE.  
SOLD AS THE PROPERTY OF: **DILLON  
C. TATE, SHERI M. TATE a/k/a SHERI  
MARIE TATE.**  
**JESSICA N. MANIS**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Dovlestown, PA

**DOCKET #2015-07613**

ALL THAT CERTAIN lot or parcel of land  
together with the improvements thereon  
erected, situate in the **TOWNSHIP OF MIDDLETOWN,** County of Bucks and Commonwealth of Pennsylvania.

**TAX PARCEL #22-083-046.**

**PROPERTY ADDRESS:** 306 Kilburn Road,  
Langhorne, PA 19047.

**IMPROVEMENTS:** RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH W. ORMSBY a/k/a JOSEPH ORMSBY, JOAN F. ORMSBY a/k/a JOAN ORMSBY, INDIVIDUALLY AND AS HEIR OF FRANCES E. TERESA V. TERESA V. DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS FIRMS OR INTEREST FROM OR UNDER FRANCES E. TERESA V. TERESA V. DECEASED.**

**POWERS, KIRN & ASSOCIATES**  
**EDWARD J. DONNELLY, Sheriff**  
Sheriff's Office, Doylestown, PA

## DOCKET #2016-04694

Wells Fargo Bank, N.A. v. Teresa Alfreda Strugala owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 741 Hulmeville Road, Langhorne, PA 19047-2755.  
 TAX PARCEL #22-020-093-002.  
 PROPERTY ADDRESS: 741 Hulmeville Road, Langhorne, PA 19047-2755.  
 JUDGMENT AMOUNT: \$258,978.38.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **TERESA ALFREDA STRUGALA**.  
**PHELAN HALLINAN DIAMOND & JONES**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

**MILFORD TOWNSHIP**

## DOCKET #2015-07560

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Richard D. Cressman owner(s) of property situate in the **MILFORD TOWNSHIP**, BUCKS County, Pennsylvania being 1400 Fels Road, Quakertown, PA 18951-2079.  
 TAX PARCEL #23-007-047-001.  
 PROPERTY ADDRESS: 1400 Fels Road, Quakertown, PA 18951-2079.  
 JUDGMENT AMOUNT: \$252,107.67.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **RICHARD D. CRESSMAN**.  
**PHELAN HALLINAN DIAMOND & JONES**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2015-08084

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 #2016-06739

Wells Fargo Bank, N.A. v. Nattley Veenstra, Mark L. Foster owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 831 Crown Street, Morrisville, PA 19067-1066.  
 TAX PARCEL #24-007-051.  
 PROPERTY ADDRESS: 831 Crown Street, Morrisville, PA 19067-1066.  
 JUDGMENT AMOUNT: \$379,928.46.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **NATTLEY VEENSTRA, MARK L. FOSTER**.  
**PHELAN HALLINAN DIAMOND & JONES**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2017-01342

JPMorgan Chase Bank, N.A. v. Gwen L. McNulty owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 423 Washington Street, Morrisville, PA 19067-1239.  
 TAX PARCEL #24-009-371.  
 PROPERTY ADDRESS: 423 Washington Street, Morrisville, PA 19067-1239.  
 JUDGMENT AMOUNT: \$185,181.75.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **GWEN L. MCNULTY**.  
**PHELAN HALLINAN DIAMOND & JONES**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2017-03238

Wells Fargo Bank, N.A. v. Jacqueline Kemery a/k/a Jacqueline B. Kemery, David Kemery a/k/a David E. Kemery owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 2 Bowling Green Avenue, Morrisville, PA 19067-1258.  
 TAX PARCEL #24-010-229-001.  
 PROPERTY ADDRESS: 2 Bowling Green Avenue, Morrisville, PA 19067-1258.  
 JUDGMENT AMOUNT: \$125,926.05.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **JACQUELINE KEMERY a/k/a JACQUELINE B. KEMERY, DAVID KEMERY a/k/a DAVID E. KEMERY**.

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

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**NEW BRITAIN TOWNSHIP**

DOCKET #2017-03138  
Santander Bank, N.A. v. Kimberly A. Tarasiewicz owner(s) of property situate in the **NEW BRITAIN TOWNSHIP**, BUCKS County, Pennsylvania, being 111 Cornwall Drive, Chalfont, PA 18914-2353.  
TAX PARCEL #26-008-151.  
PROPERTY ADDRESS: 111 Cornwall Drive, Chalfont, PA 18914-2353.  
JUDGMENT AMOUNT: \$171,267.80.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **KIMBERLY A. TARASIEWICZ**.  
**PHELAN HALLINAN DIAMOND & JONES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**NEWTOWN BOROUGH**

DOCKET #2017-03411  
ALL THAT IS CERTAIN lot or tract of ground, together with the improvements thereon erected, situate in the **BOROUGH OF NEWTON**, County of Bucks and Commonwealth of Pennsylvania, being known as: 1 East Washington Avenue, Newtown, PA 18940. And being designated as Parcel Number 28-2-57-1 in the tax records of and for Bucks County, Pennsylvania.  
TAX PARCEL #28-2-57-1.  
PROPERTY ADDRESS: 1 East Washington Avenue, Newtown, PA 18940.  
IMPROVEMENTS: COMMERCIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **UBIKA LLC, AMAYA LLC, VERINDAR KAUR, CHIRANJIV SINGH JOUHAL, LISA JOUHAL**.  
**LYNDSAY E. ROWLAND**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**NEWTOWN TOWNSHIP**

DOCKET #2017-00679  
All that certain piece or parcel or Tract of land situate in the **NEWTOWN TOWNSHIP**,

Bucks County, Pennsylvania, and being known as 319 Canterbury Court, Newtown, Pennsylvania 18940.

TAX PARCEL #29-025-080.

PROPERTY ADDRESS: 319 Canterbury Court, Newtown, Pennsylvania 18940.

REAL DEBT: \$200,333.06.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN EDDEN, KNOWN SURVIVING HEIR OF NANCY W. EDDEN, DAVID EDDEN, KNOWN SURVIVING HEIR OF NANCY W. EDDEN, CHRISTOPHER EDDEN, KNOWN SURVIVING HEIR OF NANCY W. EDDEN, UNKNOWN SURVIVING HEIRS OF NANCY W. EDDEN**.

**TERRENCE J. McCABE**, Esquire

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

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**NORTHAMPTON TOWNSHIP**

DOCKET #2014-03055  
ALL THAT CERTAIN lot or piece of ground situate in **NORTHAMPTON TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania.

TAX PARCEL #31-90-7.

PROPERTY ADDRESS: 45 Hope Road, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TIMOTHY FEOLI, ANDREA FEOLI**.

**ROGER FAY**, Esquire

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

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DOCKET #2016-02745  
ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, and State of Pennsylvania, bounded and described according to a 'Final Plan of Village Shires Section I', made by Tri-State Engineers and Land Surveyors, Inc., dated December 15, 1974 and revised February 5, 1975, said plan being recorded in the Office of the Recorder of Deeds of the County of Bucks at Doylestown in Plan Book 132 page 49 and later revised September 1, 1977.

BEING Lot 3401 as shown on the above mentioned Plan.

TAX PARCEL #31-065-345.

PROPERTY ADDRESS: 3401 Stafford Place,  
Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **THEODORE  
A. SLOAN, III, GRETCHEN SLOAN.**

**MARTHA E. VON ROSENSTIEL**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-03293

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

TAX PARCEL #31-75-46.

PROPERTY ADDRESS: 27 Redwood Drive,  
Richboro, PA 18954-1633.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **JASON J.  
SHRAGHER, MELISSA S. SHRAGHER.**

**ROGER FAY**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-07135

Specialized Loan Servicing, LLC v. Diane  
Higginson, Individually and in Her Capacity  
as Heir of Edward J. Whitaker a/k/a Edward  
Whitaker, Deceased, Samuel Higginson,  
Unknown Heirs, Successors, Assigns, and  
All Persons, Firms, or Associations Claiming  
Right, Title or Interest From or Under  
Edward J. Whitaker a/k/a Edward Whitaker,  
Deceased owner(s) of property situate in the  
**NORTHAMPTON TOWNSHIP**, BUCKS  
County, Pennsylvania, being 438 Buck Road,  
a/k/a 102 Buck Road, Holland, PA 18966.

TAX PARCEL #31-031-030.

PROPERTY ADDRESS: 438 Buck Road,  
a/k/a 102 Buck Road, Holland, PA 18966.

JUDGMENT AMOUNT: \$293,681.17.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **DIANE  
HIGGINSON, INDIVIDUALLY AND IN  
HER CAPACITY AS HEIR OF EDWARD J.  
WHITAKER a/k/a EDWARD WHITAKER,  
DECEASED, SAMUEL HIGGINSON,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,**

**TITLE OR INTEREST FROM OR UNDER  
EDWARD J. WHITAKER a/k/a EDWARD  
WHITAKER, DECEASED.**

**PHELAN HALLINAN DIAMOND & JONES**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

PENNDDEL BOROUGH

DOCKET #2017-03440

ALL THAT CERTAIN piece, parcel or tract  
of land with the buildings and improvements  
thereon erected, known and designated as  
Lot No. 20, in the Westerly side of Bellevue  
Avenue, **PENNDDEL BOROUGH**, County of  
Bucks, Commonwealth of Pennsylvania, more  
particularly bounded and described according  
to a survey and plan thereof made by Edward  
Pickering, Jr., 9/26/1924.

TAX PARCEL #32-4-5.

PROPERTY ADDRESS: 698 Bellevue  
Avenue, Langhorne, Pennndel Borough, Bucks  
County, Pennsylvania 19047.

IMPROVEMENTS: TWO-STORY SINGLE  
FAMILY RESIDENCE.

SOLD AS THE PROPERTY OF: **236 GREEN  
LANE, LLC, LEO SCOTT a/k/a LEO A.  
SCOTT, JR.**

**SHAWN M. LONG**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

PERKASIE BOROUGH

DOCKET #2014-08332

All that certain piece or parcel or Tract of land  
situate in the **BOROUGH OF PERKASIE**,  
Bucks County, Pennsylvania, and being  
known as 330 South 3rd Street, Perkasio,  
Pennsylvania 18944.

TAX PARCEL #33-004-137.

PROPERTY ADDRESS: 330 South 3rd Street,  
Perkasie, Pennsylvania 18944.

REAL DEBT: \$167,836.14.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **WENDY  
GEHMAN.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

PLUMSTEAD TOWNSHIP

DOCKET #2017-01085

Freedom Mortgage Corporation v. Dan M.  
Piggott, Ellen L. Piggott owner(s) of property

situate in the **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania, being 49 John Dyer Way, Doylestown, PA 18902-9615.

TAX PARCEL #34-040-049.

PROPERTY ADDRESS: 49 John Dyer Way, Doylestown, PA 18902-9615.

JUDGMENT AMOUNT: \$458,164.55.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAN M. PIGGOTT, ELLEN L. PIGGOTT.**

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

#### DOCKET #2017-03698

All that certain lot or piece of ground, situate in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks and Commonwealth of Pennsylvania, described according to a Final Plan of Estates at Timberly Farm, prepared by Seaborn Engineering, Moon River, or recorded in Bucks County in Plan Book 314 Page 81 more fully described as follows:

TAX PARCEL #34-042-119.

PROPERTY ADDRESS: 5623 Timberly Lane, Pipersville, PA 18947.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID S. NIMMO, REGINA M. NIMMO.**

**SAMANTHA GABLE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

#### RICHLAND TOWNSHIP

##### DOCKET #2006-10908-25-1

Liberty Commercial Development Corporation vs. Paul R. Eichlin individually and trading as Eichlin and Eichlin and Barbara B. Eichlin, his wife, and Marjorie A. Eichlin, owner of a multi-family residential unit in a property situate in **RICHLAND TOWNSHIP**, Quakertown, Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #36-027-020.

PROPERTY ADDRESS: 274 Fairview Avenue, Quakertown, Bucks County, Pennsylvania.

IMPROVEMENTS: MULTI-FAMILY RESIDENTIAL UNIT.

SOLD AS THE PROPERTY OF: **PAUL R. EICHLIN INDIVIDUALLY AND**

**TRADING AS EICHLIN AND EICHLIN AND BARBARA B. EICHLIN, HIS WIFE, AND MARJORIE A. EICHLIN.**

**MICHAEL A. SANTANASTO**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

#### DOCKET #2017-02032

ALL THAT CERTAIN lot or piece of ground, situate in **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania, described by a Plan of Subdivision made for Quakers Green, by Urwiler and Walter, Inc., dated June 11, 1974 and last revised December 15, 1980 and recorded December 8, 1981 at Doylestown, PA in Plan Book 212 Page 12, as follows, to wit:

TAX PARCEL #36-025-115.

PROPERTY ADDRESS: 104 Laurel Court, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL ROMAN a/k/a DANIEL A. ROMAN.**

**SAMANTHA GABLE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

#### SOLEBURY TOWNSHIP

##### DOCKET #2007-10736

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in **SOLEBURY TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania, being known as 2729 River Road, New Hope, PA 18938.

TAX PARCEL #41.28.52 & 51.28.53-3.

PROPERTY ADDRESS: 2729 River Road, New Hope, PA 18938.

JUDGMENT AMOUNT: \$450,953.48.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD E. PATTON, THE UNITED STATES OF AMERICA.**

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

#### SPRINGFIELD TOWNSHIP

##### DOCKET #2014-06437

Wells Fargo Bank, N.A. v. Douglas Soltysiak, in His Capacity as Heir of Helen N. Soltysiak a/k/a Helen Soltysiak, Deceased, Unknown

Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Helen N. Soltysiak, Deceased owner(s) of property situate in the **SPRINGFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 1319 Pleasant View Road, Coopersburg, PA 18036-9646.  
TAX PARCEL #42-009-065.

PROPERTY ADDRESS: 1319 Pleasant View Road, Coopersburg, PA 18036-9646.  
JUDGMENT AMOUNT: \$184,441.45.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DOUGLAS SOLTYSIAK, IN HIS CAPACITY AS HEIR OF HELEN N. SOLTYSIAK a/k/a HELEN SOLYTSIAK, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HELEN N. SOLTYSIAK, DECEASED. PHELAN HALLINAN DIAMOND & JONES**  
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: \$3,022,949.16.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

#### UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2016-00840

MUNICIPALITY: **UPPER SOUTHAMTON TWP.**

LOT SIZE: .4152 acres.

TAX PARCEL #48-022-063.

PROPERTY ADDRESS: 1250 Mill Creek Circle, Southampton, PA 18966.

JUDGMENT AMOUNT: \$180,569.26.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES TOPLEY AND JACQUELINE TOPLEY, H&W.**

**HENRY E. VAN BLUNK**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2017-03388

Pingora Loan Servicing Inc v. William Sokalsky, III, Danielle Sokalsky owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 68 New Road, Southampton, PA 18966.

TAX PARCEL #48-005-074.

PROPERTY ADDRESS: 68 New Road, Southampton, PA 18966.

JUDGMENT AMOUNT: \$291,714.55.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM SOKALSKY, III, DANIELE SOKALSKY. PHELAN HALLINAN DIAMOND & JONES**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

#### WARMINSTER TOWNSHIP

DOCKET #2009-09680

All that certain piece or parcel or Tract of land situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, and being known as 1018 Mearns Road, Warminster, Pennsylvania 18974.

TAX PARCEL #49-042-011.

PROPERTY ADDRESS: 1018 Mearns Road, Warminster, Pennsylvania 18974.

REAL DEBT: \$301,589.75.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH BURKE, HELEN BURKE a/k/a HELEN MARIE BURKE.**

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

DOCKET #2016-05845

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



TAX PARCEL #49-007-053.

PROPERTY ADDRESS: 271 Parry Road,  
Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **DAVID R.  
SPARANGO, CYNTHIA A. SPARANGO.**

**ROGER FAY**, Esquire

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

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DOCKET #2017-02751

Wells Fargo Bank, N.A. s/b/m to Wachovia  
Bank, National Association v. Marlyn D.  
Phillips, MARLYN D. PHILLIPS, AS  
TRUSTEE FOR PHILLIPS TRUST owner(s)  
of property situate in the **WARMINSTER  
TOWNSHIP**, BUCKS County, Pennsylvania,  
being 854 Martha Ln., Warminster, PA 18974-  
2958.

TAX PARCEL #49-034-047.

PROPERTY ADDRESS: 854 Martha Ln.,  
Warminster, PA 18974-2958.

JUDGMENT AMOUNT: \$258,957.74.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MARLYN  
D. PHILLIPS, MARLYN D. PHILLIPS, AS  
TRUSTEE FOR PHILLIPS TRUST.**

**PHELAN HALLINAN DIAMOND & JONES**

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

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DOCKET #2017-02802

ALL THAT CERTAIN lot or pieces of ground  
with the buildings and improvements thereon  
erected. **WARMINSTER TOWNSHIP.**

TAX PARCEL #49-011-125.

PROPERTY ADDRESS: 335 Henry Avenue,  
Warminster, PA 18974.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **DAVID  
A. ACHUFF, SR. AND UNITED STATES  
OF AMERICA, DEPARTMENT OF THE  
TREASURY—INTERNAL REVENUE  
SERVICE.**

**SAMANTHA GABLE**, Esquire

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

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DOCKET #2017-03407

Bank of America, N.A. Successor by Merger  
to BAC Home Loans Servicing, LP fka  
Countrywide Home Loans Servicing, LP v.

Jennifer M. Clerihan owner(s) of property  
situate in the **WARMINSTER TOWNSHIP**,  
BUCKS County, Pennsylvania, being 214  
Saratoga CT a/k/a, 214 Saratoga CT Unit  
#214, Warminster, PA 18974-2091.

TAX PARCEL #49-009-214.

PROPERTY ADDRESS: 214 Saratoga CT  
a/k/a, 214 Saratoga CT Unit #214, Warminster,  
PA 18974-2091.

JUDGMENT AMOUNT: \$127,452.78.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

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

**PHELAN HALLINAN DIAMOND & JONES**

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

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**WARRINGTON TOWNSHIP**

DOCKET #2016-07378

Wells Fargo Bank, N.A. as Trustee for  
Harborview Mortgage Loan Trust 2006-10  
v. Eric Gebhardt a/k/a Eric M. Gebhardt,  
Maria Rita Ianieri-Gebhardt a/k/a Maria Rita  
I. Gebhardt owner(s) of property situate in  
the **WARRINGTON TOWNSHIP**, BUCKS  
County, Pennsylvania, being 100 Fiddle Leaf  
Lane Unit 101 a/k/a, 100 Fiddleleaf Lane Unit  
101, Warrington, PA 18976-3045.

TAX PARCEL #50-027-048-09A.

PROPERTY ADDRESS: 100 Fiddle Leaf  
Lane Unit 101 a/k/a, 100 Fiddleleaf Lane Unit  
101, Warrington, PA 18976-3045.

JUDGMENT AMOUNT: \$225,463.88.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **ERIC  
GEBHARDT a/k/a ERIC M. GEBHARDT,  
MARIA RITA IANIERI-GEHARDT a/k/a  
MARIA RITA I. GEBHARDT.**

**PHELAN HALLINAN DIAMOND & JONES**

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

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DOCKET #2017-00338

ALL that certain parcel of land lying and  
being situate in the **TOWNSHIP OF  
WARRINGTON**, County of Bucks, and  
Commonwealth of Pennsylvania, known  
and numbered as 721 Neshaminy Avenue,  
Warrington, PA 18976.

TAX PARCEL #50-036-042.

PROPERTY ADDRESS: 721 Neshaminy  
Avenue, Warrington, PA 18976.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH MELVIN, RITA MELVIN.**

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

DOCKET #2017-03275

Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association v. Barbara Achuff, in Her Capacity as Executrix and Devisee of The Estate of Barbara A. Radick, Joseph Radick, III, in His Capacity as Devisee of the Estate of Barbara A. Radick, Michael Radick, in His Capacity as Devisee of The Estate of Barbara A. Radick, Danielle Watts, in Her Capacity as Devisee of The Estate of Barbara A. Radick, Eric Radick, in His Capacity as Devisee of The Estate of Barbara A. Radick owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 2206 Palomino Drive, Warrington, PA 18976-2135.

TAX PARCEL #50-025-049.

PROPERTY ADDRESS: 2206 Palomino Drive, Warrington, PA 18976-2135.

JUDGMENT AMOUNT: \$226,049.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BARBARA ACHUFF, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF BARBARA A. RADICK, JOSEPH RADICK, III, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF BARBARA A. RADICK, MICHAEL RADICK, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF BARBARA**

**A. RADICK, DANIELLE WATTS, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF BARBARA A. RADICK, ERIC RADICK, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF BARBARA A. RADICK.**

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

**WEST ROCKHILL TOWNSHIP**

DOCKET #2014-02968

ALL THAT CERTAIN tract of land located in the **TOWNSHIP OF WEST ROCKHILL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #52-010-117-001.

PROPERTY ADDRESS: 25 West Branch Road, Sellersville, PA 18960.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARK A. SCHEETZ, MONICA R. SCHEETZ.**

**MICHAEL T. McKEEVER**, 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.

Oct. 19, 26; Nov. 2

No place to go between hearings?  
Need a place to sit back, relax and unwind?  
The BCBA has a club room *exclusively* for its members!

## Change of Name

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2017-05552

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 of **AARON JOSHUA SNYDER** to **ALYSSA SNYDER**.

The Court has fixed the day of November 27, 2017 at 9:30 a.m. in Courtroom No. 460, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Elissa C. Goldberg**, Solicitor  
Law Office of Elissa C. Goldberg  
107 North Broad Street  
Suite 211  
Doylestown, PA 18901

Nov. 2

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2017-5556

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 **STEVEN VISHNEVETSKY** to **STEVEN VISH**.

The Court has fixed the 1st day of December 2017 at 9:30 A.M. in Courtroom No. 420, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Nov. 2

## 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.

**DINGMANS SUDS CAR WASH INC** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Nov. 2

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State **EQUINE KINETICS, INC.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

**Semanoff, Ormsby, Greenberg & Torchia, LLC**, Solicitors  
2617 Huntingdon Pike  
Huntingdon Valley, PA 19006-5125

Nov. 2

## Charter Application Limited Liability Company

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the Pennsylvania Limited Liability Act of 1994 for the following limited liability company:

**LRI Marketing LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

Nov. 2

## 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 **BOXES OF LOVE—“CAJITAS DE AMOR.”**

The Articles of Incorporation (filing date) October 20, 2017.

The purpose or purposes for which it was organized are as follows: As a non-profit organization; for any other purpose which a non-profit organization may act; To bring aid including boxes of love in the form of needed food and medicine and to assist the American People of Puerto Rico who have been ravaged by the disastrous Hurricanes of 2017.

**Joseph Patrick O'Brien**, Solicitor

KAO Law Associates

17 E. Front Street

Media, PA 19063

Nov. 2

NOTICE IS HEREBY GIVEN THAT, on December 23, 2015, Articles of Incorporation were filed with the Department of State for **Families For Families, A Dinesen Charity**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively to provide funding to help individuals and families in need locally and globally.

**High Swartz, LLP**, Solicitors

40 E. Airy St.

P.O. Box 671

Norristown, PA 19404

Nov. 2

## Classified Ad

Curtin & Heefner, a prominent Bucks County law firm with offices in Doylestown, Yardley and Princeton, is seeking an Associate with experience in Family Law (divorce, custody, support). We offer competitive salary and benefits. Submit cover letter and resumes to [dmd@curtinheefner.com](mailto:dmd@curtinheefner.com).

Nov. 2

### FAMILY LAW ATTORNEY

Cooley & Handy, a prominent Bucks County family and domestic relations law firm is seeking an attorney looking to establish a career and build a practice in family law in a supportive and collegial environment. The ideal candidate will have 2-4 years of family law or courtroom experience (e.g. an assistant district attorney). However we will consider training the right person. We will also consider experienced family law attorneys looking to join a supportive law firm. Interested candidates should submit a resume or CV

with a cover letter expressing why they are the right person for this position. Please e-mail resume or CV to [khandy@cooleyhandy.com](mailto:khandy@cooleyhandy.com).

Oct. 19, 26; Nov. 2, 9

## 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 **November 6, 2017**, in Courtroom #260 on the second floor of the BUCKS COUNTY JUSTICE CENTER, DOYLESTOWN, PA.

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

**JOSEPH D. CEADER FAMILY MEMORIAL FUND** – Rev. Gavin Muir, Joseph Affuso & Mary Senior, Trustees  
**TRUST UNDER WILL OF MARILYN J. GEROLD** – Barbara J. Vehling, Trustee  
**JOSEPH R. GRUNDY TRUST UNDER WILL FOR THE GRUNDY FOUNDATION**

– The Philadelphia Trust Company, Leonard N. Snyder, Frederick J. M. LaValley, Thomas F. Praiss and Bonnie J. O'Boyle, the current Trustees

**ESTATE OF HELMA M. HAGEN KULP** – Rose Adamczyk, Executrix

**ESTATE OF JOHN ROTH, SR.** – John H. Roth, Jr., Executor

**WILLIAM SADLER SPECIAL NEEDS TRUST** – Kathleen M. Leighton and Achieva Family Trust, Trustees

**ESTATE OF MIRIAM SPERLING** – Larry Michael Sperling and Robin Kaleck, Executors

**SECOND & FINAL ACCOUNT FOR THE ESTATE OF EVA IRENE WILCKENS** – PNC Bank and Trust Company, Guardian

**SECOND & FINAL ACCOUNT FOR THE ESTATE OF LILLY C. WILCKENS** – PNC Bank and Trust Company, Guardian

**ESTATE OF MADELINE E. KUBASTA** – Stacy Schill, Guardian

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

Oct. 26; Nov. 2

## Corporate Dissolution

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by **Slogam Limited Partnership**, a Pennsylvania limited partnership, with its business address at 2707 State Rd., Croydon, PA 19021, that it will file a Certificate of Termination of its Certificate of Limited Partnership with the Department of State of the Commonwealth of Pennsylvania, and that the Partnership is winding up its affairs in the manner prescribed by law so that its existence shall cease and the partnership will be dissolved. Any written claim against the Partnership is barred unless an action to enforce the claim is commenced within two years after this publication notice. Slogam Limited Partnership, P.O. Box 672, Moorestown, NJ 08057, Attn: Leena Khosla, President, Slogam Enterprises, Inc., General Partner.

**Anthiel Maslow & MacMinn LLP**,  
Solicitors  
131 W. State St.  
Doylestown, PA 18901

Nov. 2

## 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

**BAKER, ELIZABETH T.**, dec'd.

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

Executrix: **SUSAN SOBCZAK** c/o Embery, Outterson & Fuges, Esquires, 300 Huntingdon Pike, Rockledge, PA 19046.  
Attorneys: **EMBERY, OUTTERSON & FUGES**, 300 Huntingdon Pike, Rockledge, PA 19046.

**BARCALOW, BRUCE A.** a/k/a **BRUCE BARCALOW**, dec'd.

Late of Yardley, Bucks County, PA.

Executrix: **CHRISTINE V. POMAGER**, 233 Stauffer Rd., Pottstown, PA 19465.

Attorney: **PIERSON BACKES**, Backes and Backes LLC, 12 West Delaware Avenue, Pennington, NJ 08534.

**BENNER, LOIS M.**, dec'd.

Late of Feasterville, Bucks County, PA.

Administrator: **JOHN E. BENNER**, 301 Heights Lane, Apt. 13A, Feasterville, PA 19053.

**BIDEWELL, CAROL VIRGINIA** a/k/a **CAROL VIRGINIA OWENS**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executor: **KENNETH MARK BIDEWELL**, 320 E. Summit Ave., Telford, PA 18969.

**CANNON, HELEN A.**, dec'd.

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

Executrix: **JANET WHEELER** a/k/a **JANET M. WHEELER** c/o Alice J. Tillger, Esquire, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915.

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

**CIERI, RODGER J.**, dec'd.

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

Co-Administrators: **RODGER CIERI** and **BRIANNA CIERI** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**FISCHER, ELIZABETH**, dec'd.

Late of Plumstead Township, Bucks County, PA.

Executrix: **VICTORIA E. FORD** c/o Peter L. Reiss, Esquire, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901.

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

**GALASCIONE, MARIE A.,** dec'd.

Late of Warrington, Bucks County, PA.  
 Executrix: **DENISE DIEM**, 5 Parkland Drive, Milford, NJ 08848.

**GINTHER, ELIZABETH A.** a/k/a **ELIZABETH GINTHER**, dec'd.

Late of Holland City, Northampton Township, Bucks County, PA.  
 Executrix: **SHIRLEY G. BLACKBURN**, 62 E. Georgianna Dr., Richboro, PA 18954.

**GLOZEK, MARTIN J.,** dec'd.

Late of Bucks County, PA.  
 Administratrix: **CHRISTINE M. LAYDEN** c/o Joy Dickstein, Esquire, 457 Woodbourne Road, Suite 102, Langhorne, PA 19047.  
 Attorney: **JOY DICKSTEIN**, 457 Woodbourne Road, Suite 102, Langhorne, PA 19047.

**HEALY, WALTER T., JR.** a/k/a **WALTER HEALY**, dec'd.

Late of the Township of Bristol, Bucks County, PA.  
 Administrator: **MICHAEL J. SPUHLER** c/o Kathleen A. Sherwin, Esq., 911 Lovering Ave., Wilmington, DE 19806.  
 Attorney: **KATHLEEN A. SHERWIN**, 911 Lovering Ave., Wilmington, DE 19806.

**HENDERSON, RUTH P.,** dec'd.

Late of Bristol Township, Bucks County, PA.  
 Executrix: **BARBARA A. BIDDLE** c/o Curtin & Heefner LLP, 1040 Stony Hill Road, Suite 150, Yardley, PA 19067.  
 Attorney: **PAUL R. COHEN**, Curtin & Heefner LLP, 1040 Stony Hill Road, Suite 150, Yardley, PA 19067.

**ITZEN, JOHN L.,** dec'd.

Late of Bristol Twp., Bucks County, PA.  
 Executrix: **LOIS C. ITZEN**, 33 Gamewood Road, Levittown, PA 19057.  
 Attorney: **WILLIAM M. COWAN, JR.**, 402 Middletown Blvd., Suite 202, Langhorne, PA 19047.

**KOLBER, SYLVIA E.,** dec'd.

Late of Newtown Borough, Bucks County, PA.  
 Executrix: **LAUREN KOLBER, M.D.**, 130 Almshouse Rd., Suite 202A, Richboro, PA 18954.

**LOWENSTEIN, AMY,** dec'd.

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

Executor: **MARCEL D. SCHWARZKOPF** a/k/a **MARCEL DANIEL SCHWARZKOPF** and **M. DANIEL SCHWARZKOPF** c/o Michael J. Saile, Esq., Saile & Saile LLP, 403 Executive Dr., Langhorne, PA 19047.  
 Attorney: **MICHAEL J. SAILE**, Saile & Saile LLP, 403 Executive Dr., Langhorne, PA 19047.

**MANCUSO, ARTHUR MARVIN,** dec'd.

Late of Bristol Borough, Bucks County, PA.

Executrix: **DONNA SCALZO**, 1242 Pond St., Bristol, PA 19007.

**MARTINE, DOMINIC T.,** dec'd.

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

Administratrix: **R.C. SCAMPTON** a/k/a **RITA C. SCAMPTON** c/o Alice J. Tillger, Esquire, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915.  
 Attorney: **ALICE J. TILLGER**, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915.

**McGARVEY, ELLEN C.** a/k/a **ELLEN M. McGARVEY**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executor: **JOHN McGARVEY**, 416 Hogeland Rd., Southampton, PA 18966.  
 Attorney: **JEREMY A. WECHSLER**, 2300 Computer Ave., #J-54, Willow Grove, PA 19090.

**MENSZAK, FRANCES** a/k/a **FRANCES C. MENSZAK**, dec'd.

Late of East Rockhill Township, Bucks County, PA.

Executor: **DANIEL MARK MENSZAK** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.  
 Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 S. Sixth St., P.O. Box 215, Perkasio, PA 18944-0215.

**MONAHAN, EDWARD J., JR.,** dec'd.

Late of Doylestown, Bucks County, PA.  
 Executor: **EDWARD J. MONAHAN, III**, 424 Chestnut Lane, Wayne, PA 19087.



**OMENSETTER, CHRISTINE G.**  
a/k/a **CHRISTINE GLORIA OMENSETTER**, dec'd.

Late of Bensalem, Bucks County, PA.  
Executor: **JAMES OMENSETTER**,  
1009 Morton Place, Bensalem, PA 19020.  
Attorney: **ANTHONY MORRIS**, 118 W.  
Market Street, Suite 300, West Chester,  
PA 19382.

**PILEGGI, ROSEMARY**, dec'd.

Late of Doylestown Borough, Bucks  
County, PA.  
Administrator: **FRANK PILEGGI, JR.**,  
17652-4 Gate Drive, Lewes, DE 19958.  
Attorney: **MARVIN H. GOLD**, Law  
Offices of Gold & Gold, 237 South York  
Road, Hatboro, PA 19040.

**PRATE, MARIE PATRICIA** a/k/a **MARIE P. PRATE**, dec'd.

Late of Warminster Township, Bucks  
County, PA.  
Executrix: **PATRICIA LYNN McMANUS**, 2889 McFarlane Rd.,  
#1718, Coconut Grove, FL 33133.

**ROCKAFELLOW, ELIZABETH H.**, dec'd.

Late of New Britain Borough, Bucks  
County, PA.  
Executor: **R. ANDREW HORN**, 701  
Limekiln Road, Doylestown, PA 18901.

**SAMRA, AGNES M.**, dec'd.

Late of the Township of Northampton,  
Bucks County, PA.  
Executrix: **ELAINE C. PRUTZMAN**  
c/o William J. Benz, Esq., 307 Lakeside  
Dr., Southampton, PA 18966.  
Attorney: **WILLIAM J. BENZ**,  
Howland, Hess, Guinan, Torpey, Cassidy  
& O'Connell, LLP, 307 Lakeside Dr.,  
Southampton, PA 18966.

**SNEE, MARGARET K.** a/k/a **MARGARET SNEE**, dec'd.

Late of the Township of Bristol, Bucks  
County, PA.  
Executrix: **CHRISTINE S. DAVID** c/o  
John N. Schaeffer, III, Esq., 60 E. Court  
St., P.O. Box 1389, Doylestown, PA  
18901-0137.  
Attorney: **JOHN N. SCHAEFFER, III**,  
Eastburn & Gray, PC, 60 E. Court St.,  
P.O. Box 1389, Doylestown, PA 18901-  
0137.

**WALKER, BEVERLY A.**, dec'd.

Late of Langhorne, Bucks County, PA.  
Executor: **WILLIAM H. WALKER**, 800  
Trenton Rd., Langhorne, PA 19047.

**WEINTRAUB, ANNE K.** a/k/a **ANNE K. FENNELL WEINTRAUB**, dec'd.

Late of Warrington, Bucks County, PA.  
Co-Executors: **MICHAEL J. FENNELL**,  
318 Stout Road, Ambler, PA 19002 and  
**TERRENCE FENNELL**, 108 Gillin  
Road, Ambler, PA 19002.

**WYLLIE, MARGARET RITA** a/k/a  
**MARGARET R. WYLLIE** and  
**MARGARET WYLLIE**, dec'd.

Late of Warminster, Bucks County, PA.  
Executor: **JOSEPH G. MANIACI**,  
Esquire, 6720 Frankford Avenue,  
Philadelphia, PA 19135.  
Attorney: **JOSEPH G. MANIACI**,  
Maniaci, Ciccotta & Schweizer, LLP,  
6720 Frankford Avenue, Philadelphia, PA  
19135.

**YOA, OLGA** a/k/a **T. OLGA YOA**, dec'd.

Late of Northampton Township, Bucks  
County, PA.  
Executor: **DAVID P. REESE** c/o Douglas  
G. Thomas, Esquire, 104 N. York Rd.,  
Hatboro, PA 19040.  
Attorney: **DOUGLAS G. THOMAS**, 104  
North York Road, Hatboro, PA 19040.

#### *Second Publication*

**ADAMS, ROBERT J.**, dec'd.

Late of Trevoise, Lower Southampton  
Township, Bucks County, PA.  
Executrix: **PATRICIA YOUNG**, 600  
Old Street Road, Apt. CT2, Trevoise, PA  
19053.  
Attorney: **KEVIN J. RYAN**, Ryan  
Morton & Imms, LLC, 220 W. Gay Street,  
West Chester, PA 19380-2917.

**AMADIO, VILMA**, dec'd.

Late of Plumstead, Bucks County, PA.  
Executor: **PETER COLBY AMADIO**,  
816 9th Ave. SW, Rochester, MN 55902.

**BISHOP, GARY ALLEN** a/k/a **GARY A. BISHOP**, dec'd.

Late of the Borough of Riegelsville,  
Bucks County, PA.  
Executrix: **THERESA A. CIANCI** c/o  
Michael D. Raisman, Esq., 174 Middletown  
Blvd., Ste. 300, Langhorne, PA 19047.  
Attorney: **MICHAEL D. RAISMAN**,  
Karen Ann Ulmer, P.C., 174 Middletown  
Blvd., Ste. 300, Langhorne, PA 19047.

**CONNER, LORRAINE** a/k/a **LORRAINE JACHIMOWICZ**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **CATHLEEN KURLUK**,  
311 Alberts Way, Langhorne, PA 19047.  
**CRAIG, BENJAMIN CHARLES**, dec'd.

Late of Warwick Township, Bucks County, PA.

Executor: **BENJAMIN FRANCIS CRAIG** c/o Peter L. Reiss, Esquire, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901.

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

**CULP, HELEN B.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executors: **KEVIN J. CULP ET AL.** c/o Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

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

**DILLON, VERNA S.** a/k/a **VERNA DILLON**, dec'd.

Late of New Hope Borough, Bucks County, PA.

Executor: **W. ROGER DILLON** c/o Curtin & Heefner LLP, 1040 Stony Hill Road, Suite 150, Yardley, PA 19067.

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

**DUBIN, HARVEY H.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **ELIZABETH M. DUBIN**, 5932 Mark Drive, Bensalem, PA 19020.

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

**FALLON, ROBERT T.** a/k/a **ROBERT FALLON** a/k/a **ROBERT T. FALLON, SR.** and **ROBERT FALLON, SR.**, dec'd.

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

Administrators: **ROBERT T. FALLON, JR.** and **FRANCES F. SCHUSTER**, P.O. Box 479, Marienville, PA 16239.

Attorney: **SARAH A. EASTBURN**, Eastburn and Gray, P.C., P.O. Box 1389, Doylestown, PA 18901.

**FEI, DONNA C.** a/k/a **DONNA FEI**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **WALTER H. FEI**, P.O. Box 832, Bensalem, PA 19020.

**FRIEDERMANN, ROBERT P.** a/k/a **ROBERT PETER FRIEDERMANN**, dec'd.

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

Executor: **ERNST P. FRIEDERMANN** c/o Mark P. Albright, Esquire, 403 Main Street, Hellertown, PA 18055-1721.

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

**GALLO, DOMINICK A.**, dec'd.

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

Co-Executrices: **LINDA ANN KEPKO** and **CAROL ANN EARLEY** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**HENSELER, MILDRED R.**, dec'd.

Late of Bedminster Township, Bucks County, PA.

Executor: **ORVILLE W. HENSELER**, 441 Scott Rd., Pipersville, PA 18947.

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

**HILL, CHRISTOPHER MICHAEL**, dec'd.

Late of Doylestown, Bucks County, PA.

Administratrix: **SUSAN PAJER**, 248 Old Dublin Pike, Doylestown, PA 18901.

**IANNARELLI, LOIS**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executors: **JAMES J. GOODALL** and **CAROL R. HOLM** c/o Kyle A. Burch, Esquire, 22 Old State Road, Media, PA 19063-1442.

Attorney: **KYLE A. BURCH**, 22 Old State Road, Media, PA 19063-1442.

**INFANTE, LEONILDA M.** a/k/a **LEONILDA F. INFANTE**, dec'd.

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

Executrix: **ROSEMARY FELLNER** c/o Kelly Barse, Esq., 1701 Walnut St., 6<sup>th</sup> Fl., Philadelphia, PA 19103.

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

**KEHLEY, RONALD R.** a/k/a **RONALD KEHLEY**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **ELAINE KEHLEY**, 212  
Evergreen Ave., Warminster, PA 18974.

**KELLER, ROBERT O.**, dec'd.

Late of Quakertown, Bucks County, PA.  
Executor: **ELWOOD JONES** c/o  
Kalinkos Law Offices, P.O. Box 611,  
Quakertown, PA 18951.

Attorney: **JULIE D. KALINKOS**,  
Kalinkos Law Offices, P.O. Box 611,  
Quakertown, PA 18951.

**KNOPF, LYNDA W.**, dec'd.

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

Executor: **EDWIN R. KNOPF** c/o Karen  
Schecter Dayno, Esq., 400 Maryland  
Dr., P.O. Box 7544, Ft. Washington, PA  
19034-7544.

Attorney: **KAREN SCHECTER**  
**DAYNO**, Timoney Knox, LLP, 400  
Maryland Dr., P.O. Box 7544, Ft.  
Washington, PA 19034-7544.

**KUNTZ, DONALD R.**, dec'd.

Late of Doylestown, Bucks County, PA.  
Executrix: **NAOMI D. KUNTZ**, 200  
Veterans Lane, Apt. 411, Doylestown, PA  
18901.

**LINDNER, ELIZABETH MARIE**  
**TIGNOR** a/k/a **LINDA TIGNOR**  
**LINDNER** and **ELIZABETH MARIE**  
**LINDNER**, dec'd.

Late of Upper Southampton Township,  
Bucks County, PA.

Administrator c.t.a.: **FREDDIE**  
**SCHWARTZ** c/o Cordes Law LLC, 27  
South State Street, Newtown, PA 18940.  
Attorney: **ANDREW J. CORDES**,  
Cordes Law LLC, 27 South State Street,  
Newtown, PA 18940.

**LONDINO, ALEXANDER J.**, dec'd.

Late of West Rockhill, Bucks County, PA.  
Executor: **STEVEN A. LONDINO** c/o  
Grim, Biehn & Thatcher, 104 S. Sixth St.,  
P.O. Box 215, Perkasio, PA 18944-0215.  
Attorney: **JOEL STEINMAN**, Grim,  
Biehn & Thatcher, 104 S. Sixth St., P.O.  
Box 215, Perkasio, PA 18944-0215.

**LUPICH, THOMAS, JR.** a/k/a **THOMAS**  
**LUPICH**, dec'd.

Late of Langhorne Manor Borough,  
Bucks County, PA.

Executor: **DANIEL PAUL MARRAZZO**  
c/o Marte and Toadvine, 344 South  
Bellevue Avenue, Langhorne, PA 19047.  
Attorney: **TRACY L. CASSEL-**  
**BROPHY**, 344 South Bellevue Avenue,  
Langhorne, PA 19047.

**LUTZ, FLORENCE ELIZABETH**, dec'd.

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

Co-Executrices: **ELIZABETH**  
**M. HEVERIN** and **VICTORIA**  
**REDINGTON** c/o Stuckert and Yates, Two  
North State St., Newtown, PA 18940.

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

**MARSHALL, GRIFFITH C.** a/k/a  
**GRIFFITH C. MARSHALL, SR.**,  
dec'd.

Late of Plumstead Township, Bucks  
County, PA.

Administratrix: **DEBORAH A.**  
**MARSHALL**, 4605 Wismer Road,  
Doylestown, PA 18902.

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

**McDANIEL, GEORGE D., JR.**, dec'd.

Late of Solebury Township, Bucks  
County, PA.

Executor: **T. WALKER BROWN** c/o  
Hopkins & Hopkins, 114 N. Main Street,  
Doylestown, PA 18901.

Attorney: **ERIC W. HOPKINS**, Hopkins  
& Hopkins, 114 North Main Street,  
Doylestown, PA 18901.

**MITCHELL, THEODORE W.**, dec'd.

Late of Middletown Township, Bucks  
County, PA.

Executor: **TED GARY MITCHELL** c/o  
Begley, Carlin & Mandio, LLP, P.O. Box  
308, Langhorne, PA 19047.

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

**NAYDUCH, THERESA M.**, dec'd.

Late of Quakertown, Bucks County, PA.

Executrix: **DONNA J. MIRYNOWSKI**,  
644 Eagle Lane, Lansdale, PA 19446.

Attorney: **JAMES D. MIRYNOWSKI**,  
644 Eagle Lane, Lansdale, PA 19446.

**NOGA, ROBERT JOSEPH** a/k/a **ROBERT**  
**J. NOGA**, dec'd.

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

Executor: **ROBERT M. NOGA** c/o  
Renata T. Pabisz, Esq., 2410 Bristol Rd.,  
Bensalem, PA 19020.

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

**PANKOWITZ, ELIZABETH a/k/a BETTY PANKOWITZ**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **RONALD PANKOWITZ**, 1125 Regina Ave., Bensalem, PA 19020.**PELUSO, MARGUERITE B.**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executors: **ROBERT J. PELUSO, JR.**, 118 Homestead Drive, Doylestown, PA 18901 and **MARGUERITE KULP**, 876 Ellis Woods Road, Pottstown, PA 19465.**PETERS, THOMAS R. a/k/a TOM PETERS**, dec'd.

Late of Southampton City, Bucks County, PA.

Executrices: **AMY R. AULD**, 167 Saddle Dr., Furlong, PA 18925 and **HOLLY N. SHANK**, 225 Strawberry Circle, Langhorne, PA 19047.Attorney: **R. LEONARD DAVIS, III**, Bailiwick Office Campus, Suite 15, Doylestown, PA 18901.**RENNINGER, ELLEN a/k/a ELLEN M. RENNINGER**, dec'd.

Late of Milford Township, Bucks County, PA.

Executrix: **BARBARA E. WISE** c/o Denis W. Lancot, Esquire, 524 West Market Street, Perkasio, PA 18944.Attorney: **DENIS W. LANCOT**, Roseberry & Lancot, 524 West Market Street, Perkasio, PA 18944.**SAMPH, WILLIAM J.**, dec'd.

Late of Quakertown, Bucks County, PA.

Executor: **WILLIAM M. SAMPH** c/o Williams and Schildt, P.C., 1007 W. Broad Street, Quakertown, PA 18951.Attorneys: **WILLIAMS AND SCHILDT, P.C.**, 1007 W. Broad Street, Quakertown, PA 18951.**SELTHER, REGINA B.**, dec'd.

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

Executor: **RANDALL F. BUCKLEY** c/o Susan L. Fox, Esq., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.Attorney: **SUSAN L. FOX**, Plotnick & Ellis, P.C., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.**SERVENTI, ALBERT S.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **JOANNE KUTALEK** c/o William E. Scott, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.Attorney: **WILLIAM E. SCOTT**, Jackson, Cook, Caracappa & Scott, 312 Oxford Valley Road, Fairless Hills, PA 19030.**SHELLENBERGER, RAY D., SR. a/k/a RAY DURRELL SHELLENBERGER, SR.**, dec'd.

Late of Richland Township, Bucks County, PA.

Executor: **RAY D. SHELLENBERGER, JR.**, 232 Yankee Rd., Lot 405, Quakertown, PA 18951.Attorney: **BRIAN D. GOURLEY**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.**STOWE, BETTY MAY**, dec'd.

Late of Telford, Bucks County, PA.

Executrix: **JANICE UEHLING**, 1697 Meadow Glen Dr., Lansdale, PA 19446.**VAN DOREN, WALTER J., SR. a/k/a WALTER J. VanDOREN, SR.**, dec'd.

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

Administrator C.T.A.: **PAUL L. FELDMAN**, 820 Homestead Rd., Jenkintown, PA 19046.Attorney: **PAUL L. FELDMAN**, Feldman & Feldman, LLP, 820 Homestead Rd., Jenkintown, PA 19046.**WALKER, JEAN H.**, dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **JOYSE H. WOBENSMITH**, 516 Gilpin Road, Willow Grove, PA 19090.**WENGLER, JOHN R.**, dec'd.

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

Executrix: **ELISABETH M. WENGLER** c/o Rosemary D. Durkin, Esq., 993 Lenox Dr., Bldg. 2, Lawrenceville, NJ 08648.Attorney: **ROSEMARY D. DURKIN**, Stark & Stark, P.C., 993 Lenox Dr., Bldg. 2, Lawrenceville, NJ 08648.*Third and Final Publication***BECHTER, DORIS MAE**, dec'd.

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

Executrix: **SANDRA A. DUNSTAN**, 20 Hollyhock Lane, Levittown, PA 19055.**BENSON, GREGORY J.**, dec'd.

Late of Perkasio, Bucks County, PA.

Administratrix: **LYNNE A. O'NEILL-BENSON** c/o Grim, Biehn & Thatcher, 104 S. Sixth St., P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **DIANNE C. MAGEE**, Grim, Biehn & Thatcher, 104 S. Sixth St., P.O. Box 215, Perkasio, PA 18944-0215.

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

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

Executrix: **MARY FRAN BENUSSI** a/k/a **MARY FRANCES BENUSSI** c/o Larry Scott Auerbach, Esq., 1000 Easton Rd., Abington, PA 19001.

Attorney: **LARRY SCOTT AUERBACH**, 1000 Easton Rd., Abington, PA 19001.

**CEASER, AMELIA**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Co-Executrices: **MARY ELLEN THOMAS** a/k/a **MARY ELLEN K. THOMAS** and **CELESTE MARANO WARNER** c/o Jeanne M. Sninski, Esq., #119 Neshaminy Plaza I, 3070 Bristol Pike, Bensalem, PA 19020.

Attorney: **JEANNE M. SNINSKI**, #119 Neshaminy Plaza I, 3070 Bristol Pike, Bensalem, PA 19020.

**CLARK, WILLIAM F.** a/k/a **WILLIAM F. CLARK, SR.**, dec'd.

Late of Holland, Bucks County, PA.

Executrix: **KELLI A. CLARK**, 550 Newport Circle E., Langhorne, PA 19053.

**CONLEY, ANN** a/k/a **ANN E. CONLEY**, dec'd.

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

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

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

**COOPER, JUDITH D.** a/k/a **JUDITH COOPER**, dec'd.

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

Executor: **DONALD COOPER**, 919 Laurens Ln., Warwick, PA 18974.

**DENTON, DOROTHY M.** a/k/a **DOROTHY MILDRED DENTON**, dec'd.

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

Administrator: **EDWARD MIKULASKO, JR.** c/o Michael D. Raismann, Esq., 174 Middletown Blvd., Ste. 300, Langhorne, PA 19047.

Attorney: **MICHAEL D. RAISMAN**, Karen Ann Ulmer, P.C., 174 Middletown Blvd., Ste. 300, Langhorne, PA 19047.

**GIRADI, ANTHONY J.** a/k/a **ANTHONY GIRADI**, dec'd.

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

Executrix: **GINA GIRADI** 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.

**GOLLMER, RICHARD** a/k/a **RICHARD BENJAMIN GOLLMER** and **RICHARD B. GOLLMER**, dec'd.

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

Executor: **CHRISTOPHER A. GOLLMER** c/o Samuel G. Forte, Esq., 9225 Frankford Ave., Philadelphia, PA 19114.

Attorney: **SAMUEL G. FORTE**, Law Offices of Samuel G. Forte, 9225 Frankford Ave., Philadelphia, PA 19114.

**GRANDIN, BRETT M.**, dec'd.

Late of Richboro, Bucks County, PA.

Administratrix: **MARISA M. GRANDIN**, 482 Golden Gate Drive, Richboro, PA 18954.

Attorney: **ROBERT P. AVOLIO**, Avolio & Hanlon, P.C., 3150 Brunswick Pike, Suite 120, Lawrenceville, NJ 08648.

**HUMPHRIES, FRANK G.**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executrix: **SHARON F. SCHOEN**, 211 West County Line Rd., Huntingdon Valley, PA 19006.

**JANASKI, JUDYTH W.**, dec'd.

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

Executors: **JEFFREY M. JANASKI** and **CLARENCE E. JANASKI, JR.** c/o Maureen L. Anderson, Esq., 1260 Bustleton Pike, Feasterville, PA 19053.

Attorney: **MAUREEN L. ANDERSON**, Gummer Elder Law, 1260 Bustleton Pike, Feasterville, PA 19053.

**JARRETT, EDWARD T., SR.** a/k/a **EDWARD T. JARRETT** and **E. JARRETT**, dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **REBECCA A. KIEFER**, 916 Elbow Lane, Warrington, PA 18976.

**KAUSCH, REBECCA E.**, dec'd.

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

Executrix: **KIMBERLY A. VANDERGRIFF** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940. Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.

**PALMER, ETHEL M.**, dec'd.

Late of Langhorne, Bucks County, PA.

Executor: **RICHARD J. PALMER**, 756 Hedges Ln., Wayne, PA 19087.

**ROBERT, CHRISTOPHER D.** a/k/a **CHRISTOPHER DANIEL ROBERT**, dec'd.

Late of New Hope, Bucks County, PA.

Co-Executors: **STEVEN M. SEGAL**, 107 East Court Street, Doylestown, PA 18901 and **CLAUDE ROBERT**, 1808 Morris Circle, Southampton, PA 18966.

Attorney: **DAVID R. BLACK**, Black & Associates, P.C., 320 W. Front St., Media, PA 19063.

**ROMER, JOHN M., JR.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **JEREMY ROMER**, 749 Keystone Street, Croydon, PA 19021.

**STOTZ, JAMES JOHN** a/k/a **JAMES J. STOTZ**, dec'd.

Late of Point Pleasant, Plumstead, Bucks County, PA.

Executor: **MARION E. STOTZ**, P.O. Box 143, Point Pleasant, PA 18950-0143.

**TROPEA, DEANNA** a/k/a **DEANNA TREMER**, dec'd.

Late of Quakertown, Bucks County, PA.

Executrix: **SHANA PERRY**, 501 Allis Ranch Road, Sedalia, CO 80135.

**VALENTINE, NORMAN J.** a/k/a **NORMAN J. VALENTINE, SR.**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **NORMAN J. VALENTINE, JR.** c/o Ronald R. Bolig, Esquire, 5 Temple Avenue, Sellersville, PA 18960.

Attorney: **RONALD R. BOLIG**, Robert A. Lechowicz Law Offices, 5 Temple Avenue, Sellersville, PA 18960.

## 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:

**Steps to Recovery** with its principal place of business 1400 Veterans Highway, Levittown, PA.

The name and address of the entity owning or interested in said business are STR Addiction Counseling, LLC, 1400 Veterans Highway, Levittown, PA.

The certificate will be filed on or after October 2, 2017.

Nov. 2

**Tasty Fish Marketing.** The registered office is Birnbaum Consulting LLC, located at 1436 Innis Lane, Yardley, PA 19067.

Nov. 2

## Miscellaneous

IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NO: 2017-03987

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

**CIT Bank, N.A.**, Plaintiff

vs.

**Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Joseph Helgenberg** a/k/a **Joseph R. Helgenberg**, deceased and **Tracy McCormick**, known heir of **Joseph Helgenberg** a/k/a **Joseph R. Helgenberg**, deceased, Defendant(s)



NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

**TO: Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Joseph Helgenberg a/k/a Joseph R. Helgenberg, deceased, Defendant(s), whose last known address is 226 Thornridge Dr., Levittown, PA 19054**

Your house (real estate) at: 226 Thornridge Dr., Levittown, PA 19054, 13-024-096, is scheduled to be sold at Sheriff's Sale on January 12, 2018, at 11:00 A.M., at Bucks County Admin. Bldg., Community Rm., 1<sup>st</sup> Fl., 55 E. Court St., Doylestown, PA 18901, to enforce the court judgment of \$218,371.58, obtained by CIT Bank, N.A., (the mortgagee) against you.—NOTICE OF OWNER'S RIGHTS—YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE—To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to CIT Bank, N.A., the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (215) 348-6138. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as

if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN LEGAL HELP.

Bucks County Lawyer Referral Service

135 E. State St.

P.O. Box 300

Doylestown, PA 18901

(888) 991-9922

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**Christopher A. DeNardo**, Esquire

**Kristen D. Little**, Esquire

**Kevin S. Frankel**, Esquire

**Samantha Gable**, Esquire

**Daniel T. Lutz**, Esquire

**Leslie J. Rase**, Esquire

**Alison H. Tulio**, Esquire

**Katherine M. Wolf**, Esquire

Shapiro & DeNardo, LLC

Attys. for Plaintiff

3600 Horizon Dr.

Ste. 150

King of Prussia, PA 19406

(610) 278-6800

Nov. 2

IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
NO. 05400 TERM 2017  
EMINENT DOMAIN  
PROCEEDING IN REM  
**IN RE: CONDEMNATION  
BY THE COMMONWEALTH  
OF PENNSYLVANIA, DEPARTMENT  
OF TRANSPORTATION, OF THE  
RIGHT-OF-WAY FOR STATE  
ROUTE 0001, SECTION RC1  
IN THE TOWNSHIP OF BENSALEM**  
NOTICE OF CONDEMNATION AND  
DEPOSIT OF ESTIMATED JUST  
COMPENSATION

NOTICE IS HEREBY GIVEN THAT the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on August 17, 2017 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on May 8, 2017 a plan entitled Old Lincoln Highway, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on May 19, 2017, in Ins# 2017028820.

The purpose of the condemnation is to complete the work on the Old Lincoln Highway project.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa. C.S. §305(b)).

Claim No.; Parcel No.; Name; Address.

0900789000; 15; Hampton Bucks County Associates, LP; 700 S. Henderson Road, Ste. 225, King of Prussia, PA 19406-3530.

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa. C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Roger Joseph, Acting  
District Right-of-Way Administrator  
Engineering District 6-0  
Pennsylvania Department of Transportation

Nov. 2

NO. 2017-9081

In Re: M.D.A.

TO: DANA JUSTIN ALLEN and  
SHANNON RENEE MACAULEY

A Petition has been filed by the Bucks County Children and Youth Social Services Agency to Involuntarily Terminate your Parental Rights with respect to the child **M.D.A.** A Hearing on the Petition has been fixed for **10:00 a.m., December 5, 2017** in **Courtroom 260** of the Bucks County Justice Center, 100 N. Main Street, Doylestown, Pennsylvania. Should you wish to defend this Petition, you should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford one, call the Bucks County Bar Association at (215) 348-9413.

Take notice of an option that may be available to you to have Post-Adoption contact with your birth child pursuant to Act 101 of 2010. Under the law, it is possible for a written agreement for continuing contact entered into voluntarily by a birth parent, birth relative, adoptive parent(s) and children age 12 or older to be enforced by the Court. Such contact may take different forms. To consider this option you must immediately contact Russell Taranto, your caseworker from the Bucks County Children and Youth Social Services Agency at (215) 348-6900.

**Brad M. Jackman, Esquire**

Jackman Law  
Attorneys for Petitioner  
107 N. Broad Street  
Doylestown, PA 18901  
(215) 348-1511

Nov. 2

IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NO. 2013-07384

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

**PNC, National Association, Plaintiff**

vs.

**Anthea Jones, Known Heir of Rosann Giles a/k/a Rosann L. Giles, George Nadolski, Known Heir of Rosann Giles a/k/a Rosann L. Giles, Phillip Jack Giles, Known Heir of Stephen Giles, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Rosann Giles a/k/a Rosann L. Giles and Unknown Heirs, Successors, Assigns and All Persons,**

**Firms or Associations Claiming Right, Title or Interest From or Under Stephen Giles, Defendants**

AMENDED COMPLAINT IN  
MORTGAGE FORECLOSURE

**TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Rosann Giles a/k/a Rosann L. Giles and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Stephen Giles, Defendant(s), whose last known address is 600 East Walnut Street, Perkasic, PA 18944**

You are hereby notified that PNC, National Association, has filed an Amended Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Bucks County, Pennsylvania, docketed to NO. 2013-07384, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 600 East Walnut Street, Perkasic, PA 18944, 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

**Udren Law Offices, P.C.**

Attys. for Plaintiff  
111 Woodcrest Rd.  
Ste. 200  
Cherry Hill, NJ 08003  
856.669.5400

Nov. 2

IN THE COURT OF COMMON PLEAS  
BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2017-03207  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

**Quicken Loans Inc., Plaintiff**

vs.

**The Unknown Heirs of Louis A. Stefanoni,  
Deceased, Esther Patterson, Solely in Her  
Capacity as Heir of Louis A. Stefanoni,  
Deceased & Joseph Stefanoni, Solely in  
His Capacity as Heir of Louis A. Stefanoni,  
Deceased, Mortgagor and Real Owner,  
Defendants**

**TO: The Unknown Heirs of Louis A.  
Stefanoni, Deceased, Mortgagor and Real  
Owner, Defendant(s), whose last known  
address is 517 Pond Street, Bristol, PA  
19007**

This firm is a debt collector and we are  
attempting to collect a debt owed to our client.  
Any information obtained from you will be  
used for the purpose of collecting the debt.  
You are hereby notified that Plaintiff, Quicken  
Loans 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. 2017-03207, wherein Plaintiff seeks to  
foreclose on the mortgage secured on your  
property located, 517 Pond Street, Bristol, PA  
19007, whereupon your property will 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 following  
pages, you must take action within twenty  
(20) days after the 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 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  
or cannot afford one, 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.

Bucks County Bar Assn.

135 East State St.

P.O. Box 300

Doylestown, PA 18901

(215) 348-9413/(800) 273-2929

**Michael T. McKeever, Esquire**

KML Law Group, P.C.

Attys. for Plaintiff

Mellon Independence Center

701 Market St.

Ste. 5000

Philadelphia, PA 19106-1532

(215) 627-1322

Nov. 2