

Sheriff's Sale

First Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, March 13, 2015 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit.

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

BENSALEM TOWNSHIP

DOCKET #2010-08129

PNC Mortgage, a Division of PNC Bank, N.A. sbm National City Mortgage Company, a Division of National City Bank v. James Fletcher, in His Capacity as Heir of James D. Fletcher, Sr., Deceased, Shawn Fletcher, in His Capacity as Heir of James D. Fletcher, Sr., Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James D. Fletcher, Sr., Deceased owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, BUCKS County, Pennsylvania, being 1913 Park Avenue, Bensalem, PA 19020-4417.

TAX PARCEL #02-044-007.

PROPERTY ADDRESS: 1913 Park Avenue, Bensalem, PA 19020-4417.

JUDGMENT AMOUNT: \$54,282.15.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES FLETCHER, IN HIS CAPACITY AS HEIR OF JAMES D. FLETCHER, SR., DECEASED, SHAWN FLETCHER, IN HIS CAPACITY AS HEIR OF JAMES D. FLETCHER, SR., DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES D. FLETCHER, SR., DECEASED.**

PHELAN HALLINAN

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

DOCKET #2010-11392

Wells Fargo Bank, N.A. v. Katherine M. Schneider, Richard W. Schneider owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 1325 Cheltenham Drive, Bensalem, PA 19020-4268.

TAX PARCEL #02-071-110.

PROPERTY ADDRESS: 1325 Cheltenham Drive, Bensalem, PA 19020-4268.

JUDGMENT AMOUNT: \$486,614.28.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KATHERINE M. SCHNEIDER, RICHARD W. SCHNEIDER.**

PHELAN HALLINAN

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

DOCKET #2013-02607

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

TAX PARCEL #02-020-194.

PROPERTY ADDRESS: 5210 Neshaminy Boulevard, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS OF RUTH MAE HARRIS, DECEASED, MARIE HARRIS a/k/a MARIE BUSSEY, SOLELY IN HER CAPACITY AS HEIR OF RUTH MAE HARRIS, DECEASED, THEODORE HARRIS, GUARDIAN FOR THE ESTATE OF RUTH MAE HARRIS, THE UNITED STATES OF AMERICA.**

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2014-02824

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

BEING more fully described in a Deed dated December 18, 1979, among the land records of the County and State set forth above, in Deed Volume 2367, Page 724.

TAX PARCEL #02-049-787.

PROPERTY ADDRESS: 3034 Melina Court,
Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **ARACELI
C. GUEVARRA.**

SCOTT A. DIETTERICK, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-03408

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

BEING more fully described in a Deed dated
August 28, 1992, among the land records of
the County and State set forth above, in Deed
Volume 526, Page 20.

TAX PARCEL #02-049-203.

PROPERTY ADDRESS: 2455 Greenland
Court, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **STUART
LIPSCHUTZ, MARTA LIPSCHUTZ.**

SCOTT A. DIETTERICK, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-06609

ALL THAT CERTAIN lot or piece of ground,
situate, in **BENSALEM TOWNSHIP**,
Bucks County, Pennsylvania and described
according to a certain Plan thereof known as
"Belmont Hills", made by Herbert H. Metz,
Registered Engineer, dated May 23, 1947 and
last revised July 22, 1948 as one lot.

TAX PARCEL #02-019-073.

PROPERTY ADDRESS: 4755 Overland
Road, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY.

SOLD AS THE PROPERTY OF: **JENNIFER
M. CAMPISI, MICHAEL J. CAMPISI.**

RICHARD M. SQUIRE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

BRIDGETON TOWNSHIP

DOCKET #2012-09815

ALL THOSE CERTAIN messuages or
tracts of land situated in the **TOWNSHIP
OF BRIDGETON**, County of Bucks, and
Commonwealth of Pennsylvania.

TAX PARCEL #03-005-002.

PROPERTY ADDRESS: 1788 River Road,
Bridgeton Township, Pennsylvania.

IMPROVEMENTS: COMMERCIAL
PROPERTY.

SOLD AS THE PROPERTY OF:
LAWRENCE E. DINMORE.

JAMES R. WOOD, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

BRISTOL BOROUGH

DOCKET #2014-06519

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

TAX PARCEL #04-023-121.

PROPERTY ADDRESS: 436 Logan Street,
Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EILEEN
PARADISE, ERIC J. PARADISE.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-06611

ALL THAT CERTAIN LOT OF LAND
SITUATE IN THIRD WARD OF THE
BOROUGH OF BRISTOL, BUCKS
COUNTY, PENNSYLVANIA:

BEING KNOWN AS 587 Swain Street,
Bristol, PA 19007.

TAX PARCEL #4-8-110.

PROPERTY ADDRESS: 587 Swain Street,
Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.

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

MARK J. UDREN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

BRISTOL TOWNSHIP

DOCKET #2009-09801

U.S. Bank Trust National Association, Not
in Its Individual Capacity But Solely as
Delaware Trustee and U.S. Bank National

Association, Not in Its Individual Capacity But Solely as CO-Trustee for Government Loan Securitization Trust 2011-Fv1 v. Jan L. Welsh a/k/a Jan Welsh, Joseph B. Welsh a/k/a Joseph Welsh owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 706 Bayard Street, Bristol, PA 19007-6476.

TAX PARCEL No. 1 #05-060-085-001.

TAX PARCEL No. 2 #5-060-085.

PROPERTY ADDRESS: 706 Bayard Street, Bristol, PA 19007-6476.

JUDGMENT AMOUNT: \$223,091.61.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAN L. WELSH a/k/a JAN WELSH, JOSEPH B. WELSH a/k/a JOSEPH WELSH.**

PHELAN HALLINAN

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

DOCKET #2012-10057

All that certain lot or piece of ground commonly known as: 39 Jonquil lane, **BRISTOL TOWNSHIP**.

All that certain lot or piece of land, with the buildings and Improvements thereon erected, situate in the **TOWNSHIP OF BRISTOL** in the county of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-071-294.

PROPERTY ADDRESS: 39 Jonquil Lane, Township of Bristol, Pennsylvania 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHAWN LaSALLE, JACQUELINE LaSALLE.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2012-10427

JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation v. Tina Russell owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, BUCKS County, Pennsylvania, being 116 Magnolia Drive, Levittown, PA 19054-2004.

TAX PARCEL #05-049-211.

PROPERTY ADDRESS: 116 Magnolia Drive, Levittown, PA 19054-2004.

JUDGMENT AMOUNT: \$151,596.95.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TINA RUSSELL.**

PHELAN HALLINAN

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

DOCKET #2013-05080

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #5-49-3.

PROPERTY ADDRESS: 38 Mimosa Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **RONALD D. ALBRIGHT, TAMMY E. ALBRIGHT.**

WILLIAM E. MILLER, Esquire

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

DOCKET #2013-05946

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

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

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

TERRENCE J. McCABE, Esquire

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

DOCKET #2014-00645

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

TAX PARCEL #5-36-175.

PROPERTY ADDRESS: 59 Balsam Road, Levittown, Pennsylvania 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH E. RICHARDS, CAROL A. RICHARDS.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2014-01696

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

BEING more fully described in a Deed dated June 30, 1961, among the land records of the County and State set forth above, in Deed Volume 1606, Page 386.

TAX PARCEL #05-040-272.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

SCOTT A. DIETTERICK, Esquire

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

DOCKET #2014-02504

Federal National Mortgage Association ("Fannie Mae"), a Corporation Organized and Existing Under the Laws of the United States of America v. Bruce D. Swain, Eunice Mary Swain a/k/a E. Mary Swain owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 7313 North Radcliffe Street a/k/a 7313 Radcliffe Street, Bristol, PA 19007-5901.

TAX PARCEL #05-074-237.

PROPERTY ADDRESS: 7313 North Radcliffe Street a/k/a 7313 Radcliffe Street, Bristol, PA 19007-5901.

JUDGMENT AMOUNT: \$124,652.32.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRUCE D. SWAIN, EUNICE MARY SWAIN a/k/a E. MARY SWAIN**.

PHELAN HALLINAN

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

DOCKET #2014-04403

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

TAX PARCEL #05-028-539.

PROPERTY ADDRESS: 4626 Murray Street, Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KRISTIN SHLYAK, MICHAEL SHLYAK**.

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

DOCKET #2014-05781

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

BEING more fully described in a Deed dated March 24, 2006, among the land records of the County and State set forth above, in Deed Volume 4904, Page 2334.

TAX PARCEL #05-043-326.

PROPERTY ADDRESS: 54 Fireside Lane, Levittown, PA 19055.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD B. BARGER, TIFFANY A. BARGER a/k/a TIFFANY BARGER**.

SCOTT A. DIETTERICK, Esquire

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

DOCKET #2014-06494

Wells Fargo Bank, NA v. Melissa J. Boehm, Jason F. Boehm owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 19 Midwood Lane, Levittown, PA 19054-2017.

TAX PARCEL #05-049-099.

PROPERTY ADDRESS: 19 Midwood Lane, Levittown, PA 19054-2017.

JUDGMENT AMOUNT: \$167,977.55.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MELISSA J. BOEHM, JASON F. BOEHM**.

PHELAN HALLINAN

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

DOCKET #2014-06707

Wells Fargo Bank, N.A. v. Sarah Rose Powalski, Paul M. Powalski owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 2316 Century Avenue, Bristol, PA 19007-1714.

TAX PARCEL #05-024-156-001.

PROPERTY ADDRESS: 2316 Century Avenue, Bristol, PA 19007-1714.

JUDGMENT AMOUNT: \$243,840.75.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **SARAH
 ROSE POWALSKI, PAUL M. POWALSKI.
 PHELAN HALLINAN**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-07108

ALL THAT CERTAIN LOT OR PIECE
 OF GROUND WITH THE BUILDINGS
 AND IMPROVEMENTS THEREON
 ERECTED, SITUATE IN THE **TOWNSHIP
 OF BRISTOL**, COUNTY OF BUCKS,
 COMMONWEALTH OF PENNSYLVANIA,
 FILED IN THE OFFICE OF THE
 RECORDER OF DEEDS OF BUCKS
 COUNTY, PENNSYLVANIA, ON 5/11/1995
 IN LAND RECORD BOOK 1063, AT PAGE
 0098, INSTRUMENT NO. 19950304260000.
 TAX PARCEL #05-013-031.
 PROPERTY ADDRESS: 1901 Bristol Pike,
 Bristol Township, Pennsylvania.
 IMPROVEMENTS: CAR WASH.
 SOLD AS THE PROPERTY OF: **MICHAEL
 SALVAGGIO.**
DAVID E. STERN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DUBLIN BOROUGH

DOCKET #2010-07474

Bank of America, N.A. v. Susan P. Doyle
 a/k/a Susan P. McGrath, in Her Capacity
 As Administratrix and Heir of the Estate
 of Raymond J. McGrath a/k/a Raymond J.
 McGrath, Sr., Raymond J. McGrath, in His
 Capacity As Heir of the Estate of Raymond
 J. McGrath a/k/a Raymond J. McGrath, Sr.,
 Richard McGrath, in Capacity As Heir of the
 Estate of Raymond J. McGrath a/k/a Raymond
 J. McGrath, Sr., Nora A. Schleppey, in Capacity
 As Heir of the Estate of Raymond J. McGrath
 a/k/a Raymond J. McGrath, Sr., Ruth Ochoa,
 in Capacity As Heir of the Estate of Raymond
 J. McGrath a/k/a Raymond J. McGrath, Sr.,
 Unknown Heirs, Successors, Assigns and
 All Persons, Firms or Associations Claiming
 Right, Title or Interest From or Under
 Raymond J. McGrath, Deceased owner(s) of
 property situate in the **DUBLIN BOROUGH**,
 BUCKS County, Pennsylvania, being 156
 Maple Avenue, Dublin, PA 18917-2406.

TAX PARCEL #10-003-001-001.
 PROPERTY ADDRESS: 156 Maple Avenue,
 Dublin, PA 18917-2406.
 JUDGMENT AMOUNT: \$299,701.96.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF:
**SUSAN P. DOYLE a/k/a SUSAN P.
 McGrath, IN HER CAPACITY AS
 ADMINISTRATRIX AND HEIR OF THE
 ESTATE OF RAYMOND J. McGRATH**
a/k/a RAYMOND J. McGRATH, SR.,
RAYMOND J. McGRATH, IN HIS
CAPACITY AS HEIR OF THE ESTATE
OF RAYMOND J. McGRATH a/k/a
RAYMOND J. McGRATH, SR., RICHARD
McGRATH, IN CAPACITY AS HEIR
OF THE ESTATE OF RAYMOND
J. McGRATH a/k/a RAYMOND J.
McGRATH, SR., NORA A. SCHLEPPY, IN
CAPACITY AS HEIR OF THE ESTATE
OF RAYMOND J. McGRATH a/k/a
RAYMOND J. McGRATH, SR., RUTH
OCHOA, IN CAPACITY AS HEIR OF THE
ESTATE OF RAYMOND J. McGRATH
a/k/a RAYMOND J. McGRATH, SR.,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
RAYMOND J. McGRATH, DECEASED.
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DURHAM TOWNSHIP

DOCKET #2012-02196

GMAC Mortgage, LLC v. Lawrence I.
 Kaplan owner(s) of property situate in the
TOWNSHIP OF DURHAM, BUCKS
 County, Pennsylvania, being 312 Red Bridge
 Road, Kintnersville, PA 18930.
 TAX PARCEL No. 1: 11 009 007.
 TAX PARCEL No. 2: 11-009-018.
 PROPERTY ADDRESS: 312 Red Bridge
 Road, Kintnersville, PA 18930.
 JUDGMENT AMOUNT: \$254,082.42.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF:
LAWRENCE I. KAPLAN.
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-03991

ALL THAT CERTAIN TRACT OF LAND WITH THE MESSUAGE AND TENEMENT THEREON ERECTED SITUATE IN THE **TOWNSHIP OF DURHAM**, COUNTY OF BUCKS AND STATE OF PENNSYLVANIA. TAX PARCEL #11-008-002.

PROPERTY ADDRESS: 239 Red Bridge Road, Kintnersville, Pennsylvania 18930.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD McARDLE, III a/k/a EDWARD P. McARDLE, III.**

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

EAST ROCKHILL TOWNSHIP

DOCKET #2013-06366

All that certain lot or piece of land, with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF EAST ROCKHILL**, in the County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a "Valley Green Subdivision, The Fenley Tract, Final Plan: made by Showalter and Associates, dated 10/18/1993 and last revised 2/13/1996 and recorded in the Office for the Recording of Deeds, in and for Bucks County, at Doylestown, Pennsylvania, in Plan Book No. 283 Page 6, as follows, to wit:

TAX PARCEL #12-029-121.

PROPERTY ADDRESS: 129 Sunnyside Lane, Perkasio, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **REBECCA A. PATZER, STEVEN A. PATZER.**

LEEANE O. HUGGINS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-05735

Santander Bank, N.A. v. Elva L. Murphy, Thomas J. Murphy owner(s) of property situate in the **TOWNSHIP OF EAST ROCKHILL**, BUCKS County, Pennsylvania, being 1324 Tunnel Road, Perkasio, PA 18944-2126.

TAX PARCEL #12-008-109-001.

PROPERTY ADDRESS: 1324 Tunnel Road, Perkasio, PA 18944-2126.

JUDGMENT AMOUNT: \$265,002.89.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ELVA L. MURPHY, THOMAS J. MURPHY.**

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

FALLS TOWNSHIP

DOCKET #2013-06879

US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-Rf5 v. Graham O. McKenzie, Gary O. Garvey owner(s) of property situate in **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 131 Penns Grant Drive, Morrisville, PA 19067-4918.

TAX PARCEL #13-030-357.

PROPERTY ADDRESS: 131 Penns Grant Drive, Morrisville, PA 19067-4918.

JUDGMENT AMOUNT: \$301,722.71.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GRAHAM O. McKENZIE, GARY O. GARVEY.**

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-05898

TAX PARCEL #13-19-90.

PROPERTY ADDRESS: 135 Vermilion Drive, **FALLS TOWNSHIP**, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HANK S. HOM, JEANNIE M. HOM.**

POWERS, KIRN & ASSOCIATES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

HILLTOWN TOWNSHIP

DOCKET #2014-06768

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as the Townhouses at Centennial Ridge, located at Township Line Road, **HILLTOWN TOWNSHIP**, Bucks County, Pennsylvania, which has heretofore been submitted to the Provisions of the Unit

Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the recording in the Office of the Recording of Deeds of Bucks County, a Declaration dated June 5, 1974 and recorded on June 12, 1974 in Deed Book 2129 page 112 and Declaration Plan dated April 30, 1974 and recorded June 12, 1974 in Plan Book 123 page 8; and a Code of Regulation dated June 7, 1974 and recorded June 12, 1974 in Deed Book 2129 page 123, being designated on Declaration Plan as Unit 39, Building G, as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.515%.

TAX PARCEL #15-3-8-39.

PROPERTY ADDRESS: 39 Centennial Road, Telford, PA 18969.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT HOOD a/k/a HOOD T. ROBERT, KIMBERLY HOOD a/k/a KIMBERLY ANN HOOD.**

LEEANE O. HUGGINS, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

LOWER MAKEFIELD TOWNSHIP

DOCKET #2013-06260

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. v. Glenda Vanderborght, Cornelius Vanderborght owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 2204 Waterford Road, Yardley, PA 19067-5432.

TAX PARCEL #20-071-146-085.

PROPERTY ADDRESS: 2204 Waterford Road, Yardley, PA 19067-5432.

JUDGMENT AMOUNT: \$134,006.81.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GLENDA VANDERBORGHT, CORNELIUS VANDERBORGHT.**

PHELAN HALLINAN

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

DOCKET #2014-04437

Wells Fargo Bank, NA v. Mary Elizabeth Linde owner(s) of property situate in **LOWER MAKEFIELD TOWNSHIP**, BUCKS

County, Pennsylvania, being 40 Manor Lane North a/k/a 40 Manor Lane, Yardley, PA 19067-1814.

TAX PARCEL #20-046-020.

PROPERTY ADDRESS: 40 Manor Lane North a/k/a 40 Manor Lane, Yardley, PA 19067-1814.

JUDGMENT AMOUNT: \$256,699.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARY ELIZABETH LINDE.**

PHELAN HALLINAN

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2012-07917

CitiMortgage, Inc. v. Stephen Delaney owner(s) of property situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, BUCKS County, Pennsylvania, being 126 Windswept Drive, Trevoise, PA 19053-7822.

TAX PARCEL #21-010-041.

PROPERTY ADDRESS: 126 Windswept Drive, Trevoise, PA 19053-7822.

JUDGMENT AMOUNT: \$241,452.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHEN DELANEY.**

PHELAN HALLINAN

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

DOCKET #2014-00652

ALL THAT CERTAIN lot or piece of ground, Situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania, described according to a minor subdivision of Lots 205 and 206, Woodlyn Crossing, made by Tri-State Engineers and Land Surveyors, Inc. Feasterville, Pa. dated 10/18/1978 and revised 3/27/1979, recorded in the Office for the Recording of Deeds in and for Bucks County in Plan Book 182 page 20, as follows, to wit: TAX PARCEL #21-025-200.

PROPERTY ADDRESS: 944 Edgewood Lane, Langhorne, PA 19053.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANTONIO GONZALEZ.**

POWERS, KIRN & ASSOCIATES

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

DOCKET #2014-06520

ALL THAT CERTAIN lot or piece of land, situate in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #21-009-190.

PROPERTY ADDRESS: 54 Lilly Drive, Feasterville, Pennsylvania 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MELISSA S. COLLINS.**

TERRENCE J. McCABE, Esquire

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

MIDDLETOWN TOWNSHIP

DOCKET #2013-01820

Wells Fargo Bank, N.A. v. Cherie Heinemann a/k/a Cherie Lynne Heinemann, Frederick J. Heinemann owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 38 Quincy Drive, Levittown, PA 19057-1926.

TAX PARCEL #22-064-005.

PROPERTY ADDRESS: 38 Quincy Drive, Levittown, PA 19057-1926.

JUDGMENT AMOUNT: \$122,123.59.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHERIE HEINEMANN a/k/a CHERIE LYNNE HEINEMANN, FREDERICK J. HEINEMANN.**

PHELAN HALLINAN

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

DOCKET #2013-02003

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Jeffrey Mele, Kimberlee D. Mele owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 107 North Forsythia Drive, Levittown, PA 19056-1935.

TAX PARCEL #22-050-368.

PROPERTY ADDRESS: 107 North Forsythia Drive, Levittown, PA 19056-1935.

JUDGMENT AMOUNT: \$182,070.21.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY MELE, KIMBERLEE D. MELE.**

PHELAN HALLINAN

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

DOCKET #2013-04714

Nationstar Mortgage LLC v. Lori G. Barrett-Heyduk, in Her Capacity as Executrix and Devisee of the Estate of Gail K. Grassi, Donald J. Grassi, in His Capacity as Heir of the Estate of Gail K. Grassi, Holly Kelly, in Her Capacity as Devisee of the Estate of Gail K. Grassi owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 324 Sunset Avenue, Penndel, PA 19047-7570.

TAX PARCEL #22-041-103.

PROPERTY ADDRESS: 324 Sunset Avenue, Penndel, PA 19047-7570.

JUDGMENT AMOUNT: \$321,842.31.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LORI G. BARRETT-HEYDUK, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF GAIL K. GRASSI, DONALD J. GRASSI, IN HIS CAPACITY AS HEIR OF THE ESTATE OF GAIL K. GRASSI, HOLLY KELLY, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF GAIL K. GRASSI.**

PHELAN HALLINAN

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

DOCKET #2013-09456

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

TAX PARCEL #22-090-052.

PROPERTY ADDRESS: 13 Black Eyed Susan Road, Langhorne, Pennsylvania 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DOROTHY PECHTER TRUST, KERRY PECHTER, EXECUTOR OF THE ESTATE OF ALLEN**

PECHTER a/k/a ALLEN A. PECHTER, DECEASED MORTGAGOR AND REAL OWNER.

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

DOCKET #2014-00674

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

TAX PARCEL #22-020-062-001.

PROPERTY ADDRESS: 643 Comly Avenue, Langhorne, Pennsylvania 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KRISTINE DEERING.**

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

DOCKET #2014-01147

Wells Fargo Bank, N.A. v. Rita Camp, Robert J. Balascsak owner(s) of property situate in **MIDDLETOWN TOWNSHIP, BUCKS** County, Pennsylvania, being 412 Lawrence Circle, Langhorne, PA 19047-2044.

TAX PARCEL #22-009-133.

PROPERTY ADDRESS: 412 Lawrence Circle, Langhorne, PA 19047-2044.

JUDGMENT AMOUNT: \$274,097.05.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RITA CAMP, ROBERT J. BALASCSAK.**

PHELAN HALLINAN

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

MORRISVILLE BOROUGH

DOCKET #2014-03771

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

TAX PARCEL #24-002-014.

PROPERTY ADDRESS: 19 Carlisle Circle, Morrisville, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ALBERT TRAGESER, SOLELY IN HIS CAPACITY AS HEIR OF ELIZABETH TRAGESER,**

DECEASED, MARY SONTHEIMER, SOLELY IN HER CAPACITY AS HEIR OF ELIZABETH TRAGESER, DECEASED, THOMAS TRAGESER, SOLELY IN HIS CAPACITY AS HEIR OF ELIZABETH TRAGESER, DECEASED, WILLIAM TRAGESER, SOLELY IN HIS CAPACITY AS HEIR OF ELIZABETH TRAGESER, DECEASED, GRACE TRAGESER BOEHM, SOLELY IN HER CAPACITY AS HEIR OF ELIZABETH TRAGESER, DECEASED, MARGARET TRAGESER JORDAN, SOLELY IN HER CAPACITY AS HEIR OF ELIZABETH TRAGESER, DECEASED.

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

NEW HOPE BOROUGH

DOCKET #2013-06452

OCWEN Loan Servicing LLC v. Julia G. Williamson owner(s) of property situate in **NEW HOPE BOROUGH, BUCKS** County, Pennsylvania, being 200 West Bridge Street, New Hope, PA 18938-1425.

TAX PARCEL #27-006-066.

PROPERTY ADDRESS: 200 West Bridge Street, New Hope, PA 18938-1425.

JUDGMENT AMOUNT: \$555,038.39.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JULIA G. WILLIAMSON.**

PHELAN HALLINAN

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

NEWTOWN BOROUGH

DOCKET #2014-00400

ALL THOSE CERTAIN lots, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **BOROUGH OF NEWTOWN**, County of BUCKS, Commonwealth of PENNSYLVANIA.

TAX PARCEL #28-2-46.

PROPERTY ADDRESS: 31 South State Street, Newtown, PA 18940.

IMPROVEMENTS: CONSISTS OF A COMMERCIAL DWELLING.

SOLD AS THE PROPERTY OF: **NEWTOWN 31 S STATE FEE, LP.**

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

NEWTOWN TOWNSHIP

DOCKET #2013-08789

Green Tree Servicing LLC v. Herta Dickey a/k/a Herta R. Dickey owner(s) of property situate in the **NEWTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 158 Colonial Drive, Newtown, PA 18940-1104.
TAX PARCEL #29-034-009.

PROPERTY ADDRESS: 158 Colonial Drive, Newtown, PA 18940-1104.

JUDGMENT AMOUNT: \$482,380.57.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HERTA DICKEY a/k/a HERTA R. DICKEY.**

PHELAN HALLINAN

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

NORTHAMPTON TOWNSHIP

DOCKET #2011-01772

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

TAX PARCEL #31-077-102.

PROPERTY ADDRESS: 305 Bless Circle, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANDREW ZETTLER, IRIS ZETTLER.**

POWERS, KIRN & ASSOCIATES

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

DOCKET #2012-07086

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, known as 15 Buck Road, Holland, PA 18966.

TAX PARCEL #31-26-38.

PROPERTY ADDRESS: 15 Buck Road, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID M. KLINGER, MICHELE KLINGER.**

SCOTT P. SHECTMAN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-01535

Hsbc Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-8 v. Regina A. Hilser-Ulrich, Gerard M. Ulrich owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 140 Gwyn Lynn Drive a/k/a 140 Gwynn Lynn Drive, Ivyland, PA 18974-1463.
TAX PARCEL #31-052-092.

PROPERTY ADDRESS: 140 Gwynn Lynn Drive a/k/a 140 Gwynn Lynn Drive, Ivyland, PA 18974-1463.

JUDGMENT AMOUNT: \$769,715.18.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **REGINA A. HILSER-ULRICH, GERARD M. ULRICH.**

PHELAN HALLINAN

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

PERKASIE BOROUGH

DOCKET #2013-04011

Nationstar Mortgage LLC v. Peter T. Keating, Susan M. Brazen owner(s) of property situate in **PERKASIE BOROUGH**, BUCKS County, Pennsylvania, being 124 South 2nd Street, Perkasio, PA 18944-1603.

TAX PARCEL #33-005-254.

PROPERTY ADDRESS: 124 South 2nd Street, Perkasio, PA 18944-1603.

JUDGMENT AMOUNT: \$210,172.30.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PETER T. KEATING, SUSAN M. BRAZEN.**

PHELAN HALLINAN

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

DOCKET #2014-03494

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

TAX PARCEL #33-009-126.
 PROPERTY ADDRESS: 313 Hampton Circle,
 Perkasio, Pennsylvania 18944.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **FRANK E.
 HAFFLEY.**
TERRENCE J. McCABE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

QUAKERTOWN BOROUGH

DOCKET #2014-06517
 ALL THAT CERTAIN lot or parcel of
 land with the buildings and improvements
 thereon erected situate in the **BOROUGH
 OF QUAKERTOWN**, County of Bucks and
 Commonwealth of Pennsylvania.
 TAX PARCEL #35-004-109.
 PROPERTY ADDRESS: 1013 West Broad
 Street, Quakertown, PA 18951.
 IMPROVEMENTS: RESIDENTIAL REAL
 ESTATE.
 SOLD AS THE PROPERTY OF:
ELIZABETH A. PIO.
ANDREW J. MARLEY, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2010-10412
 PHH Mortgage Corporation f/k/a Cendant
 Mortgage Corporation v. Heather Tweed,
 in Her Capacity as CO-Administratrix and
 Heir of the Estate of William E. Gardner,
 Christopher Gardner, in His Capacity as
 CO-Administrator and Heir of the Estate of
 William E. Gardner, Danielle Gardner, in Her
 Capacity as CO-Administratrix and Heir of
 the Estate of William E. Gardner, Unknown
 Heirs, Successors, Assigns and All Persons,
 Firms or Associations Claiming Right,
 Title or Interest From or Under William E.
 Gardner, Deceased owner(s) of property
 situate in the **TOWNSHIP OF RICHLAND**,
 BUCKS County, Pennsylvania, being 468
 Richlandtown Pike, Quakertown, PA 18951-
 2524.
 TAX PARCEL #36-033-006.
 PROPERTY ADDRESS: 468 Richlandtown
 Pike, Quakertown, PA 18951-2524.
 JUDGMENT AMOUNT: \$155,172.61.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.

SOLD AS THE PROPERTY OF: **HEATHER
 TWEED, IN HER CAPACITY AS CO-
 ADMINISTRATRIX AND HEIR OF THE
 ESTATE OF WILLIAM E. GARDNER,
 CHRISTOPHER GARDNER, IN HIS
 CAPACITY AS CO-ADMINISTRATOR
 AND HEIR OF THE ESTATE OF
 WILLIAM E. GARDNER, DANIELLE
 GARDNER, IN HER CAPACITY AS CO-
 ADMINISTRATRIX AND HEIR OF THE
 ESTATE OF WILLIAM E. GARDNER,
 UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS AND ALL PERSONS, FIRMS
 OR ASSOCIATIONS CLAIMING RIGHT,
 TITLE OR INTEREST FROM OR UNDER
 WILLIAM E. GARDNER, DECEASED.**
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2012-07074
 PROPERTY BEING KNOWN AS: 825
 North West End Boulevard, Quakertown,
RICHLAND TOWNSHIP, County of Bucks,
 Commonwealth of Pennsylvania.
 TAX PARCEL #36-005-044.
 PROPERTY ADDRESS: 825 North West End
 Boulevard, Quakertown.
 IMPROVEMENTS: AN INDUSTRIAL
 HIGH BAY GARAGE WITH 3 OVERHEAD
 DOORS CONTAINING 3,600 SQUARE
 FEET. THERE ARE AN ADDITIONAL
 TWO RESIDENTIAL DWELLINGS ON
 SITE. ONE RESIDENTIAL BUILDING IS
 UNOCCUPIED AND DILAPIDATED. THE
 OTHER RESIDENTIAL BUILDING IS
 BRICK EXTERIOR, 1,800 SQUARE FEET
 AND 1.5 STORIES.
 SOLD AS THE PROPERTY OF: **ETHAN L.
 GOOD, CAROL JOY GOOD, DELBAR
 TRUST, U/D/T DATED SEPTEMBER 3,
 2010.**
JOHN F. HACKER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-02450
 ALL that certain parcel of land lying and being
 situate in the **TOWNSHIP OF RICHLAND**,
 County of Bucks, and Commonwealth of
 Pennsylvania, bounded and described as
 follows:
 BEING more fully described in a Deed dated
 September 26, 1991, among the land records

of the County and State set forth above, in Deed Volume 354, Page 1315.

TAX PARCEL #36-048-152.

PROPERTY ADDRESS: 72 Stonegate Road a/k/a 72 Stonegate Village, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DEBBIE A. EVANGELISTA, ADMINISTRATRIX OF THE ESTATE OF STEPHEN E. HILDWINE.**

SCOTT A. DIETTERICK, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-06647

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

TAX PARCEL #36-032-075.

PROPERTY ADDRESS: 1161 Virginia Way, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **MARIA ANN FORTNER, RICHARD JAMES FORTNER.**

WILLIAM E. MILLER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

SPRINGFIELD TOWNSHIP

DOCKET #2012-00468

ALL THAT CERTAIN Township of Springfield located in the **TOWNSHIP OF SPRINGFIELD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #42-014-029.

PROPERTY ADDRESS: 3163 Route 212, Springtown, PA 18081.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

TELFORD BOROUGH

DOCKET #2013-01620

U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank,

National Association, as Trustee, for Chase Mortgage Finance Corporation Multi-Class Mortgage Pass-Through Certificates, Series 2005-2 v. H. Bruce Wenger owner(s) of property situate in the **BOROUGH OF TELFORD**, BUCKS County, Pennsylvania, being 15 East Central Avenue a/k/a 15 Central Avenue, Telford, PA 18969-1810.

TAX PARCEL #43-3-10.

PROPERTY ADDRESS: 15 East Central Avenue a/k/a 15 Central Avenue, Telford, PA 18969-1810.

JUDGMENT AMOUNT: \$172,925.32.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **H. BRUCE WENGER.**

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

TINICUM TOWNSHIP

DOCKET #2014-07040

ALL THAT CERTAIN piece or parcel of land with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF TINICUM**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described in accordance with a survey or plan thereof made by Weisel and Gilmore Associates, Inc., Registered Engineer and Land Surveyor, dated January 26, 1976 and March 23, 1976 as follows, to wit:

TAX PARCEL #44-6-36-1.

PROPERTY ADDRESS: 380 Geigel Hill Road, Upper Black Eddy, PA 18972.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RUBY JEAN COOK.**

LEEANE O. HUGGINS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

TRUMBAUERSVILLE BOROUGH

DOCKET #2014-06657

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

TAX PARCEL #45-003-117-001.

PROPERTY ADDRESS: 25 South Main Street, Trumbauersville, PA 18970.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JENNA BERGSTRESSER, DAVID BERGSTRESSER.**

WILLIAM E. MILLER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

UPPER MAKEFIELD TOWNSHIP

DOCKET #2014-02757

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS HERITAGE HILLS CONDOMINIUM, LOCATED IN THE **TOWNSHIP OF UPPER MAKEFIELD**, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #47-031-001-121.

PROPERTY ADDRESS: 61 Sentinel Road No. 121, Washington Crossing, Pennsylvania 18977.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **DONNA ARTZ DICENZO.**

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

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2012-08215

CitiMortgage, Inc. v. David Paul Bee owner(s) of property situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, BUCKS County, Pennsylvania, being 125 Charles Street, Southampton, PA 18966-3623.

TAX PARCEL #48-005-018.

PROPERTY ADDRESS: 125 Charles Street, Southampton, PA 18966-3623.

JUDGMENT AMOUNT: \$342,154.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID PAUL BEE.**

PHELAN HALLINAN

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

DOCKET #2014-00836

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

BEING more fully described in a Deed dated February 22, 2007, among the land records of the County and State set forth above, in Deed Volume 5342, Page 1076.

TAX PARCEL #48-028-011-010.

PROPERTY ADDRESS: 1450 Donna Drive, Southampton, PA 18966.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ANDREW WILLIAM KAMPE, JOANNA M. KAMPE, UNITED STATES OF AMERICA.**

SCOTT A. DIETTERICK, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-01722

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

BEING more fully described in a Deed dated July 22, 2005, among the land records of the County and State set forth above, in Deed Volume 4572, Page 1420.

TAX PARCEL #48-016-0911604.

PROPERTY ADDRESS: 1604 Steamboat Station a/k/a Unit 1604, Steamboat Station Condominium, Southampton, PA 18966.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CLAUDIA DeFORSET a/k/a CLAUDIA DeFOREST HIGHT EXECUTRIX AND HEIR OF THE ESTATE OF LORRAINE K. COOMBER a/k/a LORRAINE KNIGHT COOMBER a/k/a LORRAINE COOMBER.**

SCOTT A. DIETTERICK, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2009-11335

JPMorgan Chase Bank, National Association s/b/m Chase Home Finance, LLC v. Joseph D. Fleisch a/k/a Joseph Fleisch, Cynthia Sigafos a/k/a Cynthia Fleisch a/k/a Cynthia A. Sigafos owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 180 Magnolia Road, Warminster, PA 18974-4381.

TAX PARCEL #49-014-243.

PROPERTY ADDRESS: 180 Magnolia Road, Warminster, PA 18974-4381.

JUDGMENT AMOUNT: \$314,096.83.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH D. FLEISCH a/k/a JOSEPH FLEISCH, CYNTHIA SIGAFOOS a/k/a CYNTHIA FLEISCH a/k/a CYNTHIA A. SIGAFOOS. PHELAN HALLINAN**

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

DOCKET #2012-02615

ALL THAT CERTAIN property located in the **TOWNSHIP OF WARMINSTER**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #49-036-295.

PROPERTY ADDRESS: 1558 Deer Run Road, Warminster, PA 18974.

IMPROVEMENTS: SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS OF MARIE C. WERLEY, DECEASED, JENNIFER A. WERLEY, IN HER CAPACITY AS HEIR OF MARIE C. WERLEY, DECEASED, KAREN M. CHICKANOSKY, IN HER CAPACITY AS HEIR OF MARIE C. WERLEY, DECEASED, MARK F. WERLEY, IN HIS CAPACITY AS HEIR OF MARIE C. WERLEY, DECEASED.**

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

DOCKET #2013-03770

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

TAX PARCEL #49-002-002.

PROPERTY ADDRESS: 1599 West County Line Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **MILTON GUZMAN, BERNADINA GUZMAN.**

WILLIAM E. MILLER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-06649

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

TAX PARCEL #49-019-073-001.

PROPERTY ADDRESS: 446 Maple Street, Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL KINDERMANN.**

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

WARRINGTON TOWNSHIP

DOCKET #2013-00302

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Joseph A. Macnichol a/k/a Joseph Macnichol, Melissa A. Macnichol a/k/a Melissa Macnichol owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 2983 Bristol Road, Warrington, PA 18976-1409.

TAX PARCEL #50-026-076.

PROPERTY ADDRESS: 2983 Bristol Road, Warrington, PA 18976-1409.

JUDGMENT AMOUNT: \$274,569.92.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH A. MACNICHOL a/k/a JOSEPH MACNICHOL, MELISSA A. MACNICHOL a/k/a MELISSA MACNICHOL.**

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

DOCKET #2013-04422

All Those 7 Certain contiguous lots or parcel of land situate in the **TOWNSHIP OF WARRINGTON**, County of Bucks and State of Penna.

TAX PARCEL #50-036-082.

PROPERTY ADDRESS: 874 Warrington Avenue, Warrington, Pennsylvania 18976.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH J. PELTZ, JR., MONICA A. PELTZ.**

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

DOCKET #2013-09040

Bank of America, N.A. v. Debbie Cramer owner(s) of property situate in the

WARRINGTON TOWNSHIP, BUCKS County, Pennsylvania, being 140 Billingsley Drive, Chalfont, PA 18914-3549.
TAX PARCEL #50-058-020.

PROPERTY ADDRESS: 140 Billingsley Drive, Chalfont, PA 18914-3549.

JUDGMENT AMOUNT: \$382,837.89.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEBBIE CRAMER.**

PHELAN HALLINAN

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

DOCKET #2014-01069

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Jason E. Martin a/k/a Jason Elwood Martin, Christine A. Martin a/k/a Christine Alexandria Martin owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 2205 Lisa Drive, Warrington, PA 18976-1831.
TAX PARCEL #50-025-241.

PROPERTY ADDRESS: 2205 Lisa Drive, Warrington, PA 18976-1831.

JUDGMENT AMOUNT: \$192,735.78.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JASON E. MARTIN a/k/a JASON ELWOOD MARTIN, CHRISTINE A. MARTIN a/k/a CHRISTINE ALEXANDRIA MARTIN.**

PHELAN HALLINAN

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

WARWICK TOWNSHIP

DOCKET #2008-07982-27-1

Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. v. Thomas B. Stevenson, Terri L. Stevenson owner(s) of property situate in the **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania, being 2170 Cambridge Cir., Jamison, PA 18929-1541.
TAX PARCEL #51-019-084.

PROPERTY ADDRESS: 2170 Cambridge Cir., Jamison, PA 18929-1541.

JUDGMENT AMOUNT: \$214,193.98.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS B. STEVENSON, TERRI L. STEVENSON.**

PHELAN HALLINAN

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

DOCKET #2014-06793

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

TAX PARCEL #51-029-202.

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

JUDGMENT AMOUNT: \$189,156.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HEATH J. EPSTEIN a/k/a HEATH EPSTEIN, STACY B. EPSTEIN.**

PHELAN HALLINAN

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

WEST ROCKHILL TOWNSHIP

DOCKET #2014-06763

Green Tree Servicing LLC v. Robert Tritsch, Suzanne Tritsch owner(s) of property situate in the **WEST ROCKHILL TOWNSHIP**, BUCKS County, Pennsylvania, being 314 Shady Lane, Sellersville, PA 18960.

TAX PARCEL #52-003-047.

PROPERTY ADDRESS: 314 Shady Lane, Sellersville, PA 18960.

JUDGMENT AMOUNT: \$286,541.76.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT TRITSCH, SUZANNE TRITSCH.**

PHELAN HALLINAN

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.

Feb. 19, 26; Mar. 5

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2015-00259

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 **MONICA H. GARDNER to MONICA H. DiPILLO**.

The Court has fixed the 3 day of March, 2015 at 9:30 a.m. in Courtroom No. 460, Bucks County Courthouse, 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.

Feb. 19

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2015-00215-33

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 **JULIA LAKHTMAN to JULIE LAKHTMAN**.

The Court has fixed the 3rd day of March, 2015 at 9:30 a.m. in Courtroom No. 460, Bucks County Courthouse, 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.

Feb. 19

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2015-00212 (33)

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 **KYLE TURNER SHELILIA to KYLE TURNER**.

The Court has fixed the 3RD day of March, 2015 at 9:30 a.m. in Courtroom No. 460, Bucks County Justice Center, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show

cause, if any they have, why the prayer of said Petition should not be granted.

Feb. 19

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.

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

Feb. 19

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

Fitzpatrick Lentz & Bubba, P.C., Solicitors
4001 Schoolhouse Lane
P.O. Box 219
Center Valley, PA 18034-0219

Feb. 19

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

**Schubert, Gallagher, Tyler
& Mulcahey**, Solicitors
121 South Broad Street
20th Floor
Philadelphia, PA 19107-4533

Feb. 19

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

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

Feb. 19

MORGAN HILL GOLF COURSE, INC.

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

Jonathan Samel, Solicitor

Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.

ACTS Center—Blue Bell

375 Morris Road

P.O. Box 1479

Lansdale, PA 19446-0773

Feb. 19

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

Feb. 19

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 **Chatham Run Hunting Club**.

The Articles of Incorporation (filing date) January 1, 2014.

The purpose or purposes for which it was organized are as follows: for a social and recreational hunting and fishing club.

Feb. 19

Classified Ad

LAW OFFICE RENTAL SPACE AVAILABLE

Located in the West End 19th Street District at 1908 W. Allen Street, Allentown, PA 18104.

Suites ranging from 200 square feet to 1,500 square feet, with additional use of two conference rooms. Off-street parking available for attorneys, staff and clients.

If interested, e-mail to mpavlack@ptd.net.

Feb. 19, 26

Office Space – Street Road Corridor

Furnished office in small suite available immediately. \$550/mo. Secretarial space also available. Call Terri (215) 956-9099.

Feb. 19, 26; Mar. 5, 12

FIRM SEEKS EXPERIENCED FAMILY LAW ATTORNEY

Long established, nationally recognized, AV Rated, Doylestown, Bucks County law firm seeks attorney with family law experience to join family law section of firm. All inquiries confidential. Please send resume to Ad #29 c/o Bucks County Law Reporter, P.O. Box 300, Doylestown, PA 18901.

Feb. 12, 19, 26

ATTORNEY

Curtin & Heefner LLP, a prominent AV rated Bucks County Law Firm seeks an Associate Attorney with 3-5 years' experience in any or all of the following areas: general insurance defense, insurance coverage litigation, bad faith and/or first party property. Position requires excellent writing and communication skills with a strong academic background. Pennsylvania and New Jersey Bar Admission required. Please forward resumes to: ADG@curtinheefner.com.

Feb. 5, 12, 19, 26

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 **March 2, 2015**, in Courtroom #260 on the second floor of the JUSTICE CENTER, DOYLESTOWN, PA.

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

BERTHA M. BUCKLIN – Stephen J. Haraschak and James David Bucklin, Sr., Executors

RICHARD L. CASTOR – Nancy L. DePue,
Executrix

BRIAN COONEY – Brendon Cooney,
Executor

DORIS COWELL – Raymond S. Cowell,
Executor

JULIA MABEL KATES – PNC Bank
National Association (formally Provident
National Bank)

EDITH LICHTMAN – Lynn S. Evans,
Esquire, Trustee

MARTIN NUSSBAUM – Irene R. Rubin,
Executrix

BRETT J. SEXTON – Allyson Sexton,
Executrix

EMILIO TOLEDO, A MINOR – National
Penn Investors Trust Company, Guardian
Under Court Apt. dtd. 10/9/2009

FRANCIS C. VANNOY – David Barbour,
III, Executor

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

Feb. 19, 26

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

ASHTON, JOAN R. a/k/a JOAN RAY ASHTON, dec'd.

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

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

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

BAGNARELLI, DIANE P., dec'd.

Late of Feasterville, Bucks County, PA.

Administrators: **EDWARD**

BAGNARELLI, 5121 Cadagan Court, Bensalem, PA 19020 and **MICHAEL**

BAGNARELLI, 102 Longleat Drive, North Wales, PA 19454.

BOND, FLORENCE B., dec'd.

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

Executor: **RICHARD DANESE, JR.** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

BRABANT, WILLIAM F., dec'd.

Late of Buckingham Township, Bucks County, PA.

Executor: **PAUL A. BRABANT**, 470 Grouse Court E., New Hope, PA 18938.

CARROLL, HELEN M. a/k/a HELEN MARY CARROLL, dec'd.

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

Executrix: **KATHLEEN ROBERTS** c/o Alice J. Tillger, Esquire, 271 Bethlehem Pike, Ste. 202, Colmar, PA 18915.

Attorney: **ALICE J. TILLGER**, 271 Bethlehem Pike, Ste. 202, Colmar, PA 18915.

CASHEN, ROBERT E., dec'd.

Late of Phoenixville Borough, Chester County, PA.

Executor: **JEFFREY J. CASHEN** c/o Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

Attorney: **FRANCIS X. STECKLAIR**, Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

GOLDMAN, SUSANNA, dec'd.

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

Administratrix: **JENNY R. GOLDMAN** c/o Maurice D. Lee, III, Esquire, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102.

Attorney: **MAURICE D. LEE, III**, Saul Ewing, LLP, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102.

MAYFIELD, FRANCIS P., dec'd.

Late of Levittown, Bucks County, PA.

Executrix: **ELLEN M. MAYFIELD,** 26

Cranberry Lane, Levittown, PA 19055.

Attorney: **ALAN W. MOSS.****MORRASH, SYLVIA** a/k/a **SYLVIA RUTH MORRASH,** dec'd.

Late of Plumstead Township.

Executor: **JOHN MICHAEL****MORRASH** c/o Peter L. Reiss, Esquire,
107 E. Oakland Avenue, Doylestown, PA
18901.Attorney: **PETER L. REISS,** Clemons
Richter & Reiss, P.C., 107 E. Oakland
Avenue, Doylestown, PA 18901.**PROTINSKY, LOIS V.** a/k/a **LOIS PROTINSKY,** dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **HENRY S. PROTINSKY,** 14
Salter's Farm Road, Califon, NJ 07830.**RAMSAY, MARY ANN,** dec'd.Late of the Township of Richland, Bucks
County, PA.Executor: **J. RUSSELL RAMSAY,** 530
Washington Avenue, Sellersville, PA
18960.Attorney: **RICHARD J. WIEST,**
Williamson, Friedberg & Jones, LLC, 10
Westwood Road, Pottsville, PA 17901.**REBER, JAMES H., SR.,** dec'd.Late of Telford Borough, Bucks County,
PA.Executor: **JAMES H. REBER, JR.,** 372
Oak Dr., Harleysville, PA 19438.Attorney: **CHARLOTTE A.**
HUNSBERGER, Bricker, Landis,
Hunsberger & Gingrich, LLP, 114 East
Broad Street, P.O. Box 64769, Souderton,
PA 18964.**RICE, BARRY L.,** dec'd.Late of Bedminster Township, Bucks
County, PA.Executrix: **DONNA K. RICE,** 601 Deep
Run Rd., Perkasio, PA 18944.Attorney: **CHARLOTTE A.**
HUNSBERGER, Bricker, Landis,
Hunsberger & Gingrich, LLP, 114 East
Broad Street, P.O. Box 64769, Souderton,
PA 18964.**RICE, GLADYS G.,** dec'd.Late of Hilltown Township, Bucks
County, PA.Executrix: **LUCINDA D. ZEIGLER,**
779 Keller Creamery Road, Telford, PA
18964.Attorney: **FRANCIS X. BUSCHMAN,**
JR., Buschman & Johnson, 228 North
Main Street, Souderton, PA 18964.**RICE, WALTER DENNIS,** dec'd.Late of Bedminster Township, Bucks
County, PA.Executor: **WAYNE D. RICE,** 9 Dill Ave.,
Perkasie, PA 18944.Attorney: **CHARLOTTE A.**
HUNSBERGER, Bricker, Landis,
Hunsberger & Gingrich, LLP, 114 East
Broad Street, P.O. Box 64769, Souderton,
PA 18964.**RIDDLE, CLAIRE M.** a/k/a **CLAIRE RIDDLE,** dec'd.Late of Falls Township, Levittown, Bucks
County, PA.Executrix: **MARGARET F. RIDDLE,**
16 Nearwood Lane, Levittown, PA 19054.**ROARTY, CAROL A.** a/k/a **CAROL ROARTY,** dec'd.Late of the Borough of Bristol, Bucks
County, PA.Executrix: **KATHRYN LYNN,** 246
Harrison Street, Bristol, PA 19007.Attorney: **FRANCIS X. DILLON,**
Begley, Carlin & Mandio, LLP, 680
Middletown Boulevard, Langhorne, PA
19047.**ROMANO, ROBERT A.,** dec'd.Late of Northampton Township, Bucks
County, PA.Co-Executors: **BRIAN J. ROMANO,**
650 Woodspring Dr., Warrington, PA
18976 and **PATRICIA M. ROMANO,**
180 Green Dr., Churchville, PA 18966.**RYZNER, PAULINE C.,** dec'd.Late of Green Lane, W. Rockhill Twp.,
Bucks County, PA.Executor: **DANIEL H. BODEN,** 16
Beekman Pl., Cherry Hill, NJ 08002.**SCHULTICE, MARY P.,** dec'd.Late of Plumstead Township, Bucks
County, PA.Executors: **TAYLOR S.** and **CAROL F.**
FOX, 116 Baner Rd., Southampton, PA
18966, **TAYLOR J. FOX,** 1452 Foster
Rd., Warminster, PA 18974 and **LISA C.**
FOX-PFEIFFER, 27 E. Charles Street,
Palmyra, NJ 08065.Attorney: **JEFFREY K. LANDIS,**
Bricker, Landis, Hunsberger & Gingrich,
LLP, 114 East Broad Street, P.O. Box
64769, Souderton, PA 18964.

SEIBERT, GERTRUDE C., dec'd.

Late of Furlong, Buckingham Twp., Bucks County, PA.

Executrix: **JUDITH RUPINSKI**, P.O. Box 342, Furlong, PA 18925.

SHAW, WILLIAM T., JR. a/k/a **WILLIAM T. SHAW**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executrix: **LOIS SHAW-TUCCI**, 3011 Sandpiper Bay Circle, #C302, Naples, FL 34112.

SIEGLE, BETTY JANE, dec'd.

Late of Warminster Twp., Bucks County, PA.

Executor: **ROBERT E. SIEGLE** c/o Edward Benoff, Esquire, 5 Neshaminy Interplex, Suite 205, Trevose, PA 19053.

Attorney: **EDWARD BENOFF**, 5 Neshaminy Interplex, Suite 205, Trevose, PA 19053.

SNYDER, BRUCE J. a/k/a **BRUCE JOHN SNYDER**, dec'd.

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

Executor: **BRUCE J. SNYDER** c/o E. Garrett Gummer, III, Esquire, 1260 Bustleton Pike, Feasterville, PA 19053.

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

STERTHOUS, HENRY J., dec'd.

Late of Warminster Township, Bucks County, PA.

Co-Executrices: **BARBARA O'DONNELL**, 90 Birch Ave., Richboro, PA 18954 and **LINDA STERTHOUS**, 217 Gulph Creek Rd., Radnor, PA 19087.

STEVENS, WALTER R. a/k/a **BUD STEVENS**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **ROBERT W. STEVENS**, 2285 Warner School Rd., East Greenville, PA 18041.

STRESSMAN, EILEEN S., dec'd.

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

Administratrix: **KRISTIN OETTINGER** c/o Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

Attorney: **TODD M. SAILER**, Begley, Carlin & Mandio, LLP, P.O. Box 308, Langhorne, PA 19047.

SWARTZ, J. LESTER, JR., dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrices: **KATHLEEN S. NESTER**, 985 Bypass Rd., Perkasio, PA 18944 and **ELAINE S. HAGER**, 3666 Applebutter Rd., Fountainville, PA 18923.

Attorney: **FRANCIS X. BUSCHMAN, JR.**, Buschman & Johnson, 228 North Main Street, Souderton, PA 18964.

TOMASCHIK, JOSEPH, dec'd.

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

Executrix: **LYDIA BURNS**, 833 Benson Street, Philadelphia, PA 19111.

WELSH, TERENCE K., dec'd.

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

Administrator: **PETER L. KLENK**, 1701 Walnut Street, 6th Floor, Philadelphia, PA 19103.

Attorney: **AMY H. BESSER**, The Law Offices of Peter L. Klenk & Associates, 1701 Walnut Street, 6th Floor, Philadelphia, PA 19103.

WOLOSHYN, JOSEPH, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Administrator: **DAVID HAFLER** c/o Ronald R. Bolig, Esquire, 301 N. Main Street, Telford, PA 18969.

Attorney: **RONALD R. BOLIG**, 301 North Main Street, Telford, PA 18969.

YARNALL, ISABEL P., dec'd.

Late of Middletown Township, Bucks County, PA.

Executrices: **ISABEL MARTINO** and **BETTY LOU TARITERO** c/o Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

Attorney: **FRANCIS X. STECKLAIR**, Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P.O. Box 217, Morrisville, PA 19067.

*Second Publication***BOCKLET, JOHN G.,** dec'd.

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

Administrator: **JOSEPH G. BOCKLET** c/o Nina B. Stryker, Esquire, One Penn Center, 19th Floor, Philadelphia, PA 19103-1895.

Attorney: **NINA B. STRYKER**,
Obermayer, Rebmann, Maxwell &
Hippel, LLP, One Penn Center, 19th Floor,
Philadelphia, PA 19103-1895.

CAMARDA, JENNIFER, dec'd.

Late of Newtown, Bucks County, PA.
Executrix: **PATRICIA WILLIAMS**, 244
15th St., Avalon, NJ 08202.

CORSON, ISABEL M., dec'd.

Late of Warminster Township, Bucks
County, PA.
Executor: **THOMAS CORSON**, 1085
Farmington Ave., Pottstown, PA 19464.

ECKERT, FRANK O., dec'd.

Late of Hilltown Township, Bucks
County, PA.
Executrix: **DEANNA M. ECKERT**, P.O.
Box 129, Hilltown, PA 18927.

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

**FOSTER, VIRGINIA E. a/k/a VIRGINIA
IVINS FOSTER**, dec'd.

Late of Northampton Township, Bucks
County, PA.
Executrix: **CHERYL E. PETERS**, 303
Edgeboro Dr., Newtown, PA 18940.

**GAGNON, ETHEL SUE a/k/a ETHEL S.
GAGNON and ETHEL GAGNON**,
dec'd.

Late of Bristol Township, Bucks County,
PA.
Executrix: **CAROL A. SHRADER** c/o
Richard C. Osterhout, Esquire, 1744
Bridgetown Pike, Feasterville, PA 19053.
Attorney: **RICHARD C. OSTERHOUT**,
1744 Bridgetown Pike, Feasterville, PA
19053.

**HERWIG, RICHARD T., SR. a/k/a
RICHARD T. HERWIG**, dec'd.

Late of Upper Southampton, Bucks
County, PA.
Executor: **RICHARD T. HERWIG, JR.**,
8254 County Road 64602, Daphne, AL
36526.

Attorney: **ANNE SCHEETZ DAMON**.

HINKLE, JANICE I., dec'd.

Late of Telford Borough, Bucks County,
PA.
Executrix: **ANITA E. GIACOBBE**, 2303
River Rock Trail, Kingwood, TX 77345.

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

HUNSBERGER, HERBERT H., dec'd.

Late of Upper Black Eddy/Nockamixon
Township, Bucks County, PA.
Executrix: **SUSAN A. FOULKE**, 25
Overlook Ave., Willow Grove, PA 19090.

JOHNSON, EVELYN R., dec'd.

Late of the Township of Doylestown,
Bucks County, PA.
Executor: **OKE I. JOHNSON, JR.** c/o
Alan G. Wandalowski, Esquire, 131 West
State Street, P.O. Box 50, Doylestown, PA
18901.

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

KEATES, DOROTHY, dec'd.

Late of Lower Southampton Township,
Bucks County, PA.
Executrix: **LORRIE PEIRCE** c/o Donna
J. Wengiel, Esquire, Stuckert and Yates,
P.O. Box 70, Newtown, PA 18940.
Attorney: **DONNA J. WENGIEL**,
Stuckert and Yates, P.O. Box 70,
Newtown, PA 18940.

KRIER, RITA A., dec'd.

Late of Churchville/Southampton, Bucks
County, PA.
Executrix: **BERNADETTE O'BRIEN**,
819 Wyoming Avenue, Croydon, PA
19021.

KROTZ, ROBERT F., dec'd.

Late of the Township of Lower
Southampton, Bucks County, PA.
Executrix: **CAROLE BUCH** a/k/a
CAROLE ANN BUCH, 24 Beidler
Drive, Washington Crossing, PA 18977.
Attorney: **FRANCIS X. DILLON**,
Begley, Carlin & Mandio, LLP, 680
Middletown Boulevard, Langhorne, PA
19047.

McPEAK, LORETTA F., dec'd.

Late of Quakertown Borough, Bucks
County, PA.
Executor: **EDWARD G. McPEAK**, 439
Ruth Ct., Harleysville, PA 19438.
Attorney: **STEPHEN P. IMMS, JR.**

**MEEHAN, MARGARET R. a/k/a
MARGARET (PEGGY) R. MEEHAN**,
dec'd.

Late of Northampton Township, Bucks
County, PA.

Executor: **JOHN (JACY) F. MEEHAN**,
243 Goldenrod Drive, Upper Gwynedd,
PA 19446.

MOSLEY, EDMOND a/k/a **EDMOND S. MOSLEY** and **EDMOND MOSELY**,
dec'd.

Late of Falls Township, Bucks County,
PA.

Executrix: **MELODY GREEN** c/o Hill
Wallack LLP, 777 Township Line Road,
Suite 250, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**.

PALARDY, HENRY J. a/k/a **BUD**, dec'd.

Late of Bristol Township, Bucks County,
PA.

Executrix: **JACQUELINE DiZIO**, 4804
Southgate Pkwy., Myrtle Beach, SC
29579.

RIGBY, NELLIE E., dec'd.

Late of Middletown Township, Bucks
County, PA.

Executor: **JAMES A. RIGBY, III** c/o
Don F. Marshall, Esquire, Stuckert and
Yates, P.O. Box 70, Newtown, PA 18940.

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

SAYRE, JOHN C., dec'd.

Late of Feasterville, Bucks County, PA.

Administratrix: **JOYCE A. SAYRE**, 647
E. Pine St., Feasterville, PA 19053.

SCHWARTZ, LEOPOLD J. a/k/a
LEOPOLD SCHWARTZ, dec'd.

Late of New Britain Township, Bucks
County, PA.

Executor: **BRENDEN E. BRETT**,
Esquire, P.O. Box 659, Doylestown, PA
18901-0659.

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

SCHWARTZMAN, FLORENCE, dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **ANN SCHWARTZMAN**, 10
Chestnut Dr., Doylestown, PA 18901.

SCHWEIZER, KENNETH P., dec'd.

Late of Bucks County, PA.

Executor: **DAVID A. SCHWEIZER**, 456
Sterling Street, Newtown, PA 18940.

SMITH, SARAH M. a/k/a **SARA M. SMITH**, dec'd.

Late of Telford Borough, Bucks County,
PA.

Executrix: **KAY S. STONE**, 111 Cedar
Lane, Lansdale, PA 19446.

Attorney: **FRANCIS X. BUSCHMAN, JR.**, Buschman & Johnson, 228 North
Main Street, Souderton, PA 18964.

SEKERAK, MARGARET, dec'd.

Late of Levittown/Falls, Bucks County,
PA.

Executor: **MARK SEKERAK**, 602
Deerbrook Dr., Yardley, PA 19067.

SNECKENBURG, WILLIAM H. a/k/a
WILLIAM HENRY SNECKENBURG,
dec'd.

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

Executrix: **DIANE S. LAWHORN** c/o
Bradford D. Wagner, Esquire, 662 Main
Street, Hellertown, PA 18055-1726.

Attorney: **BRADFORD D. WAGNER**,
662 Main Street, Hellertown, PA 18055-
1726.

SOKOLOVE, LEONARD B., dec'd.

Late of Newtown Township, Bucks
County, PA.

Executors: **ROBERT D. SOKOLOVE**
and **MICHAEL Y. SOKOLOVE** c/o
Grim, Biehn & Thatcher, 104 South Sixth
Street, P.O. Box 215, Perkasio, PA 18944-
0215.

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

WEAVER, THERESA a/k/a **THERESA S. WEAVER**, dec'd.

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

Co-Executors: **LYNN WEAVER** and
RONALD WEAVER c/o Bradford
D. Wagner, Esquire, 662 Main Street,
Hellertown, PA 18055-1726.

Attorney: **BRADFORD D. WAGNER**,
662 Main Street, Hellertown, PA 18055-
1726.

WHEELER, KENNETH R. a/k/a **KEN WHEELER**, dec'd.

Late of Bristol Borough, Bucks County,
PA.

Executrix: **EMILY WHEELER**, 645
Springdale Terrace, Yardley, PA 19067.

Attorney: **MICHAEL P. KELLY**, 402
Middletown Boulevard, Suite 202,
Langhorne, PA 19047.

YOUNG, ANDREW J., dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **JACQUELINE A. RATTIGAN**, 317 Mill Race Lane, Newtown, PA 18940.

Attorney: **JEFFREY P. GARTON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

ZHELTONOGA, ALEX, dec'd.

Late of Nockamixon Township, Bucks County, PA.

Executrix: **JUDITH E. SAVICH**, 7-7 Aspen Way, Doylestown, PA 18901.

*Third and Final Publication***BISIGNARO, SUSAN B.** a/k/a **SUSAN CHASE BICKELL BISIGNARO**, dec'd.

Late of New Hope Borough, Bucks County, PA.

Executor: **JOSEPH A. BISIGNARO, JR.**, 3428 N. Sagan Road, New Hope, PA 18938.

Attorney: **JAMES D. HUGHES**, Salzmann Hughes, P.C.

BOSSARD, LUCY THERESA a/k/a **LUCY T. BALOG** and **LUCY T. GAZDY**, dec'd.

Late of Philadelphia City and Bensalem Township, Bucks County, PA.

Executrix: **THERESA M. WAGNER**, 7010 Headley Ave., Levittown, PA 19057.

BUSS, WILMER H., dec'd.

Late of Bedminster Township, Bucks County, PA.

Administratrix: **JENNIE M. BUSS** c/o Gregory R. Gifford, Esquire, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

Attorney: **GREGORY R. GIFFORD**, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

CHESHKO, VLADIMIR, dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **SUSAN M. MEO** c/o John J. Collins, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

Attorney: **JOHN J. COLLINS**, 312 Oxford Valley Road, Fairless Hills, PA 19030.

FESMIRE, FLORENCE S., dec'd.

Late of Rockhill Township, Bucks County, PA.

Executors: **R. RICHARD FESMIRE** and **VICTORIA J. LONG** c/o Mullaney Law Offices, 598 Main Street, P.O. Box 24, Red Hill, PA 18076-0024.

Attorney: **CHRISTOPHER P. MULLANEY**.

FREDERICK, GRANT DAVID, dec'd.

Late of Bedminster Township, Bucks County, PA.

Executrix: **DEBORAH ANN OVERHOLT** c/o Richard D. Magee, Jr., Esquire, 11 Duane Road, P.O. Box 885, Doylestown, PA 18901.

Attorney: **RICHARD D. MAGEE, JR.**

FRIEL, MICHAEL J., JR., dec'd.

Late of Fairless Hills, Bucks County, PA.

Administrator: **MICHAEL J. FRIEL, SR.** a/k/a **MICHAEL J. FRIEL** c/o Thomas J. Hornak, Esquire, Goldsmith Hark & Hornak, PC, 7716 Castor Ave., Philadelphia, PA 19152.

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

GOLDBERG, THELMA RUTH a/k/a **THELMA GOLDBERG**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **LYNN P. GOLDBERG-GURSKY**, 2175 Valley Road, Enola, PA 17025.

GRABOWSKI, FRANCIS a/k/a **FRANCIS X. GRABOWSKI**, dec'd.

Late of Sellersville, Bucks County, PA.

Administratrix: **REGINA A. GRABOWSKI**, 1400 Fairhill Road, Sellersville, PA 18960.

Attorney: **DONALD F. KOHLER, JR.**

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

Late of Middletown Township, Bucks County, PA.

Executrix: **SHARLENE M. J. MUNOZ** c/o Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**.

HAMILTON, GARY WAYNE, dec'd.

Late of Perkasio, Bucks County, PA.

Executor: **DANIEL W. HAMILTON**,
102 Shady Lane, Lansdale, PA 19446.**HARRIS, MARIE T.**, dec'd.Late of Hilltown Township, Bucks
County, PA.Administrator: **DONALD ANTHONY
HARRIS**, 3710 Berkley Road, Bensalem,
PA 19020.Attorney: **NICOLAS F. METER**,
Mauger & Meter, 240 King Street, P.O.
Box 698, Pottstown, PA 19464.**HEISLER, RITA C.**, dec'd.Late of the Township of Middletown,
Bucks County, PA.Executrix: **JACQUELYN S. HEISLER**,
6508 Spruce Hill Drive, Yardley, PA
19067.Attorney: **HENRY A. CARPENTER,
II**, 301 Oxford Valley Road, Suite 101B,
Yardley, PA 19067.**JACKSON, EDITH BUTLER a/k/a EDITH
B. JACKSON**, dec'd.Late of West Rockhill Township, Bucks
County, PA.Executor: **DOUGLAS E. JACKSON**,
Esquire c/o Brian R. Price & Associates,
Pinehill Professional Center, 140 East
Butler Avenue, Chalfont, PA 18914.Attorney: **LYNDA M. KELLY**, Brian R.
Price & Associates, Pinehill Professional
Center, 140 East Butler Avenue, Chalfont,
PA 18914.**KLOTZ, ALBERT J.**, dec'd.

Late of Quakertown, Bucks County, PA.

Administratrix: **LORI A. GEIB**.Attorney: **ROBERT M. KNAUER**,
Knauer & Davenport, 143 North Eighth
St., Allentown, PA 18101.**KRAFT, FRANK ROBERT a/k/a FRANK
R. KRAFT**, dec'd.Late of Newtown Township, Bucks
County, PA.Administrator: **JOHN KRAFT**, 810
Linton Hill Rd., Newtown, PA 18940.Attorney: **MAX A. RUTKOWSKI**.**LEVA, CHARLES E.**, dec'd.

Late of Richboro, Bucks County, PA.

Executrix: **LYNN A. NUCERA**, 200
Wheatshaf Lane, Langhorne, PA 19047.**MAJOR, HELEN E.**, dec'd.Late of the Township of Bensalem, Bucks
County, PA.Executor: **EDWARD A. ZETICK**,
Esquire, 415 Johnson Street, Suite 101,
Jenkintown, PA 19046.Attorney: **EDWARD A. ZETICK**, 415
Johnson Street, Suite 101, Jenkintown,
PA 19046.**PETERSON, EVA**, dec'd.Late of Lower Makefield Township,
Bucks County, PA.Executors: **BRUCE A. PETERSON**
and **ERIC J. PETERSON**, 247 Yellow
Springs Court, Yardley, PA 19067.**PIUMA, HERMAN, JR.**, dec'd.Late of the Township of Bristol, Bucks
County, PA.Executrix: **CAROL WESTFALL**, 26242
Tuscan Woods, San Antonio, TX 78261.Attorney: **RUSSELL P. SACCO**, 53 S.
Main Street, Yardley, PA 19067.**RANKIN, CAROLYN**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **TINA M. ELLIS** c/o Richard
C. Osterhout, Esquire, 1744 Bridgetown
Pike, Feasterville, PA 19053.Attorney: **RICHARD C. OSTERHOUT**,
1744 Bridgetown Pike, Feasterville, PA
19053.**RUSSO, JENNIE M.**, dec'd.Late of Bristol Township, Bucks County,
PA.Co-Executors: **RONALD JOHN RUSSO**
and **MICHAEL ANGELO RUSSO** c/o
Joseph P. Caracappa, Esquire, 312 Oxford
Valley Road, Fairless Hills, PA 19030.Attorney: **JOSEPH P. CARACAPPA**,
Jackson, Cook, Caracappa & Scott, P.C.,
312 Oxford Valley Road, Fairless Hills,
PA 19030.**SCHNERR, ANN MARIE**, dec'd.Late of Bristol Borough, Bucks County,
PA.Executrix: **JENNIFER A. HORAN**, 515
Raab Street, Willow Grove, PA 19090.**SEIDER, GERALD M. a/k/a GERALD
SEIDER**, dec'd.

Late of Bucks County, PA.

Executor: **MICHAEL SEIDER**, 10
Diprinzio Drive, Pottstown, PA 19464.Attorney: **CHRISTOPHER P. COVAL**,
Fenningham, Stevens, Dempster &
Coval, LLP, 809 Easton Road, P.O. Box
M, Willow Grove, PA 19090.

SELERS, WILLIAM S., JR., dec'd.

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

Administratrix: **ELAINE SUZANNE WILLIAMS** c/o Robert W. Maher, Esquire, 400 Greenwood Avenue, First Floor, Wyncote, PA 19095.

Attorney: **ROBERT W. MAHER**, Dyer & Maher, 400 Greenwood Avenue, First Floor, Wyncote, PA 19095.

SYKES, DAVID A., dec'd.

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

Administratrix: **ANNE W. SYKES** c/o Scott H. Mustin, Esquire, 1735 Market Street, Suite 600, Philadelphia, PA 19103. Attorney: **SCOTT H. MUSTIN**, Fineman, Krekstein & Harris, P.C., BNY Mellon Center, 1735 Market Street, Suite 600, Philadelphia, PA 19103.

TOLLEN, ARTHUR, dec'd.

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

Executor: **JAMES M. ORMAN**, 1600 Market Street, Suite 3305, Philadelphia, PA 19103.

Attorney: **JAMES M. ORMAN**, 1600 Market Street, Suite 3305, Philadelphia, PA 19103.

TOMLINSON, CHARLOTTE A. a/k/a **CHARLOTTE J. TOMLINSON**, dec'd.

Late of Langhorne Borough, Bucks County, PA.

Executor: **THOMAS C. TOMLINSON** c/o R. Leonard Davis, III, Esquire, Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P.O. Box 1306, Doylestown, PA 18901.

Attorney: **R. LEONARD DAVIS, III**, Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P.O. Box 1306, Doylestown, PA 18901.

WALLACE, BEVERLIE JOY a/k/a **BEVERLY J. WALLACE**, dec'd.

Late of Newtown Township, Bucks County, PA.

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

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

WALSH, CHRISTINE a/k/a **CHRISTINE McNAMEE**, dec'd.

Late of Bedminster, Bucks County, PA.

Executrices: **KATHY DEARBORN**, P.O. Box 145, Bedminster, PA 18910 and **JUNE MATTHEWS**, 216 Chandler Way, Perkasio, PA 18944.

WILLIAMS, ELAINE M., dec'd.

Late of Quakertown, Richland Township, Bucks County, PA.

Executrix: **ROXANN L. BRYAN**, 3504 Willow Run Rd., Kempton, PA 19529.

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:

Direct Auto Sales with its principal place of business 2522 State Rd., Ste. 103, Bensalem, PA 19020.

The name and address of the entity owning or interested in said business is Speedy Inc, 2522 State Rd., Ste. 103, Bensalem, PA 19020.

The certificate will be filed on or after February 5, 2015.

Feb. 19

JKJ Retirement Services with its principal place of business 109 Pheasant Run, Newtown, PA 18940.

The name and address of the entity owning or interested in said business is SDM, Inc., 109 Pheasant Run, Newtown, PA 18940.

The certificate will be filed on or after January 27, 2015.

Brian A. Mills, Solicitor

Maselli Warren, P.C.

The Stocking Works

301 S. State St.

Ste. N103

Newtown, PA 18940

Feb. 19

Miscellaneous

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
NO. 2014-00187

WELLS FARGO BANK, N.A.

vs.

**RACHEL YATES, IN HER CAPACITY AS
ADMINISTRATRIX AND HEIR OF THE
ESTATE OF DANIEL H. YATES, DANIEL
B. YATES, IN HIS CAPACITY AS HEIR
OF THE ESTATE OF DANIEL H. YATES,
SCOTT YATES, IN HIS CAPACITY AS
HEIR OF THE ESTATE OF DANIEL
H. YATES and UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER DANIEL
H. YATES, DECEASED**

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

NOTICE TO: **UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER DANIEL
H. YATES, DECEASED**

Being Premises: 1008 HIGHLAND
AVENUE, LANGHORNE, PA 19047-3833.

Being in MIDDLETOWN TOWNSHIP,
County of BUCKS, Commonwealth of
Pennsylvania, 22-016-245-001.

Improvements consist of residential
property.

Sold as the property of **RACHEL
YATES, IN HER CAPACITY AS
ADMINISTRATRIX AND HEIR OF THE
ESTATE OF DANIEL H. YATES, DANIEL
B. YATES, IN HIS CAPACITY AS HEIR
OF THE ESTATE OF DANIEL H. YATES,
SCOTT YATES, IN HIS CAPACITY AS
HEIR OF THE ESTATE OF DANIEL
H. YATES and UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER DANIEL
H. YATES, DECEASED.**

Your house (real estate) at 1008
HIGHLAND AVENUE, LANGHORNE, PA
19047-3833 is scheduled to be sold at the

Sheriff's Sale on May 8, 2015 at 11:00 A.M.,
at the BUCKS County Courthouse, 55 East
Court Street, P.O. Box 269, Doylestown,
PA 18901, to enforce the Court Judgment of
\$200,143.99 obtained by, WELLS FARGO
BANK, N.A. (the mortgagee), against the
above premises.

Phelan Hallinan Diamond & Jones, LLP
Attorneys for Plaintiff

Feb. 19

Trust Notice

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

*Second Publication***GRACE T. MANES REVOCABLE LIVING
TRUST**

GRACE T. MANES, deceased

Late of Bucks County, PA.

Trustee: WILLIAM L. MANES c/o James
M. Schildt, Esquire, 1007 W. Broad
Street, Quakertown, PA 18951.

Attorney: JAMES M. SCHILDT,
Williams and Schildt, Attorneys at Law,
1007 W. Broad Street, Quakertown, PA
18951.

*Third and Final Publication***REVOCABLE LIVING TRUST OF VERNA
M. DIEHL**

VERNA M. DIEHL, deceased.

Late of Bensalem Township, Bucks
County, PA.

Trustee: **ROSEANNE FRANKENBURG**
c/o Don F. Marshall, Esquire, Stuckert
and Yates, P.O. Box 70, Newtown, PA
18940.

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