

## Sheriff's Sale

### *Second Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, December 11, 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.

#### **BEDMINSTER TOWNSHIP**

DOCKET #2014-06894

Mtglq Investors, LP v. Norbert H. Friedrichs a/k/a Norbert Helmut Friedrichs owner(s) of property situate in the **BEDMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 3207 Fretz Valley Road, Perkasio, PA 18944-4039.

TAX PARCEL #01-008-034.

PROPERTY ADDRESS: 3207 Fretz Valley Road, Perkasio, PA 18944-4039.

JUDGMENT AMOUNT: \$658,613.57.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NORBERT H. FRIEDRICHS a/k/a NORBERT HELMUT FRIEDRICHS.**

**PHELAN HALLINAN**

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

DOCKET #2015-03461

ALL THAT CERTAIN messuage and tract of land, together with the dwelling now therein erected, situate in **TOWNSHIP OF BEDMINSTER**, Bucks County, and State of Pennsylvania, known as 137 Old Bethlehem Road, bounded and described as follows, to wit:

TAX PARCEL #1-6-9-1.

PROPERTY ADDRESS: 137 OLD BETHLEHEM ROAD, PERKASIE, PENNSYLVANIA 18944.

IMPROVEMENTS: A SINGLE FAMILY, RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **BENJAMIN J. McCAFFREY.**

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

#### **BENSALEM TOWNSHIP**

DOCKET #2013-07527

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Walter Walker, Diane Walker owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 1423 Alexander Way, Bensalem, PA 19020-3834.

TAX PARCEL #02-092-128.

PROPERTY ADDRESS: 1423 Alexander Way, Bensalem, PA 19020-3834.

JUDGMENT AMOUNT: \$281,576.76.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WALTER WALKER, DIANE WALKER.**

**PHELAN HALLINAN**

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

DOCKET #2013-09386

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

TAX PARCEL #02-093-171.

PROPERTY ADDRESS: 4661 Canterbury Court, Unit F10, Bensalem, Pennsylvania 19020.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **BINTU KAMARA, BANGALEE KAMARA.**

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

DOCKET #2014-00939

ALL THAT CERTAIN Unit designated as Number 424, being a Unit in Bensalem Village, formerly Ben Salem Village, a Condominium located at the Northwesterly side of Bensalem Boulevard, formerly Newportville Road, and the Southwesterly side of Byberry Road, located in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #02-094-424.

PROPERTY ADDRESS: 424 North Mount Vernon Circle, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KRISTA B. PAONE.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-08414

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

TAX PARCEL #02-093-078.

PROPERTY ADDRESS: 4920 Oxford Court, Bensalem, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **VALERIE BUNDY JONES.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-03153

Wells Fargo Bank, NA v. John J. Nagle, Jennifer A. Nagle owner(s) of property situate in the **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 2716 June Avenue, Bensalem, PA 19020-4168.

TAX PARCEL #02-032-200.

PROPERTY ADDRESS: 2716 June Avenue, Bensalem, PA 19020-4168.

JUDGMENT AMOUNT: \$265,577.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN J. NAGLE, JENNIFER A. NAGLE.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-03705

Newlands Asset Holding Trust v. Patrice M. Hyland owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 5204 Leeward Road, Bensalem, PA 19020-4052.

TAX PARCEL #02-084-187.

PROPERTY ADDRESS: 5204 Leeward Road, Bensalem, PA 19020-4052.

JUDGMENT AMOUNT: \$260,642.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICE M. HYLAND.**

**PHELAND HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-03987

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of "Neshaminy Valley VI" Portions of Section 5, 6 & 7 revised, dated 8/26/1977 made by Pickering Corte & Summerson, Inc., consulting Engineers and Surveyors, and Recorded on 1/27/1978 in Plan Book 165 page 15, as follows, to wit: TAX PARCEL #02-049-407.

PROPERTY ADDRESS: 3057 Meredith Place, Bensalem, PA.

BEING Lot 27 on said Plan.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS CLEMENTS ET AL.**

**HUGH GILLESPIE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-04773

Hsbc Bank USA, National Association as Trustee for Gsmgs Mortgage Loan Trust 2005-Rp1 v. Donald E. Fitzpatrick, Deborah M. Fitzpatrick owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4917 Dara Faith Drive, Trevoose, PA 19053-7903.

TAX PARCEL #02-005-382.

PROPERTY ADDRESS: 4917 Dara Faith Drive, Trevoose, PA 19053-7903.

JUDGMENT AMOUNT: \$67,866.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DONALD E. FITZPATRICK, DEBORAH M. FITZPATRICK.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## BRIDGETON TOWNSHIP

DOCKET #2015-01859

ALL THAT CERTAIN tract of land with the buildings and improvements thereon

erected, Situate in the **TOWNSHIP OF BRIDGETON**, County of Bucks, Commonwealth of Pennsylvania, bounded and described as follows according to a survey and plan thereof made 10/3/1955 by Harris and Henry, Registered Engineers and Surveyors, R.D. #3, Doylestown, PA, as follows, to wit:

TAX PARCEL #03-001-010.

PROPERTY ADDRESS: 1740 Narrows Hill Road, Upper Black Eddy, PA 18972.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RIVER HUSTON**.

**BRADLEY J. OSBORNE**, Esquire

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

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#### BRISTOL BOROUGH

DOCKET #2013-03341

ALL THAT CERTAIN messuage, tenement, and tract of land, Situate in the sixth Ward of the **BOROUGH OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #04-028-289.

PROPERTY ADDRESS: 221 Cleveland Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KELVIN J. SPICER**.

**MICHAEL T. McKEEVER**, Esquire

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

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#### BRISTOL TOWNSHIP

DOCKET #2012-02566

U.S. Bank National Association, as Trustee for Banc of America Funding Corporation 2007-4 v. Mary Ann Akbayrak, Mary Ann Akbayrak Trust owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 11 Inbrook Road, Levittown, PA 19057-2303.

TAX PARCEL #05 032 351.

PROPERTY ADDRESS: 11 Inbrook Road, Levittown, PA 19057-2303.

JUDGMENT AMOUNT: \$270,908.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARYANN AKBAYRAK, MARY ANN AKBAYRAK TRUST**.

**PHELAN HALLINAN**

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

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DOCKET #2012-02723

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

TAX PARCEL #05-018-009.

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

JUDGMENT AMOUNT: \$146,597.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**

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

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DOCKET #2013-09770

Wells Fargo Bank, NA v. Harry Walker a/k/a Harry Kenneth Walker, Joan Karen Walker owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 47 Iroquois Road, Levittown, PA 19057-2307.

TAX PARCEL #05-033-126.

PROPERTY ADDRESS: 47 Iroquois Road, Levittown, PA 19057-2307.

JUDGMENT AMOUNT: \$176,855.44.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HARRY WALKER a/k/a HARRY KENNETH WALKER, JOAN KAREN WALKER**.

**PHELAN HALLINAN**

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

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DOCKET #2014-03393

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon situate, lying and being at Levittown in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pennsylvania shown and designated as Lot No. 1638-R on Subdivision Map of "Appletree Hill", Levittown, Section 27 filed in the Office of Recorder of Deeds of Bucks County, Pennsylvania on July 17, 1953 in Plan Book 6 page 46, as follows, to wit:

TAX PARCEL #5-39-542.  
 PROPERTY ADDRESS: 66 Aster Lane,  
 Levittown, PA 19055-1236.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **ROBERT J.  
 BOST, RACHELLE BOST.  
 POWERS, KIRN & ASSOCIATES**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2014-03854

Bayview Loan Servicing, LLC v. Thomas  
 Nelson, Jr. owner(s) of property situate in the  
**BRISTOL TOWNSHIP**, BUCKS County,  
 Pennsylvania, being 30 Old Spruce Lane,  
 Bristol Township, PA 19055-1512.  
 TAX PARCEL #05-043-129.  
 PROPERTY ADDRESS: 30 Old Spruce Lane,  
 Bristol Township, PA 19055-1512.  
 JUDGMENT AMOUNT: \$176,382.07.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **THOMAS  
 NELSON, JR.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2015-01901

All That Certain situate in the **TOWNSHIP OF  
 BRISTOL** in Bucks County, Commonwealth  
 of Pennsylvania.  
 TAX PARCEL #05-021-513.  
 PROPERTY ADDRESS: 30 Mica Hill Road,  
 Levittown, Pennsylvania 19056.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF:  
**UNKNOWN SURVIVING HEIRS OF  
 THOMAS H. SPENCE, DECEASED  
 MORTGAGOR AND REAL OWNER;  
 JOHN ROBSON SPENCE, SR., KNOWN  
 SURVIVING HEIR OF THOMAS H.  
 SPENCE, DECEASED MORTGAGOR  
 AND REAL OWNER; PATRICIA A.  
 HUTH, KNOWN SURVIVING HEIR  
 OF THOMAS H. SPENCE, DECEASED  
 MORTGAGOR AND REAL OWNER;  
 CATHERINE M. GODSHALL, KNOWN  
 SURVIVING HEIR OF THOMAS H.  
 SPENCE, DECEASED MORTGAGOR AND  
 REAL OWNER; SANDRA MACANALY,  
 KNOWN SURVIVING HEIR OF THOMAS  
 H. SPENCE, DECEASED MORTGAGOR**

**AND REAL OWNER; THOMAS H.  
 SPENCE, III, KNOWN SURVIVING HEIR  
 OF THOMAS H. SPENCE, DECEASED  
 MORTGAGOR AND REAL OWNER.**  
**TERRENCE J. McCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2015-02108

All that certain parcel of land situate in the  
**TOWNSHIP OF BRISTOL**, County of  
 Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #05-008-156.  
 PROPERTY ADDRESS: 514 Magnolia  
 Avenue, Croydon, PA 19021.  
 REAL DEBT: \$422,173.04.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **SCOTT  
 MILONE a/k/a SCOTT MARK MILONE,  
 BARBARA JO MILONE.**  
**STEPHEN M. HLADIK**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2015-02870

All that certain lot or piece of ground situate  
 in the **TOWNSHIP OF BRISTOL**, in the  
 County of Bucks and State of Pennsylvania,  
 being Lot Nos. Forty-nine (49) and Fifty  
 (50), in Block No. Twelve (12) on the  
 map or plan entitled "Bloomsdale-on-the-  
 Delaware Section No. 1 Map 2, Bloomsdale  
 Estate Company's addition to Bristol and  
 Edgely, Bucks County, Pennsylvania 1919  
 and recorded in the Office of the Recorder  
 of Deeds in Bucks County aforesaid, in Plan  
 Book No. 1 at Page 71.  
 TAX PARCEL #05-077-109.  
 PROPERTY ADDRESS: 2419 Palmer  
 Avenue, Bristol, PA 19007.  
 IMPROVEMENTS: A RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **MICHAEL  
 B. CAPRIOTTI, JULIE A. CAPRIOTTI.**  
**BRADLEY J. OSBORNE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2015-03031

ALL THAT CERTAIN lot or piece of ground  
 situate in **TOWNSHIP OF BRISTOL**,  
 County of Bucks, and Commonwealth of  
 Pennsylvania.  
 TAX PARCEL #5-21-230.

PROPERTY ADDRESS: 9 Petunia Road,  
Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF:  
**GERALDINE PARISI, REAL OWNER  
AND ORIGINAL MORTGAGOR, JOSEPH  
PARISI, ORIGINAL MORTGAGOR.**

**ROBERT W. WILLIAMS**, Esquire

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

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DOCKET #2015-03537

Branch Banking and Trust Company v.  
Michael C. Ludwig owner(s) of property  
situate in the **BRISTOL TOWNSHIP**,  
BUCKS County, Pennsylvania, being 539  
Cassingham Road, Fairless Hills, PA 19030-  
3619.

TAX PARCEL #05-046-327.

PROPERTY ADDRESS: 539 Cassingham  
Road, Fairless Hills, PA 19030-3619.

JUDGMENT AMOUNT: \$289,670.65.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL  
C. LUDWIG.**

**PHELAN HALLINAN**

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

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DOCKET #2015-03778

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

TAX PARCEL #5-48-542.

PROPERTY ADDRESS: 411 Magnolia Drive,  
Bristol Twp., Pennsylvania 19054.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **ADAM  
GOODREAU.**

**TERRENCE J. McCABE**, Esquire

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

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DOCKET #2015-04550

ALL THAT CERTAIN lot or piece of  
ground described according to a Survey and  
Plan thereof made by J.P. Taylor, Esquire,  
Surveyor on August 28, 1946, Situate in the  
**TOWNSHIP OF BRISTOL**, County of  
Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-011-484.

PROPERTY ADDRESS: 904 Ray Avenue,  
Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:  
**JACQUELIN A. WORLEY, PAUL M.  
WORLEY.**

**MICHAEL T. McKEEVER**, Esquire

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

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DOCKET #2015-05050

ALL THAT CERTAIN LOT OR PARCEL  
OF LAND, TOGETHER WITH THE  
BUILDINGS AND IMPROVEMENTS  
THEREON ERECTED SITUATE IN THE  
**TOWNSHIP OF BRISTOL**, COUNTY OF  
BUCKS AND STATE OF PENNSYLVANIA  
AND DESCRIBED ACCORDING TO A  
PLAN THEREOF MADE BY WILLIAM  
S. ERWIN, CIVIL ENGINEER DATED  
JANUARY 31, 1950 AS FOLLOWS, TO  
WIT:

TAX PARCEL #05-058-022.

PROPERTY ADDRESS: 507 Park Avenue,  
Bristol, PA 19007.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **DOUG  
MOKAN.**

**LESLIE J. RASE**, Esquire

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

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**BUCKINGHAM TOWNSHIP**

DOCKET #2015-04779

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

TAX PARCEL #06-068-057.

PROPERTY ADDRESS: 2109 Lincolnshire  
Road, Furlong, PA 18925.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JANO  
JAMES, NOBY PURATHOOTTU.**

**MICHAEL T. McKEEVER**, Esquire

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

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**DOYLESTOWN BOROUGH**

DOCKET #2015-01567

Hsbc Bank USA, N.A., as Indenture  
Trustee for The Registered Holders of The

Renaissance Home Equity Loan Asset-Backed Certificates, Series 2005-1 v. Thomas J. Mackin a/k/a Thomas Mackin, Susanne B. Mackin a/k/a Susanne Mackin owner(s) of property situate in the **DOYLESTOWN BOROUGH**, BUCKS County, Pennsylvania, being 110 McConnell Street a/k/a 110 McConnell Avenue a/k/a 110 McConnell Avenue, Doylestown, PA 18901-4521.

TAX PARCEL #08-010-104.

PROPERTY ADDRESS: 110 McConnell Street a/k/a 110 McConnell Avenue a/k/a 110 McConnell Avenue, Doylestown, PA 18901-4521.

JUDGMENT AMOUNT: \$147,030.81.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS J. MACKIN a/k/a THOMAS MACKIN, SUSANNE B. MACKIN a/k/a SUSANNE MACKIN.**

**PHELAN HALLINAN**

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

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#### DOYLESTOWN TOWNSHIP

DOCKET #2013-03478

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 A. Stellwagon, Nancy Stellwagon owner(s) of property situate in the **DOYLESTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 51 Constitution Avenue, Doylestown, PA 18901-2260.

TAX PARCEL #09-030-073.

PROPERTY ADDRESS: 51 Constitution Avenue, Doylestown, PA 18901-2260.

JUDGMENT AMOUNT: \$242,537.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREYA. STELLWAGON, NANCY STELLWAGON. PHELAN HALLINAN**

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

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#### DUBLIN BOROUGH

DOCKET #2015-03340

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

TAX PARCEL # 10-2-54.

PROPERTY ADDRESS: 162 Marlyn Lane, Dublin, Pennsylvania 18917.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TIMOTHY D. COYLE, PAULA W. COYLE.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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#### EAST ROCKHILL TOWNSHIP

DOCKET #2014-06568

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF EAST ROCKHILL**, county of bucks and commonwealth of Pennsylvania, according to a plan of subdivision prepared for Bruce Bodder by Urwiler & Walter, Inc., Sumneytown, PA., dated November 21, 1977 and recorded in the office for the recording of deeds in and for the county of Bucks on the 3rd day of January, A.D., 1978 in plan book no. 164, page 17 as follows, to wit:

PROPERTY OF: Daniel I. Gerhart and Donna Marie Gerhart.

ALL of the right, title, interest and claim of: Daniel I. Gerhart and Donna Marie Gerhart Of in and to: 2735 Old Bethlehem Pike, Sellersville, PA 18960.

TAX PARCEL #12-002-001.

PROPERTY ADDRESS: 2735 Old Bethlehem Pike, Sellersville, PA 18960.

JUDGMENT AMOUNT: \$282,499.78.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **DANIEL I. GERHART, DONNA MARIE GERHART.**

**RICHARD J. NALBANDIAN, III**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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#### FALLS TOWNSHIP

DOCKET #2011-07492

Wells Fargo Bank, N.A. v. Christopher Jude Dooley, in His Capacity as Executor and Devisee of The Estate of Mary Catherine Dooley

James Leo Dooley, in His Capacity as Devisee of The Estate of Mary Catherine Dooley  
Marianne Dooley, in Her Capacity as Devisee of The Estate of Mary Catherine Dooley owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania,



being 208 Thornridge Drive, Levittown, PA 19054-2316.

TAX PARCEL #13-024-101.

PROPERTY ADDRESS: 208 Thornridge Drive, Levittown, PA 19054-2316.

JUDGMENT AMOUNT: \$194,818.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER JUDE DOOLEY, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF MARY CATHERINE DOOLEY, JAMES LEO DOOLEY, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF MARY CATHERINE DOOLEY, MARIANNE DOOLEY, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF MARY CATHERINE DOOLEY.**

**PHELAN HALLINAN**

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

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DOCKET #2011-08722

TRACT NO. 1

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being at Levittown, **FALLS TOWNSHIP**, Bucks County and Commonwealth of Pennsylvania.

TAX PARCEL #13-023-255.

TRACT NO. 2

ALL THAT CERTAIN tract or lot of land, situate in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #13-023-260-001.

PROPERTY ADDRESS: 250 Thornridge Drive, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH NICHOLAS DEFINIS.**

**MICHAEL T. McKEEVER**, Esquire

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

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DOCKET #2013-01892

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

TAX PARCEL #13-7-284.

PROPERTY ADDRESS: 411 Trenton Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHI M. QUACH, ORIGINAL MORTGAGOR SO N. THACH a/k/a SO NGOC THACH a/k/a SO THACH, ORIGINAL MORTGAGOR AND REAL OWNER.**

**ROBERT W. WILLIAMS**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2013-08188

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

TAX PARCEL #13-016-290.

PROPERTY ADDRESS: 704 Trenton Road, Fairless Hills, PA 19030.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MIGUELA. GONZALEZ, LILLIAN Y. GONZALEZ.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2014-01409

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

TAX PARCEL #13-27-431.

PROPERTY ADDRESS: 49 Newberry Lane, Levittown, Pennsylvania 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES A. GALLAGHER, CAROLA B. GALLAGHER.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2014-06145

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

TAX PARCEL #13-022-183.

PROPERTY ADDRESS: 59 Blue Spruce Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **VAUGHN F. WARD, JR., ANITA WARD.**

**ROBERT W. WILLIAMS**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-08800-36

FAIRLESS CREDIT UNION, Plaintiff vs. SCOTT A. FAZEKAS and DONNAMARIE FAZEKAS, Defendants.

LEGAL DESCRIPTION FOR TAX MAP PARCEL NO. 13-042-243.

BEING KNOWN AS 19 New Pond Lane, Levittown, PA 19054.

ALL THAT CERTAIN lot or piece of land, with the building and improvements thereon erected, situate in the **TOWNSHIP OF FALLS**, in the County of Bucks and the Commonwealth of Pennsylvania bounded and described according to a Subdivision Map of North Park Section 31-A, made by C.A. Monroe, P.E. & L.S., dated May, 1954 and recorded in the Office for the Recording of Deeds in and for the County of Bucks at Doylestown, Pa., in Plan Book 8, page 18, as follows to wit.

TAX PARCEL #13-042-243.

PROPERTY ADDRESS: 19 New Pond Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENCE.

SOLD AS THE PROPERTY OF: **SCOTT A. FAZEKAS, DONNAMARIE FAZEKAS.**

**THOMAS J. PROFY, IV**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-01242

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

TAX PARCEL #13-006-205.

PROPERTY ADDRESS: 305 Chelsea Road, Fairless Hills, Pennsylvania 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN SURVIVING HEIRS OF ROBERT L. SMITH, DECEASED MORTGAGOR AND REAL OWNER, MARK A. SMITH, KNOWN SURVIVING HEIR OF ROBERT L. SMITH, DECEASED MORTGAGOR AND REAL OWNER, JEFFREY LEE SMITH, KNOWN SURVIVING HEIR OF ROBERT L. SMITH, DECEASED MORTGAGOR AND REAL OWNER, SCOTT ALLEN SMITH, KNOWN SURVIVING HEIR OF ROBERT L. SMITH, DECEASED MORTGAGOR AND REAL OWNER, STEVEN SMITH, KNOWN SURVIVING HEIR OF ROBERT**

**L. SMITH, DECEASED MORTGAGOR AND REAL OWNER.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-02946

Wells Fargo Bank, N.A., sbm to Wells Fargo Home Mortgage Inc. v. Frank Kreml, Christine Vetter a/k/a Christine Kreml owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 136 North Park Drive, Levittown, PA 19054-3321.

TAX PARCEL #13-026-197.

PROPERTY ADDRESS: 136 North Park Drive, Levittown, PA 19054-3321.

JUDGMENT AMOUNT: \$169,119.75.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRANK KEMPL, CHRISTINE VETTER a/k/a CHRISTINE KREML.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-03385

ALL THAT CERTAIN message and Lot No. 2 on Plan of Penn Village, filed in the Office of the Recorder of Deeds on December 5, 1951 in Plan Book 5, page 15, together with the improvements thereon erected, situate in Pennsbury Development, Village of Fallsington, **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #13-024-022.

PROPERTY ADDRESS: 63 West Tyburn Road, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN SYLVIA.**

**GREGORY JAVARDIAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

### HILLTOWN TOWNSHIP

DOCKET #2014-01313

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

TAX PARCEL #15-60-14.

PROPERTY ADDRESS: 604 Edwin Lane, Hatfield, Pennsylvania 19440.



IMPROVEMENTS: RESIDENTIAL  
DWELLING.  
SOLD AS THE PROPERTY OF: **HYO J. KIM, HYUNG T. KIM.**  
**TERRENCE J. McCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**LOWER MAKEFIELD TOWNSHIP**

DOCKET #2013-02072  
JPMorgan Chase Bank, National Association  
v. Jeffrey D. Radziwon, Barbara R. Radziwon  
owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 11 Kenmore Road, Yardley, PA 19067-1997.  
TAX PARCEL #20-047-006.  
PROPERTY ADDRESS: 11 Kenmore Road, Yardley, PA 19067-1997.  
JUDGMENT AMOUNT: \$277,069.88.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **JEFFREY D. RADZIOW, BARBARA R. RADZIOW.**  
**PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2014-01479  
ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, in the **TOWNSHIP OF LOWER MAKEFIELD**, in the County of Bucks, and Commonwealth of Pennsylvania.  
TAX PARCEL #20-034-055.  
PROPERTY ADDRESS: 418 Stony Hill Road, Yardley, PA 19067.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **CLIFFORD W. OWLES, JR., MARY K. OWLES.**  
**GREGORY JAVARDIAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2014-08559  
PHH Mortgage Corporation v. Robert Meredith, Amy F. Goodfriend a/k/a Amy Goodfriend owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 5502 Spruce Mill Drive, Yardley, PA 19067-7215.  
TAX PARCEL #20-076-004-410.

PROPERTY ADDRESS: 5502 Spruce Mill Drive, Yardley, PA 19067-7215.  
JUDGMENT AMOUNT: \$196,092.98.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **ROBERT MEREDITH, AMY F. GOODFRIEND a/k/a AMY GOODFRIEND.**  
**PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2015-00216  
PREMISES "A"  
ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #20-025-252.  
PREMISES "B"  
ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #20-025-251.  
PROPERTY ADDRESS: 935-937 Sandy Run Road, Yardley, PA 19067.  
IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **JOY GRACE, PETER G. ORLOFF.**  
**MICHAEL T. McKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**MIDDLETOWN TOWNSHIP**

DOCKET #2001-06506  
ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon, situate, lying and being at Levittown in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #22-046-330.  
PROPERTY ADDRESS: 72 Highland Park Drive, Levittown, PA 19056.  
IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **JEFFREY M. OTTINGER.**  
**MICHAEL T. McKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2010-11428

Wells Fargo Bank, N.A. v. Robert J. Keen, Danielle L. Keen owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, BUCKS County, Pennsylvania, being 956 Walsh Avenue, Langhorne, PA 19047-2772. TAX PARCEL # 22-20-61. PROPERTY ADDRESS: 956 Walsh Avenue, Langhorne, PA 19047-2772. JUDGMENT AMOUNT: \$280,649.74. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **ROBERT J. KEEN, DANIELLE L. KEEN. PHELAN HALLINAN** EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

## DOCKET #2012-03234

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, SITUATE in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #22-059-002. PROPERTY ADDRESS: 2132 Durham Road, Langhorne, PA 19047. IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **CHERIE NABIT, GARY NABIT. MICHAEL T. McKEEVER**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

## DOCKET #2014-06706

ALL THAT CERTAIN lot of land, situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #22-036-217-002. PROPERTY ADDRESS: 705 Parkview Avenue, Langhorne, PA 19047. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **DOROTHY E. MAYER, RONALD J. MAYER. GREGORY JAVARDIAN**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

**MILFORD TOWNSHIP**

## DOCKET #2014-04544

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

erected, situate located in the **TOWNSHIP OF MILFORD**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #23-004-101. PROPERTY ADDRESS: 2015 Barley Drive, Quakertown, PA 18951. IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **JENNY L. COOKSON, GREGORY COOKSON a/k/a GREGORY T. COOKSON. MICHAEL T. McKEEVER**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

## DOCKET #2015-00502

ALL THAT CERTAIN message and three tracts of land situate in the **TOWNSHIP OF MILFORD**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #23-011-031. PROPERTY ADDRESS: 2110 Allentown Road, Milford Square, PA 18935. IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **GREGORY WYNKOOP. MICHAEL T. McKEEVER**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

**MORRISVILLE BOROUGH**

## DOCKET #2007-04303-27-1

Citibank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2002-3 v. Louise R. Titus owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 269 Althea Avenue, Morrisville, PA 19067-2261. TAX PARCEL #24-003-046. PROPERTY ADDRESS: 269 Althea Avenue, Morrisville, PA 19067-2261. JUDGMENT AMOUNT: \$150,477.98. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **LOUISETTE R. TITUS. PHELAN HALLINAN** EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

## DOCKET #2015-02772

J.P. Morgan Mortgage Loan Trust 2005-Alt1, Mortgage Pass-Through Certificates,

U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee, by PHH Mortgage Corporation as Servicer With Delegated Authority Under The Transaction Documents v. Marcia Miller a/k/a Marcia S. Miller owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 211 Moreau Street, Morrisville, PA 19067.

TAX PARCEL #24-009-385.

PROPERTY ADDRESS: 211 Moreau Street, Morrisville, PA 19067.

JUDGMENT AMOUNT: \$96,523.44.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARCIA MILLER a/k/a MARCIA S. MILLER.**

**PHELAN HALLINAN**

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

DOCKET #2015-03038

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

TAX PARCEL #24-002-007.

PROPERTY ADDRESS: 802 Fawn Street, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN M. RICARD, JESSIE L. RICARD.**

**ROBERT W. WILLIAMS**, Esquire

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

DOCKET #2015-03903

All That Certain situate in the township/ borough of **BOROUGH OF MORRISVILLE** in Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #24-008-280.

PROPERTY ADDRESS: 401 Hillside Avenue, Morrisville, Pennsylvania 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY V. PHILLIPS, EXECUTOR OF THE ESTATE OF JOHN V. LAVAN, JR.**

**TERRENCE J. McCABE**, Esquire

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

## NEWTOWN TOWNSHIP

DOCKET #2009-11259

All That certain situate in the **TOWNSHIP OF NEWTOWN** in Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #29-024-261-097.

PROPERTY ADDRESS: 262 Leedom Way, Newtown, Pennsylvania 18940.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **JOSEPH SIANO a/k/a JOSEPH J. SIANO.**

**TERRENCE J. McCABE**, Esquire

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

## NOCKAMIXON TOWNSHIP

DOCKET #2013-08148

WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BCAT 2014-10TT v. Allen H. Szyszko, Mary E. Szyszko owner(s) of property situate in the **NOCKAMIXON TOWNSHIP**, BUCKS County, Pennsylvania, being 840 LONELY COTTAGE ROAD a/k/a 840 LONELY COTTAGE DRIVE, UPPER BLACK EDDY, PA 18972-9314.

TAX PARCEL #30-013-103.

PROPERTY ADDRESS: 840 Lonely Cottage Road a/k/a 840 Lonely Cottage Drive, Upper Black Eddy, PA 18972-9314.

JUDGMENT AMOUNT: \$354,706.21.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALLEN H. SZYSZKO, MARY E. SZYSZKO.**

**PHELAN HALLINAN**

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

## NORTHAMPTON TOWNSHIP

DOCKET #2010-03567

ALL THAT CERTAIN Lot or Piece of ground SITUATE in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania and described according to a certain plan thereof known as "Plan of Ungerer Tract" made by Harris and Henry, Registered Engineers and Surveyors, dated October 31, 1955 as follows, to wit:

TAX PARCEL #31-001-070-009.

PROPERTY ADDRESS: 920 Almshouse Road, Ivyland, PA 18974.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN J. VARVOLIS.**

**BRADLEY J. OSBORNE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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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 Gwyn Lynn Drive a/k/a 140 Gwynn Lynn Drive, Ivyland, PA 18974-1463.

JUDGMENT AMOUNT: \$807,511.02.

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

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DOCKET #2014-03317

ALL THAT CERTAIN Unit in the property known, named and identified as Hamlet, a Condominium located and situated in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, Commonwealth of Pennsylvania, being more fully described as metes and bounds property as set forth in Land Record Book 4110, Page 457, Dated June 12, 2008 in the Bucks County Records. Unit being and designated as Lot No. 2248 Unit 2234-K, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

TAX PARCEL #31-36-105-K.

PROPERTY ADDRESS: 24 Portsmouth Court, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RACHEL R. BAILEY.**

**BRADFORD J. LARE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2014-04620

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

TAX PARCEL #31-053-129.

PROPERTY ADDRESS: 111 Ponderosa Drive, Township of Northampton, PA 18966.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **AMY SICHEL, DAVID L. SICHEL.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-00045

CitiMortgage, Inc. v. Gerard J. Grindrod, Lisa A. Grindrod owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 927 Bristol Road, Churchville, PA 18966-1359.

TAX PARCEL #31-019-040.

PROPERTY ADDRESS: 927 Bristol Road, Churchville, PA 18966-1359.

JUDGMENT AMOUNT: \$155,665.53.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GERARD J. GRINDROD, LISA A. GRINDROD.**

**PHELAN HALLINAN**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-02678

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

TAX PARCEL #31-019-166.

PROPERTY ADDRESS: 39 Green Drive, Churchville, PA 18966-1315.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **DAVID TEEL, JR., LAUREN M. TEEL.**

**M. TROY FREEDMAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-03353

Flagstar Bank, FSB v. Brian Newton owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 44 Bellwood Drive, Langhorne, PA 19053-7214.

TAX PARCEL #31-056-194.

PROPERTY ADDRESS: 44 Bellwood Drive, Langhorne, PA 19053-7214.

JUDGMENT AMOUNT: \$289,913.67.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRIAN NEWTON**.

**PHELAN HALLINAN**

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

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**PENNDel BOROUGH**

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DOCKET #2010-11167

ALL THAT CERTAIN tract or piece of land with buildings and improvements thereon erected. SITUATE the **BOROUGH OF PENNDEL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #32-004-015.

PROPERTY ADDRESS: 566 Bellevue Avenue, PennDel, PA 19047.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHELLE P. RUBEN**.

**MICHAEL T. McKEEVER**, Esquire

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

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**PLUMSTEAD TOWNSHIP**

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DOCKET #2012-00732

Federal National Mortgage Association v. Colin Mosher a/k/a Colin Johnston Mosher, Rossana Quattrocchi owner(s) of property situate in **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania, being 4465 Summer Meadow Drive, Doylestown, PA 18902-8803.

TAX PARCEL #34-039-122.

PROPERTY ADDRESS: 4465 Summer Meadow Drive, Doylestown, PA 18902-8803.

JUDGMENT AMOUNT: \$338,001.61.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **COLIN MOSHER a/k/a COLIN JOHNSTON MOSHER, ROSSAN QUATTROCCHI**.

**PHELAN HALLINAN**

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

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DOCKET #2012-10258

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

TAX PARCEL #34-015-067.

PROPERTY ADDRESS: 5010 Point Pleasant Pike, Doylestown, PA 18901.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARY E. SUDHOP, CHARLES J. SUDHOP**.

**MICHAEL T. McKEEVER**, Esquire

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

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DOCKET #2014-07933

Wells Fargo Bank, N.A. v. Shaquana T. Cobb, Anthony D. Cobb owner(s) of property situate in the **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania, being 3969 Cephas Child Road, Doylestown, PA 18902-9173.

TAX PARCEL #34-008-200.

PROPERTY ADDRESS: 3969 Cephas Child Road, Doylestown, PA 18902-9173.

JUDGMENT AMOUNT: \$385,763.65.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHAQUANA T. COBB, ANTHONY D. COBB**.

**PHELAN HALLINAN**

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

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DOCKET #2015-05122

All that certain lot or land Situate in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks and Commonwealth of Pennsylvania, bounded and described by a recent Survey made by G. Marvin Hendricks Registered Surveyor.

PROPERTY OF: Michael Kanter and Tamara Kanter.

ALL of the right, title, interest and claim of: Michael Kanter and Tamara Kanter Of in and to: 5587 Stump Road, Pipersville, PA 18947.

TAX PARCEL #34-4-35-1-1.

PROPERTY ADDRESS: 5587 Stump Road,  
Pipersville, PA 18947.

JUDGMENT AMOUNT: \$416,675.87.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **MICHAEL KANTER, TAMARA KANTER.**

**RICHARD J. NALBANDIAN, III**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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### QUAKERTOWN BOROUGH

DOCKET #2014-08623

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

TAX PARCEL #35-009-195-005.

PROPERTY ADDRESS: 403 Erie Avenue  
a/k/a 403 Erie Street, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **REBECCA L. MILLER, JARED N. MILLER.**

**MICHAEL T. McKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2015-01799

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

TAX PARCEL #35-013-041.

PROPERTY ADDRESS: 52 Essex Court,  
Quakertown, Pennsylvania 18951.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **DEBORAH L. PETRECCA.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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### RICHLAND TOWNSHIP

DOCKET #2014-08540

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

TAX PARCEL #36-033-071.

PROPERTY ADDRESS: 789 Depot Lane,  
Quakertown, PA 18951.

REAL DEBT: \$401,254.57.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **JAMES BENJAMIN PRISCO, JR., PATRICIA O'CONNOR PRISCO a/k/a PATRICIA O. PRISCO.**

**STEPHEN M. HLADIK**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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### RIEGELSVILLE BOROUGH

DOCKET #2015-00781

All that certain property situated in  
**RIEGELSVILLE BOROUGH**, County of  
Bucks, and State of Pennsylvania Being more  
particularly described in a deed recorded in  
document No. 2007033881 among the land  
records of the county set forth above.

ALL of the right, title, interest and claim  
of: Patrick S. Johnsen and Marie T. Johnsen  
Of in and to: 538 Easton Road, Box 427,  
Riegsville, PA 18077.

TAX PARCEL # 38-2-61.

PROPERTY ADDRESS: 538 Easton Road,  
Box 427, Riegsville, PA 18077.

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

SOLD AS THE PROPERTY OF: **PATRICK S. JOHNSEN, MARIE T. JOHNSEN, THE UNITED STATES OF AMERICA US DEPT. OF JUSTICE.**

**RICHARD J. NALBANDIAN, III**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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### SOLEBURY TOWNSHIP

DOCKET #2015-01566

ALL THAT CERTAIN unit in the property  
known, numbered and identified in the  
Declaration referred to below as Hermitage,  
located in **SOLEBURY TOWNSHIP**, Bucks  
County, Pennsylvania.

TAX PARCEL #41-026-073-0G9.

PROPERTY ADDRESS: 53 Hermitage Drive,  
New Hope, PA 18938.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPHINE C. ECKERT, DECEASED.**

**GREGORY JAVARDIAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA



**SPRINGFIELD TOWNSHIP**

DOCKET #2011-10345

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

BEING KNOWN AS 1760 Sideline Road,  
Quakertown, PA 18951.

TAX PARCEL #42-9-172-3.

PROPERTY ADDRESS: 1760 Sideline Road,  
Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL A.  
ROSSETTI**.

**MARK J. UDREN**, Esquire

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

**TINICUM TOWNSHIP**

DOCKET #2014-04268

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

TAX PARCEL #44-22-3-6.

PROPERTY ADDRESS: 250 East Dark  
Hollow Road, Pipersville, Pennsylvania  
18947.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **RONALD  
ISGATE a/k/a RONALD C. ISGATE,  
DONNA ISGATE a/k/a DONNA M.  
ISGATE**.

**TERRENCE J. McCABE**, Esquire

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

DOCKET #2015-00353

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

TAX PARCEL #44-5-13-3.

PROPERTY ADDRESS: 114 Bunker Hill  
Road, Ottsville, Pennsylvania 18942.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **UNITED  
STATES OF AMERICA c/o UNITED  
STATES ATTORNEY FOR THE EASTERN  
DISTRICT OF PENNSYLVANIA, DAVID  
G. TABER, DEBORAH TABER**.

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

DOCKET #2015-01237

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

TAX PARCEL #44-022-021-003.

PROPERTY ADDRESS: 233 E. Dark Hollow  
Road, Pipersville, PA 18947.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ELISE M.  
BOON, CHRISTOPHER N. BOON**.

**MICHAEL T. McKEEVER**, 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**.

**M. TROY FREEDMAN**, Esquire

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

**UPPER SOUTHAMPTON TOWNSHIP**

DOCKET #2012-00919

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

TAX PARCEL #48-25-299.

PROPERTY ADDRESS: 614 Danenberger  
Drive, Southampton, Pennsylvania 18966.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **UNITED  
STATES OF AMERICA, LINDA KOTZEN**.

**TERRENCE J. McCABE**, Esquire

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

## DOCKET #2015-03158

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

TAX PARCEL #48-22-6.

PROPERTY ADDRESS: 1063 Manor Lane, Southampton, Pennsylvania 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES J. DOUGHERTY, III, STEPHANIE DOUGHERTY.**

**TERRENCE J. McCABE**, Esquire

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

**WARMINSTER TOWNSHIP**

## DOCKET #2012-10640

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Christopher P. Courchain owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 1127 Toll House Lane a/k/a 1127 Toll House Road, Warminster, PA 18974-2621.

TAX PARCEL #49-037-217.

PROPERTY ADDRESS: 1127 Toll House Lane a/k/a 1127 Toll House Road, Warminster, PA 18974-2621.

JUDGMENT AMOUNT: \$388,237.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER P. COURCHAIN.**

**PHELAN HALLINAN**

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

## DOCKET #2013-05487

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

TAX PARCEL #49-018-213.

PROPERTY ADDRESS: 369 Fir Street, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER M. DANSBY.**

**POWERS, KIRN & ASSOCIATES**

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

## DOCKET #2014-06105

Bank of America, N.A. v. James Rivers, Jr. owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 1131 Northfield Circle a/k/a 1131 North Field Circle, Warminster, PA 18974-1950.

TAX PARCEL #49-037-387.

PROPERTY ADDRESS: 1131 Northfield Circle a/k/a 1131 North Field Circle, Warminster, PA 18974-1950.

JUDGMENT AMOUNT: \$300,003.53.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES RIVERS, JR.**

**PHELAN HALLINAN**

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

## DOCKET #2015-00006

ALL THAT CERTAIN lots or tract of land with the buildings and improvements thereon erected SITUATE in **WARMINSTER TOWNSHIP**, County of Bucks and State of Pennsylvania.

TAX PARCEL #49-19-218-1.

PROPERTY ADDRESS: 396 Olive Street, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM TYMESKO, JR. a/k/a WILILAM TYMESKO, JR.**

**POWERS, KIRN & ASSOCIATES**

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

## DOCKET #2015-04235

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

BEING KNOWN AS 948 Marian Rd., Warminster, PA 18974.

TAX PARCEL #49-16-115.

PROPERTY ADDRESS: 948 Marian Rd., Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JACQUELYN R. MANNON, THOMAS MANNON.**

**MARK J. UDREN**, Esquire

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

**WARRINGTON TOWNSHIP**

DOCKET #2014-06650

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

TAX PARCEL #50-17-1.

PROPERTY ADDRESS: 2489 Orchard Place, Warrington, Pennsylvania 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARLENE E. HANEY, ROBERT H. HANEY.**

**TERRENCE J. McCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**WARWICK TOWNSHIP**

DOCKET #2015-03565

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being at in the **TOWNSHIP OF WARWICK**, County of BUCKS, Commonwealth of PENNSYLVANIA, bounded and described according to a subdivision Plan of "The Woods at Warwick" made by Eastern States Engineering, Inc., dated 11/10/1995, last revised 8/8/1997 and recorded in Bucks County Plan Book 289 page 75.

TAX PARCEL #51-020-102.

PROPERTY ADDRESS: 2039 Carmel Drive, Jamison, PA 18929.

IMPROVEMENTS: RESIDENTIAL—CONVENTIONAL 100X150.

SOLD AS THE PROPERTY OF: **STEWART J. GARZARELLI, EMILY GARZARELLI.**

**LYNDSAY E. ROWLAND**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-04493

ALL THAT CERTAIN Unit B-2 and Unit B-3 in the property known, named and identified as 2-2 Condominium located in the

**TOWNSHIP OF WARWICK**, County of Bucks and Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 P.A. C.S. 3101 et seq by the recording of said Declaration of 2-2 Condominium in the Office of the Recorder of Deeds of Bucks County on June 22, 1990 in Land Record Book 200 Page 1687 along with Plats and Plans attached thereto as Exhibit "B" and the unrecorded By-Laws, undivided interest in the Common Elements (as defined in such Declaration).

TAX PARCEL #51-13-9-2-B2 and 51-13-9-2 B3.

PROPERTY ADDRESS: 2049 Stout Drive, Unit #B-2 & Unit #B-3, Warwick Township, Bucks County, PA.

IMPROVEMENTS: INDUSTRIAL BUILDING CONDOMINIUMS.

SOLD AS THE PROPERTY OF: **HOWARD R. PODGURSKI, PAULA M. DADURKA (a/k/a PAULA M. DADURKA PODGURSKI), MERVIN W. WILSON, VIRGINIA A. WILSON.**

**GRETCHEN M. SANTAMOUR**, 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.

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.

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

Nov. 19, 26; Dec. 3

## Change of Name

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW

NO. 2015-07192

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 **ADEEL ARIF** to **ADEEL ARI YACOBI**.

The Court has fixed the 22 day of December, 2015 at 9:30 a.m. in Courtroom No. 450, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Nov. 26

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW

NO. 2015-06437

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 **GRACIE RAQUEL DE LA ROSA INNELLA** to **GRACIE RAQUEL INNELLA**.

The Court has fixed the 22<sup>nd</sup> day of December, 2015 at 9:30 a.m. in Courtroom No. 450, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**David R. Bane**, Solicitor  
Yardley Legal Services, P.C.  
301 Oxford Valley Road  
Suite 603B  
Yardley, PA 19067

Nov. 26

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW

NO. 2015-07066

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 **JAMES BAUGHN JURKOFISKY** to **JAMES BAUGHN KLYNE**.

The Court has fixed the 22 day of December, 2015 at 9:00 a.m. in Courtroom No. 450, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Nov. 26

## 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.

**3D Environmental Industries North, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**D. Keith Brown**, Solicitor  
Stuckert and Yates  
Two North State Street  
P.O. Box 70  
Newtown, PA 18940

Nov. 26

**Bowman's Tavern North, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Krista P. Harper**, Solicitor  
Harper Business Law, P.C.  
87 North Broad Street  
Doylestown, PA 18901

Nov. 26

**H & O CLEANING SERVICES, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Nov. 26

## 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:

**M & E Hay Sales LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

Nov. 26

**Ponist Custom Construction LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

Nov. 26

**Wendy4Homes, LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

**Douglas G. Thomas**, Solicitor

104 N. York Road  
Hatboro, PA 19040  
(215) 675-7300

Nov. 26

## Classified Ad

\$600 Professional office space one block from Courthouse, Norristown, PA (Norristown). Ideal as a satellite location in Montgomery County for seeing clients and obtaining local business. Also a good fit for a solo practitioner who wants to avoid lots of overhead. Get the look and feel of a professional practice with minimum monthly cost. Contact Mike, (267) 243-5353.

Nov. 26; Dec. 3, 10, 17

LOOKING TO MEET CLIENTS AND RECEIVE MAIL IN NJ? NJ BONA FIDE LAW OFFICE SPACE AVAILABLE IN CHERRY HILL NEAR BEN FRANKLIN BRIDGE FOR SUBLET. CALL JOEL @ (856) 488-1200 FOR DETAILS.

Nov. 26; Dec. 3, 10, 17

## 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 **December 7, 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.

**ELIZABETH FOGARTY** – Mary Pat Smith, Administratrix

**VICTORIA HERD** – James M. McNamara, Executor

**VERNA LUTZ** – Jodi L. Gordon, Vice President of Wells Fargo Bank, Administratrix

**EDWIN A. RINEAR** – Robert M. Debias, Executor

**AGNESS B. STRASSNER** – Daniel J. Strassner, Executor

DONALD PETRILLE, JR., ESQUIRE,  
REGISTER OF WILLS

AND CLERK OF THE  
ORPHANS' COURT DIVISION  
COURT OF COMMON PLEAS  
OF BUCKS COUNTY

Nov. 26; Dec. 3

## Corporate Dissolution

Pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended, notice is hereby given that **Chiyoda America, Inc.**, is currently in the process of voluntarily dissolving.

**Blank Rome LLP**, Solicitors

One Logan Square  
130 North 18<sup>th</sup> Street  
Philadelphia, PA 19103

Nov. 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*

**AHLUM, ARLENE HANNA a/k/a ARLENE**

**AHLUM**, dec'd.

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

Executors: **LAMAR R. FEIKEL**, 1121 Dogwood Lane, Quakertown, PA 18951 and **PAUL E. AHLUM, JR.**, 1115 Dogwood Lane, Quakertown, PA 18951.

**CARLILE, JUDITH A.**, dec'd.

Late of Warrington Township, Bucks County, PA.

Administratrix: **KATHLEEN ALDEN** 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.

**CERQUITELLA, ANTOINETTE R.**, dec'd.

Late of Southampton, Bucks County, PA.

Executor: **CHARLES CERQUITELLA**, 1503 Chalet Drive, Cherry Hill, NJ 08003.

**CORR, BEATRICE R.**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **EILEEN McDERMOTT**, P.O. Box 29, Jenkintown, PA 19046.

**CROISSETTE, DOROTHY F.**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Co-Executors: **DONALD CROISSETTE** and **ROBERT CROISSETTE** c/o Kathleen L. Barndt, Esquire, 1239 W. Broad Street, P.O. Box 539, Quakertown, PA 18951.

Attorney: **KATHLEEN L. BARNDT**, 1239 W. Broad Street, P.O. Box 539, Quakertown, PA 18951.

**FITZGERALD, ALICE E. a/k/a ALICE FITZGERALD**, dec'd.

Late of Middletown, Bucks County, PA.

Administratrix: **SUZANNE A. KEASHON**, 787 Adams Ave., Langhorne PA 19047.

**GEORGE, VILMA M.**, dec'd.

Late of Fairless Hills, Bucks County, PA.

Executrix: **LAURA MILLS**, 3163 Mayflower Rd., Plymouth Mtg., PA 19462.

**GRUBER, ELEANORA S.**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **CHARLES CRUMMY** c/o Kathleen L. Barndt, Esquire, 1239 W. Broad Street, P.O. Box 539, Quakertown, PA 18951.

Attorney: **KATHLEEN L. BARNDT**, 1239 W. Broad Street, P.O. Box 539, Quakertown, PA 18951.

**GUDKNECHT, CRAIG B., SR.**, dec'd.

Late of 1446 Gibson Rd., A-64, Bensalem, Bucks County, PA.

Executrix: **KATHLEEN A. GOULD** a/k/a **KATHERINE ANN GUDKNECHT**, 201 Woodbourne Rd., E-23, Levittown, PA 19056.

**HETTRICK, LORETTA P.**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **SHARON HETTRICK-HISTAND** c/o Highpoint Law Offices, 200 Highpoint Drive, #211, Chalfont, PA 18914.

Attorney: **PETER J. GILBERT**.

**HIBNER, GERTRUDE** a/k/a **GERTRUDE LILLIAN HIBNER** and **GERTRUDE L. HIBNER**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Co-Executrices: **CAROL R. PIERSON** and **FERN MARIE ADAMS** a/k/a **FERN ADAMS** c/o Richard C. Osterhout, Esquire, 1744 Bridgetown Pike, Feasterville, PA 19053.

Attorney: **RICHARD C. OSTERHOUT**, 1744 Bridgetown Pike, Feasterville, PA 19053.

**HOFFMAN, RUTH R.**, dec'd.

Late of Sellersville, Bucks County, PA.

Co-Executrices: **SANDRA L. ROBERTS** and **DONNA L. JASUTA** c/o Williams and Schildt, 1007 W. Broad Street, Quakertown, PA 18951.

Attorneys: **WILLIAMS AND SCHILDT**, 1007 W. Broad Street, Quakertown, PA 18951.



**JACOB, WILLIAM J.,** dec'd.

Late of Doylestown Township, Bucks County, PA.

Administrator: **THOMAS W. JACOB**, 587 Berwyn Baptist Rd., Devon, PA 19333-1036.

Attorney: **JAMES L. HOLLINGER**.

**KUCHARZ, MARION,** dec'd.

Late of Plumstead Township, Bucks County, PA.

Executor: **CHRISTOPHER J. FORBES**, 5130 Downs Run, Pipersville, PA 18947.

Attorney: **JOHN S. BENSON**, Penglase & Benson, Inc., 110 N. Main St., Doylestown, PA 18901.

**LAW, LILLIAN G.** a/k/a **LILLIAN LAW**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrices: **PATRICIA S. GEYER**, 25238 Red Cloud Drive, Conifer, CO 80433 and **MARLENE K. GEIST**, 314 Smith Road, Schwenksville, PA 19473.

Attorney: **ALLEN C. PANFIL**.

**LONG, MARJORIE C.,** dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executor: **JAMES B. LONG** c/o Highpoint Law Offices, 200 Highpoint Drive, #211, Chalfont, PA 18914.

Attorney: **PETER J. GILBERT**.

**NIELSEN, ESTHER P.,** dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **LYNN C. NIELSEN** c/o Dillon L. Ross, IV, Esquire, Ross Law Offices, P.O. Box 1403, Skippack, PA 19474-1403.

Attorney: **DILLON L. ROSS, IV**, Ross Law Offices, P.O. Box 1403, Skippack, PA 19474-1403.

**NORELLI, LOUIS, JR.,** dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **LAWRENCE NORELLI**, 3124 Essington Way, Bensalem, PA 19020.

**PETERSON, VIVIAN M.,** dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **HOWARD A. PETERSON** c/o Highpoint Law Offices, 200 Highpoint Drive, #211, Chalfont, PA 18914.

Attorney: **PETER J. GILBERT**.

**REINKE, ELAINE R.,** dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **PHYLLIS L. PURSCCELL**, 551 Lafayette Street, Newtown, PA 18940.

**RYDER, PHYLLIS L.,** dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **LORETTA F. HOUSTON**, 42 Grandview Dr., Warminster, PA 18974.

**SPINELLI, ANTONETTE** a/k/a

**ANTONETTA SPINELLI**, dec'd.

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

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

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

**STONE, DORIS S.** a/k/a **DORIS SUITER STONE** and **DORIS ELIZABETH STONE**, dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **CHARLES F. STONE, III**, 801 Yale Avenue, Unit 1214, Swarthmore, PA 19081.

**SURLINE, GLORIA J.,** dec'd.

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

Executor: **JACK SURLINE**, 329 Trappe Lane, Langhorne, PA 19047.

**THATCHER, KELLEY MARIE** a/k/a **KELLEY MARIE EGAN THATCHER** and **KELLEY M. THATCHER**, dec'd.

Late of Perkasio Borough, Bucks County, PA.

Executor: **JOHN M. THATCHER** c/o Grim, Biehn & Thatcher, 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.

**TROXELL, EDWARD H., JR.** a/k/a **EDWARD HARRY TROXELL, JR.**, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executor: **ROBERT STANLEY JONES**, 1006 Old Bethlehem Pike, Sellersville, PA 18960.

**WOODWARD, JOHN MICHAEL**, dec'd.

Late of Glenside, Abington Township, Montgomery County, PA.

Executors: **WENDY B. WIRSCH**,  
1541 Meetinghouse Road, Hartsville,  
PA 18974 and **EDWARD J. PRICE**, 10  
Farber Drive, Chalfont, PA 18914.

**WRAY, CAROLE**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **ALLISON WRAY**, 518 Ann  
Moore Street, Dover, DE 19904.

Attorney: **ROBERT C. GERHARD, III**,  
Gerhard & Gerhard, 222 South Easton  
Road, Suite 104, Glenside, PA 19038.

### *Second Publication*

**ADILETTO, ROSEMARY A.**, dec'd.

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

Executors: **STEVEN J. ADILETTO**,  
**III** and **DANIEL A. ADILETTO** c/o  
Jacqueline J. Shafer, Esquire, 21 E.  
Lincoln Ave., Ste. 120, Hatfield, PA  
19440.

Attorney: **JACQUELINE J. SHAFER**,  
Shafer Elder Law, 21 E. Lincoln Ave.,  
Ste. 120, Hatfield, PA 19440.

**CAPALDI, EVELYN R.** a/k/a **EVELYN  
ROSE CAPALDI**, dec'd.

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

Executor: **PETER NELSON  
HARRISON** c/o Samuel C. Totaro, Jr.,  
Esquire, 2005 S. Easton Rd., Ste. 100,  
Doylestown, PA 18901.

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

**DAYTON, JAMES F., SR.** a/k/a **JAMES  
FREDERICK DAYTON, SR.**, dec'd.

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

Executor: **BRIAN DAYTON**, 2261 New  
York Ave., Scotch Plains, NJ 07076.

Attorney: **CAROL M. LAUCHMEN**,  
Carol M. Lauchmen, P.C., 388 Main St.,  
Harleysville, PA 19438.

**DURHAM, MARGARET**, dec'd.

Late of Warrington, Bucks County, PA.

Executrix: **ELISE FIGUEROA**, 806  
Sweet Cherry St., Warrington, PA 18976.

**FINCH, HAROLD E.**, dec'd.

Late of Falls Township, Bucks County,  
PA.

Co-Executors: **CAROL L. YOUNG**  
and **ROBERT H. FINCH** c/o Curtin  
& Heefner LLP, 250 N. Pennsylvania  
Avenue, P.O. Box 217, Morrisville, PA  
19067.

Attorney: **FRANCIS X. STECKLAIR**.

**FLUCK, LEWIS S.**, dec'd.

Late of Telford Borough, Bucks County,  
PA.

Executrices: **EVELYN L. KOFFEL**,  
1563 Markley Road, Pennsburg, PA  
18073 and **ANNE E. GABEL**, 323 Main  
Street, Red Hill, PA 18076.

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

**FORMICA, MARY**, dec'd.

Late of Newtown, Bucks County, PA.

Executors: **LISA RENTZ**, P.O. Box  
1126, Newtown, PA 18940 and **JOHN  
FORMICA**, Chalfont.

**GEHRINGER, ALICE**, dec'd.

Late of Langhorne/Middletown, Bucks  
County, PA.

Executor: **JAMES GEHRINGER**, 23  
Sienna Circle, Warminster, PA 18974.

**GROARK, ROSEMARY A.**, dec'd.

Late of Falls Township, Bucks County,  
PA.

Co-Executors: **THOMAS GROARK**  
and **ELLEN HRICKO** c/o Cordes Law  
LLC, 27 South State Street, Newtown, PA  
18940.

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

**HALLMAN, MARGIT**, dec'd.

Late of Bensalem Township, Bucks  
County, PA.

Executor: **HENRY SCHWARTZ** c/o  
Kardos, Rickles, Hand & Bidlingmaier,  
626 South State Street, Newtown, PA  
18940.

Attorney: **MARC I. RICKLES**, Kardos,  
Rickles, Hand & Bidlingmaier, 626 South  
State Street, Newtown, PA 18940.

**KESTER, H. PAUL**, dec'd.

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

Executors: **DANA KESTER-McCABE**  
and **THE FIRST NATIONAL BANK  
AND TRUST COMPANY OF  
NEWTOWN** 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.

**LEIB, CLYDE E.**, dec'd.

Late of Bridgeton Twp., Bucks County,  
PA.

Executrix: **PATRICIA ERMELING**,  
1641 Singley Rd., Upper Black Eddy, PA  
18972.

**LONGAKER, MARIE R.**, dec'd.

Late of Lower Southampton Township,  
Bucks County, PA.

Executor: **LESLIE M. LONGAKER** c/o  
Bruce A. Nicholson, Esquire, 104 N. York  
Rd., Hatboro, PA 19040.

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

**LUCIANA, FRANCES**, dec'd.

Late of Levittown, Bristol Twp., Bucks  
County, PA.

Executrix: **DIANE L. KELLY**, 42 Swan  
Lane, Levittown, PA 19055.

**MANION, NANCY J.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **EDWARD J. KONSCHAK**,  
3218 Brighton Street, Philadelphia, PA  
19149.

**PAULUS, KARL H.** a/k/a **KARL  
HEINRICH PAULUS**, dec'd.

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

Executrix: **KRISTINE WOJNOVICH**  
c/o Charles Bender, Esquire, 2700 Kelly  
Rd., Ste. 300, Warrington, PA 18976-  
3624.

Attorney: **CHARLES BENDER**, Fox  
Rothschild LLP, 2700 Kelly Rd., Ste.  
300, Warrington, PA 18976-3624.

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

Late of Quakertown, Bucks County, PA.

Administrator: **FRANK L. SHEETZ**,  
114 Sunset Drive, New Hope, PA 18938.

**SIGNORELLI, HELEN ELENA** a/k/a  
**HELEN SIGNORELLI**, dec'd.

Late of Huntingdon Valley, Bucks  
County, PA.

Administratrix: **ELENORE  
VASSALLUZZO**, 109 Westbrook Rd.,  
Feasterville, PA 19053-2245.

**SNYDER, TERESA L.**, dec'd.

Late of Doylestown, Bucks County, PA.

Administratrix: **JANE MULLOWNEY**.

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

**TOKARSKI, WALTER J., JR.**, dec'd.

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

Administrator CTA: **DAVID TOKARSKI**  
c/o James M. Martin, Esquire, One  
Neshaminy Interplex, Ste. 202, Trevose,  
PA 19053.

Attorney: **JAMES M. MARTIN**, Martin  
and Martin, P.C., One Neshaminy  
Interplex, Ste. 202, Trevose, PA 19053.

*Third and Final Publication*

**BEARD, ALFRED LEIGH** a/k/a **ALFRED  
L. BEARD** a/k/a **ALFRED BEARD** and  
**LEIGH BEARD**, dec'd.

Late of Doylestown Township, Bucks  
County, PA.

Co-Executors: **ELIZABETH F.  
BARNISH** and **DAVID L. BEARD** c/o  
Semanoff Ormsby Greenberg & Torchia,  
LLC, Pinehill Professional Center, 140  
East Butler Avenue, Chalfont, PA 18914.

Attorney: **JOHN T. ORT**, Semanoff  
Ormsby Greenburg & Torchia, LLC,  
Pinehill Professional Center, 140 East  
Butler Avenue, Chalfont, PA 18914.

**BELKO, ROSE** a/k/a **ROSE L. BELKO** and  
**ROSE LILLIAN BELKO**, dec'd.

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

Executrix: **SUSAN M. BELKO** c/o  
Jeffrey C. McCullough, Esquire, 16 N.  
Franklin St., Ste. 300, P.O. Box 853,  
Doylestown, PA 18901.

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

**BIRD, WALTER M.** a/k/a **WALTER  
MATHENY BIRD**, dec'd.

Late of Lower Makefield Township,  
Bucks County, PA.

Co-Executrices: **KATHLEEN L. BIRD-  
ZEBROWSKI** and **ELIZABETH M.  
HABEL** c/o Stuckert and Yates, P.O. Box  
70, Newtown, PA 18940.

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

**BUCHTER, HELEN B.** a/k/a **HELEN C. BUCHTER** a/k/a **HELEN R. BUCHTER** and **HELEN BUCHTER**, dec'd.

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

Administratrix: **BARBARA ANN ROGERS** c/o David W. Conner, Esquire, 1800 Pennbrook Pkwy., Ste. 200, Lansdale, PA 19446.

Attorney: **DAVID W. CONNER**, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Pkwy., Ste. 200, Lansdale, PA 19446.

**CAMPBELL, ORD A.**, dec'd.

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

Executrix: **JENNIFER HILLER**, 4940 Hunt Field Drive, Doylestown, PA 18902.

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

Late of Warminster, Bucks County, PA.

Executor: **JAMES T. DOONEY**, 136 Brownstone Lane, Horsham, PA 19044.

**COATES, PHYLLIS** a/k/a **PHYLLIS D. COATES**, dec'd.

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

Executor: **CHARLES ROBERT COATES**, 2013 Spencer Dr., Croydon, PA 19021.

Attorney: **DARRELL M. ZASLOW**, Walder & Zaslow, P.C., 312 One Oxford Valley, Langhorne, PA 19047.

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

Late of Doylestown, Bucks County, PA.

Executrix: **DIANNA M. EDELMAN**, 717 Tennyson Dr., Warminster, PA 18974.

**COSTELLO, LILLIAN H.**, dec'd.

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

Co-Executors: **GAIL C. THIBODEAU** and **ROBERT W. COSTELLO** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

**DUGGAN, ANN M.** a/k/a **ANNA DUGGAN**, dec'd.

Late of Lower Makefield, Newtown, Bucks County, PA.

Executrix: **MARIANNE P. DUGGAN**, 1641 Powderhorn Drive, Newtown, PA 18940.

**DUGGAN, EDWARD S.** a/k/a **EDWARD DUGGAN**, dec'd.

Late of Lower Makefield, Newtown, Bucks County, PA.

Executrix: **MARIANNE P. DUGGAN**, 1641 Powderhorn Drive, Newtown, PA 18940.

**EVANCHIK, JOHN**, dec'd.

Late of Northampton Township, Bucks County, PA.

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

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

**FALBO, BETTY LOU**, dec'd.

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

Executrix: **KATHRYN A. BROWN** c/o Leonard L. Shober, Esquire, 308 N. Main St., Ste. 400, Chalfont, PA 18914-2714.

Attorney: **LEONARD L. SHOBER**, Shober & Rock, P.C., 308 N. Main St., Ste. 400, Chalfont, PA 18914-2714.

**FINEGAN, PATRICK** a/k/a **PATRICK MICHAEL FINEGAN** and **PATRICK M. FINEGAN**, dec'd.

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

Administratrix: **CATHERINE FINEGAN** c/o Patrick G. Murphy, Esquire, 350 Sentry Pkwy., Bldg. 640, Ste. 100, Blue Bell, PA 19422.

Attorney: **PATRICK G. MURPHY**, 350 Sentry Pkwy., Bldg. 640, Ste. 100, Blue Bell, PA 19422.

**FOLEY, JOHN P.**, dec'd.

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

Executors: **KATHLEEN E. FREDERICK**, 6708 Pickwick Court, Bensalem, PA 19020 and **JOHN P. FOLEY, JR.**, 120 Stahl St., Southampton, PA 18966.

Attorney: **MARK D. FREEMAN**, P.O. Box 457, Media, PA 19063.

**GOODIN, JOHN ALLEN, SR.**, dec'd.

Late of Richland Township, Bucks County, PA.

Administrator: **SCOTT GOODIN**, 132 Laurel Court, Quakertown, PA 18951.

**GROOMS, MARY H.,** dec'd.

Late of Trevoise, Bucks County, PA.

Executor: **NINFA E. GROOMS-OSEI**,  
1096 Lumberlost Court, Columbus, OH  
43235.

Attorney: **DONALD WILLIFORD**.

**HELLINGS, JAMES M.,** dec'd.

Late of Newtown Township, Bucks  
County, PA.

Executrix: **DEBRA MARCO**, 1210  
Vilsmier Road, Lansdale, PA 19446.

Attorney: **ROBERT E. FRAVEL, JR.**

**KATONA, ELIZABETH A.,** dec'd.

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

Executrix: **CATHERINE M. KATONA**  
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.

**KENION, CATHERINE a/k/a CATHERINE  
I. KENION,** dec'd.

Late of Bensalem Township, Bucks  
County, PA.

Executor: **HARRY W. FAWKES, III**, 50  
Cotton Road, Levittown, PA 19057.

Attorney: **THOMAS J. PROFY, III**,  
Begley, Carlin & Mandio, LLP, 680  
Middletown Boulevard, Langhorne, PA  
19047-0308.

**KLEINERT, BETTY W.,** dec'd.

Late of Warrington Twp., Bucks County,  
PA.

Executrix: **KIM M. KLEINERT** c/o  
John G. Younglove, Esquire, 25 West  
Moreland Avenue, Hatboro, PA 19040.

Attorney: **JOHN G. YOUNGLOVE**, 25  
West Moreland Ave., Hatboro, PA 19040.

**LAMONT, KENNETH E. a/k/a KENNETH  
EMANUEL LAMONT,** dec'd.

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

Executrix: **PAMELA J. McCANN** c/o  
Michael D. Rubin, Esquire, 90 Snowflake  
Rd., Huntingdon Valley, PA 19006.

Attorney: **MICHAEL D. RUBIN**, 90  
Snowflake Rd., Huntingdon Valley, PA  
19006.

**LEGG, MARGARET E.,** dec'd.

Late of Morrisville, Bucks County, PA.

Executor: **ROBERT F. MULRY**, 143 10<sup>th</sup>  
Street, Belford, NJ 07718.

**LEONARD, CHRISTOPHER JAMES a/k/a  
CHRIS LEONARD,** dec'd.

Late of Bensalem, Bucks County, PA.

Administrator: **SHAWN L. LEONARD**,  
SR., 1617 White Oak Lane, Williamstown,  
NJ 08094.

**McKINSTRY, DOROTHY M.,** dec'd.

Late of Northampton Township, Bucks  
County, PA.

Executor: **STEPHEN M. McKINSTRY**  
c/o Karen M. Quinn, Esquire, Three  
Friends Lane, 2nd Floor, Newtown, PA  
18940.

Attorney: **KAREN M. QUINN**.

**NEWTON, EDGAR D. a/k/a EDGAR D.  
NEWTON, JR.,** dec'd.

Late of Southampton, Bucks County, PA.

Executor: **EDGAR M. NEWTON, P.O.**  
Box 642, New Hope, PA 18938.

**NOLAN, JAMES A. a/k/a JIM NOLAN,**  
dec'd.

Late of New Hope, Buckingham Twp.,  
Bucks County, PA.

Executrix: **ANITA L. NOLAN**, 870  
Tower View Cir., New Hope, PA 18938.

**PAINE, FRANK W., JR.,** dec'd.

Late of Lower Makefield Township,  
Bucks County, PA.

Executors: **RENEE BISHOP-WILL**,  
389 Trend Road, Yardley, PA 19067 and  
**FRANK W. PAINE, III**, 1908 Bensalem  
Blvd., Bensalem, PA 19020.

**PORDASH, PATRICIA L.,** dec'd.

Late of Morrisville, Bucks County, PA.

Executor: **PHILIP MEYERS**, 1255 S.  
Pennsylvania Avenue, Morrisville, PA  
19067.

Attorney: **CHARLES J. CONTURSO**,  
63 West Trenton Avenue, Morrisville, PA  
19067.

**REFSNYDER, RICHARD FRANK a/k/a  
RICHARD F. REFSNYDER,** dec'd.

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

Executrix: **JOYCE ANN DOBISCH** c/o  
Law Offices of John S. McVeigh, Esquire,  
P.O. Box 163, Abington, PA 19001.

Attorneys: **JOHN S. McVEIGH, P.C.,**  
P.O. Box 163, Abington, PA 19001.

**SADLERS, GERDA K.,** dec'd.

Late of Telford Borough, Bucks County,  
PA.

Executrix: **SUSAN PAFF**, 132 Olde  
Pilgrim Rd., Dublin, PA 18917.

**SIMPSON, WILLIAM V., dec'd.**

Late of Bensalem Township, Bucks County, PA.

Executrix: **SHARON L. BARBER** a/k/a **SHERRY BARBER**, 6 Tea Rose Lane, Yardville, NJ 08620.

Attorney: **SCOTT A. PETRI**, Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.

**STEWART, JACLYN A., dec'd.**

Late of Levittown, Bucks County, PA.

Executor: **ROBERT T. STEWART**, 338 W. Woodland Avenue, Penndel, PA 19047.

**STOHLMAN, MARTHA LOU, dec'd.**

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

Executrix: **SUZANNE STOHLMAN**, 5 Green St., Kennebunkport, ME 04046.

Attorney: **LARISSA R. WHITMAN**, Drinker Biddle & Reath LLP, One Logan Square, Ste. 2000, Philadelphia, PA 19103-6996.

**STRAUSSER, VIRGINIA L. a/k/a VIRGINIA L. LANDIS, dec'd.**

Late of Morrisville Borough, Bucks County, PA.

Executrix: **JANET HILTON**, 34 Endslo Lane, Perkasio, PA 18944.

**THIEL, ELIZABETH C., dec'd.**

Late of Northampton Township, Bucks County, PA.

Executor: **JOHN G. THIEL**, 336 Maple Point Drive, Langhorne, PA 19047.

Attorney: **RICHARD L. NEWMAN**.

**WALAKONIS, NELLIE, dec'd.**

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

Executrix: **LOIS VLASSENKO**, 827 Walnut Street, Hulmeville, PA 19047.

**Miscellaneous**

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
BUCKS COUNTY  
COURT OF COMMON PLEAS  
NUMBER: 2015-06831

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

**Dominic R. Marino, Known Surviving Heir of Dominic J. Marino, Anthony Marino, Known Surviving Heir of Dominic J. Marino and Unknown Surviving Heirs of Dominic J. Marino, Defendants**

**TO: Unknown Surviving Heirs of Dominic J. Marino**

Premises subject to foreclosure: 1109 Cherry Street, Bristol, Pennsylvania 19007.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Bucks County Bar Association  
135 E. State Street  
P.O. Box 300  
Doylestown, PA 18901  
(888) 991-9922

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

Attorneys for Plaintiff  
123 S. Broad St.  
Ste. 1400  
Philadelphia, PA 19109  
(215) 790-1010

Nov. 26

In Re: Adoption of  
Natalie Mary Pineda, a Minor  
NO. 2015-9056-29

**TO: OSCAR PINEDA**

A Petition has been filed asking the Court to put an end to all rights you have to your child, **NATALIE MARY PINEDA**. The Court has set a hearing to consider ending your rights to your child. That hearing will be held at 9:30 a.m., December 18, 2015 in Courtroom 260 of the Bucks County Justice Center, 100 N. Main Street, Doylestown, Pennsylvania. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. 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 to find out where you can get legal help.

Bucks County Bar Association  
135 E. State Street  
Doylestown, PA 18901  
(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 Nancy J. Harrold, Esquire at (215) 493-3360 or your attorney, if you have one.

**Nancy J. Harrold**, Esquire  
Attorney for Petitioners  
301 Oxford Valley Road  
Suite 1902A  
Yardley, PA 19067  
(215) 493-3360

Nov. 26

## 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*

#### TRUST OF **PATRICIA A. DAVIS**

Late of Bucks County, PA.

Trustee: **CHRISTOPHER P. DAVIS**  
c/o Henry & Henry, LLP, P.O. Box 499,  
Quakertown, PA 18951-0499.

Attorney: **RODNEY D. HENRY**, Henry  
& Henry, LLP, P.O. Box 499, Quakertown,  
PA 18951.