

Sheriff's Sale*Third and Final Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, January 12, 2018 at 11 o'clock A.M., prevailing time, at the Bucks County Administration Building, Commissioners' Meeting Room (Courtroom 1), 1st Floor, 55 E. Court Street, Doylestown, Bucks County, PA, the following real estate to wit.

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

BEDMINSTER TOWNSHIP

DOCKET #2011-11266

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust v. Stephen J. Giannetti, Jr., Mary Lynne O'Brien a/k/a Mary Lynne O'Brien Giannetti owner(s) of property situate in the **BEDMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 1356 Sweetbriar Road, Perkasia, PA 18944-3954.

TAX PARCEL #01-008-052-002.

PROPERTY ADDRESS: 1356 Sweetbriar Road, Perkasia, PA 18944-3954.

JUDGMENT AMOUNT: \$360,851.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHEN J. GIANNETTI, JR., MARY LYNNE O'BRIEN a/k/a MARY LYNN O'BRIEN GIANNETTI.**

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

BENSALEM TOWNSHIP

DOCKET #2016-01991

Wells Fargo Bank, N.A. v. Betty Ann Beaman owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4754 Anaconda Road, Bensalem, PA 19020-3811.

TAX PARCEL #02-042-031.

PROPERTY ADDRESS: 4754 Anaconda Road, Bensalem, PA 19020-3811.

JUDGMENT AMOUNT: \$314,572.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BETTY ANN BEAMAN.**

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

DOCKET #2016-02311

Lsf9 Master Participation Trust v. Jerry R. Panofsky, Joan Panofsky, owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 6321 John Hancock Court, Bensalem, PA 19020-1909.

TAX PARCEL #02-089-561.

PROPERTY ADDRESS: 6321 John Hancock Court, Bensalem, PA 19020-1909.

JUDGMENT AMOUNT: \$250,914.34.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JERRY R. PANOFSKY, JOAN PANOFSKY.**

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

DOCKET #2017-00796

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

TAX PARCEL #02-092-282.

PROPERTY ADDRESS: 1630 Horrace Court a/k/a 1630 Horace Court, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EILEEN MARIE BOWERS.**

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

DOCKET #2017-03379

ALL THAT CERTAIN piece, lots or parcel of land, with the message or tenement thereon erected, SITUATE, lying and being at Penn Manor, in Andalusia, **TOWNSHIP OF BENSALEM**, County of Bucks and State of Pennsylvania, which is now known as and by the lot numbers Seventy (70), Seventy-one (71), Seventy-two (72) and Seventy-three (73) and fronting on what is known as Whittier Avenue, in Block Number 5 on Map filed in the Office of the Recorder of Deeds of Bucks County, at Doylestown, Bucks County,

Pennsylvania, in Plan Book Number 1, page 40 entitled property of Philip Godley at Penn Manor, Bensalem Township, Bucks County, Pennsylvania.

TAX PARCEL #02-026-020.

PROPERTY ADDRESS: 1208 Whittier Avenue, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAWN WALKER IN HER CAPACITY AS HEIR AT LAW OF DANIEL F. BARATS a/k/a DANIEL F. BARATS, SR., DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DANIEL F. BARATS a/k/a DANIEL F. BARATS, SR., DECEASED.**

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

DOCKET #2017-03488

Hsbc Bank USA, N.A., as Trustee on Behalf of Ace Securities Corp. Home Equity Loan Trust and for the Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2005-He6, Asset Backed Pass-Through Certificates v. Ronald Bass, in His Capacity as Executor and Devisee of the Estate of William Hogan a/k/a Bill Hogan owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 3916 Windsor Drive, Bensalem, PA 19020-1335.

TAX PARCEL #02-011-011.

PROPERTY ADDRESS: 3916 Windsor Drive, Bensalem, PA 19020-1335.

JUDGMENT AMOUNT: \$199,911.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RONALD BASS, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF WILLIAM HOGAN a/k/a BILL HOGAN. PHELAN HALLINAN DIAMOND & JONES**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

BRISTOL BOROUGH

DOCKET #2014-01755

JPMorgan Chase Bank, N.A. v. Carol M. Ferguson owner(s) of property situate in the **BRISTOL BOROUGH 1ST**, BUCKS County, Pennsylvania, being 319 Radcliffe Street, Bristol, PA 19007.

TAX PARCEL #04-019-101.

PROPERTY ADDRESS: 319 Radcliffe Street, Bristol, PA 19007.

JUDGMENT AMOUNT: \$156,839.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CAROL M. FERGUSON.**

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

DOCKET #2016-07204

Flagstar Bank, FSB v. Joseph J. Rivero, Jr. a/k/a Joseph Rivero, Jr., Joanne Uhlig a/k/a Joann Uhlig owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 1038 Chestnut Street, Bristol, PA 19007-4113.

TAX PARCEL #04-024-044.

PROPERTY ADDRESS: 1038 Chestnut Street, Bristol, PA 19007-4113.

JUDGMENT AMOUNT: \$152,414.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH J. RIVERO, JR. a/k/a JOSEPH RIVERO, JR., JOANNE UHLIG a/k/a JOANN UHLIG.**

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

BRISTOL TOWNSHIP

DOCKET #2009-04738

CitiMortgage, Inc. v. Kerim Gungor owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 489 Linda Lane, Fairless Hills, PA 19030-3807.

TAX PARCEL #05-044-043.

PROPERTY ADDRESS: 489 Linda Lane, Fairless Hills, PA 19030-3807.

JUDGMENT AMOUNT: \$494,662.44.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KERIM GUNGOR.**

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

DOCKET #2013-00906

Wells Fargo Bank, N.A. v. Lourdes Sanchez owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania,

being 60 Forest Lane, Levittown, PA 19055-2111.

TAX PARCEL #05-072-089.

PROPERTY ADDRESS: 60 Forest Lane, Levittown, PA 19055-2111.

JUDGMENT AMOUNT: \$276,598.74.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LOURDES SANCHEZ.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-01003

Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass-Through Certificates, Series 2006-Ar4 v. Ali Memis owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 16 Rainbow Lane, Levittown, PA 19055-1108.

TAX PARCEL #05-039-009.

PROPERTY ADDRESS: 16 Rainbow Lane, Levittown, PA 19055-1108.

JUDGMENT AMOUNT: \$175,189.50.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALI MEMIS.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2015-04134

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

TAX PARCEL #05-060-212 and 05-060-213.

PROPERTY ADDRESS: 4546 Fayette Drive, Bristol, PA 19007.

JUDGMENT AMOUNT: \$215,686.94.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **DONALD JAMES MARSHALL a/k/a DONALD J. MARSHALL a/k/a DONALD MARSHALL, KAREN MARSHALL.**

PATRICK J. WESNER, Esquire

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

DOCKET #2015-05812

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

erected, Situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, and described according to a certain Plan thereof known as Record Plan, Dolphin Court, made by Benchmark Consulting Engineers and Surveyors, dated September 23, 1991, last revised February 10, 1992 and recorded in Plan Book 266, page 89, as follows, to wit:

TAX PARCEL #5-9-479.

PROPERTY ADDRESS: 1026 Dolphin Avenue, Croydon, PA 19021.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ALPHONSO MORRIS, JR., FELICIA A. MORRIS.**

SAMANTHA GABLE, Esquire

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

DOCKET #2016-00287

ALL THAT CERTAIN lot, piece, or parcel of land with the buildings and improvements thereon situate, lying, and being at Levittown in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, shown and designated as Lot #5987-R on Subdivision Map of "Violetwood", Levittown, Section 38-A filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on July 12, 1954 in Plan Book 8, Page 20 as follows, to wit:

TAX PARCEL #05-041-224.

PROPERTY ADDRESS: 32 Violet Road, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TARA VASQUEZ, WILLIAM H. McKENNA, IV.**

SAMANTHA GABLE, Esquire

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

DOCKET #2016-03285

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 42 Chestnut Lane, Levittown, PA 19055.

TAX PARCEL #05-050-078.

PROPERTY ADDRESS: 42 Chestnut Lane, Levittown, PA 19055.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KYLE HARTMAN, JESSICA LYN HARTMAN.**

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

DOCKET #2016-07718

All that certain piece or parcel or Tract of land situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, and being known as 52 Border Rock Road, Levittown, Pennsylvania 19057.

TAX PARCEL #05-036-048.

PROPERTY ADDRESS: 52 Border Rock Road, Levittown, Pennsylvania 19057.

REAL DEBT: \$145,730.78.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DALE HARKNESS**.

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

DOCKET #2016-08005

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

TAX PARCEL #05-033-024.

PROPERTY ADDRESS: 25 Inland Road, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DIANNE HUDSON, JOHN M. HYND**.

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2017-00711

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

TAX PARCEL #05-039-300.

PROPERTY ADDRESS: 80 Red Cedar Drive, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH HARNATKIEWICZ**.

ROGER FAY, Esquire

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

DOCKET #2017-00733

Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-Opt4, Asset-Backed Certificates, Series 2007-Opt4 v. Robert L. Davidson owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 23 Peony Road, Levittown, PA 19056-3503.

TAX PARCEL #05-021-188.

PROPERTY ADDRESS: 23 Peony Road, Levittown, PA 19056-3503.

JUDGMENT AMOUNT: \$218,448.62.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT L. DAVIDSON**.

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2017-01494

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 1806 Hazel Avenue, Bristol, PA 19007.

TAX PARCEL #05-014-153.

PROPERTY ADDRESS: 1806 Hazel Avenue, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHAD W. GERNER**.

JUSTIN F. KOBESKI, Esquire

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

DOCKET #2017-02043

Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc. v. Holly A. Crohe a/k/a Holly Crohe, James A. Crohe a/k/a James Crohe owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 93 Magnolia Drive, Levittown, PA 19054-2001.

TAX PARCEL #05-049-192.

PROPERTY ADDRESS: 93 Magnolia Drive, Levittown, PA 19054-2001.

JUDGMENT AMOUNT: \$157,175.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HOLLY A. CROHE a/k/a HOLLY CROHE, JAMES A. CROHE a/k/a JAMES CROHE**.

PHELAN HALLINAN

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

DOCKET #2017-02121

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

TAX PARCEL #05-046-133.

PROPERTY ADDRESS: 25 Holly Drive, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DONALD DARNELL, MARY ANN DARNELL.**

POWERS, KIRN & ASSOCIATES

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

DOCKET #2017-02353

All that certain piece or parcel or Tract of land situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, and being known as 1300 Magnolia Avenue, Croydon, Pennsylvania 19021.

TAX PARCEL #05-012-066.

PROPERTY ADDRESS: 1300 Magnolia Avenue, Croydon, Pennsylvania 19021.

REAL DEBT: \$178,750.35.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERTA RICKARDS a/k/a ROBERTA J. RICKARDS.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2017-02472

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

TAX PARCEL #05-046-508.

PROPERTY ADDRESS: 589 Fernwood Lane a/k/a 589 Fernwood Drive, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL S. MILLS, JULIA L. MILLS.**

POWERS, KIRN & ASSOCIATES

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

DOCKET #2017-03317

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

TAX PARCEL #05-011-211.

PROPERTY ADDRESS: 1045 4th Avenue, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ALBERTO S. FREIXASURENA a/k/a ALBERTO S. FREIXAS-URENA.**

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2017-03421

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

TAX PARCEL #05-069-052.

PROPERTY ADDRESS: 1236 Pacific Avenue, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HERMAN CURRY.**

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2017-03583

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

TAX PARCEL #05-074-003.

PROPERTY ADDRESS: 6 Woodside Avenue, EDGELY, PA 19057 a/k/a 6 Woodside Avenue Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DARNLEY D. JOHNSON AS EXECUTRIX OR OF THE ESTATE OF BRUCE L. PLATON, DECEASED.**

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2017-04336

Wells Fargo Bank, NA v. Joan McNally owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania,

being 910 Sycamore Avenue, Croydon, PA 19021-6068.

TAX PARCEL #05-008-299.

PROPERTY ADDRESS: 910 Sycamore Avenue, Croydon, PA 19021-6068.

JUDGMENT AMOUNT: \$155,041.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOAN MCNALLY.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-04344

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

TAX PARCEL #05-034-040.

PROPERTY ADDRESS: 97 Indigo Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JUDITH E. NEWMAN a/k/a JUDITH NEWMAN, MARTIN E. NEWMAN a/k/a MARTIN NEWMAN.**

ROGER FAY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-04740

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

TAX PARCEL #05-042-268.

PROPERTY ADDRESS: 268 Dogwood Drive, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PAUL J. SMITH a/k/a PAUL SMITH, SUZANNE L. SMITH.**

ROGER FAY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-04833

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

TAX PARCEL #05-042-234.

PROPERTY ADDRESS: 14 DEWBERRY LANE, LEVITTOWN, PA 19055.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALLISON ZIMMERMAN.**

POWERS, KIRN & ASSOCIATES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-05066

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon, situate lying and being at Levittown in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania shown and designated as Lot No. 7115 on Subdivision Map of "Goldenridge", Levittown Section 35 filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on August 14, 1953 in Plan Book 7 page 1.

TAX PARCEL #05-034-230.

PROPERTY ADDRESS: 139 Gable Hill Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANCIS R. CARR, DOLORES A. CARR.**

MARTHA E. VON ROSENSTIEL, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-05511

Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. Charles V. Mitchell, Jr. a/k/a Charles Mitchell, Jr. owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 57 Greenbrook Drive, Levittown, PA 19055-1915.

TAX PARCEL #05-043-374.

PROPERTY ADDRESS: 57 Greenbrook Drive, Levittown, PA 19055-1915.

JUDGMENT AMOUNT: \$182,194.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES V. MITCHELL, JR. a/k/a CHARLES MITCHELL, JR.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

BUCKINGHAM TOWNSHIP

DOCKET #2014-06814

ALL THAT CERTAIN message and tract of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania, bounded

and described according to a survey by Amos J. Kirk, Registered Surveyor, dated August 14, 1956, as follows:

TAX PARCEL #06-23-056.

PROPERTY ADDRESS: 853 Durham Road, Pineville, PA 18946.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT A. LASSER, BERNARD M. TELLNER, UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY—INTERNAL REVENUE SERVICE.**

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

DOCKET #2015-01025

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

TAX PARCEL #06-063-068.

PROPERTY ADDRESS: 4218 MILADIES LANE, DOYLESTOWN, PA 18902-9639.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **DIANE C. MEYER.**

JESSICA N. MANIS, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-08488

Wells Fargo Bank, N.A. s/b/m/t Wells Fargo Bank Southwest, N.A. f/k/a Wachovia Mortgage, FSB s/b/m/t World Savings Bank, FSB v. Douglas B. Sanders, Linda S. Sanders owner(s) of property situate in the **BUCKINGHAM TOWNSHIP**, BUCKS County, Pennsylvania, being 3130 Millhurst Lane, Doylestown, PA 18902-1759.

TAX PARCEL #06-010-026-004.

PROPERTY ADDRESS: 3130 Millhurst Lane, Doylestown, PA 18902-1759.

JUDGMENT AMOUNT: \$571,067.99.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DOUGLAS B. SANDERS, LINDA S. SANDERS.**

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

DOYLESTOWN BOROUGH

DOCKET #2017-02358

ALL that certain parcel of land lying and being situate in the **BOROUGH OF DOYLESTOWN**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 223 Hillcrest Drive, Doylestown, PA 18901.

TAX PARCEL #08-017-224.

PROPERTY ADDRESS: 223 Hillcrest Drive, Doylestown, PA 18901.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **LORETO A. CASE.**

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

EAST ROCKHILL TOWNSHIP

DOCKET #2016-08017

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Ellen L. Schuster a/k/a Ellen Schuster, John H. Schuster a/k/a John Schuster owner(s) of property situate in the **EAST ROCKHILL TOWNSHIP**, BUCKS County, Pennsylvania, being 6196 Axe Handle Road, Quakertown, PA 18951-3272.

TAX PARCEL #12-006-036-002.

PROPERTY ADDRESS: 6196 Axe Handle Road, Quakertown, PA 18951-3272.

JUDGMENT AMOUNT: \$111,541.53.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ELLEN L. SCHUSTER a/k/a ELLEN SCHUSTER, JOHN H. SCHUSTER a/k/a JOHN SCHUSTER.**

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

FALLS TOWNSHIP

DOCKET #2011-02590

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 716 Auburn Road, Fairless Hills, PA 19030.

TAX PARCEL #13-016-358.

PROPERTY ADDRESS: 716 Auburn Road, Fairless Hills, PA 19030.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **FRANK G. MEDICI, JEFFREY J. MEDICI.**

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

DOCKET #2014-06069

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

TAX PARCEL #13-042-080.

PROPERTY ADDRESS: 23 Pond Lane, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS OF CARMEN A. TROTТА, DECEASED, GABRIEL TROTТА, AS HEIR OF CARMEN A. TROTТА, DECEASED, JONATHAN TROTТА AS HEIR OF CARMEN A. TROTТА, DECEASED, SIMONA TROTТА, AS HEIR OF CARMEN A. TROTТА, DECEASED.**

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

DOCKET #2016-02308

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 27 Pensive Lane, Levittown, PA 19054.

TAX PARCEL #13-025-244.

PROPERTY ADDRESS: 27 Pensive Lane, Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ALBERT M. JONES, TRICIA A. JONES**

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

DOCKET #2016-02560

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

TAX PARCEL #13-006-096.

PROPERTY ADDRESS: 330 Doone Place, Fairless Hills, PA 19030-2225.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARCUS INDAN.**

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

DOCKET #2016-02582

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Sterling Joseph Serfass a/k/a S. Joseph Serfass, in His Capacity as CO-Executor of the Estate of Jennie Serfass a/k/a Jennie L. Serfass, Richard Alan Serfass a/k/a Richard A. Serfass, in His Capacity as CO-Executor of the Estate of Jennie Serfass a/k/a Jennie L. Serfass owner(s) of the property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 19 Walnut Lane, Levittown, PA 19054-3101.

TAX PARCEL #13-025-046.

PROPERTY ADDRESS: 19 Walnut Lane, Levittown, PA 19054-3101.

JUDGMENT AMOUNT: \$154,086.45.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STERLING JOSEPH SERFASS a/k/a S. JOSEPH SERFASS, IN HIS CAPACITY AS CO-EXECUTOR OF THE ESTATE OF JENNIE SERFASS a/k/a JENNIE L. SERFASS, RICHARD ALAN SERFASS a/k/a RICHARD A. SERFASS, IN HIS CAPACITY AS CO-EXECUTOR OF THE ESTATE OF JENNIE SERFASS a/k/a JENNIE L. SERFASS.**

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

DOCKET #2016-05796

Pennymac Loan Services, LLC v. Nicholas Behm owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 16 Needlepine Ln., Levittown, PA 19054-3808.

TAX PARCEL #13-042-253.

PROPERTY ADDRESS: 16 Needlepine Ln., Levittown, PA 19054-3808.

JUDGMENT AMOUNT: \$201,972.98.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NICHOLAS BEHM.**

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

DOCKET #2017-00609

US Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2005-Wf4 v. Thomas M. Queale, in His Capacity as Administrator and Heir of the Estate of James Robert Queale a/k/a James R. Queale, Eileen Nemceff, in Her Capacity as Heir of the Estate of James Robert Queale a/k/a James R. Queale, Richard S. Queale, in His Capacity as Heir of the Estate of James Robert Queale a/k/a James R. Queale, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James Robert Queale, Deceased owner(s) of the property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 59 Tapered Oak Lane, Levittown, PA 19054-2225.

TAX PARCEL #13-023-204.

PROPERTY ADDRESS: 59 Tapered Oak Lane, Levittown, PA 19054-2225.

JUDGMENT AMOUNT: \$155,186.06.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS M. QUEALE, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF JAMES ROBERT QUEALE a/k/a JAMES R. QUEALE, EILEEN NEMCEFF, IN HER CAPACITY AS HEIR OF THE ESTATE OF JAMES ROBERT QUEALE a/k/a JAMES R. QUEALE, RICHARD S. QUEALE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JAMES ROBERT QUEALE a/k/a JAMES R. QUEALE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES ROBERT QUEALE, DECEASED.**

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

DOCKET #2017-03652

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 623 Chatham Road, Fairless Hills, PA 19030.

TAX PARCEL #13-015-131.

PROPERTY ADDRESS: 623 Chatham Road, Fairless Hills, PA 19030.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MARY LOU SATCHELL.**

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

DOCKET #2017-03987

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 FALLS**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot No. 3993 on Subdivision Map of Thornridge Levittown, Section 10 filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on December 1, 1952 in Plan Book 6, Page 9, bounded and described as follows to wit:

TAX PARCEL #13-024-096.

PROPERTY ADDRESS: 226 Thornridge Drive, Levittown, PA 19054.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH HELGENBERG a/k/a JOSEPH R. HELGENBERG, DECEASED, TRACY McCORMICK, KNOWN HEIR OF JOSEPH HELGENBERG a/k/a JOSEPH R. HELGENBERG, DECEASED.**

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

DOCKET #2017-04737

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

TAX PARCEL #13-007-242.

PROPERTY ADDRESS: 364 Chelsea Place, Fairless Hills, PA 19030.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ERIKA DAVIS, MICHKEL R. DAVIS a/k/a MICHKEL RAHEEM DAVIS.**

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

HILLTOWN TOWNSHIP

DOCKET #2015-03001

ALL THAT CERTAIN tract of land, together with the buildings thereon erected, situate on the Southerly side of Red Wing Road located in the **TOWNSHIP OF HILLTOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #15-017-020-002.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

LOWER MAKEFIELD TOWNSHIP

DOCKET #2015-03058

ALL THAT CERTAIN tract of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and Commonwealth of PA, described according to a plan of Quarry Commons, made for Abson, Inc., by Boucher and James, Inc., Civil Engineers and Land Surveyors of Doylestown, PA (stated incorrectly as Daylostown, pa), dated 8/29/1977 and last revised 3/8/1978 and recorded in the Office for the Recording of Deeds, in and for the County of Bucks at Doylestown, PA (stated incorrectly as Daylostown, pa) in plan book 168 page 13, bounded and described as follows, to wit:

TAX PARCEL #20-019-126.

PROPERTY ADDRESS: 1248 Quarry Commons Drive, Yardley, PA 19067.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RUBEN A. JOHNSON, NAOMI G. JOHNSON.**

SAMANTHA GABLE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2016-06776

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

Being the same premises which David A. Reedman and Joyce B. Reedman, Husband and Wife, by Deed dated August 31, 2005 and recorded on October 24, 2005 in Bucks County Recorder of Deeds in Deed Book 4683, Page 332, and Instrument Number 2005140591, conveyed unto Abigail H. Dalton.

TAX PARCEL #20-022-193.

PROPERTY ADDRESS: 1032 Randolph Drive, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ABIGAIL H. DALTON a/k/a ABIGAIL H. LEE LUM.**

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2017-01664

U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Trust 2007-S1 v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Barbara Bodine, Deceased owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 1001 Edgewood Road, Yardley, PA 19067-1649.

TAX PARCEL #20-034-067-002.

PROPERTY ADDRESS: 1001 Edgewood Road, Yardley, PA 19067-1649.

JUDGMENT AMOUNT: \$780,922.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA BODINE, DECEASED.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2015-04352

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

TAX PARCEL #21-002-064.

PROPERTY ADDRESS: 100 South Midway Avenue, Feasterville, PA 19053.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **STEPHANIE L. FOX, ROBERT REINHART.**

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

DOCKET #2016-04966

ALL THAT CERTAIN lot or piece of ground situate in **LOWER SOUTHAMPTON TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania.
TAX PARCEL #21-9-103.

PROPERTY ADDRESS: 27 Heather Rd., Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL L. FINLEY, SHARON N. FINLEY.**

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

DOCKET #2016-06769

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 421 Rosewood Avenue, Feasterville Trevose, PA 19053.

TAX PARCEL #21-016-280-001.

PROPERTY ADDRESS: 421 Rosewood Avenue, Feasterville Trevose, PA 19053.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **YOUNG TRAN, TRACILEE TRAN.**

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

DOCKET #2017-02321

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

TAX PARCEL #21-015-245.

PROPERTY ADDRESS: 627 Loblolly Street, Feasterville, PA 19053.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **VICKI KIEFFER.**

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

MIDDLETOWN TOWNSHIP

DOCKET #2013-02825

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

TAX PARCEL #22-028-321.

PROPERTY ADDRESS: 223 FARLEIGH COURT a/k/a 223 FARLEY COURT, LANGHORNE, PA 19047.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **AVM PROPERTIES, LLC.**

POWERS, KIRN & ASSOCIATES

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

DOCKET #2016-00440

Wells Fargo Bank, NA v. Thomas Casalenuovo owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 17 Pleasant Avenue, Langhorne, PA 19047-5031.

TAX PARCEL #22-019-056-015.

PROPERTY ADDRESS: 17 Pleasant Avenue, Langhorne, PA 19047-5031.

JUDGMENT AMOUNT: \$182,620.40.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS CASALENUOVO.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2016-05622

ALL THOSE CERTAIN lots or pieces of land situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, Pa., known and designated as Lots 1, 2, and 3 Section P on a Plan of Lots of Langhorne Gables, which Plan is duly recorded in the office for the Recording of Deeds in Bucks County at Doylestown, Pa. in Plan Book No. 2 page 8.

ALSO ALL THOSE CERTAIN lots or pieces of land situate in the Township of Middletown, County of Bucks, Pa., known and designated as Lots Nos. 13, 14, 15 and 16 Section 'P'

on a Plan of Lots of Langhorne Gables, which plan is duly recorded in the Office for the Recording of Deeds in Bucks County at Doylestown, Pa., in Plan Book No. 2 page 8. ALSO ALL THOSE CERTAIN lots or pieces of land situate in the Township of Middletown, County of Bucks, Pa., known and designated as Lots Nos. 4 and 5 Section 'P' on a Plan of Lots of Langhorne Gables, which plan is duly recorded in the Office for the Recording of Deeds in Bucks County at Doylestown, Pa. in Plan Book No. 2 page 8 etc.

TAX PARCEL #22-036-308 and 22-036-309.
PROPERTY ADDRESS: 509 Longview Avenue, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANK P. MASTERSON, JR. a/k/a FRANK MASTERSON, JR., KRISTY J. MASTERSON.**

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

DOCKET #2017-02708

All that certain lot or piece of land, with buildings and improvements thereon erected, situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania, being a portion of Lots Nos. 9 and 10, on a plan of lots entitled "Oakland Park Heights Map No.2" said plan being recorded in the Office of the Recorder of Deeds, in and for the County of Bucks, at Doylestown, PA, in Plan Book No.1, Page 186, bounded and described as follows, to wit:

TAX PARCEL #22-039-038.

PROPERTY ADDRESS: 1835 Durham Road, Langhorne, PA 19047.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ASHLEY ENYEDY, KNOWN HEIR OF EDWARD ENYEDY, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD ENYEDY, DECEASED.**

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

DOCKET #2017-04037

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 251 Dorset Court, Langhorne, PA 19047.

TAX PARCEL #22-079-061.

PROPERTY ADDRESS: 251 Dorset Court, Langhorne, PA 19047.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DAWN K. KOTKIEWICZ.**

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

MILFORD TOWNSHIP

DOCKET #2016-07197

U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Emx6 v. Denise L. Devalle owner(s) of property situate in the **MILFORD TOWNSHIP**, BUCKS County, Pennsylvania, being 12 Clover Lane, Quakertown, PA 18951-3920.

TAX PARCEL #23-015-052-013.

PROPERTY ADDRESS: 12 Clover Lane, Quakertown, PA 18951-3920.

JUDGMENT AMOUNT: \$275,937.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DENISE L. DEVALLE.**

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

MORRISVILLE BOROUGH

DOCKET #2015-08242

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

TAX PARCEL #24-004-067.

PROPERTY ADDRESS: 621 Benton Lane, Morrisville, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DIANE M. BOLAND, TIMOTHY A. MINGER.**

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

DOCKET #2017-04022

Wells Fargo Bank, N.A. v. Michael Keating, in His Capacity as Life Tenant, William Tuite a/k/a William T. Tuite, Jr. a/k/a William Thomas Tuite, in His Capacity as Executor and Devisee of the Estate of Jerome F. Nelson, Jeannine Maurer a/k/a Jeannine Tuite, in Her Capacity as Devisee of the Estate of Jerome F. Nelson owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 266 Althea Avenue, Morrisville, PA 19067-2262.

TAX PARCEL #24-003-116.

PROPERTY ADDRESS: 266 Althea Avenue, Morrisville, PA 19067-2262.

JUDGMENT AMOUNT: \$175,587.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL KEATING, IN HIS CAPACITY AS LIFE TENANT, WILLIAM TUITE a/k/a WILLIAM A. TUITE, JR. a/k/a WILLIAM THOMAS TUITE, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF JEROME F. NELSON, JEANNINE MAURER a/k/a JEANNINE TUITE, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF JEROME F. NELSON.**

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

DOCKET #2017-04565

ALL THAT CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE, LYING AND BEING IN THE **BOROUGH OF MORRISVILLE**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #24-010-074-001.

PROPERTY ADDRESS: 24 DELAWARE AVENUE, MORRISVILLE, PA 19067.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

POWERS, KIRN & ASSOCIATES

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

NEWTOWN TOWNSHIP

DOCKET #2014-08138

All that certain piece or parcel of Tract of land situate in the **TOWNSHIP OF NEWTOWN**, Bucks County, Pennsylvania, and being known as 11 Stoopville Road, Newtown, Pennsylvania 18940.

TAX PARCEL #29-001-008-003.

PROPERTY ADDRESS: 11 Stoopville Road, Newtown, Pennsylvania 18940.

REAL DEBT: \$345,077.18.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JANET B. LALUMERA.**

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

DOCKET #2016-05422

Wells Fargo Bank, N.A. v. Kathleen Lang Babayan a/k/a Kathleen Babayan owner(s) of property situate in the **NEWTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 553 Atwood Court, Newtown, PA 18940-1757.

TAX PARCEL #29-028-072.

PROPERTY ADDRESS: 553 Atwood Court, Newtown, PA 18940-1757.

JUDGMENT AMOUNT: \$234,467.33.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KATHLEEN LANG BABAYAN a/k/a KATHLEEN BABAYAN.**

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

DOCKET #2017-03582

ALL THAT CERTAIN lot or piece of land with garage located in the **TOWNSHIP OF NEWTOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #29-026-152.

PROPERTY ADDRESS: 1 Garrison Place, Newtown, PA 18940.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANKLIN JOHN LUHR a/k/a FRANKLIN LUHR.**

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

NOCKAMIXON TOWNSHIP

DOCKET #2016-03938

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

TAX PARCEL #30-006-033.

PROPERTY ADDRESS: 4616 Durham Rd., Kintnersville, PA 18930.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH W. HOMACKI, JR., AS DEVISEE OF THE ESTATE OF JOSEPH W. HOMACKI, SR., DECEASED, TATYANA C. HOMACKI, AS DEVISEE OF THE ESTATE OF JOSEPH W. HOMACKI, SR., DECEASED, SAHIYA J. HOMACKI a/k/a SAHIYA JENELLE HOMACKI, AS DEVISEE AND EXECUTRIX OF THE ESTATE OF JOSEPH W. HOMACKI, SR., DECEASED, JOSHUA R. HOMACKI, AS DEVISEE OF THE ESTATE OF JOSEPH W. HOMACKI, SR., DECEASED, DONALD J. McKNIGHT, AS DEVISEE OF THE ESTATE OF JOSEPH W. HOMACKI, SR., DECEASED, KAREN A. PALLADINO f/k/a KAREN A. HOMACKI.**

ROGER FAY, Esquire

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

DOCKET #2017-04296

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF NOCKAMIXON**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 426 Strocks Grove Road, Upper Black Eddy, PA 18972.

TAX PARCEL #30-016-031 & 30-016-033-001.

PROPERTY ADDRESS: 426 Strocks Grove Road, Upper Black Eddy, PA 18972.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DOUGLAS HOWELL a/k/a DOUGLAS KENNETH HOWELL.**

JUSTIN F. KOBESKI, Esquire

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

NORTHAMPTON TOWNSHIP

DOCKET #2011-05073

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in

the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #31-024-171.

PROPERTY ADDRESS: 2 E. Pickering Bend, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LUCIA LAURITO, OTIS JOHNSON a/k/a OTIS MATTHEWS JOHNSON-DAVENPORT.**

POWERS, KIRN & ASSOCIATES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-07073

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

TAX PARCEL #31-012-153.

PROPERTY ADDRESS: 196 ANSELM DRIVE, RICHBORO, PA 18954.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **DOUGLAS J. ROSENBAUM, DANAL. ROSENBAUM. M. TROY FREEDMAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-07421

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to Lasalle Bank, National Association as Trustee for EMC Mortgage Loan Trust 2001-A, Mortgage Pass-Through Certificates, Series 2001-A v. Joseph Fusco owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 83 Mulberry Drive, Holland, PA 18966-2856.

TAX PARCEL #31-079-367.

PROPERTY ADDRESS: 83 Mulberry Drive, Holland, PA 18966-2856.

JUDGMENT AMOUNT: \$153,100.05.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH FUSCO.**

PHELAN HALLINAN DIAMOND & JONES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-08317

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

BEING KNOWN AS: 817 Buck Rd., Holland, PA 18966.

TAX PARCEL #31-026-096.

PROPERTY ADDRESS: 817 Buck Rd., Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTINE A. HANDLER, DAVID S. HANDLER a/k/a DAVID HANDLER.**

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

DOCKET #2015-02678

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

TAX PARCEL #31-019-166.

PROPERTY ADDRESS: 39 GREEN DRIVE, CHURCHVILLE, PA 18966.

IMPROVEMENTS: RESIDENTIAL.

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

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

DOCKET #2017-00137

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

TAX PARCEL #31-066-088.

PROPERTY ADDRESS: 22 Van Dyck Drive, Langhorne, PA 19053.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

DOCKET #2017-01042

Wells Fargo Bank, N.A. v. Lilian Perelshteyn f/k/a Lillian Niolaevsky owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 391 Foxcroft Drive, Ivyland, PA 18974-1649.

TAX PARCEL #31-070-048.

PROPERTY ADDRESS: 391 Foxcroft Drive, Ivyland, PA 18974-1649.

JUDGMENT AMOUNT: \$389,729.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LILIAN PERELSHTEYN f/k/a LILLIAN NIKOLAEVSKY.**

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

DOCKET #2017-01060

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

TAX PARCEL #31-073-080.

PROPERTY ADDRESS: 5 Rachel Road, Richboro, PA 18954.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LONNIE WRIGHT, JR. a/k/a LONNIE WRIGHT.**

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

DOCKET #2017-01170

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

TAX PARCEL #31-010-089-006.

PROPERTY ADDRESS: 450 Worthington Mill Rd., Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARGARET M. WEINER.**

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

PERKASIE BOROUGH

DOCKET #2013-03742

Bayview Loan Servicing, LLC v. Vickie Diane Smith, Beverly Smith a/k/a Beverly R. Smith, James H. Smith a/k/a James Smith owner(s) of property situate in the **PERKASIE BOROUGH**, BUCKS County, Pennsylvania, being 411 Race Street, Perkasio, PA 18944-1442.

TAX PARCEL #33-005-627.

PROPERTY ADDRESS: 411 Race Street,
Perkasie, PA 18944-1442.

JUDGMENT AMOUNT: \$224,347.11.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **VICKIE
DIANE SMITH, BEVERLY SMITH a/k/a
BEVERLY R. SMITH, JAMES H. SMITH
a/k/a JAMES SMITH.**

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

PLUMSTEAD TOWNSHIP

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.

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

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

JUDGMENT AMOUNT: \$416,675.87.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

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

PATRICK J. WESNER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-01789

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

TAX PARCEL #34-002-002.

PROPERTY ADDRESS: 3616 Applebutter
Rd., Dublin, PA 18917.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **ELAINE
MILLER.**

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

QUAKERTOWN BOROUGH

DOCKET #2013-05148

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

BEING KNOWN AS 228 Franklin St.,
Quakertown, PA 18951.

TAX PARCEL #35-011-099.

PROPERTY ADDRESS: 228 Franklin St.,
Quakertown, PA 18941.

IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.

SOLD AS THE PROPERTY OF:
**JACOB SAMMONS, KNOWN HEIR
OF WILLIAM E. SAMMONS a/k/a
WILLIAM E. SAMMONS, JR.,
JOHN SAMMONS, KNOWN HEIR
OF WILLIAM E. SAMMONS a/k/a
WILLIAM E. SAMMONS, JR.,
NOAH SAMMONS, KNOWN HEIR
OF WILLIAM E. SAMMONS a/k/a
WILLIAM E. SAMMONS, JR., WILLIAM
SAMMONS, KNOWN HEIR OF
WILLIAM E. SAMMONS a/k/a WILLIAM
E. SAMMONS, JR., KATHERINE
MARY SAMMONS a/k/a KATHERINE
M. SAMMONS INDIVIDUALLY
AND KNOWN HEIR OF WILLIAM
E. SAMMONS a/k/a WILLIAM E.
SAMMONS, JR., WILLIAM E. SAMMONS
a/k/a WILLIAM E. SAMMONS, JR.,
LAST RECORD OWNER, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER WILLIAM E. SAMMONS a/k/a
WILLIAM E. SAMMONS, JR.**

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

RICHLAND TOWNSHIP

DOCKET #2013-02433

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

TAX PARCEL #36-016-132.

PROPERTY ADDRESS: 3264 Dovecote
Drive, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM
J. RYAN, TRINITY RYAN c/o WILLIAM
J. RYAN, IN HER CAPACITY AS
KNOWN HEIR OF JEANETTE T.
RYAN, DECEASED, DESTINY RYAN**

c/o WILLIAM J. RYAN, IN HER CAPACITY AS KNOWN HEIR OF JEANETTE T. RYAN, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEANETTE T. RYAN, DECEASED. POWERS, KIRN & ASSOCIATES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-05541

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **TOWNSHIP OF RICHLAND**, Bucks County, and State of Pennsylvania, 487 Camp Rockhill Road, bounded and described as follows, to wit:

TAX PARCEL #36-13-46-1.

PROPERTY ADDRESS: 487 CAMP ROCKHILL ROAD, TRUMBAUERSVILLE, PA 18970.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

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

KELLY L. EBERLE, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2017-04055

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

TAX PARCEL #36-17-53-1.

PROPERTY ADDRESS: 947 Old Bethlehem Pike a/k/a 947 S. Old Bethlehem Pike, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH G. BLACKBURN, SANDRA L. BLACKBURN.**

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

DOCKET #2017-04578

ALL THAT CERTAIN lot or piece of ground being more fully described in Deed dated October 29, 2007, and recorded on November 26, 2007, in the Bucks County Recorder of Deeds Office at Deed Book Volume

5613 at Page 2289, and as Instrument No. 2007111620, **RICHLAND TOWNSHIP.**

TAX PARCEL #36-002-015.

PROPERTY ADDRESS: 195 West Cherry Road, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRIAN S. HERION, ELIZABETH P. HERION.**

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

SOLEBURY TOWNSHIP

DOCKET #2014-01462

ALL THAT CERTAIN property situated in the **TOWNSHIP OF SOLEBURY**, County of Bucks and Commonwealth of Pennsylvania, described as follows: Lot 143. BEING more fully described in a Deed dated November 21, 2003, among the land records of the County and State set forth above, in Deed Book Volume 3740, Page 2358.

TAX PARCEL #41-023-023.

PROPERTY ADDRESS: 720 Fox Tail Court, New Hope, Pennsylvania 18938.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRANK GAUDIOSO, CATHY L. GAUDIOSO.**

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

DOCKET #2016-06824

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. Situate in the **TOWNSHIP OF SOLEBURY**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of the DiPete Tract, prepared by Welsel and Gilmore Associates, Surveyors, and Engineers of Doylestown, Pa, dated January 25, 1974 and recorded in the Office of the Recorder of Deed in and for the County of Bucks at Doylestown, PA in Plan Book 124 Page 42, as follows, to wit:

TAX PARCEL #41-36-87-16.

PROPERTY ADDRESS: 2 Cornwell Drive, New Hope, PA 18938.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM J. DEMENCZUK AND SUSAN O. DEMENCZUK.**

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

SPRINGFIELD TOWNSHIP

DOCKET #2012-05521

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF SPRINGFIELD**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 2917 Richlandtown Pike, Coopersburg, PA 18036.

TAX PARCEL #42-005-118.

PROPERTY ADDRESS: 2917 Richlandtown Pike, Coopersburg, PA 18036.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN J. FITZPATRICK, CYNTHIA FITZPATRICK.**

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

DOCKET #2015-04294

ALL THAT CERTAIN tract or of parcel of land known as Lot 1 on a subdivision plan of property of Robert J. Larkin and Charlotte L. Larkin, dated 3/7/1989 and revised 8/25/1988 prepared for William L. Diehl recorded in Bucks County in plan book 248 page 10 and recorded in Lehigh County in Plan Book M 56, page 475 situate partly in Upper Saucon Township, Lehigh County and partly in **SPRINGFIELD TOWNSHIP**, Bucks County on the northerly right of way line of Flint Hill Road as follows to wit:

TAX PARCEL #42-005-044.

PROPERTY ADDRESS: 1391 Flint Hill Road, Coopersburg, PA 18036.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DEBRA S. THOMPSON, KEITH A. THOMPSON.**

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

DOCKET #2017-03643

ALL THAT CERTAIN messuage and tract of land, together with the dwelling now therein erected, situate in the **TOWNSHIP OF SPRINGFIELD**, Bucks County, and State

of Pennsylvania, 1871 Gallows Hill Road, bounded and described as follows, to wit:

TAX PARCEL #42-24-27.

PROPERTY ADDRESS: 1871 GALLOWES HILL ROAD, KINTNERSVILLE, PA 18930.
IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **ANDREW J. BLESSING, VISUAL TECHNOLOGY SERVICES, INC.**

KELLY L. EBERLE, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

TRUMBAUERSVILLE BOROUGH

DOCKET #2017-03749

ALL that certain parcel of land lying and being situate in the **BOROUGH OF TRUMBAUERSVILLE**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 253 North Main Street, Trumbauersville, PA 18970.

TAX PARCEL #45-002-019-001.

PROPERTY ADDRESS: 253 North Main Street, Trumbauersville, PA 18970.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **PABLO E. GONZALEZ a/k/a PABLO E. V. GONZALEZ, EDUVINA VIERA a/k/a EDUVINA MALDONADO.**

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

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2015-05998

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

TAX PARCEL #48-17-106.

PROPERTY ADDRESS: 963 Street Road, Southampton, PA.

IMPROVEMENTS: SHOPPING CENTER/OFFICE BUILDINGS.

SOLD AS THE PROPERTY OF: **M. SANNUTI DEVELOPMENT, INC., OLLARD SQUARE, LTD.**

LAUREN W. TAYLOR, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2016-02682

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

TAX PARCEL #49-035-161.

PROPERTY ADDRESS: 517 Parmentier Road, Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STUART D. WEISS a/k/a STEWART D. WEISS, CINDY H. WEISS.**

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2016-04825

Wells Fargo Bank, NA v. Chad Kligman owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 380 Roarks Trail, Warminster, PA 18974-5548.

TAX PARCEL #49-029-002-056.

PROPERTY ADDRESS: 380 Roarks Trail, Warminster, PA 18974-5548.

JUDGMENT AMOUNT: \$248,523.83.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHAD KLIGMAN.**

PHELAN HALLINAN DIAMOND & JONES

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

DOCKET #2017-02142

ALL THAT CERTAIN lot or piece of ground situate in **WARMINSTER TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania being more fully described in Deed dated November 22, 2005, and recorded on December 21, 2005, in the Bucks County Recorder of Deeds Office at Deed Book Volume 4763 at Page 1416, and as Instrument 2005165591.

TAX PARCEL #49-009-100.

PROPERTY ADDRESS: 1185 Jacksonville Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NICHOLAS C. COSMO, THE UNITED STATES OF AMERICA.**

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

DOCKET #2017-04912

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

TAX PARCEL #49-022-026.

PROPERTY ADDRESS: 101 Ajas Way a/k/a 101 A'Ja Way, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **COREY F. NYDICK, MINDY ADIS.**

ROGER FAY, Esquire

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

WARRINGTON TOWNSHIP

DOCKET #2014-04352

All that certain piece or parcel or Tract of land situate in **WARRINGTON TOWNSHIP**, Bucks County, Pennsylvania, and being known as 2265 Patty Lane, Warrington, Pennsylvania 18976.

TAX PARCEL #50-024-007.

PROPERTY ADDRESS: 2265 Patty Lane, Warrington, Pennsylvania 18976.

REAL DEBT: \$154,029.29.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JUDITH A. PARSONS n/k/a JUDITH A. SMITH, NORRIS SMITH.**

TERRENCE J. McCABE, Esquire

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

DOCKET #2017-00783

Newport Beach Holdings, LLC vs. Lucy G. Pirolli and Peter Pirolli, Jr.

Owner(s) of the property situate in the **TOWNSHIP OF WARRINGTON**, Bucks County, Pennsylvania.

TAX PARCEL #50-030-170.

PROPERTY ADDRESS: 1813 Jericho Drive, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LUCY G. PIROLLI, PETER PIROLLI, JR.**

KATHRYN MARY WAKEFIELD, Esquire

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

DOCKET #2017-03647

US Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee (Successor by Merger to Lasalle Bank National Association) Astrutsee for Thornburg Mortgage Securities Trust 2005-2 v. Joseph N. Fix, Jacquelyn M. Fix owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania, being 120 Coachlight Circle, Chalfont, PA 18914-4445.
TAX PARCEL #50-050-026.
PROPERTY ADDRESS: 120 Coachlight Circle, Chalfont, PA 18914-4445.
JUDGMENT AMOUNT: \$517,978.58.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **JOSEPH N. FIX, JACQUELYN M. FIX.**
PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

WARWICK TOWNSHIP**DOCKET #2009-13604**

Hsbc Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificate Series 2007-PA1 v. Kimberly Brown, Richard Brown owner(s) of property situate in the **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania, being 1748 Lafayette Drive, Jamison, PA 18929-1673.
TAX PARCEL #51-005-042.
PROPERTY ADDRESS: 1748 Lafayette Drive, Jamison, PA 18929-1673.
JUDGMENT AMOUNT: \$731,191.13.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **KIMBERLY BROWN, RICHARD BROWN.**
PHELAN HALLINAN DIAMOND & JONES
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-02634

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Li Ping Cao, Zhanpeng Cao owner(s) of property situate in the **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania, being 2208 Denbeigh Drive, Jamison, PA 18929-1445.
TAX PARCEL #51-030-092.
PROPERTY ADDRESS: 2208 Denbeigh Drive, Jamison, PA 18929-1445.

JUDGMENT AMOUNT: \$164,951.11.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LI PING CAO, ZHANPENG CAO.**

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

DOCKET #2017-04351

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF WARWICK**, County of Bucks, and Commonwealth of Pennsylvania, known and numbered as 1726 Crocker Lane, Jamison, PA 18929.

TAX PARCEL #51-023-030.

PROPERTY ADDRESS: 1726 Crocker Lane, Jamison, PA 18929.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY L. CLARK, JENNIFER L. CLARK a/k/a JENNIFER CLARK.**

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

DOCKET #2017-04698

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

TAX PARCEL #51-014-096.

PROPERTY ADDRESS: 992 Beechwood Place, Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JENNIFER SKUMPIJA a/k/a JENNIFER L. COLEMAN a/k/a JENNIFER COLEMAN, ANTHONY P. SKUMPIJA a/k/a ANTHONY SKUMPIJA.**

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

YARDLEY BOROUGH**DOCKET #2015-05988**

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

TAX PARCEL #54-010-0011014.

PROPERTY ADDRESS: 1014 Yardley Commons, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LEAH GAUTIER.**

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

DOCKET #2017-04512

ALL THAT CERTAIN lot or piece of ground situate in **BOROUGH OF YARDLEY**, Bucks County, Pennsylvania being more fully described in Deed dated November 21, 2005, and recorded on December 28, 2005, in the Bucks County Recorder of Deeds Office at Deed Book Volume 4772 at Page 801, as Instrument No. 2005168157.

TAX PARCEL #54-007-100.

PROPERTY ADDRESS: 189 South Canal Street, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ELSIE R. VAN HART, DONNA WILEY.**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of distribution will be filed by the Sheriff within 30 days of date of sale and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days thereafter.

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

Dec. 21, 28; Jan. 4

Change of Name

IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2017-05546

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 **JACKSON CAM ASIALA** to **JACKSON CAM NEDZA.**

The Court has fixed the 16th day of January, 2018 at 9:30 a.m. in Courtroom No. 430, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show

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

Jan. 4

IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2017-06332

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 **NUNZIO JEROME FLORENZ** and **CHANCE OWEN ZYDZIK-ADAMS** to **NUNZIO JEROME ZYDZIK** and **CHANCE OWEN ZYDZIK.**

The Court has fixed the 9th day of February, 2018 at 9:30 a.m. in Courtroom No. 420, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Jan. 4

IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2017-06715

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 **FRANK MUNEEER NASIR, JR.** to **FRANK MUNEEER NASIR-BROWN, JR.**

The Court has fixed the 16th day of January, 2018 at 9:30 a.m. in Courtroom No. 430, 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.

Jan. 4

IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2017-06865

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 **ARTUR OMELJANIVK** to **ARTHUR BLACK.**

The Court has fixed the 16th day of January, 2018 at 9:30 a.m. in Courtroom No. 430, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Jan. 4

IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2017-07107

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 **MICHELLE ROWLAND to MICHELLE BLACK.**

The Court has fixed the 16th day of January, 2018 at 9:30 a.m. in Courtroom No. 430, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Jan. 4

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.

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

Jan. 4

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

David J. Kramer, Solicitor
550 Pinetown Road
Suite 410
Fort Washington, PA 19034

Jan. 4

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

Dilworth Paxson LLP, Solicitors
1500 Market Street
Suite 3500E
Philadelphia, PA 19102

Jan. 4

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 **Anarchy Animal Rescue & Rehabilitation.**

The Articles of Incorporation (filing date) December 12, 2017.

The purpose or purposes for which it was organized are as follows: Medical care and homing of rescue animals.

Donald J. Weiss, Solicitor
6 Dickinson Dr.
Ste. 110
Chadds Ford, PA 19317

Jan. 4

Charter Application Professional

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

FOOT & ANKLE CENTER INC. has been incorporated under the provisions of the Pennsylvania Professional Corporation Law of 1988, as amended.

Jan. 4

Student Health Impact Project, PC has been incorporated under the provisions of the Pennsylvania Professional Corporation Law of 1988, as amended.

Barry Yellin Counselor at Law, PC,
Solicitors
999 Rte. 73 N. (203)
Marlton, NJ 08053

Jan. 4

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

BARON, CAROL, dec'd.

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

Executor: **STEPHEN BLUMBERG** a/k/a **DR. STEPHEN J. BLUMBERG** c/o Robert L. Franklin, Esq., 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

Attorney: **ROBERT L. FRANKLIN**, Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

BIXLER, SHIRLEY ANN a/k/a **SHIRLEY A. BIXLER**, dec'd.

Late of Bristol Borough, Bucks County, PA.

Executor: **KENNETH BIXLER**, 337 Cleveland St., Bristol, PA 19007.

BORRELL, EDWARD J., dec'd.

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

Executrix: **HELEN M. BORRELL** c/o Alan G. Wandalowski, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

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

DETWEILER, DAVID L., dec'd.

Late of Bedminster Township, Bucks County, PA.

Administratrix: **BARBARA DETWEILER** c/o Michael F. Frisbie, Esquire, Weber Kracht & Chellew, 847 West Market Street, P.O. Box 258, Perkasio, PA 18944-0258.

Attorney: **MICHAEL F. FRISBIE**, Weber Kracht & Chellew, 847 West Market Street, P.O. Box 258, Perkasio, PA 18944-0258.

DI PASQUALE, JOSEPH PETER, dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **BETH PROKESCH**, 6486 Mallard Lane, Coopersburg, PA 18036.

Attorneys: **NEWMAN ELDER LAW**, 50 E. Court St., Doylestown, PA 18901.

DURKIN, MARY T., dec'd.

Late of Washington Crossing, Bucks County, PA.

Executor: **JOSEPH M. DURKIN**, 7 N. Hilltop Dr., Churchville, PA 18966.

ELLMAN, LESLIE F. a/k/a **LES ELLMAN**, dec'd.

Late of Richboro, Bucks County, PA.

Administratrix: **MINDY ACKERMAN**, 176 Tavistock Rd., Cherry Hill, NJ 08034.

GREEBY, JAMES MOORE, III a/k/a **JAMES M. GREEBY, III**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **RACHEL A. PORTER**, 850 Cooper Street, Edgewater Park, NJ 08010.

LUNG, JAMES RUSSELL a/k/a **JIM LUNG**, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **NANCY P. LUNG**, 1117 S. Shady River Ct., Benbrook, TX 76126.

MILLER, RAYMOND, dec'd.

Late of Bridgeton Township, Bucks County, PA.

Executrix: **DEANNA MILLER** c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.

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

ONDRA, JOSEPH L., dec'd.

Late of Milford Township, Bucks County, PA.

Executrix: **ETHEL S. ONDRA** c/o Tomlinson Forsell, 414 Main Street, P.O. Box 14, East Greenville, PA 18041.

Attorney: **MICHELLE M. FORSELL**, Tomlinson Forsell, 414 Main Street, P.O. Box 14, East Greenville, PA 18041.

SHORT, CARL BURTON a/k/a **CARL BURTON SHORT, III**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **KIMBERLY C. BEIDLER** c/o Robin S. Holmes, Esquire, Law Office

of Robin S. Holmes, 53 S. Main Street,
P.O. Box 167, Yardley, PA 19067.

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

**SMITH, PATRICIA A. a/k/a PATRICIA
ANN SMITH**, dec'd.

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

Executor: **CHARLES F. SMITH, JR.** c/o
William L. Antheil, III, Esq., 131 W. State
St., P.O. Box 50, Doylestown, PA 18901.

Attorney: **WILLIAM L. ANTHEIL, III**,
Antheil Maslow & MacMinn, LLP, 131
W. State St., P.O. Box 50, Doylestown, PA
18901.

Second Publication

ALTROWS, ANNEBELL, dec'd.

Late of Warwick Township, Bucks County,
PA.

Executrix: **PATRICIA A. MASTORIS**
c/o Peter S. Thompson, Esq., 114 North
Main Street, Doylestown, PA 18901.

Attorney: **PETER S. THOMPSON**, 114
North Main Street, Doylestown, PA 18901.

BIERLY, RICHARD A., dec'd.

Late of Buckingham Township, Bucks
County, PA.

Executrix: **NANCY A. BIERLY** c/o
Lawrence A. Reinfeld, Esq., 1800A River
Road, Upper Black Eddy, PA 18972.

Attorney: **LAWRENCE A. REINFELD**,
1800A River Road, Upper Black Eddy, PA
18972.

**BOWMAN, DORIS PATRICIA a/k/a DORIS
PATRICIA EFTHEMIS**, dec'd.

Late of Doylestown Borough, Bucks
County, PA.

Executrix: **CYNTHIA KNOTTS**, 560
Mill Creek Rd., Chalfont, PA 18914.

BUCKMAN, JO ANNE, dec'd.

Late of Hulmeville Borough, Bucks
County, PA.

Co-Executors: **G. ROSS BUCKMAN**
and **JOHN B. BUCKMAN** 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.

CASALENO, FRANK P., dec'd.

Late of Langhorne, Bucks County, PA.

Executrix: **ROSEANN MacADAMS**,
P.O. Box 567, Feasterville, PA 19053.

CROISSETTE, ROBERT E., dec'd.

Late of West Rockhill Township, Bucks
County, PA.

Executrix: **ELAINE CROISSETTE**,
1820 Lower Rockydale Road, Green
Lane, PA 18054.

FERGUSON, SUSAN Y., dec'd.

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

Executor: **SCOTT Y. FERGUSON** c/o
Stuckert and Yates, Two North State St.,
Newtown, PA 18940.

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

FICKLER, MAX, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **DEBRA F. FICKLER** c/o
Amy Steerman, Esquire, 1900 Spruce
Street, Philadelphia, PA 19103.

Attorney: **AMY STEERMAN**, 1900
Spruce Street, Philadelphia, PA 19103.

**GENSLE, HELEN B. a/k/a HELEN
GENSLER**, dec'd.

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

Executor: **RICHARD J. GENSLER** c/o
Joseph L. London, Esq., 510 Lakeside
Office Park, Southampton, PA 18966.

Attorney: **JOSEPH L. LONDON**, 510
Lakeside Office Park, Southampton, PA
18966.

**GIAMMARUTI, ARLENE M.
a/k/a ARLENE M. BULIZZI
GIAMMARUTI**, dec'd.

Late of Middletown/Langhorne, Bucks
County, PA.

Administrator: **WILLIAM M.
GIAMMARUTI**, 319 Flint Rd.,
Langhorne, PA 19047.

HENDRICKS, VERA LORRAINE, dec'd.

Late of Doylestown Township, Bucks
County, PA.

Executors: **JOHN W. HENDRICKS**,
5650 Geddes Way, Pipersville, PA 18947
and **JOSEPH L. HENDRICKS**, 25 Buck
Drive, Kintnersville, PA 18930.

HOWELL, MARGARET, dec'd.

Late of Sellersville, Bucks County, PA.

Executrix: **CAROL PAONE**, 110 Gentry
Dr., Perkasio, PA 18944.

JUDSON, MARYANN B., dec'd.

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

Executrix: **MARGARET M. PHILLIPS**,
480 W. Richardson Ave., Langhorne, PA
19047.

Attorney: **EDWARD R. SUTTON**,
5 Neshaminy Interplex, Ste. 205,
PMB#134, Trevose, PA 19053.

KINTSCH, JOHN J., dec'd.

Late of Warminster, Bucks County, PA.
Executrix: **KATHLEEN LEZOTTE**,
129 Hidden Drive, Blackwood, NJ 08012.

KRAVCAK, EMIL, dec'd.

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

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

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

KROUT, CLINTON, dec'd.

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

Executrix: **BRENDA K. BERG** c/o
Leonard L. Shober, Esq., 308 N. Main
St., Ste. 400, Chalfont, PA 18914.

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

LEONE, GERALDINE, dec'd.

Late of Bensalem City, Bucks County,
PA.

Executor: **EDWARD DONAHUE**, 3119
Richmond St., #2, Philadelphia, PA
19134.

LIBERTY, ELAINE a/k/a **BEATRICE
ELAINE LIBERTY**, dec'd.

Late of Holland City, Bucks County, PA.

Executrix: **SANDRA LEE GILL** a/k/a
SANDRA GILL, 72 Midland Road,
Wrightstown, PA 18940.

Attorney: **DAVID J. SOWERBUTTS**,
4 Terry Drive, Suite 4, Newtown, PA
18940.

LONG, MARY JANE, dec'd.

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

Executrix: **KIMBERLY A. SHAW**
c/o Michael D. Raisman, Esq., 174
Middletown Blvd., Ste. 300, Langhorne,
PA 19047.

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

MACRINA, LUCY A., dec'd.

Late of Bensalem Township, Bucks
County, PA.

Executrix: **DENISE CROSSON** 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.

MARKLEY, DORIS E., dec'd.

Late of Perkasio Borough, Bucks County,
PA.

Executrix: **NICOLE FLUCK** c/o Grim,
Biehn & Thatcher, 104 S. 6th Street, P.O.
Box 215, Perkasio, PA 18944-0215.

Attorney: **JOEL STEINMAN**, Grim,
Biehn & Thatcher, 104 S. 6th Street, P.O.
Box 215, Perkasio, PA 18944-0215.

NOLAN, FRANCIS JAMES a/k/a **FRANK
NOLAN**, dec'd.

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

Executrix: **CHRISTINE NOLAN
McNICHOLAS**, 9962 Wistaria St.,
Philadelphia, PA 19115.

Attorney: **JOSEPH R. EMBERY, IV**,
2300 Computer Ave., Ste. G-32, Willow
Grove, PA 19090.

OGDEN, SUZANNE T. a/k/a **SUE OGDEN**,
dec'd.

Late of Warrington, Bucks County, PA.
Administratrix: **JILL CRANDLEY**, 1814
W. James St., Norristown, PA 19403.

OSINSKI, HELEN, dec'd.

Late of Warrington Township, Bucks
County, PA.

Executor: **ROBERT OSINSKI** a/k/a
ROBERT A. OSINSKI, 600 Valley
Road, Apt. B53, Warrington, PA 18976.

Attorney: **SAMUEL W. B.
MILLINGHAUSEN, III.**

PARRISH, PATRICIA JOSEPHINE a/k/a
PATRICIA J. PARRISH, dec'd.

Late of Doylestown Borough, Bucks
County, PA.

Executrix: **DEBORAH A. GROWE**
c/o HighPoint Law Offices, P.C., 200
Highpoint Drive, Suite 211, Chalfont, PA
18914.

Attorney: **JEFFREY BAXTER**,
HighPoint Law Offices, P.C., 200
Highpoint Drive, Suite 211, Chalfont, PA
18914.

RAPPOSELLI, PHILIP J. a/k/a **PHILIP
JOHN RAPPOSELLI**, dec'd.

Late of Langhorne, Bucks County, PA.
Executrix: **MARY A. SIRAK**, 8 Briars
Court, Burlington, NJ 08016.

REIMANN, MARGARET G. a/k/a
MARGARET GOLCHER REIMANN,
dec'd.

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

Executors: **GLENN W. REIMANN** and **GRETA L. REIMANN**, 138 Race Street, Apt. D, Philadelphia, PA 19106.

RINKER, CAROLYN JANE a/k/a **CAROLYN J. RINKER**, dec'd.

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

Executrix: **SUE ELLEN OTT** c/o Michael A. Klimpl, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

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

ROUCROFT, FRANK CONWAY, dec'd.

Late of Fairless Hills, Bucks County, PA.

Executor: **FRANK JAMES ROUCROFT**, 573 Croasdale Dr., Langhorne, PA 19047.

RUEDIGER, IRENE L., dec'd.

Late of Quakertown, Bucks County, PA.

Executrix: **KAREN R. JABLONSKI** c/o Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **DIANNE C. MAGEE**, Grim Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

SANDERS, THOMAS E., dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **SHERRILL LOUISE HUSTON**, 47 Wynnewood Drive, Voorhees, NJ 08043.

Attorney: **STEVEN H. BRUSH**, Connors and Brush, 606 Lakeside Park, Southampton, PA 18966.

SCHIEBER, ROSE MARIE, dec'd.

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

Executrix: **ROBIN S. SCHIEBER**, 1048 Worthington Mill Road, Newtown, PA 18940.

SOKOL, JOSEPH, SR., dec'd.

Late of Doylestown/Plumstead, Bucks County, PA.

Executor: **MARK W. SOKOL**, 4023 Curly Hill Rd., Doylestown, PA 18902.

STERNBERG, JOHN H. a/k/a **JOHN HENRY STERNBERG** and **JOHN STERNBERG**, dec'd.

Late of Washington Crossing, Bucks County, PA.

Executor: **JEFFREY STERNBERG**, 305 Wyndtree Ct. N., Hockessin, DE 19707.

SWEIGERT, PATRICIA C., dec'd.

Late of Warwick Township, Bucks County, PA.

Administrator: **LAWRENCE J.M. SWEIGERT** c/o Michael F. Frisbie, Esquire, Weber Kracht & Chellew, 847 West Market Street, P.O. Box 258, Perkasio, PA 18944-0258.

Attorney: **MICHAEL F. FRISBIE**, Weber Kracht & Chellew, 847 West Market Street, P.O. Box 258, Perkasio, PA 18944-0258.

VERBO, OLGA, dec'd.

Late of Chalfont, Bucks County, PA.

Executor: **NICHOLAS S. VERBO**, 302 Bennett Cir., Chalfont, PA 18914.

WALTON, ROBERT ALLEN a/k/a **BOB WALTON**, dec'd.

Late of Levittown/Middletown Twp., Bucks County, PA.

Administrator: **KYLE WALTON**, 47 Hydrangea Rd., Levittown, PA 19056.

Third and Final Publication

BESSINGER, RALPH, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **JENNIFER BESSINGER**, 454 Madison Ave., Langhorne, PA 19047.

BROWER, BENJAMIN, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrix: **ELLEN D. ROMAN** c/o Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **DANIEL J. PACI**, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasio, PA 18944-0215.

BURNS, RICHARD L., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **ROSE MARIE BURNS** c/o Andrew J. Cordes, Esquire, Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

CALIO, HELEN H., dec'd.

Late of Warminster, Bucks County, PA.

Administratrix: **VICTORIA A. ESSL**, 811 Boxwood Circle, Warminster, PA 18974.

Attorney: **JUDITH STUTMAN IZES**, Gazan & John, P.C., 30 West Airy Street, Norristown, PA 19401.

CUTTONE, VERA, dec'd.

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

Co-Executors: **DONNA MCCARTHY** and **JOHN MCCARTHY** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

FEDERICI, STEVEN B. RONE, dec'd.

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

Administrator: **DAVID V. FEDERICI** c/o Susan L. Fox, Esq., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.

Attorney: **SUSAN L. FOX**, Plotnick & Ellis, P.C., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.

FISCHER, RICHARD E., dec'd.

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

Executrix: **CYNTHIA FARRELL**, 31 Daybrook Lane, Hyannis, MA 02601.

Attorney: **LAWRENCE R. SCHEETZ, JR.**

FORNECKER, PHILIP FRANCIS a/k/a **PHIL FORNECKER**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **AMY HOPF**, 12 Berrien Avenue, West Windsor, NJ 08550.

FREEH, VIOLET REBECCA, dec'd.

Late of Springfield Township, Bucks County, PA.

Executor: **ROBIN FREEH**, 210 Pullen Station Rd., Quakertown, PA 18951.

HENSHAW, JONATHAN C., dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **THOMAS SCOTT HENSHAW** 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 Hill, PA 19030.

HOFF, MARTINE E., dec'd.

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

Executrix: **JENNIFER M. YOUNG** c/o Linda M. McDonough, Esq., P.O. Box 694, Doylestown, PA 18901.

Attorney: **LINDA M. McDONOUGH**, P.O. Box 694, Doylestown, PA 18901.

KARPOWICH, ANTHONY D., dec'd.

Late of Warminster, Bucks County, PA.

Executor: **GLEN J. KARPOWICH**, 215 Cowbell Road, Willow Grove, PA 19090.

KELLY, MARY G. a/k/a **MARY KELLY**, dec'd.

Late of Yardley, Bucks County, PA.

Executor: **LAWRENCE PATRICK KELLY** a/k/a **LAWRENCE KELLY**.

Attorney: **CATHERINE ANNE PORTER**, Smith & Porter, P.C., 301 South State Street, Newtown, PA 18940.

KEPLER, MARLYN E. a/k/a **MARLYN KEPLER**, dec'd.

Late of Warrington Township, Bucks County, PA.

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

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

KERNS, CHARLES F. a/k/a **CHARLES FRANCIS KERNS**, dec'd.

Late of Langhorne City, Bucks County, PA.

Executrix: **MARTHA C. KERNS**, 74 Bellwood Drive, Langhorne, PA 19053.

KNOX, CATHERINE M. a/k/a **CATHERINE KNOX**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executors: **ANTHONY J. KNOX, IV** and **DEBORAH A. OAKLEY** c/o Curtin & Heefner LLP, 1040 Stony Hill Road, Suite 150, Yardley, PA 19067.

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

LANDMAN, JOHN L., SR., dec'd.

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

Administrator: **JOHN L. LANDMAN JR.**, 1025 Dolphin Ave., Croydon, PA 19021.

LEISTER, PAUL R. a/k/a **PAUL RAYMOND LEISTER**, dec'd.

Late of Telford Borough, Bucks County, PA.

Executrix: **PAULETTE J. EISTER**, 1214 Meadow Lane, Perkasie, PA 18944.

MASON, ALBERT a/k/a **AL MASON**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **JANET MASON**, 675 W. Johnson Street, Philadelphia, PA 19144.

PAUL, RUTH a/k/a TOBEY PAUL, dec'd.

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

Executrix: **BARBARA R. PAUL** c/o Phyllis Horn Epstein, Esq., 1515 Market St., Ste. 1505, Philadelphia, PA 19102.

Attorney: **PHYLLIS HORN EPSTEIN**, Epstein, Shapiro & Epstein, P.C., 1515 Market St., Ste. 1505, Philadelphia, PA 19102.

PAVONARIUS, LEO R., dec'd.

Late of Middletown Twp., Bucks County, PA.

Executor: **MICHAEL PAVONARIUS**, 1440 Brownsville Road, Langhorne, PA 19047.

Attorney: **WILLIAM M. COWAN, JR.**, 402 Middletown Blvd., Suite 202, Langhorne, PA 19047.

RUSSELL, FRANCES, dec'd.

Late of New Hope, Bucks County, PA.

Executor: **ROBERT A. RUSSELL, SR.**, 365 Iron Hill Road, Doylestown, PA 18901.

SPARKS, JACK N. a/k/a JACK NORMAN SPARKS, dec'd.

Late of Yardley, Bucks County, PA.

Executrix: **HOLLY SPARKS**, 1275 Eagle Rd., New Hope, PA 18938.

TREIBLEY, JOAN H., dec'd.

Late of Bristol Twp., Bucks County, PA.

Executrix: **CHERYL L. NICKERSON**, 7200 Riverview Ave., Bristol, PA 19007.

YEAGER, GEORGE C., dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executrix: **BEATRICE ELEANOR THOMPSON** c/o Richard Hale Pratt, Esquire, Pratt, Brett & Luce, P.C., 68 East Court Street, P.O. Box 659, Doylestown, PA 18901-0659.

Attorney: **RICHARD HALE PRATT**.

Fictitious Name

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA for an Application for the conduct of business in Bucks County, PA, under the assumed or fictitious name, style or designation of **20/20 Real Estate**, with the principal place of business at 137 W. Lynford Rd., Richboro, PA 18954.

The names and address of the individual and entity interested in said business are Walter Marchowsky & 2020 Real Estate, LLC, 137 W. Lynford Rd., Richboro, PA 18954.

William J. Benz, Solicitor
Howland, Hess, Guinan, Torpey,
Cassidy & O'Connell, LLP
307 Lakeside Park
Southampton, PA 18966

Jan. 4

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:

Newtown Brass Quintet, with its principal place of business 201 Sentinel Ave., Newtown, PA 18940.

The name and address of the person owning or interested in said business are Charles J. Heagy, 201 Sentinel Ave., Newtown, PA 18940.

The certificate will be filed on or after December 13, 2017.

Jan. 4

PA Soup and Seafood House, with its principal place of business 22 South Main Street, Doylestown, PA 18901.

The name and address of the entity owning or interested in said business are Creamy Crab LLC, 22 South Main Street, Doylestown, PA 18901.

The certificate will be filed on or after December 6, 2017.

Peter L. Reiss, Solicitor

Jan. 4

Miscellaneous

IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2017-00857

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
WELLS FARGO BANK, N.A., Plaintiff
vs.

DENISE ABURTO, Individually and in her capacity as Heir of the Estate of **JESUS**

ABURTO a/k/a JESUS P. ABURTO a/k/a JESUS ROLANDO ABURTO, DIGNA GLORIA ABURTO, in her capacity as Administratrix and Heir of the Estate of JESUS ABURTO a/k/a JESUS P. ABURTO a/k/a JESUS ROLANDO ABURTO, JAMES ABURTO, in his capacity as Heir of the Estate of JESUS ABURTO a/k/a JESUS P. ABURTO a/k/a JESUS ROLANDO ABURTO, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JESUS ABURTO a/k/a JESUS P. ABURTO a/k/a JESUS ROLANDO ABURTO, DECEASED, Defendants

NOTICE

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JESUS ABURTO a/k/a JESUS P. ABURTO a/k/a JESUS ROLANDO ABURTO, DECEASED

You are hereby notified that on February 10, 2017, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County, Pennsylvania, docketed to No. 2017-00857. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 3841 KINGSTON WAY, BENSLEM, PA 19020-1442 whereupon your property would be sold by the Sheriff of BUCKS County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

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.

Notice to Defend:
Lawyer Referral Service
of the Bucks County
Bar Association
135 East State Street
P.O. Box 300
Doylestown, PA 18901
Telephone (215) 348-9413

Jan. 4

IN THE COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA
NO. 2017-02925

IN REM

EMINENT DOMAIN

**IN RE: CONDEMNATION OF LAND
IN BRISTOL TOWNSHIP, BUCKS
COUNTY, PENNSYLVANIA LOCATED
AT 6401 McPHERSON STREET, TAX
MAP PARCEL NOS. 05-069-067-001
AND 05-069-063**

**CONDEMNEE: RAPID CIRCUITS,
INC. AND ALL OTHERS HOLDING
OR CLAIMING AN OWNERSHIP
INTEREST IN TAX
MAP PARCEL NOS. 05-069-067-001
AND 05-069-063, THEIR RESPECTIVE
HEIRS, ADMINISTRATORS,
SUCCESSORS AND ASSIGNS**

RULE

AND NOW, this 19th day of December, 2017, upon consideration of Condemnor's Petition to Distribute Damages Pursuant to Section 521 of the Eminent Domain Code, a Rule is granted upon RAPID CIRCUITS, INC. and any other parties in interest to show cause why the just compensation estimated by Condemnor, regarding the condemnation of property located at 6401 McPherson Street a/k/a 6401 MacPherson Avenue, Bristol Township, Bucks County, Pennsylvania, Tax Map Parcel Numbers 05-069-067-001 and 05-069-063, in the amount of \$87,000.00 should not be paid and distributed pursuant to Condemnor's Schedule of Proposed Distribution set forth below.

RULE RETURNABLE: January 22, 2018.

Condemnor has filed a schedule of proposed distribution as follows:

PA Dept. of Labor & Industry, tax lien;
\$38,629.72

PA Dept. of Revenue, tax lien; \$10,348.00

PA Dept. of Labor & Industry, tax lien;
\$21,818.57

Bucks County Tax Claim Bureau, unpaid
real estate taxes; \$16,703.71

Bristol Township Sewer Dept., municipal
liens; \$0.00

Bristol Township, municipal liens; \$0.00

Sun National Bank, mortgage; \$0.00

Robert F. Monach, Sr., Richard D.
Jones, III and Gerald A. Monach, mortgage
(satisfied); \$0.00

United States Dept. of the Treasury, tax
liens; \$0.00

Rapid Circuits, Inc., Condemnee; \$0.00

TOTAL DISTRIBUTED; \$87,500.00

REDEVELOPMENT AUTHORITY OF THE
COUNTY OF BUCKS

Allen W. Toadvine, Esquire

Marte and Toadvine

344 South Bellevue Avenue

Langhorne, PA 19047

in accordance with Condemnor's Schedule of
Proposed Distribution set forth below.

RULE RETURNABLE: January 22,
2018.

Condemnor has filed a schedule of
proposed distribution as follows:

Bucks County Tax Claim Bureau, unpaid
real estate taxes; \$9,861.05; PAID

Lower Bucks Co. Jt. Municipal Auth.,
municipal lien; \$3,493.61; PAID

Lower Bucks Co. Jt. Municipal Auth.,
lien fee; \$85.00; PAID

Bristol Township, municipal lien;
\$679.18; PAID

Daniel Hughes, Condemnee (TO BE
PAID INTO COURT); \$5,881.16

TOTAL DISTRIBUTED; \$20,000.00

REDEVELOPMENT AUTHORITY OF THE
COUNTY OF BUCKS

Allen W. Toadvine, Esquire

Marte and Toadvine

344 South Bellevue Avenue

Langhorne, PA 19047

Jan. 4

IN THE COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA

NO. 2017-01263

IN REM

EMINENT DOMAIN

**IN RE: CONDEMNATION OF LAND
IN BRISTOL TOWNSHIP, BUCKS
COUNTY, PENNSYLVANIA LOCATED
AT 18 CROSSWOOD LANE, TAX MAP
PARCEL NO. 05-048-400**

**CONDEMNEE: DANIEL HUGHES
AND ALL OTHERS HOLDING
OR CLAIMING AN OWNERSHIP
INTEREST IN TAX MAP PARCEL
NO. 05-048-400, THEIR RESPECTIVE
HEIRS, ADMINISTRATORS,
SUCCESSORS AND ASSIGNS**

RULE

AND NOW, this 15th day of December,
2017, upon consideration of Condemnor's
Petition to Pay Estimated Just Compensation
into Court Pursuant to Section 522 of the
Eminent Domain Code, a Rule is granted upon
DANIEL HUGHES and any other parties in
interest to show cause why the balance of just
compensation regarding the condemnation of
property located at 18 Crosswood Lane, Bristol
Township, Bucks County, Pennsylvania, Tax
Map Parcel Number 05-048-400, as estimated
by Condemnor should not be paid into Court

IN THE ORPHANS' COURT OF
BUCKS COUNTY, PENNSYLVANIA
NO. 2017-E0785

PETITION

**TO: All direct descendants of the
following individuals: William Y. Roth,
Annie M. Roth, Annie Lizzie Roth, Martha
M. Boorse, and Donald Lukens K. Boorse,
all late of Souderton, PA**

NOTICE IS HEREBY GIVEN THAT
Petitioner, Rodney T. Boorse, 9641 N.
Arch Canyon Place, Tucson, Arizona, has
commenced an action in the Orphans' Court
of Bucks County, Pennsylvania, pursuant to
9 P.S. §52. Petitioner seeks to obtain court
permission to disinter human remains at
location Section B, Row 18, Lots 7 and 8 in
Trinity Cemetery, Telford, PA, for the purpose
of dismantling and removing a mausoleum,
demolishing the slab, and then reinterring
the remains in the same location. All direct
descendants of the above named individuals
are directed to contact Petitioner Rodney T.
Boorse, 9641 N. Arch Canyon Place Tucson,
Arizona 85743-5192 or his Attorney,
Dorothy K. Weik-Hange, Esquire
Landis, Hunsberger, Gingrich, & Weik, LLP
114 East Broad Street
P.O. Box 64769
Souderton, PA 18964

Dec. 28; Jan. 4

Trust Notice*Third and Final Publication*

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***EVELYN P. TUMELTY, REVOCABLE TRUST.**

EVELYN P. TUMELTY, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Trustees: **JAMES HOPKINS** and **BARBARA SANDS** c/o James M. Martin, Esq., One Neshaminy Interplex, Ste. 202, Trevoise, PA 19053.

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

THE HAZEL K. DOMAN TRUST, DATED APRIL 26, 2016.

HAZEL K. DOMAN a/k/a **HAZEL KATIE DOMAN** and **HAZEL KATIE MASSINGHAM DOMAN**, dec'd.

Late of Tinicum Township, Bucks County, PA.

Trustee: **BRUCE K. DOMAN** c/o Marianna F. Schenk, Esq., One Bala Plaza, 231 St. Asaphs Rd., Ste. 623, Bala Cynwyd, PA 19004.

Attorney: **MARIANNA F. SCHENK**, Bala Law Group, LLC, One Bala Plaza, 231 St. Asaphs Rd., Ste. 623, Bala Cynwyd, PA 19004.

TRUST OF EVELYN LEINGANG.

Late of Hilltown Township, Bucks County, PA.

Co-Trustees: **JANICE JAEGER** and **SUSAN E. PEARL** c/o HighPoint Law Offices, P.C., 200 Highpoint Drive, #211, Chalfont, PA 18914.

Attorney: **JEFFREY BAXTER**, 200 Highpoint Drive, #211, Chalfont, PA 18914.

ATTORNEY DISCIPLINARY / ETHICS MATTERS

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

James C. Schwartzman, Esq.

Chairman, Judicial Conduct Board of Pennsylvania • Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Selected by his peers as one of the top 100 Super Lawyers in PA and the top 100 Super Lawyers in Philadelphia • Named by his peers as Best Lawyers in America 2015 Philadelphia Ethics and Professional Responsibility Law "Lawyer of the Year," and in Plaintiffs and Defendants Legal Malpractice Law

1818 Market Street, 29th Fl., Philadelphia, PA 19103 • (215) 751-2863