

Sheriff's Sale*First Publication*

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

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

BEDMINSTER TOWNSHIP

DOCKET #2014-06894

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

TAX PARCEL #01-008-034.

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

JUDGMENT AMOUNT: \$658,613.57.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NORBERT H. FRIEDRICHS a/k/a NORBERT HELMUT FRIEDRICHS.****PHELAN HALLINAN**EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-03461

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

TAX PARCEL #1-6-9-1.

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

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

SOLD AS THE PROPERTY OF: **BENJAMIN J. McCAFFREY.****JEFFREY G. TRAUGER**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA**BENSALEM TOWNSHIP**

DOCKET #2013-07527

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

TAX PARCEL #02-092-128.

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

JUDGMENT AMOUNT: \$281,576.76.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WALTER WALKER, DIANE WALKER.****PHELAN HALLINAN**EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-09386

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

TAX PARCEL #02-093-171.

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

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **BINTU KAMARA, BANGALEE KAMARA.****TERRENCE J. McCABE**, EsquireEDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-00939

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

TAX PARCEL #02-094-424.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2014-08414

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

TAX PARCEL #02-093-078.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

TERRENCE J. McCABE, Esquire

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

DOCKET #2015-03153

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

TAX PARCEL #02-032-200.

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

JUDGMENT AMOUNT: \$265,577.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2015-03705

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

TAX PARCEL #02-084-187.

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

JUDGMENT AMOUNT: \$260,642.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2015-03987

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

PROPERTY ADDRESS: 3057 Meredith Place, Bensalem, PA.

BEING Lot 27 on said Plan.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

HUGH GILLESPIE, Esquire

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

DOCKET #2015-04773

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

TAX PARCEL #02-005-382.

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

JUDGMENT AMOUNT: \$67,866.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

BRIDGETON TOWNSHIP

DOCKET #2015-01859

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

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

TAX PARCEL #03-001-010.

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

BRADLEY J. OSBORNE, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

BRISTOL BOROUGH

DOCKET #2013-03341

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

TAX PARCEL #04-028-289.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

BRISTOL TOWNSHIP

DOCKET #2012-02566

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

TAX PARCEL #05 032 351.

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

JUDGMENT AMOUNT: \$270,908.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2012-02723

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

TAX PARCEL #05-018-009.

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

JUDGMENT AMOUNT: \$146,597.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2013-09770

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

TAX PARCEL #05-033-126.

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

JUDGMENT AMOUNT: \$176,855.44.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2014-03393

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

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

DOCKET #2014-03854

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

DOCKET #2015-01901

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

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

DOCKET #2015-02108

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

DOCKET #2015-02870

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

DOCKET #2015-03031

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

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

IMPROVEMENTS: RESIDENTIAL
DWELLING.

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

ROBERT W. WILLIAMS, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-03537

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

TAX PARCEL #05-046-327.

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

JUDGMENT AMOUNT: \$289,670.65.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2015-03778

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

TAX PARCEL #5-48-542.

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

IMPROVEMENTS: RESIDENTIAL
DWELLING.

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

TERRENCE J. McCABE, Esquire

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

DOCKET #2015-04550

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

TAX PARCEL #05-011-484.

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

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

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

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

DOCKET #2015-05050

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

TAX PARCEL #05-058-022.

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

IMPROVEMENTS: A RESIDENTIAL
DWELLING.

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

LESLIE J. RASE, Esquire

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

BUCKINGHAM TOWNSHIP

DOCKET #2015-04779

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

TAX PARCEL #06-068-057.

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

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

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

MICHAEL T. McKEEVER, Esquire

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

DOYLESTOWN BOROUGH

DOCKET #2015-01567

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

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

TAX PARCEL #08-010-104.

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

JUDGMENT AMOUNT: \$147,030.81.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOYLESTOWN TOWNSHIP

DOCKET #2013-03478

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Jeffrey A. Stellwagon, Nancy Stellwagon owner(s) of property situate in the **DOYLESTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 51 Constitution Avenue, Doylestown, PA 18901-2260.

TAX PARCEL #09-030-073.

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

JUDGMENT AMOUNT: \$242,537.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DUBLIN BOROUGH

DOCKET #2015-03340

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

TAX PARCEL # 10-2-54.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

TERRENCE J. McCABE, Esquire

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

EAST ROCKHILL TOWNSHIP

DOCKET #2014-06568

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

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

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

TAX PARCEL #12-002-001.

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

JUDGMENT AMOUNT: \$282,499.78.

IMPROVEMENTS: RESIDENTIAL.

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

RICHARD J. NALBANDIAN, III, Esquire

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

FALLS TOWNSHIP

DOCKET #2011-07492

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

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

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

TAX PARCEL #13-024-101.

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

JUDGMENT AMOUNT: \$194,818.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2011-08722

TRACT NO. 1

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

TAX PARCEL #13-023-255.

TRACT NO. 2

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

TAX PARCEL #13-023-260-001.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2013-01892

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

TAX PARCEL #13-7-284.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

ROBERT W. WILLIAMS, Esquire

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

DOCKET #2013-08188

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

TAX PARCEL #13-016-290.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2014-01409

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

TAX PARCEL #13-27-431.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

TERRENCE J. McCABE, Esquire

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

DOCKET #2014-06145

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

TAX PARCEL #13-022-183.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

ROBERT W. WILLIAMS, Esquire

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

DOCKET #2014-08800-36

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

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

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

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

TAX PARCEL #13-042-243.

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

IMPROVEMENTS: RESIDENCE.

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

THOMAS J. PROFY, IV, Esquire

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

DOCKET #2015-01242

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

TAX PARCEL #13-006-205.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

L. SMITH, DECEASED MORTGAGOR AND REAL OWNER.

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

DOCKET #2015-01715

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE **TOWNSHIP OF FALLS**, COUNTY OF BUCKS AND STATE OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS LOT NO. 20 ON A PLAN OF LOTS ENTITLED "MILL CREEK HOMES", SAID PLAN BEING RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA, IN PLAN BOOK NO. 5, PAGE 21.

TAX PARCEL #13-45-31.

PROPERTY ADDRESS: 9020 Second Street, Levittown, PA 19054.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT J. McGRATH.**

ALICIA M. SANDOVAL, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-02946

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

TAX PARCEL #13-026-197.

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

JUDGMENT AMOUNT: \$169,119.75.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2015-03385

ALL THAT CERTAIN message and Lot No. 2 on Plan of Penn Village, filed in the

Office of the Recorder of Deeds on December 5, 1951 in Plan Book 5, page 15, together with the improvements thereon erected, situate in Pennsbury Development, Village of Fallsington, **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #13-024-022.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

HILLTOWN TOWNSHIP

DOCKET #2014-01313

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

TAX PARCEL #15-60-14.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HYO J. KIM, HYUNG T. KIM**.

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

LOWER MAKEFIELD TOWNSHIP

DOCKET #2013-02072

JPMorgan Chase Bank, National Association v. Jeffrey D. Radziwon, Barbara R. Radziwon owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 11 Kenmore Road, Yardley, PA 19067-1997.

TAX PARCEL #20-047-006.

PROPERTY ADDRESS: 11 Kenmore Road, Yardley, PA 19067-1997.

JUDGMENT AMOUNT: \$277,069.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY D. RADZIWON, BARBARA R. RADZIWON**.

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

DOCKET #2014-01479

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

TAX PARCEL #20-034-055.

PROPERTY ADDRESS: 418 Stony Hill Road, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CLIFFORD W. OWLES, JR., MARY K. OWLES**.

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

DOCKET #2014-08559

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

TAX PARCEL #20-076-004-410.

PROPERTY ADDRESS: 5502 Spruce Mill Drive, Yardley, PA 19067-7215.

JUDGMENT AMOUNT: \$196,092.98.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT MEREDITH, AMY F. GOODFRIEND a/k/a AMY GOODFRIEND**.

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

DOCKET #2015-00216

PREMISES "A"

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

TAX PARCEL #20-025-252.

PREMISES "B"

ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #20-025-251.

PROPERTY ADDRESS: 935-937 Sandy Run Road, Yardley, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOY GRACE, PETER G. ORLOFF, MICHAEL T. McKEEVER**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MIDDLETOWN TOWNSHIP

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

DOCKET #2010-11428
Wells Fargo Bank, N.A. v. Robert J. Keen, Danielle L. Keen owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, BUCKS County, Pennsylvania, being 956 Walsh Avenue, Langhorne, PA 19047-2772.
TAX PARCEL # 22-20-61.
PROPERTY ADDRESS: 956 Walsh Avenue, Langhorne, PA 19047-2772.
JUDGMENT AMOUNT: \$280,649.74.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **ROBERT J. KEEN, DANIELLE L. KEEN, PHELAN HALLINAN**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2012-03234
ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, SITUATE in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania.
TAX PARCEL #22-059-002.
PROPERTY ADDRESS: 2132 Durham Road, Langhorne, PA 19047.
IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHERIE NABIT, GARY NABIT, MICHAEL T. McKEEVER**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-06706
ALL THAT CERTAIN lot of land, situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania.
TAX PARCEL #22-036-217-002.
PROPERTY ADDRESS: 705 Parkview Avenue, Langhorne, PA 19047.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **DOROTHY E. MAYER, RONALD J. MAYER, GREGORY JAVARDIAN**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP

DOCKET #2014-04544
ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate located in the **TOWNSHIP OF MILFORD**, County of Bucks and Commonwealth of Pennsylvania.
TAX PARCEL #23-004-101.
PROPERTY ADDRESS: 2015 Barley Drive, Quakertown, PA 18951.
IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **JENNY L. COOKSON, GREGORY COOKSON a/k/a GREGORY T. COOKSON, MICHAEL T. McKEEVER**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-00502
ALL THAT CERTAIN message and three tracts of land situate in the **TOWNSHIP OF MILFORD**, County of Bucks and Commonwealth of Pennsylvania.
TAX PARCEL #23-011-031.
PROPERTY ADDRESS: 2110 Allentown Road, Milford Square, PA 18935.
IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **GREGORY WYNKOOP, MICHAEL T. McKEEVER**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2007-04303-27-1

Citibank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2002-3 v. Louise R. Titus owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 269 Althea Avenue, Morrisville, PA 19067-2261.

TAX PARCEL #24-003-046.

PROPERTY ADDRESS: 269 Althea Avenue, Morrisville, PA 19067-2261.

JUDGMENT AMOUNT: \$150,477.98.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LOUISETTE R. TITUS**.**PHELAN HALLINAN**EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-02772

J.P. Morgan Mortgage Loan Trust 2005-Alt1, Mortgage Pass-Through Certificates, U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee, by PHH Mortgage Corporation as Servicer With Delegated Authority Under The Transaction Documents v. Marcia Miller a/k/a Marcia S. Miller owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania, being 211 Moreau Street, Morrisville, PA 19067.

TAX PARCEL #24-009-385.

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

JUDGMENT AMOUNT: \$96,523.44.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARCIA MILLER a/k/a MARCIA S. MILLER**.**PHELAN HALLINAN**EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-03038

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

TAX PARCEL #24-002-007.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN M. RICARD, JESSIE L. RICARD**.**ROBERT W. WILLIAMS**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-03903

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

TAX PARCEL #24-008-280.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY V. PHILLIPS, EXECUTOR OF THE ESTATE OF JOHN V. LAVAN, JR.****TERRENCE J. McCABE**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA**NEWTOWN TOWNSHIP**

DOCKET #2009-11259

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

TAX PARCEL #29-024-261-097.

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

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **JOSEPH SIANO a/k/a JOSEPH J. SIANO**.**TERRENCE J. McCABE**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA**NOCKAMIXON TOWNSHIP**

DOCKET #2013-08148

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

TAX PARCEL #30-013-103.
 PROPERTY ADDRESS: 840 Lonely Cottage
 Road a/k/a 840 Lonely Cottage Drive, Upper
 Black Eddy, PA 18972-9314.
 JUDGMENT AMOUNT: \$354,706.21.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **ALLEN H.
 SZYSZKO, MARY E. SZYSZKO.
 PHELAN HALLINAN**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

NORTHAMPTON TOWNSHIP

DOCKET #2010-03567
 ALL THAT CERTAIN Lot or Piece of
 ground SITUATE in **NORTHAMPTON
 TOWNSHIP**, Bucks County, Pennsylvania
 and described according to a certain plan
 thereof known as "Plan of Ungerer Tract"
 made by Harris and Henry, Registered
 Engineers and Surveyors, dated October 31,
 1955 as follows, to wit:
 TAX PARCEL #31-001-070-009.
 PROPERTY ADDRESS: 920 Almshouse
 Road, Ivyland, PA 18974.
 IMPROVEMENTS: A RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **JOHN J.
 VARVOLIS.**
BRADLEY J. OSBORNE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-01535
 Hsbc Bank USA, National Association as
 Trustee for Wells Fargo Asset Securities
 Corporation, Mortgage Pass-Through
 Certificates, Series 2007-8 v. Regina A.
 Hilser-Ulrich, Gerard M. Ulrich owner(s) of
 property situate in the **NORTHAMPTON
 TOWNSHIP**, BUCKS County, Pennsylvania,
 being 140 Gwyn Lynn Drive a/k/a 140 Gwynn
 Lynn Drive, Ivyland, PA 18974-1463.
 TAX PARCEL #31-052-092.
 PROPERTY ADDRESS: 140 Gwyn Lynn
 Drive a/k/a 140 Gwynn Lynn Drive, Ivyland,
 PA 18974-1463.
 JUDGMENT AMOUNT: \$807,511.02.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **REGINA
 A. HILSER-ULRICH, GERARD M.
 ULRICH.**

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

DOCKET #2014-03317
 ALL THAT CERTAIN Unit in the property
 known, named and identified as Hamlet, a
 Condominium located and situated in the
TOWNSHIP OF NORTHAMPTON, County
 of Bucks, Commonwealth of Pennsylvania,
 being more fully described as metes and
 bounds property as set forth in Land Record
 Book 4110, Page 457, Dated June 12, 2008
 in the Bucks County Records. Unit being
 and designated as Lot No. 2248 Unit 2234-
 K, together with a proportionate undivided
 interest in the Common Elements (as defined
 in such Declaration).
 TAX PARCEL #31-36-105-K.
 PROPERTY ADDRESS: 24 Portsmouth
 Court, Holland, PA 18966.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **RACHEL
 R. BAILEY.**
BRADFORD J. LARE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2014-04620
 ALL THAT CERTAIN lot or piece of
 ground situate in the **TOWNSHIP OF
 NORTHAMPTON** located in the, County of
 Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #31-053-129.
 PROPERTY ADDRESS: 111 Ponderosa
 Drive, Township of Northampton, PA 18966.
 IMPROVEMENTS: A SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **AMY
 SICHEL, DAVID L. SICHEL.**
MICHAEL T. McKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-00045
 CitiMortgage, Inc. v. Gerard J. Grindrod,
 Lisa A. Grindrod owner(s) of property situate
 in the **NORTHAMPTON TOWNSHIP**,
 BUCKS County, Pennsylvania, being 927
 Bristol Road, Churchville, PA 18966-1359.
 TAX PARCEL #31-019-040.
 PROPERTY ADDRESS: 927 Bristol Road,
 Churchville, PA 18966-1359.
 JUDGMENT AMOUNT: \$155,665.53.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

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

DOCKET #2015-02678

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

TAX PARCEL #31-019-166.

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

IMPROVEMENTS: RESIDENTIAL REAL
ESTATE.

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

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

DOCKET #2015-03353

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

TAX PARCEL #31-056-194.

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

JUDGMENT AMOUNT: \$289,913.67.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

PHELAN HALLINAN

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

PENNDDEL BOROUGH

DOCKET #2010-11167

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

TAX PARCEL #32-004-015.

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

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

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

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

PLUMSTEAD TOWNSHIP

DOCKET #2012-00732

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

TAX PARCEL #34-039-122.

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

JUDGMENT AMOUNT: \$338,001.61.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2012-10258

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

TAX PARCEL #34-015-067.

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

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

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

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2014-07933

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

TAX PARCEL #34-008-200.

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

JUDGMENT AMOUNT: \$385,763.65.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

PHELAN HALLINAN

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

DOCKET #2015-05122

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

PROPERTY OF: Michael Kanter and Tamara
Kanter.

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

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

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

JUDGMENT AMOUNT: \$416,675.87.

IMPROVEMENTS: RESIDENTIAL.

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

RICHARD J. NALBANDIAN, III, Esquire

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

QUAKERTOWN BOROUGH

DOCKET #2014-08623

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

TAX PARCEL #35-009-195-005.

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

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

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

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2015-01799

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

TAX PARCEL #35-013-041.

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

IMPROVEMENTS: RESIDENTIAL
DWELLING.

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

TERRENCE J. McCABE, Esquire

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

RICHLAND TOWNSHIP

DOCKET #2014-08540

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

TAX PARCEL #36-033-071.

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

REAL DEBT: \$401,254.57.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

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

STEPHEN M. HLADIK, Esquire

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

RIEGELSVILLE BOROUGH

DOCKET #2015-00781

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

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

TAX PARCEL # 38-2-61.

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

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

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

RICHARD J. NALBANDIAN, III, Esquire

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

SOLEBURY TOWNSHIP

DOCKET #2015-01566

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

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

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

GREGORY JAVARDIAN, Esquire

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

SPRINGFIELD TOWNSHIP

DOCKET #2011-10345

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

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

TAX PARCEL #42-9-172-3.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

MARK J. UDREN, Esquire

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

TINICUM TOWNSHIP

DOCKET #2014-04268

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

TAX PARCEL #44-22-3-6.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2015-00353

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

TAX PARCEL #44-5-13-3.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

TERRENCE J. McCABE, Esquire

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

DOCKET #2015-01237

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

TAX PARCEL #44-022-021-003.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

MICHAEL T. McKEEVER, Esquire

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

TRUMBAUERSVILLE BOROUGH

DOCKET #2014-06657

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

TAX PARCEL #45-003-117-001.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

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

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

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2012-00919

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

TAX PARCEL #48-25-299.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-03158

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

TAX PARCEL #48-22-6.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

TERRENCE J. McCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2012-10640

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

TAX PARCEL #49-037-217.

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

JUDGMENT AMOUNT: \$388,237.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-05487

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

TAX PARCEL #49-018-213.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

POWERS, KIRN & ASSOCIATES

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-06105

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

TAX PARCEL #49-037-387.

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

JUDGMENT AMOUNT: \$300,003.53.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-00006

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

TAX PARCEL #49-19-218-1.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

POWERS, KIRN & ASSOCIATES

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

DOCKET #2015-04235

ALL THAT CERTAIN LOT OF LAND SITUATE IN **WARMINSTER TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS 948 Marian Rd., Warminster, PA 18974.

TAX PARCEL #49-16-115.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

MARK J. UDREN, Esquire

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

WARRINGTON TOWNSHIP

DOCKET #2014-06650

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

TAX PARCEL #50-17-1.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

TERRENCE J. McCABE, Esquire

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

WARWICK TOWNSHIP

DOCKET #2015-03565

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

TAX PARCEL #51-020-102.

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

IMPROVEMENTS: RESIDENTIAL—CONVENTIONAL 100X150.

SOLD AS THE PROPERTY OF: **STEWART J. GARZARELLI, EMILY GARZARELLI. LYNDSEY E. ROWLAND**, Esquire

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

DOCKET #2015-04493

ALL THAT CERTAIN Unit B-2 and Unit B-3 in the property known, named and identified as 2-2 Condominium located in the **TOWNSHIP OF WARWICK**, County of Bucks and Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 P.A. C.S. 3101 et seq by the recording of said Declaration of 2-2 Condominium in the Office of the Recorder of Deeds of Bucks County on June 22, 1990 in Land Record Book 200 Page 1687 along with Plats and Plans attached thereto as Exhibit "B" and the unrecorded By-Laws, undivided interest in the Common Elements (as defined in such Declaration).

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

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

IMPROVEMENTS: INDUSTRIAL BUILDING CONDOMINIUMS.

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

GRETCHEN M. SANTAMOUR, Esquire

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

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

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

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

Nov. 19, 26; Dec. 3

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2015-06860

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 **COLTON MATTHEW SUHANEC** to **LUKA VALENTINE SUHANEC**.

The Court has fixed the 17th day of December, 2015 at 9:30 a.m. in Courtroom No. 430, Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Keith J. Williams, Solicitor
Repko Williams, LLC
87 N. Broad Street
Doylestown, PA 18901

Nov. 19

Charter Application

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Access 2 Health, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Nov. 19

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

Rothberg & Federman, P.C., Solicitors
3103 Hulmeville Road
Suite 200
Bensalem, PA 19020

Nov. 19

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

Cohen, Seglias, Pallas, Greenhall & Furman, P.C., Solicitors
30 S. 17th St.
19th Fl.
Philadelphia, PA 19103

Nov. 19

For the Love of Grace Foundation Inc has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Nov. 19

Charter Application Nonprofit

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

The name of the corporation is **Bucks County Polocrosse Club, Inc.**

The Articles of Incorporation (filing date) November 2, 2015.

The purpose or purposes for which it was organized are as follows: The promotion of domestic and international polocrosse competition; particularly the introduction, development and growth of the sport in the Commonwealth of Pennsylvania.

Nov. 19

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on Oct. 28, 2015, for the purpose of obtaining a charter of a Nonprofit Corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is: **Courts at Chester Springs Community Association, Inc.**, the corporation is organized and operated exclusively to act as the homeowners' association through which the owners of

lots in the residential community known as "Courts at Chester Springs" may implement and enforce the Declaration of Covenants, Conditions and Restrictions for Courts at Chester Springs, as the same may be amended from time to time, and any other lawful business purposes to be conducted on a not-for-profit basis within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

Ripley Riper Hollin & Colagreco, Solicitors
P.O. Box 1265
Exton, PA 19341

Nov. 19

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.

RED HILL MEDICAL, PC has been incorporated under the provisions of the Pennsylvania Professional Corporation Law of 1988, as amended.

Stephanie M. Shortall, Solicitor
116 East Court Street
Doylestown, PA 18901

Nov. 19

Corporate Dissolution

Pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended, notice is hereby given that **Triple Ace, L.P.**, is currently in the process of voluntarily dissolving.

Nov. 19

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

ADILETTO, ROSEMARY A., dec'd.

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

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

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

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

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

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

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

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

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

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

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

DURHAM, MARGARET, dec'd.

Late of Warrington, Bucks County, PA.

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

FINCH, HAROLD E., dec'd.

Late of Falls Township, Bucks County, PA.

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

Attorney: **FRANCIS X. STECKLAIR.**

FLUCK, LEWIS S., dec'd.

Late of Telford Borough, Bucks County, PA.

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

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

FORMICA, MARY, dec'd.

Late of Newtown, Bucks County, PA.

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

GEHRINGER, ALICE, dec'd.

Late of Langhorne/Middletown, Bucks County, PA.

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

GROARK, ROSEMARY A., dec'd.

Late of Falls Township, Bucks County, PA.

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

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

HALLMAN, MARGIT, dec'd.

Late of Bensalem Township, Bucks County, PA.

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

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

KESTER, H. PAUL, dec'd.

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

Executors: **DANA KESTER-McCABE** and **THE FIRST NATIONAL BANK AND TRUST COMPANY OF NEWTOWN** c/o Donna J. Wengiel, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

LEIB, CLYDE E., dec'd.

Late of Bridgeton Twp., Bucks County, PA.

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

LONGAKER, MARIE R., dec'd.

Late of Lower Southampton Township, Bucks County, PA.

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

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

LUCIANA, FRANCES, dec'd.

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

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

MANION, NANCY J., dec'd.

Late of Bensalem, Bucks County, PA.

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

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

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

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

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

SCHEETZ, WILLIAM L., dec'd.

Late of Quakertown, Bucks County, PA.

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

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

Late of Huntingdon Valley, Bucks County, PA.

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

SNYDER, TERESA L., dec'd.

Late of Doylestown, Bucks County, PA.

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

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

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

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

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

Second Publication

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

Late of Doylestown Township, Bucks
County, PA.

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

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

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

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

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

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

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

Late of Lower Makefield Township,
Bucks County, PA.

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

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

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

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

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

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

CAMPBELL, ORD A., dec'd.

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

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

CAPITANIO, MARIE A., dec'd.

Late of Warminster, Bucks County, PA.

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

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

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

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

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

COLE, WILLIAM L., dec'd.

Late of Doylestown, Bucks County, PA.

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

COSTELLO, LILLIAN H., dec'd.

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

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

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

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

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

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

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

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

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

EVANCHIK, JOHN, dec'd.

Late of Northampton Township, Bucks County, PA.

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

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

FALBO, BETTY LOU, dec'd.

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

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

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

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

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

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

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

FOLEY, JOHN P., dec'd.

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

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

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

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

Late of Richland Township, Bucks County, PA.

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

GROOMS, MARY H., dec'd.

Late of Trevese, Bucks County, PA.

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

Attorney: **DONALD WILLIFORD**.

HELLINGS, JAMES M., dec'd.

Late of Newtown Township, Bucks County, PA.

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

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

KATONA, ELIZABETH A., dec'd.

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

Executrix: **CATHERINE M. KATONA** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

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

Late of Bensalem Township, Bucks County, PA.

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

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

KLEINERT, BETTY W., dec'd.

Late of Warrington Twp., Bucks County, PA.

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

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

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

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

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

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

LEGG, MARGARET E., dec'd.

Late of Morrisville, Bucks County, PA.

Executor: **ROBERT F. MULRY**, 143 10th Street, Belford, NJ 07718.

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

Late of Bensalem, Bucks County, PA.

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

McKINSTRY, DOROTHY M., dec'd.

Late of Northampton Township, Bucks County, PA.

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

Attorney: **KAREN M. QUINN**.

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

Late of Southampton, Bucks County, PA.

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

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

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

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

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

Late of Lower Makefield Township, Bucks County, PA.

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

PORDASH, PATRICIA L., dec'd.

Late of Morrisville, Bucks County, PA.

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

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

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

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

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

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

SADLERS, GERDA K., dec'd.

Late of Telford Borough, Bucks County, PA.

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

SIMPSON, WILLIAM V., dec'd.

Late of Bensalem Township, Bucks County, PA.

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

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

STEWART, JACLYN A., dec'd.

Late of Levittown, Bucks County, PA.

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

STOHLMAN, MARTHA LOU, dec'd.

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

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

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

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

Late of Morrisville Borough, Bucks County, PA.

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

THIEL, ELIZABETH C., dec'd.

Late of Northampton Township, Bucks County, PA.

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

Attorney: **RICHARD L. NEWMAN**.

WALAKONIS, NELLIE, dec'd.

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

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

*Third and Final Publication***BELL, DR. THOMAS J.** a/k/a **THOMAS BELL**, dec'd.

Late of Lower Makefield, Bucks County, PA.

Administrator: **JOSEPH LICHTY** c/o John J. Collins, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

BEVINS, ETHEL A., dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **RONALD H. WEIDEMOYER** c/o Jay C. Glickman, Esquire, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

Attorney: **JAY C. GLICKMAN**, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

CARLILE, ROY E., dec'd.

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

Administratrix: **JENNIFER L. ZEGEL, ESQUIRE**, 2929 Arch St., 13th Fl., Philadelphia, PA 19104.

Attorney: **JENNIFER L. ZEGEL, LLM**, Reger Rizzo & Darnall, LLP, 2929 Arch St., 13th Fl., Philadelphia, PA 19104.

CHURNETSKI, JOANNE M. a/k/a **JOANNE CHURNETSKI**, dec'd.

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

Executrix: **CAROL M. SINGH** c/o James M. Martin, Esquire, 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.

COCKS, MARJORIE BENTINCK, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **NANCY CULLETON** a/k/a **NANCY MARGARET COCKS**.

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

CONNELLY, LAWRENCE J., dec'd.

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

Executor: **LAWRENCE J. CONNELLY** c/o Renata T. Pabisz, Esquire, 2410 Bristol Rd., Bensalem, PA 19020.

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

DANSBURY, JAMES W., JR., dec'd.

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

Executrix: **KIM MARIE SHEARER** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

DeCHRISTOPHER, JOSEPH J. a/k/a **JOSEPH JOHN DeCHRISTOPHER**, dec'd.

Late of Plumstead Township, Bucks County, PA.

Administratrix: **MARY E. DeCHRISTOPHER** c/o Stanley M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

Attorney: **STANLEY M. VASILADIIS**, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

GOLUB, NATHAN B., dec'd.

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

Executrix: **JUDITH LIT** c/o Laurene A. Gunther, Esquire, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103.

Attorney: **LAURENE A. GUNTHER**, Alexander & Pelli, LLC, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103.

HAYDEN, CLAYTON C., dec'd.

Late of Yardley, Upper Makefield Twp., Bucks County, PA.

Administrator: **COLIN M. HAYDEN**, 1212 County Line Road, Bryn Mawr, PA 19010.

Attorney: **J. SCOTT WATSON**.

JAMES, WALTER GUY, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrices: **PATRICIA A. TASSI**, 158 Lakeside Blvd., Hamilton, NJ 08610 and **DIANE SMITH HIBBS**, 232 Bromley Ct., Robbinsville, NJ 08691.

KAUFMAN, BENJAMIN, dec'd.

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

Executor: **JAY R. KAUFMAN** c/o Kenneth D. Federman, Esquire, 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

Attorney: **KENNETH D. FEDERMAN**, Rothberg & Federman, P.C., 3103 Hulmeville Rd., Ste. 200, Bensalem, PA 19020.

LeFEVRE, DELBERT W. a/k/a **DEL**, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executrix: **DORIS LOMBARDI**, 140 S. 8th St., Quakertown, PA 18951.

LONG, ELEANOR L., dec'd.

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

Executor: **WAYNE W. LONG** c/o John D. Trainer, Esquire, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

- Attorney: **JOHN D. TRAINER**, Antheil Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.
- McGOLDRICK, TERESA M.**, dec'd.
Late of the Township of Bristol, Bucks County, PA.
Executrix: **MARYBETH NOTWICK**, 20 Summer Lane, Levittown, PA 19056.
Attorney: **BRYAN J. ADLER**, Rothkoff Law Group, 5 Neshaminy Interplex, Ste. 201, Treose, PA 19053.
- MUNRO, RUTH**, dec'd.
Late of Levittown, Bucks County, PA.
Executrix: **MICHELLE ROBERTSON**, 105 Pinewood Dr., Levittown, PA 19054.
- PALFY, ADRIENNE L.** a/k/a **ADRIENNE PALFY** and **ADRIENNE L. HAINES-PALFY**, dec'd.
Late of the Township of Middletown, Bucks County, PA.
Executor: **EUGENE K. HAINES** c/o Michael J. Saile, Esquire, Saile & Saile, LLP, 403 Executive Dr., Langhorne, PA 19047.
Attorney: **MICHAEL J. SAILE**, Saile & Saile, LLP, 403 Executive Dr., Langhorne, PA 19047.
- POTOCZNY, MARTIN J.**, dec'd.
Late of Bristol Township, Levittown, Bucks County, PA.
Executor: **FRANK POTOCZNY**, 7 Inbrook Road, Levittown, PA 19053.
Attorney: **GERALD E. BLOOM**, 312 Oxford Valley Road, Fairless Hills, PA 19030.
- ROTHSTEIN, DAVID H.**, dec'd.
Late of Furlong, Buckingham Township, Bucks County, PA.
Executrix: **MICHELLE ROTHSTEIN** c/o F. Craig La Rocca, Esquire, 800 N. Broad Street, Lansdale, PA 19446.
Attorney: **F. CRAIG LA ROCCA**, 800 N. Broad Street, Lansdale, PA 19446.
- SCHMIDT, RICHARD J.**, dec'd.
Late of Middletown Township, Bucks County, PA.
Executor: **JOHN T. SCHMIDT**, 4108 Waltham Court, Yardley, PA 19067.
Attorney: **FRANCIS GERARD JANSON**.
- SCHWARZ, LORRAINE E.**, dec'd.
Late of Warminster, Bucks County, PA.
Executrix: **JOAN L. BROOKS**, 4302 East Dover Drive, Morrisville, PA 19067.
- SLOYER, KATHRYN A.** a/k/a **KATHRYN ALLENDORF SLOYER**, dec'd.
Late of the Township of Upper Southampton, Bucks County, PA.
Executor: **DAVID E. HEILMAN**, P.O. Box 455, Southampton, PA 18966.
Attorney: **DAVID E. HEILMAN**, P.O. Box 455, Southampton, PA 18966.
- STAFFORD, MARIE P.** a/k/a **MARIE P. LAWLER**, dec'd.
Late of Holland, Bucks County, PA.
Executor: **WILLIAM E. STAFFORD**, 1223 Bensalem Blvd., Bensalem, PA 19020.
- TAYLOR, ANDREW ROBERT** a/k/a **A. ROBERT TAYLOR**, dec'd.
Late of Morrisville, Bucks County, PA.
Executrix: **CORRINE M. TAYLOR**, 457 Hillside Ave., Morrisville, PA 19067.
- WATTO, JOHN S., JR.** a/k/a **JOHN S. WATTO**, dec'd.
Late of the Township of Falls, Bucks County, PA.
Executrix: **JENNIFER WILMOT** a/k/a **JENNIFER SECRIST WILMOT** c/o Jacqueline M. Morley, Esquire, 16B Buck Village Professional Commons, 1200 Bustleton Pike, Feasterville, PA 19053.
Attorney: **JACQUELINE M. MORLEY**, 16B Buck Village Professional Commons, 1200 Bustleton Pike, Feasterville, PA 19053.
- WEINPERL, JACOB S.**, dec'd.
Late of Bucks County, PA.
Executor: **GREGORY WEINPERL**, 37 Favored Lane, Levittown, PA 19055.
Attorney: **KRISTINE A. MICHAEL**.
- WHITE, VERA D.** a/k/a **VERA DOROTHY WHITE**, dec'd.
Late of Jamison, Bucks County, PA.
Executor: **GREGORY D. WHITE**, 2094 Long Lane, Jamison, PA 18929.

Miscellaneous

In Re: Adoption of
Natalie Mary Pineda, a Minor
NO. 2015-9055-29

TO: **OSCAR PINEDA**

A Petition has been filed asking the Court to put an end to all rights you have to your child, **NATALIE MARY PINEDA**. The Court has set a hearing to consider ending your rights to your child. That hearing will

be held at 9:30 a.m., December 18, 2015 in Courtroom 260 of the Bucks County Justice Center, 100 N. Main Street, Doylestown, Pennsylvania. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Bucks County Bar Association
135 E. State Street
Doylestown, PA 18901
(215) 348-9413

Take notice of an option that may be available to you to have Post-Adoption contact with your birth child pursuant to Act 101 of 2010. Under the law, it is possible for a written agreement for continuing contact entered into voluntarily by a birth parent, birth relative, adoptive parent(s) and children age 12 or older to be enforced by the Court. Such contact may take different forms. To consider this option you must immediately contact Nancy J. Harrold, Esquire at (215) 493-3360 or your attorney, if you have one.

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

Nov. 19

In Re: Adoption of
Brenda Marie Pineda, a Minor
NO. 2015-9055-29

TO: **OSCAR PINEDA**

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

without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Bucks County Bar Association
135 E. State Street
Doylestown, PA 18901
(215) 348-9413

Take notice of an option that may be available to you to have Post-Adoption contact with your birth child pursuant to Act 101 of 2010. Under the law, it is possible for a written agreement for continuing contact entered into voluntarily by a birth parent, birth relative, adoptive parent(s) and children age 12 or older to be enforced by the Court. Such contact may take different forms. To consider this option you must immediately contact Nancy J. Harrold, Esquire at (215) 493-3360 or your attorney, if you have one.

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

Nov. 19

COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2015-05388

Elizabeth Egan and Joan Martin, Plaintiffs
vs.

Jose Garcia and Antonio Limon Resendis,
Defendants

TO: **Jose Garcia and Antonio Limon Resendis**, Defendants, whose last known address is 1405 West Broad Street, Quakertown, PA 18951

Take notice that a Complaint in Civil Action—Motor Vehicle Accident has been filed against you in the above named Court. Said complaint arises from an accident that took place on or about March 17, 2015 at or near the mid-block of Juniper Street, Quakertown Borough, Bucks County, Pennsylvania, in which Defendants' vehicle crossed into Plaintiffs' lane causing severe bodily injury. Wherefore, Plaintiffs demand judgment in their favor and against

Defendants, in an amount in excess of the arbitration limits of this Court, exclusive of interest and costs and any other relief this Court deems inappropriate.

NOTICE

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

Bucks County Bar Assn./
Lawyer Referral Service
135 E. State St.
P.O. Box 300
Doylestown, PA 18901
(215) 348-9413

Richard M. Jurewicz, Esquire
Galfand Berger, LLP
Attys. for Plaintiff
1818 Market St.
Ste. 2300
Philadelphia, PA 19103
(215) 665-1600

Nov. 19

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2015-06639

WELLS FARGO BANK, N.A., Plaintiff
vs.

RICHARD BAKER, JR., in his capacity as Heir of RICHARD BAKER a/k/a RICHARD L. BAKER, SR., Deceased, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD BAKER a/k/a RICHARD L. BAKER, SR., DECEASED, Defendants

NOTICE

TO: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD BAKER a/k/a RICHARD L. BAKER, SR., DECEASED**

You are hereby notified that on September 23, 2015, 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. 2015-06639. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 103 RELIANCE CIRCLE, TELFORD, PA 18969-1213 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

Nov. 19

In Re: Brooklyn Marlene Brazil
NO. 2015-9059

TO: **JESSICA BRAZIL and MICHAEL PURSELL**

A Petition has been filed by the Bucks County Children and Youth Social Services Agency to Involuntarily Terminate your Parental Rights with respect to the child **BROOKLYN MARLENE BRAZIL**. A Hearing on the Petition has been fixed for 10:00 a.m., December 10, 2015 in Courtroom 260 of the Bucks County Justice Center, 100 N. Main Street, Doylestown, Pennsylvania. Should you wish to defend this Petition, you should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford one, call the Bucks County Bar Association at (215) 348-9413.

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

contact Desiree Mullen, your caseworker from the Bucks County Children and Youth Social Services Agency at (215) 348-6900.

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

Nov. 19

Trust Notice

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

First Publication

TRUST OF **PATRICIA A. DAVIS**

Late of Bucks County, PA.
Trustee: **CHRISTOPHER P. DAVIS**
c/o Henry & Henry, LLP, P.O. Box 499,
Quakertown, PA 18951-0499.
Attorney: **RODNEY D. HENRY**, Henry
& Henry, LLP, P.O. Box 499, Quakertown,
PA 18951.

Third and Final Publication

REVOCABLE TRUST OF **JAMES P. MARTINO** DATED APRIL 8, 2013.

Late of the Township of Northampton,
Bucks County, PA.
Co-Trustees: **KAREN L. MARTINO**
and **NICHOLAS J. MARTINO** c/o Hill
Wallack LLP, 777 Township Line Road,
Suite 250, Yardley, PA 19067.
Attorney: **LISA K. SCHUBEL**.