

**Sheriff's Sale***Second Publication*

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

**BENSALEM TOWNSHIP**

DOCKET #2012-01741

Wells Fargo Bank, N.A. v. Jeffrey White owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, BUCKS County, Pennsylvania, being 4482 East Yates Road, Bensalem, PA 19020-4947.

TAX PARCEL #2-77-084.

PROPERTY ADDRESS: 4482 East Yates Road, Bensalem, PA 19020-4947.

JUDGMENT AMOUNT: \$322,097.12.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

DOCKET #2012-07593

Nationstar Mortgage, LLC v. Phillip J. Heavey, Jr. a/k/a Philip J. Heavey, Jr., Christine L. Heavey a/ka/ Christine L. Collins owner(s) of property situate in the **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 6608 Senator Lane, Bensalem, PA 19020-1957.

TAX PARCEL #02-091-421.

PROPERTY ADDRESS: 6608 Senator Lane, Bensalem, PA 19020-1957.

JUDGMENT AMOUNT: \$133,721.44.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PHILLIP J. HEAVEY, JR. a/k/a PHILIP J. HEAVEY, JR., CHRISTINE L. HEAVEY a/k/a CHRISTINE L. COLLINS**.**PHELAN HALLINAN**EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-10498

The Property to be sold is located in **BENSALEM TOWNSHIP**, Bucks, Pennsylvania.

TAX PARCEL 2-93-216-11, 2-93-216-12, 2-93-216-13 and 2-93-216-14.

Under and subject to any and all covenants and conditions, rights and reservations, easements and restrictions of record.

PROPERTY ADDRESS: 1301 Bristol Road, Bensalem, Pennsylvania, Condominium Units 7, 8, 9, 10 and 11.

IMPROVEMENTS: One-Story Office Bldg.—Condo.

SOLD AS THE PROPERTY OF: **STEPHEN F. FICCHI**.**FRANK G. MURPHY**, EsquireEDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2014-02858

Wells Fargo Bank, NA v. Jeremiah J. Connor owner(s) of property situate in **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4830 Hazel Avenue, Trevoise, PA 19053-4816.

TAX PARCEL #02-005-194, 02-005-183.

PROPERTY ADDRESS: 4830 Hazel Avenue, Trevoise, PA 19053-4816.

JUDGMENT AMOUNT: \$139,570.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

DOCKET #2014-06572

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

TAX PARCEL #02-041-040.

PROPERTY ADDRESS: 2009 Joshua Drive, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ALEXANDRA B. CASTRO, EDWIN A. CASTRO**.

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

DOCKET #2014-08219

ALL THAT CERTAIN Lot or piece of ground, Situate in the **TOWNSHIP OF BENSELEM**, County of Bucks and Commonwealth of Pennsylvania, and described according to a certain Plan thereof known as Plan of "Neshaminy Valley" Section No. 1, made by Benjamin C. Queen, Registered Land Surveyor, dated April 19, 1968, said Plan being recorded in the Office of the Recorder of Deeds for Bucks County, at Doylestown, Pennsylvania in Plan Book 55 Page 48, as follows, to wit:

TAX PARCEL #02-020-099.

PROPERTY ADDRESS: 5829 Hudson Road, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH BORISH, IRENE A. BORISH.**

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

DOCKET #2015-00493

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

TAX PARCEL #2-11-252.

PROPERTY ADDRESS: 2881 Crafton Drive, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN F. TANSEY.**

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

DOCKET #2015-01758

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

ALL THAT CERTAIN lot or piece of ground, situate in Bensalem Township, Bucks County, Pa., described according to an "As Built" Survey of Village IV, Section 3011 made by Benjamin C. Queen, Registered Surveyor, dated 10/28/1976 and revised 7/6/1977 described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Keenan court (50 feet wide); said point being measured the two following courses and distances, from a point of curve on the Southwesterly side of Wexford Road (50 feet wide); (1) leaving Wexford Road on the arc of a circle curving to the left having a radius of 12.00 feet the arc distance of 18.85 feet to a point of tangent; and (2) South 63 degrees 24 minutes West along the Southeasterly side of Kennan Court 436.00 feet to the point of beginning; thence extending from said point of beginning, South 26 degrees 36 minutes East crossing the Northwesterly side of a 4.00 feet wide Service Walkway 100.00 feet to a point; thence extending South 63 degrees 24 minutes West in the bed of a 4.00 feet wide Service Walkway 31.00 feet to a point; thence extending North 26 degrees 36 minutes West recrossing the Northwesterly side of said 4.00 feet wide Service Walkway 100.00 feet to a point on the Southeasterly side of Keenan Court; thence extending North 63 degrees 24 minutes East along the Southeasterly side of Keenan Court 31.00 feet to the first mentioned point and place of beginning.

BEING LOT NUMBERED 203 as shown on the above mentioned Plan.

TAX PARCEL #02-049-236.

PROPERTY ADDRESS: 5709 Keenan Court, Bensalem, Pennsylvania 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2015-02048

Wells Fargo Bank, NA v. Ryan H. Lorenz owner(s) of property situate in the **BENSELEM TOWNSHIP**, BUCKS County, Pennsylvania, being 6532 Timothy Court, Bensalem, PA 19020-1924.

TAX PARCEL #02-091-296.

PROPERTY ADDRESS: 6532 Timothy Court, Bensalem, PA 19020-1924.

JUDGMENT AMOUNT: \$240,276.37.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RYAN H. LORENZ.**

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

## DOCKET #2015-02995

Wells Fargo Financial Pennsylvania, Inc. v. Susan D. Krause owner(s) of property situate in **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 535 Cambria Avenue, Bensalem, PA 19020-7213.  
 TAX PARCEL #02-060-052.  
 PROPERTY ADDRESS: 535 Cambria Avenue, Bensalem, PA 19020-7213.  
 JUDGMENT AMOUNT: \$161,058.47.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **SUSAN D. KRAUSE.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2015-03032

Wells Fargo Bank, N.A. v. Beverly Gordon, Rendell W. Gordon owner(s) of property situate in **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 1176 Gravel Pike, Bensalem, PA 19020-3654.  
 TAX PARCEL #02-030-023.  
 PROPERTY ADDRESS: 1176 Gravel Pike, Bensalem, PA 19020-3654.  
 JUDGMENT AMOUNT: \$213,072.23.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **BEVERLY GORDON, RENDELL W. GORDON.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

**BRISTOL BOROUGH**

## DOCKET #2013-07149

All That Certain situate in the **BOROUGH OF BRISTOL** in Bucks County, Commonwealth of Pennsylvania.  
 TAX PARCEL #04-008-165.  
 PROPERTY ADDRESS: 300 Otter Street, Bristol, Pennsylvania 19007.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **RODNEY E. SIMMONS, DORIS A. SIMMONS.**  
**TERRENCE J. McCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2013-08408

U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust,

Mortgage Pass-Through Certificates, Series 2005-10 v. Mark W. McClain, Jr. a/k/a Mark W. McClain owner(s) of property situate in **BRISTOL BOROUGH**, BUCKS County, Pennsylvania being 268 Hayes Street, Bristol, PA 19007-4410.  
 TAX PARCEL #04-028-240.  
 PROPERTY ADDRESS: 268 Hayes Street, Bristol, PA 19007-4410.  
 JUDGMENT AMOUNT: \$115,951.67.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **MARK W. MCCLAIN, JR. a/k/a MARK W. MCCLAIN.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2015-01365

OCWEN Loan Servicing, LLC v. Maximino Mendez, Kimberly Ann Mendez owner(s) of property situate in the **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 629 Cedar Street, Bristol, PA 19007-5104.  
 TAX PARCEL #04-021-009.  
 PROPERTY ADDRESS: 629 Cedar Street, Bristol, PA 19007-5104.  
 JUDGMENT AMOUNT: \$226,616.12.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **MAXIMINO MENDEZ, KIMBERLY ANN MENDEZ.**  
**PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2015-02892

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the **BOROUGH OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #04-019-178.  
 PROPERTY ADDRESS: 213 Franklin Street, Bristol, PA 19007.  
 IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **ANNE E. WILLIAMS.**  
**MICHAEL T. McKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

**BRISTOL TOWNSHIP**

DOCKET #2009-12034

Deutsche Bank National Trust Company, as Trustee Under The Pooling and Servicing Agreement Relating to Impac Secured Assets Corp., Mortgage Pass-Through Certificates, Series 2006-1 v. Muammer Ogut owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 26 Indian Park Road, Levittown, PA 19057-2214.

TAX PARCEL #05-032-231.

PROPERTY ADDRESS: 26 Indian Park Road, Levittown, PA 19057-2214.

JUDGMENT AMOUNT: \$148,280.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

DOCKET #2013-08579

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

TAX PARCEL #05-048-172.

PROPERTY ADDRESS: 32 Hawthorne Lane, Levittown, PA 19055.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN J. GARNETT, DEBORA M. GARNETT.****MICHAEL T. McKEEVER**, EsquireEDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-08986

Wells Fargo Bank, N.A. v. Maryann A. Roach, in Her Capacity as Executrix and Devisee of The Estate of George W. Benner, Jr. a/k/a George Benner, Jr., George M. Benner, in His Capacity as Devisee of The Estate of George W. Benner, Jr. a/k/a George Benner, Jr., Kenneth R. Benner, Sr., in His Capacity as Devisee of The Estate of George W. Benner, Jr. a/k/a George Benner, Jr., Darlene M. Kramer, in Her Capacity as Devisee of The Estate of George W. Benner, Jr. a/k/a George Benner, Jr., Jean N. Benner, in Her Capacity as Devisee of The Estate of George W. Benner, Jr.

a/k/a George Benner, Jr. owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 11 Goldenridge Drive, Levittown, PA 19057-3203.

TAX PARCEL #05-037-225.

PROPERTY ADDRESS: 11 Goldenridge Drive, Levittown, PA 19057-3203.

JUDGMENT AMOUNT: \$153,126.59.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARYANN A. ROACH, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF GEORGE W. BENNER, JR. a/k/a GEORGE BENNER, JR., GEORGE M. BENNER, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF GEORGE W. BENNER, JR. a/k/a GEORGE BENNER, JR., KENNETH R. BENNER, SR., IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF GEORGE W. BENNER, JR. a/k/a GEORGE BENNER, JR., DARLENE M. KRAMER, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF GEORGE W. BENNER, JR. a/k/a GEORGE BENNER, JR., JEAN N. BENNER, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF GEORGE W. BENNER, JR. a/k/a GEORGE BENNER, JR.**

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

DOCKET #2013-09993

U.S. Bank N.A., as Legal Title Trustee, etc. vs. Christine E. Biondino. **TOWNSHIP OF BRISTOL.**

TAX PARCEL #05-048-402.

PROPERTY ADDRESS: 346 Crabtree Drive, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTINE E. BIONDINO.****EMMANUEL J. ARGENTIERI**, EsquireEDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2014-01358

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

TAX PARCEL #05-024-178.

PROPERTY ADDRESS: 2511 Green Avenue, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SANDRA GARBON**.

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

DOCKET #2014-03587

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

TAX PARCEL #05-034-274.

PROPERTY ADDRESS: 65 Ravine Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDNA A. VANAT, THE UNITED STATES OF AMERICA c/o THE U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA**.

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

DOCKET #2014-03956

Wells Fargo Bank, N.A. v. Tiffany Dingman a/k/a Tiffany A. Mack, John F. Mack owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 101 Violetwood Drive, Levittown, PA 19057-4219.

TAX PARCEL #05-041-175.

PROPERTY ADDRESS: 101 Violetwood Drive, Levittown, PA 19057-4219.

JUDGMENT AMOUNT: \$213,793.11.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TIFFANY DINGMAN a/k/a TIFFANY A. MACK, JOHN F. MACK**.

**PHELAN HALLINAN**

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

DOCKET #2014-04126

ALL THAT CERTAIN property situated in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, described as follows: Lot 4455. BEING more fully described in a Deed dated June 14, 2007,

among the land records of the County and State set forth above, in Deed Volume 5520 and Page 1610.

TAX PARCEL #05-042-188.

PROPERTY ADDRESS: 84 Daffodil Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANN E. FOWLER, DECEASED, WILLIAM E. FOWLER, THE UNITED STATES OF AMERICA**.

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

DOCKET #2014-04254

ALL THOSE TWO CERTAIN contiguous lots or pieces of land (described together as one tract) with the buildings and Improvements thereon erected, situate in **BRISTOL TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-026-061.

PROPERTY ADDRESS: 2345 Dixon Avenue, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RAY WILLIAMS, YOLAND WILLIAMS**.

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

DOCKET #2014-04413

Wells Fargo Bank, NA v. Naomi Stout owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 27 Valley Road, Levittown, PA 19057-4201.

TAX PARCEL #05-041-158.

JUDGMENT AMOUNT: \$204,125.45.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NAOMI STOUT**.

**PHELAN HALLINAN**

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

DOCKET #2014-05716

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 an Lot No. 3093-R on Subdivision Map of "Goldenridge" Levittown, Section 41 filed in the Office of the Recorder of Deeds of Bucks County, Pa. on 8/14/1953 in Plan Book 7 page 4, as follows to wit:

TAX PARCEL #05-034-148.

PROPERTY ADDRESS: 137 Golden Gate Road, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONALD D. BUMFORD, JR., TRACY BUMFORD.**

**BRADLEY J. OSBORNE**, Esquire

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

DOCKET #2014-05972

ALL THAT CERTAIN lot or piece of ground Situate in **BRISTOL TOWNSHIP**, Bucks County, PA, described according to a Final Record Plan Wistarwood made by Carroll Engineering Corp., dated 03/10/1987 and last revised 05/09/1988 and recorded 07/25/1988 in Plan Book 246 page 38 as follows, to wit:

TAX PARCEL #05-031-122.

PROPERTY ADDRESS: 501 Stanford Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GLENN F. FACTOR, TRISTA M. FACTOR.**

**BRADLEY J. OSBORNE**, Esquire

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

DOCKET #2014-06531

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, Situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, bounded and described according to a Layout and Paving Plan of Fairbridge North, Area II made by D.S. Winokur Associates, consulting Engineers, dated July 28, 1978 and last revised June 13, 1984, and recorded in Plan Book 229 page 42 as follows:

TAX PARCEL #05-044-072.

PROPERTY ADDRESS: 585 Buck Drive, Fairless Hills, PA.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANK J.S. KRIPPEL, KNOWN SURVIVING HEIR**

**OF JOSEPH J. KRIPPEL, DECEASED REAL OWNER AND MORTGAGOR AND UNKNOWN SURVIVING HEIRS OF JOSEPH J. KRIPPEL, DECEASED MORTGAGOR AND REAL OWNER.**

**TERRENCE J. McCABE**, Esquire

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

DOCKET #2014-07897

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

TAX PARCEL #5-029-029.

PROPERTY ADDRESS: 2510 Laurel Drive, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL G. POLIS, PAULA POLIS.**

**ROBERT W. WILLIAMS**, Esquire

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

DOCKET #2015-01530

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 #05-046-165.

PROPERTY ADDRESS: 408 Holly Drive, Levittown, PA 19055.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GREIVIN PADILLA, JESSICA PADILLA.**

**MICHAEL T. McKEEVER**, Esquire

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

DOCKET #2015-02560

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, Situate, lying and being at Levittown, **BOROUGH OF TULLYTOWN** and **BRISTOL TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania, known and designated as Lot No. 254, on a certain map entitled 'Subdivision Map, Levittown-Section 2', Situated in the Borough of Tullytown in Bristol Township, Bucks County, Pennsylvania, owned by Levitt and Sons, Incorporated, dated October 1951, survey and map by C.A. Monroe, P.E. and L.S., recorded

on January 28, 1952 at Doylestown in the Office for the Recording of Deeds in and for the County of Bucks, in Plan Book 4, page 41 and which lot is more particularly bounded and described according to a survey thereof made by C.A. Monroe, P.E. and L.S., dated June 25, 1952.

TAX PARCEL #05-072-286.

PROPERTY ADDRESS: 50 Swan Lane, Levittown, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL E. KNORR.**

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

DOCKET #2015-02818

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

TAX PARCEL #05-048-371.

PROPERTY ADDRESS: 38 Clover Lane, Levittown, PA 19055.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **YVONNE SNYDER.**

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

DOCKET #2015-02969

PREMISES 'A'

ALL THAT CERTAIN lot or piece of ground, Situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Survey and Plan thereof made August 11, 1953, by Joseph Race, Registered Land Surveyor.

TAX PARCEL #05-059-146.

PROPERTY ADDRESS: 4301 Fayette Drive, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JUDITH L. EPP, DEAN E. RUSSELL.**

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

DOCKET #2015-03201

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

TAX PARCEL #05-032-371.

PROPERTY ADDRESS: 137 Idlewild Road, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MALCOLM ROACH, JR.**

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

**BUCKINGHAM TOWNSHIP**

DOCKET #2011-05993

Hsbc Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2004-3 v. Al A. Kazickas, Jr., Wendy J. Kazickas owner(s) of property situate in the **TOWNSHIP OF BUCKINGHAM**, BUCKS County, Pennsylvania being 1724 Lookaway Court, New Hope, PA 18938-5488.

TAX PARCEL #06-018-042-002.

PROPERTY ADDRESS: 1724 Lookaway Court, New Hope, PA 18938-5488.

JUDGMENT AMOUNT: \$645,481.64.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **AL A. KAZICKAS, JR., WENDY J. KAZICKAS. PHELAN HALLINAN**

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

DOCKET #2013-09948

Prof-2014-S2 REO I LLC v. Yelena Trub, Victor Trub owner(s) of property situate in the **BUCKINGHAM TOWNSHIP**, BUCKS County, Pennsylvania being 2356 West Dorchester Street a/k/a 2356 Dorchester Street, Furlong, PA 18925-1528.

TAX PARCEL #06-070-114.

PROPERTY ADDRESS: 2356 West Dorchester Street a/k/a 2356 Dorchester Street, Furlong, PA 18925-1528.

JUDGMENT AMOUNT: \$381,927.44.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **YELENA TRUB, VICTOR TRUB.**

**PHELAN HALLINAN**

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

DOCKET #2014-01521

Santander Bank, N.A. v. Kevin P. McEwen owner(s) of property situate in the **BUCKINGHAM TOWNSHIP**, BUCKS County, Pennsylvania being 4597 Deep Creek Way, Doylestown, PA 18902-1277.

TAX PARCEL #06-058-001.

PROPERTY ADDRESS: 4597 Deep Creek Way, Doylestown, PA 18902-1277.

JUDGMENT AMOUNT: \$282,585.08.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KEVIN P. MCEWEN.**

**PHELAN HALLINAN**

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

DOCKET #2015-02485

Wells Fargo Bank, N.A. v. Manfred P. Marotta owner(s) of property situate in the **BUCKINGHAM TOWNSHIP**, BUCKS County, Pennsylvania being 3775 Buckingham Drive, Doylestown, PA 18902-1665.

TAX PARCEL #06-033-015.

PROPERTY ADDRESS: 3775 Buckingham Drive, Doylestown, PA 18902-1665.

JUDGMENT AMOUNT: \$298,627.91.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MANFRED P. MAROTTA.**

**PHELAN HALLINAN**

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

#### DOYLESTOWN BOROUGH

DOCKET #2013-10094

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

BEING more fully described in a Deed dated September 30, 2005, among the land records of the County and State set forth above, in Deed Volume 4692, Page 2236.

TAX PARCEL #08-005-173.

PROPERTY ADDRESS: 146 N. Church Street, Apt. A, Doylestown, PA 18901.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MANFRED MAROTTA, LYNNE MAROTTA.**

**SCOTT A. DIETTERICK**, Esquire

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

DOCKET #2015-01047

All that certain piece or parcel or Tract of land situate **BOROUGH OF DOYLESTOWN**, Bucks County, Pennsylvania, and being known as 106 Lantern Drive, Doylestown, Pennsylvania 18901.

TAX PARCEL #8-17-4-94.

PROPERTY ADDRESS: 106 Lantern Drive, Doylestown, Pennsylvania 18901.

JUDGMENT AMOUNT: \$323,102.01.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEITH FISHER, KATHRYN FISHER.**

**TERRENCE J. McCABE**, Esquire

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

#### DOYLESTOWN TOWNSHIP

DOCKET #2013-02794

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE **TOWNSHIP OF DOYLESTOWN**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 8 ON FINAL PLAN OF PINE VALLEY ESTATES BY WEISEL AND GILMORE ASSOCIATES, SURVEYORS AND ENGINEERS DATED MARCH 20, 1973 AND LASTLY REVISED APRIL 11, 1973 AS RECORDED IN PLAN BOOK 110, PAGE 12.

BEING THE SAME PROPERTY CONVEYED TO JOHN B. JACKSON AND CAROL A. JACKSON, HUSBAND AND WIFE, BY DEED FROM DONALD D. DALY AND ANNE H. DALY, HUSBAND AND WIFE, DATED 5/27/1986 AND RECORDED 6/5/1986 IN LAND RECORD BOOK 2677, PAGE 1072, IN THE OFFICE OF THE RECORDER OF DEEDS OF BUCKS COUNTY, PENNSYLVANIA.

TAX PARCEL #09-045-022.  
 PROPERTY ADDRESS: 198 Pine Valley  
 Road, Doylestown, PA 18901.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **JOHN B.  
 JACKSON, CAROL A. JACKSON.  
 SARAH A. ELIA**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2015-00026

ALL THAT CERTAIN LOT OR PIECE  
 OF GROUND, SITUATE IN **TOWNSHIP  
 OF DOYLESTOWN**, COUNTY OF  
 BUCKS AND COMMONWEALTH OF  
 PENNSYLVANIA.  
 TAX PARCEL #09-048-069.  
 PROPERTY ADDRESS: 211 SANDY  
 KNOLL DRIVE, DOYLESTOWN, PA  
 18901-2428.  
 IMPROVEMENTS: RESIDENTIAL REAL  
 ESTATE.  
 SOLD AS THE PROPERTY OF: **CINDY  
 DURLER, ROBIN DURLER.  
 M. TROY FREEDMAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

**EAST ROCKHILL TOWNSHIP**

## DOCKET #2014-07773

All That Certain situate in the **TOWNSHIP  
 OF EAST ROCKHILL** in Bucks County,  
 Commonwealth of Pennsylvania.  
 ALL THAT CERTAIN message and tract of  
 land together with the dwelling and building  
 now thereon erected, SITUATE in the  
 Township of East Rockhill, County of Bucks  
 and Commonwealth of Pennsylvania, being  
 shon as Lot #1 on a recent subdivision plan  
 dated August 20, 1976, and recorded in Plan  
 Book 148, page 13, prepared by Alfred O.  
 Werner, Registered Surveyor of Quakertown,  
 Pennsylvania and recorded in the public  
 records in Doylestown, Pennsylvania and  
 being further bounded and described as  
 follows, to wit:  
 TAX PARCEL #12-008-021.  
 PROPERTY ADDRESS: 2386 Hill Road,  
 Sellersville, Pennsylvania 18960.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **UNITED  
 STATES OF AMERICA c/o UNITED**

**STATES ATTORNEY FOR THE EASTERN  
 DISTRICT OF PENNSYLVANIA, JOHN  
 B. POWERS, KAREN A. POWERS.  
 TERENCE J. McCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2015-01197

Lsf8 Master Participation Trust v. Carol  
 Hannah a/k/a Carol L. Hannah, Algernon  
 Hannah a/k/a Algernon S. Hannah owner(s)  
 of property situate in **EAST ROCKHILL  
 TOWNSHIP**, BUCKS County, Pennsylvania  
 being 15 Arrowwood Drive, Perkasio, PA  
 18944-4523.  
 TAX PARCEL #12-027-078.  
 PROPERTY ADDRESS: 15 Arrowwood  
 Drive, Perkasio, PA 18944-4523.  
 JUDGMENT AMOUNT: \$688,731.27.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **CAROL  
 HANNAH a/k/a CAROL L. HANNAH,  
 ALGERNON HANNAH a/k/a ALGERNON  
 S. HANNAH.  
 PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

**FALLS TOWNSHIP**

## DOCKET #2014-01024

All That Certain situate in the **TOWNSHIP  
 OF FALLS** in Bucks County, Commonwealth  
 of Pennsylvania.  
 TAX PARCEL #13-023-031.  
 PROPERTY ADDRESS: 20 Twin Leaf Lane,  
 Levittown, Pennsylvania 19054.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **KAREN A.  
 GRAHAM.  
 TERENCE J. McCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2015-01685

ALL THAT CERTAIN lot, piece or parcel  
 of land with the building and improvements  
 there on, Situate, lying and being at Levittown  
 in the **TOWNSHIP OF FALLS**, County of  
 Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #13-019-354.  
 PROPERTY ADDRESS: 33 Valentine Lane,  
 Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH S. BETHMAN.**

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

DOCKET #2015-01780

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon, hereditaments and appurtenances, situate in **FALLS TOWNSHIP**, County of Bucks and State of Pa., bounded and described according to a Revision No. 2 Plan of Fairless Hills, Pa. Unit E, Section II made by Benjamin C. Queen, Reg. Land Surveyor and recorded in the Office for the Recording of Deeds in and for the County of Bucks, at Doylestown, Pa. in Plan Book 31 page.

BEING LOT NO. 390 on said Plan.

UNDER AND SUBJECT to certain restrictions as now appear of record.

TITLE TO SAID PREMISES IS VESTED IN Henry Thomas, by Deed from James Stoutenger and Justine Stoutenger, dated 04/25/2007, recorded 05/08/2007 in Book 5379, Page 77.

TAX PARCEL #13-015-142.

PROPERTY ADDRESS: 701 Chatham Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL TWO STORY DWELLING.

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

**HEATHER RILOFF**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2015-02808

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

TAX PARCEL #13-025-018.

PROPERTY ADDRESS: 161 Willow Drive (Falls Township), Levittown, PA 19054.

TAX PARCEL #13-025-018.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **EMANUEL SEGURA.**

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

## HAYCOCK TOWNSHIP

DOCKET #2013-06007

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Donna Zummo owner(s) of property situate in the **HAYCOCK TOWNSHIP**, BUCKS County, Pennsylvania being 1440 Cobbler Road, Quakertown, PA 18951-5624.

TAX PARCEL #14-007-126-005.

PROPERTY ADDRESS: 1440 Cobbler Road, Quakertown, PA 18951-5624.

JUDGMENT AMOUNT: \$457,764.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DONNA ZUMMO.**

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

## LOWER MAKEFIELD TOWNSHIP

DOCKET #2012-04772

ALL THAT CERTAIN lot or piece of ground, Situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks, Commonwealth of Pennsylvania described according to a final Plan of The Mill at Yardley, made by Tri-State Engineers and Land Surveyors, Inc., dated June 21, 1982, last revised January 31, 1983 and recorded in the office of the Recorder of Deeds of Bucks County in Plan Book 216 page 96, and later revised June 3, 1985 and later revised by a Final 'As Built' Plan (the 'Plan') prepared by Eastern States Engineering, Inc., dated June 4. BEING Lot No. 2 as shown on the above mentioned Plan.

BEING the same premises which Moshe Avnet, by Indenture dated 01/12/1991 and recorded in the Recorder of Deeds, in and for the County of Bucks, aforesaid, in Land Record Book 266 and page 584 &c., granted and conveyed unto Moshe Avnet, in fee.

TAX PARCEL #20-033-012.

PROPERTY ADDRESS: 220 Wildflower Circle, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NORMAN F. STAINTHORPE, JR.**

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

DOCKET #2015-01439

Wells Fargo Bank, N.A. v. Lynne Dougherty owner(s) of property situate in the **TOWNSHIP OF LOWER MAKEFIELD**, BUCKS County, Pennsylvania being 223 Penn Valley Terrace, Yardley, PA 19067-1028. TAX PARCEL #20-054-047, 20-054-050. PROPERTY ADDRESS: 223 Penn Valley Terrace, Yardley, PA 19067-1028. JUDGMENT AMOUNT: \$456,669.95. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **LYNNE DOUGHERTY**. **PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2015-01657

All That Certain situate in the **TOWNSHIP OF LOWER MAKEFIELD** in Bucks County, Commonwealth of Pennsylvania. TAX PARCEL #20-049-172. PROPERTY ADDRESS: 218 Norman Drive, Yardley, Pennsylvania 19067. IMPROVEMENTS: RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **MARJORIE W. LEGOFF**. **TERRENCE J. McCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2014-00680

All those two certain CONTINGUOUS TRACTS OF LAND (DESCRIBED AS One Lot) with the buildings and improvements thereon erected, SITUATE in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being known and designated as Lots Nos. 7 and 8 on Plan of Somerton Estates, Section "A" and described according to a Plan thereof made by Herbert K. Metz, Registered Engineer, Landsdale, PA, dated 10-11-1945 and revised 10-27-1945, as follows, to wit:  
TAX PARCEL #21-014-002.  
PROPERTY ADDRESS: 53 Dolton Road, Feasterville, PA 19053.  
IMPROVEMENTS: A RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **GREGORY JAMES TINARI, CHRISTINE TINARI**.

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

DOCKET #2014-04378

All That Certain situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, Bucks County, Commonwealth of Pennsylvania. TAX PARCEL #21-034-183. PROPERTY ADDRESS: 2720 Arrowhead Drive, Feasterville, Pennsylvania 19053. IMPROVEMENTS: RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **LISA PLEBANI a/k/a LISA M. PLEBANI**. **TERRENCE J. McCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2015-02625

ALL THAT CERTAIN lot or piece of ground Situate in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania and described according to a Supplemental Plan of Lot Dimensions in Feasterville, Gardens, Sections "P", "R" and parts of "O", "M" and "Q" made by C. Howard Hazard, Registered Pennsylvania Surveyor, dated June 7, 1960 being Supplemental to Plan of Feasterville Gardens, dated March 26, 1949, as follows, to wit:  
TAX PARCEL #21-015-095.  
PROPERTY ADDRESS: 333 Eastwood Avenue, Trevose, PA 19053.  
IMPROVEMENTS: A RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **JOSEPH KAZARNOWICZ**. **BRADLEY J. OSBORNE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**MIDDLETOWN TOWNSHIP**

DOCKET #2008-11495

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Lots of 'Valley View Estates' made by William G. Major Associates, Inc., Engineers and Surveyors, Bristol, Pa.  
TAX PARCEL #22-028-084.  
PROPERTY ADDRESS: 540 Valley View Road, Langhorne, PA 19047.

JUDGMENT AMOUNT: \$604,091.14.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **JUDITH WILLIAMS.**  
**RICHARD J. NALBANDIAN, III**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2010-09300

GREENTREE SERVICING, LLC v. Charles H. Gajeway, Teresa L. Gajeway owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, BUCKS County, Pennsylvania being 623 Croasdale Drive, Langhorne, PA 19047-1417.  
 TAX PARCEL #22-82-53.  
 PROPERTY ADDRESS: 623 Croasdale Drive, Langhorne, PA 19047-1417.  
 JUDGMENT AMOUNT: \$428,471.25.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **CHARLES H. GAJEWAY, TERESA L. GAJEWAY. PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2012-07215

Hsbc Bank USA, National Association, as Trustee of The First Nlc Trust 2005-4 Mortgage-Backed Certificates Series 2005-4 v. David R. Broskley, Joan M. Broskley owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, BUCKS County, Pennsylvania being 6 Silverspruce Road, Levittown, PA 19056-1710.  
 TAX PARCEL #22-049-137.  
 PROPERTY ADDRESS: 6 Silverspruce Road, Levittown, PA 19056-1710.  
 JUDGMENT AMOUNT: \$418,789.98.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **DAVID R. BROSKLEY, JOAN M. BROSKLEY. PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2014-01147

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

TAX PARCEL #22-009-133.  
 PROPERTY ADDRESS: 412 Lawrence Circle, Langhorne, PA 19047-2044.  
 JUDGMENT AMOUNT: \$292,131.48.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **RITA CAMP, ROBERT J. BALASCSEK. PHELAN HALLINAN**  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2014-08454

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and State of Pennsylvania, described according to a final Plan of Lots, Section 1, Hollybrooke, made for Elsid Corporation by Alon Engineering Associates, Inc. on 10/28/1975 last revised on 12/4/1975 and recorded in Bucks County in Plan Book 141 page 46 a & b and according to a Hollybrooke As Built Plan, made for Elsid Corporation by Alon Engineering Associates, Inc., on 6/24/1976.  
 BEING Lot No. 70 Hollybrooke, Section 1.  
 TAX PARCEL #22-049-285.  
 PROPERTY ADDRESS: 70 Hollybrooke Drive, Langhorne, PA 19047.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **WILLIAM HERON, JR., CRYSTAL HERON. MARTHA E. VON ROSENSTIEL**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

**MILFORD TOWNSHIP**

## DOCKET #2015-00325

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in the **TOWNSHIP OF MILFORD**, Bucks County and State of Pennsylvania, known as 2230 Milford Square Pike, bounded and described as follows, to wit:  
 TAX PARCEL #23-013-067.  
 PROPERTY ADDRESS: 2230 Milford Square Pike, Milford Township, Quakertown.  
 IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF:  
**CHRISTOPHER LIND FISHER.**  
**JEFFREY G. TRAUGER,** Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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**MORRISVILLE BOROUGH**

DOCKET #2013-01123

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) as Trustee for Wells Fargo Home Equity Trust Mortgage Pass-Through Certificates, Series 2004-1 v. Lee Ann Mccllease a/k/a Lee A. Mccllease, Kevin Mccllease owner(s) of property situate in the **MORRISVILLE BOROUGH**, BUCKS County, Pennsylvania being 585 Wilk Drive, Morrisville, PA 19067-6819.

TAX PARCEL #24-001-020.

PROPERTY ADDRESS: 585 Wilk Drive, Morrisville, PA 19067-6819.

JUDGMENT AMOUNT: \$176,973.63.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LEE ANN MCCLEAVE a/k/a LEE A. MCCLEAVE, KEVIN MCCLEAVE.**

**PHELAN HALLINAN**

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

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DOCKET #2013-07381

ALL THAT CERTAIN tract or parcel of land, together with the dwelling house known as 1124 South Pennsylvania Avenue and other buildings thereon, located in the **BOROUGH OF MORRISVILLE**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #24-10-330/24-10-331.

PROPERTY ADDRESS: 1124 South Pennsylvania Avenue, Morrisville, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT E. WHEELIN.**

**MICHAEL T. McKEEVER,** Esquire

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

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DOCKET #2014-02110

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Third Ward

of the **BOROUGH OF MORRISVILLE**, in the County of Bucks and State of Pennsylvania, being the major portion of Lot No. 31, on "Riverview Place" Plan of Lots as laid out by T. B. Fowler, Surveyor as recorded in the Office of the Recorder of Deeds in and for Bucks County at Doylestown, PA in Plan Book No. 1 page 28, bounded and described as follows, to wit:

All that certain piece or parcel or Tract of land situate Borough of Morrisville, Bucks County, Pennsylvania and being known as 467 Hillside Avenue, Morrisville, Pennsylvania 19067.

TAX PARCEL #24-008-266-002.

PROPERTY ADDRESS: 467 Hillside Avenue, Morrisville, Pennsylvania 19067.

JUDGMENT AMOUNT: \$228,864.66.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LAURIE DOUYON.**

**TERRENCE J. McCABE,** Esquire

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

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DOCKET #2014-08474

All that certain parcel of land situate in the **BOROUGH OF MORRISVILLE**, County of Bucks, Commonwealth of Pennsylvania, being known and designated as follows:

Beginning at a stone monument at the intersection of the East line of Harper Avenue and the North line of Clymer Avenue and running thence North 36 degrees 10 minutes West 64.75 feet along the East line of Harper Avenue to the Southwest corner of Lot No. 36; thence North 53 degrees 50 minutes East 122.67 feet along the South line of Lot No. 36 to a point in the West line of Lot No. 32; thence South 27 degrees 48 minutes East 65.45 feet along the West line of Lot No. 32 in a point in the North lines of Clymer Lane; thence South 53 degrees 50 minutes West 113.15 feet along the North line of Clymer Avenue to the point and place of beginning.

Being Lots No. 33, 34 and 35, Block 9, on plan of Washington Heights Realty Corporation, recorded in PBV 1, Page 89.

TAX PARCEL #24-009-108.

PROPERTY ADDRESS: 100 Harper Avenue, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RALPH E. MOTT.**

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

DOCKET #2015-00271

All that certain piece or parcel or Tract of land situate **BOROUGH OF MORRISVILLE**, Bucks County, Pennsylvania and being known as 118 North Lafayette Avenue, Morrisville, Pennsylvania 19067.

TAX PARCEL #24-006-113.

PROPERTY ADDRESS: 118 North Lafayette Avenue, Morrisville, Pennsylvania 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SUSAN A. SELLINGER**.

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

DOCKET #2015-02103

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

TAX PARCEL #24009113.

PROPERTY ADDRESS: 130 Harper Avenue, Morrisville, Pennsylvania 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EUGENE J. NELSON, III, DOROTHY A. NELSON**.

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

**NEW BRITAIN TOWNSHIP**

DOCKET #2015-03231

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

TAX PARCEL #26-007-534.

PROPERTY ADDRESS: 101 BONNIE LARK COURT, CHALFONT, PA 18914.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **BETTY A. SESSION**.

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

**NEW HOPE BOROUGH**

DOCKET #2015-01500

Deutsch Bank National Trust Company as Trustee for Residential Asset Securitization Trust Series 2005-A14 Mortgage Pass-Through Certificates Series 2005-N v. Cassandra Kling owner(s) of property situate in the **NEW HOPE BOROUGH**, BUCKS County, Pennsylvania being 265 North Main Street, New Hope, PA 18938-1304.

TAX PARCEL #27-7-23.

PROPERTY ADDRESS: 265 North Main Street, New Hope, PA 18938-1304.

JUDGMENT AMOUNT: \$451,928.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CASSANDRA KLING**.

**PHELAN HALLINAN**

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

**NEWTOWN TOWNSHIP**

DOCKET #2012-00422

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

TAX PARCEL #29-029-184.

PROPERTY ADDRESS: 1 Hill Haven Court a/k/a 1 Hill Heaven Court, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TAN N. TRAN, NHIEM T. NGUYEN**.

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

DOCKET #2013-07567

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

TAX PARCEL #29-4-170.

PROPERTY ADDRESS: 17 Skyview Way, Newtown, Pennsylvania 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LARISA SHVARTSMAN**.

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

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DOCKET #2014-07877

ALL THAT CERTAIN lot or piece of land with garage, situate, lying and being in the **TOWNSHIP OF NEWTOWN**, County of Bucks, Commonwealth of Pennsylvania, described according to "Final Plan of Headley Trace", made by Tri-State Engineers and Land Surveyors, Inc., dated 03/11/1977 and recorded at Doylestown, Bucks County, PA in Plan Book 154 Page 45, as follows, to wit: TAX PARCEL #29-026-132 & 29-026-132-001.

PROPERTY ADDRESS: 15 Garrison Place, Newtown, PA 18940.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHELLEY A. WARREN**.

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

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**NOCKAMIXON TOWNSHIP**

DOCKET #2015-03186

ALL THAT CERTAIN school house lot composed of two contiguous lots of land, formerly known as Kintnersville School House Lot, situate in the **TOWNSHIP OF NOCKAMIXON**, County of Bucks and State of Pennsylvania, bounded and described in one tract.

TAX PARCEL #30-008-069.

PROPERTY ADDRESS: 513 Kintner Hill Road, Upper Black Eddy, PA 18972.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PHILIP ADAMS a/k/a PHILIP M. ADAMS**.

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

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**NORTHAMPTON TOWNSHIP**

DOCKET #2011-05040

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

TAX PARCEL #31-077-193.

PROPERTY ADDRESS: 449 Golden Gate Drive, Richboro, PA 18954.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ELLEN BARI REGENBOGEN**.

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

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DOCKET #2012-03425

Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. v. Wendy M. Fisher owner(s) of property situate in the **TOWNSHIP OF NORTHAMPTON**, BUCKS County, Pennsylvania being 82 Bellwood Drive, Upper Holland, PA 19053-7215.

TAX PARCEL #31-056-128.

PROPERTY ADDRESS: 82 Bellwood Drive, Upper Holland, PA 19053-7215.

JUDGMENT AMOUNT: \$298,574.28.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WENDY M. FISHER**.

**PHELAN HALLINAN**

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

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DOCKET #2013-04269

OCWEN Loan Servicing, LLC v. Brian Felt owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania being 47 North Traymore Avenue, Warminster, PA 18974-1418.

TAX PARCEL #31-052-058.

PROPERTY ADDRESS: 47 North Traymore Avenue, Warminster, PA 18974-1418.

JUDGMENT AMOUNT: \$264,870.55.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**

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

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DOCKET #2013-09303

ALL THAT CERTAIN tract of land with buildings erected thereon, Hereditaments and Appurtenances, Situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania, bounded

and described according to a Survey and Plan made by William S. Erwin, Registered Professional Engineer, Fairless Hills, Pennsylvania on the 28th day of April 1966, as follows, viz:

TAX PARCEL #31-035-023-001.

PROPERTY ADDRESS: 39 St. Leonard Road assessed as 5 Spring Avenue, Holland, PA 18966.

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 JOSEPHINE K. SCHILLING, DECEASED, RICHARD E. SCHILLING, JR. (REAL OWNER).**

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

DOCKET #2015-00582

Nationstar Mortgage, LLC v. Robert J. Flanagan, Jr., Theresa Flanagan owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania being 42 Rotterdam Road West, Holland, PA 18966-2327.

TAX PARCEL #31-063-059.

PROPERTY ADDRESS: 42 Rotterdam Road West, Holland, PA 18966-2327.

JUDGMENT AMOUNT: \$212,875.38.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT J. FLANAGAN, JR., THERESA FLANAGAN.**

**PHELAN HALLINAN**

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

DOCKET #2015-01707

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

TAX PARCEL #31-037-065.

PROPERTY ADDRESS: 123 Fawn Drive, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **MICHAEL F. GIELLO, ROSALIE S. GIELLO, THE UNITED STATES OF AMERICA.**

**ANDREW J. MARLEY**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2015-03108

ALL THAT CERTAIN Lot or piece of land, with the buildings and improvements thereon erected; **NORTHAMPTON TWP.**

TAX PARCEL #31-056-074.

PROPERTY ADDRESS: 114 Bellwood Drive, Feasterville, PA 19053.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ILYA EKSHTUT.**

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

#### PERKASIE BOROUGH

DOCKET #2013-09561

ALL THAT CERTAIN message, lot or piece of land situate in the Second Ward in **PERKASIE BOROUGH.**

TAX PARCEL #33-5-183.

PROPERTY ADDRESS: 123 South 5th Street, Perkasio, PA 18944.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **NICOLE J. CARR.**

**KRISTINE M. ANTHOU**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2014-07570

U.S. Bank N.A., as Legal Title Trustee, etc. vs. Ryan Koehler and Melanie Koehler.

MUNICIPALITY: **BOROUGH OF PERKASIE.**

TAX PARCEL #33-005-344.

PROPERTY ADDRESS: 310 West Market Street, Perkasio, PA 18944.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RYAN KOEHLER, MELANIE KOEHLER.**

**EMMANUEL J. ARGENTIERI**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**PLUMSTEAD TOWNSHIP**

DOCKET #2015-02563

Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc v. John J. Patterson, Jr., Jennifer Patterson a/k/a Jennifer Livezey owner(s) of property situate in the **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania being 3801 Swetland Drive, Doylestown, PA 18902-9078.  
TAX PARCEL #34-052-045.

PROPERTY ADDRESS: 3801 Swetland Drive, Doylestown, PA 18902-9078.  
JUDGMENT AMOUNT: \$155,770.04.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN J. PATTERSON, JR., JENNIFER PATTERSON a/k/a JENNIFER LIVEZEY, PHELAN HALLINAN**

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

**RICHLAND TOWNSHIP**

DOCKET #2014-04703

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

BEING more fully described in a Deed dated November 1, 2001, among the land records of the County and State set forth above, in Deed Volume 2503, Page 1502.

TAX PARCEL #36-021-059.

PROPERTY ADDRESS: 227 Trumbauersville Road, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **LAURA C. MILLER, DANIEL MILLER.**

**SCOTT A. DIETTERICK**, Esquire

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

**SELLERSVILLE BOROUGH**

DOCKET #2013-09438

GMAC Mortgage, LLC v. Robert J. Leopardi owner(s) of property situate in the **SELLERSVILLE BOROUGH**, BUCKS County, Pennsylvania being 340 Washington Avenue, Sellersville, PA 18960-2316.  
TAX PARCEL #39-003-097.

PROPERTY ADDRESS: 340 Washington Avenue, Sellersville, PA 18960-2316.

JUDGMENT AMOUNT: \$214,098.69.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**

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

DOCKET #2015-02093

Wells Fargo Bank, N.A. v. Robert C. McNeill owner(s) of property situate in the **SELLERSVILLE BOROUGH**, BUCKS County, Pennsylvania being 35 West Park Avenue, Sellersville, PA 18960-2519.  
TAX PARCEL #39-005-076.

PROPERTY ADDRESS: 35 West Park Avenue, Sellersville, PA 18960-2519.  
JUDGMENT AMOUNT: \$195,118.66.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT C. MCNEILL.**

**PHELAN HALLINAN**

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

**SPRINGFIELD TOWNSHIP**

DOCKET #2013-07838

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

TAX PARCEL #42-018-007.

PROPERTY ADDRESS: 3175 Church Street, Hellertown, 18055 fka 3175 Center Street, Springtown, PA 18081.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SHARON LEE STROCK, CLARK BRUCE STROCK.**

**TERRENCE J. McCABE**, Esquire

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

**UPPER MAKEFIELD TOWNSHIP**

DOCKET #2012-04555

ALL THAT CERTAIN lot or piece of land, SITUATE in the **TOWNSHIP OF UPPER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania, described

according to Major Subdivision Plan, Quail Ridge, made by Czap/Spector, Inc., Consulting Engineers & Surveyors, dated 04/15/1991, last revised 06/15/1995 and recorded at Doylestown, Bucks County, PA, in Plan Book 282 page 58 as follows, to wit:  
 TAX PARCEL #47-004-083-001.  
 PROPERTY ADDRESS: 1 Bryce Lane, Newtown, PA 18940.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **JOHN T. VANNI, BERNICE M. VANNI, BRADLEY J. OSBORNE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2013-06836

ALL THAT CERTAIN lot or piece of ground, situate In the **TOWNSHIP OF UPPER MAKEFIELD**, County of Bucks, Pa., described according to a Final Major Subdivision Plan of Lakeside by All County Inc., Engineers, Planners and Land Surveyors, Washington Crossing, Pa., dated July 10, 1995 and last revised April 4, 1998 and recorded In the Office of the Recorder of Deeds In and for the County of Bucks, in Plan Book 294, page 9, more fully described as follows, to wit:  
 TAX PARCEL #47-015-162.  
 PROPERTY ADDRESS: 6 Terrell Drive, Washington Crossing, PA 18977.  
 IMPROVEMENTS: A RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **RACHEL HYUNJIN PARK, ILHO PARK, BRADLEY J. OSBORNE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2014-06928

Township: **UPPER MAKEFIELD TOWNSHIP**, Bucks County, Pennsylvania.  
 TAX PARCEL #47-007-001.  
 PROPERTY ADDRESS: 457 Lurgan Road, New Hope.  
 IMPROVEMENTS: A SINGLE STORY DWELLING WITH MULTIPLE OUTBUILDINGS LOCATED ON APPROX. 29 ACRES OF LAND.  
 SOLD AS THE PROPERTY OF: **THOMAS REESE, PATRICIA REESE, ERIK M. HELBING**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2015-02637

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **UPPER MAKEFIELD TOWNSHIP**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.  
 TAX PARCEL #47-008-018-005.  
 PROPERTY ADDRESS: 1513 Wrightstown Road, Newtown, PA 18940.  
 IMPROVEMENTS: RESIDENTIAL REAL ESTATE.  
 SOLD AS THE PROPERTY OF: **SHANNA K. BRADLEY, MICHAEL F. BRADLEY, ANDREW J. MARLEY**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

**UPPER SOUTHAMPTON TOWNSHIP**

## DOCKET #2013-01497

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF UPPER SOUTHAMPTON**, BUCKS COUNTY, PENNSYLVANIA.  
 TAX PARCEL #48-15-34.  
 PROPERTY ADDRESS: 38 Princeton Road, Huntingdon Valley, PA 19006.  
 IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
 SOLD AS THE PROPERTY OF: **CHRISTIE MOORE a/k/a CHRISTIE MILLER, LOUIS D. MOORE, MARK J. UDREN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2015-00318

ALL that certain parcel of land lying and being situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania, bounded and described as follows:  
 BEING more fully described in a Deed dated October 21, 2009, among the land records of the County and State set forth above, in Deed Volume 6252, Page 1749.  
 TAX PARCEL #48-027-033.  
 PROPERTY ADDRESS: 1439 Hi View Drive, Southampton, PA 18966.  
 IMPROVEMENTS: SINGLE FAMILY DWELLING.  
 SOLD AS THE PROPERTY OF: **BENJAMIN J. ROSENTHAL, JAMIE LYNN CAPAGNA**.

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

**WARMINSTER TOWNSHIP**

DOCKET #2013-05158  
Pennmac Mortgage Investment Trust Holdings I, LLC v. Mary Miller a/k/a Mary G. Miller, Colleen Miller owner(s) of property situate in **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania being 1055 Orchid Road, Warminster, PA 18974-2439.  
TAX PARCEL #49-032-158.  
PROPERTY ADDRESS: 1055 Orchid Road, Warminster, PA 18974-2439.  
JUDGMENT AMOUNT: \$311,195.07.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **MARY MILLER a/k/a MARY G. MILLER, COLLEEN MILLER.**  
**PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-05932  
Wells Fargo Bank, N.A. v. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Paula M. Rose, Deceased owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania being 1575 West Street Road, Unit 416, Warminster, PA 18974-3120.  
TAX PARCEL #49-003-007-416.  
PROPERTY ADDRESS: 1575 West Street Road, Unit 416, Warminster, PA 18974-3120.  
JUDGMENT AMOUNT: \$104,837.15.  
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 PAULA M. ROSE, DECEASED.**  
**PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**WARRINGTON TOWNSHIP**

DOCKET #2013-00993  
Wells Fargo Bank, N.A. v. Kenneth Sacks owner(s) of property situate in the **WARRINGTON TOWNSHIP**, BUCKS County, Pennsylvania being 1360 Welsh Road, Warrington, PA 18976-1936.  
TAX PARCEL #50-038-030.  
PROPERTY ADDRESS: 1360 Welsh Road, Warrington, PA 18976-1936.  
JUDGMENT AMOUNT: \$478,930.45.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **KENNETH SACKS.**  
**PHELAN HALLINAN**  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**WARWICK TOWNSHIP**

DOCKET #2015-01607  
ALL THAT CERTAIN LOT OF LAND SITUATE IN **WARWICK TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA.  
TAX PARCEL #51-014-533-327.  
PROPERTY ADDRESS: 801 Julian Drive West, Warminster, PA 18974.  
IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
SOLD AS THE PROPERTY OF: **JOANN P. BUSH, RAYMOND L. BUSH.**  
**MARK J. UDREN**, 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.

Aug. 20, 27; Sept. 3

## Change of Name

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2015-04265

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 **MALIK HASAN LITTLE** to **DAVID JOSEPH AVERY**.

The Court has fixed the 23<sup>rd</sup> day of September, 2015 at 9:30 A.M. in Courtroom No. 440, 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.

Aug. 27

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2015-04347

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 **OKSANA MOGILYANSKY, DANIEL MOGILYANSKY, ANNA MOGILYANSKY** and **JULIA MOGILYANSKY** to **OKSANA GLUSCHUK, DANIEL GLUSCHUK, ANNA GLUSCHUK** and **JULIA GLUSCHUK**.

The Court has fixed the 23 day of September, 2015 at 9:30 A.M. in Courtroom No. 440, 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.

Aug. 27

## 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.

**Clean Cut Flooring, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Aug. 27

**Great Shang Hai Restaurant I Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Aug. 27

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

Aug. 27

## 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.

**BARROW & HOFFMAN, P.C.** has been incorporated under the provisions of the Pennsylvania Professional Corporation Law of 1988, as amended.

**Hal A. Barrow**, Solicitor  
65 West Street Road  
Suite B-102  
Warminster, PA 18974

Aug. 27

## Classified Ad

Municipal Solicitor position available for New Britain Borough. Experience with general municipal law. Submit CV or resume and proposal to [nbboro@newbritainboro.com](mailto:nbboro@newbritainboro.com) by September 2, 2015.

Aug. 27

Prominent Central Bucks County Law Firm seeks experienced plaintiff personal injury attorney to join firm. Candidates should have a minimum of 3 to 5 years' plaintiff or defense personal injury litigation experience. Candidate will be responsible for handling cases from inception to completion. Must be driven, well organized and have superior communication and computer skills. Replies will be kept confidential. Send resume and cover letter to: [downtownlawyer18901@gmail.com](mailto:downtownlawyer18901@gmail.com).

Aug. 6, 13, 20, 27

### Confirmation of Account

DONALD PETRILLE, JR. ESQUIRE, CLERK of the Orphans' Court Division of the Court of Common Pleas of Bucks County:

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and Fiduciaries Code that the following Fiduciaries will present their accounts, theretofore filed with the Clerk of the Orphans' Court Division for Audit and confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code, at 10:00 A.M. on **September 8, 2015**, in Courtroom #260 on the second floor of the JUSTICE CENTER, DOYLESTOWN, PA.

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

**MARY AITKEN** – Joseph H. Wagner, Administrator CTA

**ANTONIO ALBA** – Joseph H. Wagner, Administrator CTA

**MARY ADELE BISCHOF** – Nancy Jo Bischof, Executrix

**WEDNESDAY EGNER** – Bank of America guardian of the estate continuing by merger with Fleet National Bank, Effective 6/13/2005

**VIOLA M. LUDOVICI** – Louis F. Floge, Jr., Executor

**ALBERT GEORGE LUDWIG** – Robert D. Ludwig, Executor

**FRANCES G. MELTZER** – Jon C. Blaisdell, Guardian

**FRANCISCO S. MORALES** – Joseph H. Wagner, Administrator

**WARREN S. PYE, SR.** – Rosemarie Pye, Administratrix C.T.A.

**PAUL SCHRIER** – Marilou Querns, Administratrix

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

Aug. 27; Sept. 3

### Corporate Dissolution

The Board of Directors of **Love the Children, Inc.**, a Pennsylvania nonprofit corporation, has approved a proposal that the corporation dissolve voluntarily, and the Board of Directors is now engaged in the winding up and settling the affairs of the corporation in the manner prescribed in Section 5975 of the PA Nonprofit Corporation Law of 1988, as amended.

**Andrew P. Grau**, Solicitor  
Hamburg, Rubin, Mullin,  
Maxwell & Lupin, P.C.  
375 Morris Rd.  
P.O. Box 1479  
Lansdale, PA 19446-0773

Aug. 27

### 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*

**APPLEBEE, HAZEL J.**, dec'd.

Late of Tullytown Borough, Bucks County, PA.

Executrix: **IRENE D. APPLEBEE**, 23 Summer Lane, Levittown, PA 19055.

**ARENA, SANDRA R.**, dec'd.

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

Executor: **JASON BLUM** c/o Kenneth G. Harrison, Esquire, 5 Neshaminy Interplex, Ste. 115, Trevose, PA 19053.

Attorney: **KENNETH G. HARRISON**,  
Law Office of Kenneth G. Harrison, P.C.,  
5 Neshaminy Interplex, Ste. 115, Trevose,  
PA 19053.

**ARMENTO, RAPHAEL F.** a/k/a **RAY ARMENTO**, dec'd.

Late of New Hope/Solebury Twp., Bucks County, PA.

Co-Executrices: **JOVINA ARMENTO**,  
306 Blue Heron Ct., New Hope, PA 18938  
and **SUSAN A. BAHNER**, 106 Windsong  
Dr., Doylestown, PA 18901.

**BOYLE, SUSAN B.**, dec'd.

Late of Newtown City, Bucks County, PA.  
Executrix: **PATRICIA M. BYRNE**, 17  
Winding Way West, Yardley, PA 19067.

Attorney: **DAVID J. SOWERBUTTS**.

**CAPARELLA, DOROTHY DONNELLY**  
a/k/a **DOROTHY L. DONNELLY-  
CAPARELLA**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **MICHAEL DONNELLY** c/o  
Brown, Kerdock & Lynch, 2048 Milford  
Square Pike, Quakertown, PA 18951.

Attorney: **JOHN S. KERDOCK**.

**COSTELLO, DAVID VINCENT**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **PAUL COSTELLO** c/o Bowen  
& Burns, 530 Street Road, P.O. Box 572,  
Southampton, PA 18966.

Attorney: **GERALD L. BOWEN, JR.**,  
Bowen & Burns, 530 Street Road, P.O.  
Box 572, Southampton, PA 18966.

**DAVIS, EDITH V.** a/k/a **EDITH VERCEIL  
DAVIS**, dec'd.

Late of Newtown, Bucks County, PA.

Executor: **LANSING J. DAVIS**, 46  
Noblewood Lane, Levittown, PA 19054.

**DAVISON, CAROL**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **ERNEST BURTON  
DAVISON** c/o Marc I. Rickles, Esquire,  
Kardos, Rickles, Hand & Bidlingmaier,  
626 S. State Street, Newtown, PA 18940.

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

**DISCHINGER, FRANK E., JR.**, dec'd.

Late of Warwick Township, Bucks County, PA.

Executrix: **MARY C. DISCHINGER**  
c/o Grim, Biehn & Thatcher, 104 South

Sixth Street, P.O. Box 215, Perkasio, PA  
18944-0215.

Attorney: **GREGORY E. GRIM**, Grim,  
Biehn & Thatcher, 104 South Sixth Street,  
P.O. Box 215, Perkasio, PA 18944-0215.

**FIELDS, MARGARET J.**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **WENDY GIBSON FIELDS**  
c/o Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup>  
Street, P.O. Box 215, Perkasio, PA 18944-  
0215.

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

**FORNICOLA, MARY K.**, dec'd.

Late of Southampton, Bucks County, PA.

Executrices: **ANITA C. FORNICOLA**,  
801 Willopenn Drive, Apt. 0-203,  
Southampton, PA 18966 and **BEVERLY  
A. MERMON**, 1142 Red Barn Lane,  
Quakertown, PA 18951.

**GELSMAN, EUGENE** a/k/a **GENE  
GELSMAN**, dec'd.

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

Administrator: **BARRY FURMAN**, 236  
Sebastian Way, Yardley, PA 19067.

**GUY, LAWRENCE**, dec'd.

Late of Falls Township, Bucks County,  
PA.

Executrix: **LAURA BAEZ** c/o Marc I.  
Rickles, Esquire, Kardos, Rickles, Hand  
& Bidlingmaier, 626 S. State Street,  
Newtown, PA 18940.

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

**HALAJDIDA, TEKLA JULIA** a/k/a  
**JULIA T. HALAJDIDA** and **TEKLA  
HALAJDIDA**, dec'd.

Late of Lower Makefield Township,  
Bucks County, PA.

Executor: **JOHN M. FEDORKO** c/o  
Denis W. Lanctot, Esquire, 312 Oxford  
Valley Road, Fairless Hills, PA 19030.

Attorney: **DENIS L. LANCTOT**,  
Jackson, Cook, Caracappa & Scott, P.C.,  
312 Oxford Valley Road, Fairless Hills,  
PA 19030.

**HOGAN, RITA R.**, dec'd.

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

Administrator: **MATTHEW R. ISAAC**,  
120 E. Street Rd., Apt. E-1-6, Warminster,  
PA 18974.

Attorney: **KATHLEEN A. MALOLES**,  
Solomon, Berschler, Fabick, Campbell &  
Thomas, P.C., 522 Swede St., Norristown,  
PA 19401.

**HOSSEIN, SHAHRBANOO**, dec'd.

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

Executor: **SOROOSH T. HASHEMI** c/o  
Jay B. Oppenheim, Esquire, 7207 Rising  
Sun Ave., Philadelphia, PA 19111-3983.

Attorney: **JAY B. OPPENHEIM**, Law  
Offices of Stewart J. Berger, P.C., 7207  
Rising Sun Ave., Philadelphia, PA 19111-  
3983.

**JAKUBOWICZ, EVA S.**, dec'd.

Late of Doylestown Township, Bucks  
County, PA.

Executors: **EDWARD J.**  
**JAKUBOWICZ**, **DENNIS M.**  
**JAKUBOWICZ** and **EVELYN J.**  
**WALSH** c/o Marc I. Rickles, Esquire,  
Kardos, Rickles, Hand & Bidlingmaier,  
626 S. State Street, Newtown, PA 18940.

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

**JOHNSON, JOAN E.**, dec'd.

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

Executor: **DONALD JOHNSON** c/o  
Harvey Abramson, Esquire, 86 Buck Rd.,  
Holland, PA 18966.

Attorney: **HARVEY ABRAMSON**, Law  
Offices of Harvey Abramson, P.C., 86  
Buck Rd., Holland, PA 18966.

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

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

Executrix: **MICHELE K. OWENS** c/o  
Joseph M. Ramagli, Esquire, 312 Oxford  
Valley Road, Fairless Hills, PA 19030.

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

**KROTOWSKI, THERESA R.** a/k/a **TERRY  
KROTOWSKI**, dec'd.

Late of Bensalem Township, Bucks  
County, PA.

Administrator: **GERALD S.**  
**KROTOWSKI**, 148 Equestrian Dr., New  
Hope, PA 18938.

**KURLAND, PAUL**, dec'd.

Late of Middletown Township, Bucks  
County, PA.

Executrix: **CAROL HECHT  
KURLAND**, 38 Flamingo Road,  
Levittown, PA 19056.

Attorney: **TAYLOR A. SMITH**.

**MAGILL, ALBERT W.**, dec'd.

Late of Bensalem Township, Bucks  
County, PA.

Executor: **RAYMOND H. MAGILL**,  
292 Surrey Rd., Warminster, PA 18974.

**MANLEY, BEULAH L.** a/k/a **BEULAH  
LIVINGSTONE CHISHOLM MANLEY**  
a/k/a **BETTY MANLEY** a/k/a **BEAH  
MANLEY** and **BEUH L. MANLEY**,  
dec'd.

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

Executrix: **ANNE-MARIE  
MARGARET CRANCE** a/k/a **ANNE-  
MARIE MARGARET GUNN  
CRANCE** c/o Joseph J. Witiw, Esquire,  
1140-B York Rd., Warminster, PA 18974-  
2072.

Attorney: **JOSEPH J. WITIW**, 1140-B  
York Rd., Warminster, PA 18974-2072.

**McKEON, WALTER H.**, dec'd.

Late of Perkasio, Bucks County, PA.

Executor: **JOSEPH M. McKEON** c/o  
Fitzpatrick Lentz & Bubba, P.C., 4001  
Schoolhouse Lane, P.O. Box 219, Center  
Valley, PA 18034-0219.

Attorneys: **FITZPATRICK LENTZ &  
BUBBA, P.C.**, 4001 Schoolhouse Lane,  
P.O. Box 219, Center Valley, PA 18034-  
0219.

**MILLER, WILLIAM E.** a/k/a **BILL  
MILLER**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **MARY TROZZI**, 780  
Cypress Road, Warminster, PA 18974.

**PATTERSON, NATALIE**, dec'd.

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

Executors: **JOSEPH E. KNOLL** and  
**BARBARA A. KNOLL** 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.

**ROHNER, WALTER D.**, dec'd.

Late of Northampton, Bucks County, PA.

Administratrix: **OKSANA A. ROHNER**,  
147 Manor Drive, Richboro, PA 18954.

Attorney: **MICHAEL A. LASHNER**,  
12 Terry Drive, Suite 105, Newtown, PA  
18940.

**SPIRO, LILLIAN**, dec'd.

Late of Warminster, Bucks County, PA.  
Administratrix: **ELLEN SCHUPACK**,  
2551 Trenton Ave., #110, Philadelphia,  
PA 19125.

**SPLET, DOLORES R.**, dec'd.

Late of Bensalem Township, Bucks  
County, PA.

Executrix: **SHIRLEY A. SPLET** c/o D.  
Keith Brown, Esquire, Stuckert & Yates,  
P.O. Box 70, Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert  
and Yates, P.O. Box 70, Newtown, PA  
18940.

**SPRUANCE, EDITH C.**, dec'd.

Late of Warwick Twp., Bucks County,  
PA.

Executor: **HARVEY A. SERNOVITZ**,  
Esquire, Two Penn Ctr. Plz., 1500 JFK  
Blvd., Ste. 910, Philadelphia, PA 19102.

Attorney: **HARVEY A. SERNOVITZ**,  
Harvey A. Sernovitz, P.C., Two Penn  
Ctr. Plz., 1500 JFK Blvd., Ste. 910,  
Philadelphia, PA 19102.

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

Late of East Rockhill Township, Bucks  
County, PA.

Administrator: **JOEL STEINMAN** c/o  
Grim, Biehn & Thatcher, P.O. Box 215,  
Perkasie, PA 18944-0215.

Attorney: **JOEL STEINMAN**, Grim,  
Biehn & Thatcher, 104 S. Sixth St., P.O.  
Box 215, Perkasie, PA 18944-0215.

**THOMAS, FRED M.** a/k/a **FRED THOMAS**, dec'd.

Late of Middletown Township, Bucks  
County, PA.

Executrix: **JOAN MANCIA**, 738  
Sparrow Lane, Langhorne, PA 19047.

Attorney: **JOY DICKSTEIN**.

**WALSH, JAMES**, dec'd.

Late of Warminster Township, Bucks  
County, PA.

Executrix: **KIMBERLY McDONALD**  
c/o Law Offices of Michelle C. Berk,  
P.C., 400 Maryland Drive, Suite 200, Fort  
Washington, PA 19034.

Attorneys: **LAW OFFICES OF  
MICHELLE C. BERK, P.C.**, 400  
Maryland Drive, Suite 200, Fort  
Washington, PA 19034.

**WILSON, DANIEL B.**, dec'd.

Late of Tincum Township, Bucks  
County, PA.

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

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

**YOHANNAN, SAMUEL P.**, dec'd.

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

Executrix: **MARY J. YOHANNAN**, 44  
Harriet Rd., Churchville, PA 18966.

*Second Publication***BRUNOZZI, MARY ANN**, dec'd.

Late of Falls Township, Bucks County,  
PA.

Administratrix: **CHRISTINE STANLEY**,  
204 Chelsea Road, Fairless Hills, PA  
19030.

**DURNAN, TERRANCE J.** a/k/a **TERRY DURNAN**, dec'd.

Late of Upper Black Eddy Borough,  
Bucks County, PA.

Executor: **LAWRENCE DURNAN** c/o  
Steven A. Cotlar, Esquire, 23 West Court  
Street, Doylestown, PA 18901.

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

**EICHMAN, CARL W.**, dec'd.

Late of 3300 Street Rd., Bensalem, Bucks  
County, PA.

Administratrix: **KAREN L. EICHMAN**,  
170 Roxborough Ave., Philadelphia, PA  
19127.

**HAMPSON, JAMES J., JR.**, dec'd.

Late of Doylestown, Bucks County, PA.

Executors: **JAMES J. HAMPSON, III**,  
208 Somerset Cir., Chalfont, PA 18914  
and **MARGUERITE D. RYBAR**, 5120  
Valley Park Rd., Doylestown, PA 18902.

**HUGO, CONSTANCE P.**, dec'd.

Late of Newtown Township, Bucks  
County, PA.

Executrix: **JEANNE WITSCHEN**, 6  
Chadwick Circle, Newtown, PA 18940.

Attorney: **THOMAS J. PROFY, IV**, 680  
Middletown Boulevard, Langhorne, PA  
19047.

**KALAFER, ELLEN MINTZ a/k/a ELLEN JOY MINTZ KALAFER a/k/a ELLEN J. KALAFER and KALAFER ELLEN MINTZ, dec'd.**

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

Executrices: **STACY BLAINE KALAFER SPICER and MICHELE FELICE KALAFER WENLEDER** c/o Harvey Abramson, Esquire, 86 Buck Rd., Holland, PA 18966.

Attorney: **HARVEY ABRAMSON**, Law Offices of Harvey Abramson, P.C., 86 Buck Rd., Holland, PA 18966.

**KLATZKIN, ELIZABETH J. a/k/a ELIZABETH JACOBS KLATZKIN, dec'd.**

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

Executrix: **AMY D. KLATZKIN** 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.

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

Late of Springfield Township, Bucks County, PA.

Executrix: **JUDITH NOVAK**, 2535 Mill Road, Quakertown, PA 18951.

Attorney: **ROGER N. ROSENBERGER**, 2100 Starr Road, Quakertown, PA 18951-2172.

**McCLELLAN, MARIE M., dec'd.**

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

Executor: **MICHAEL McCLELLAN** c/o Maureen L. Anderson, Esquire, 1260 Bustleton Pike, Feasterville, PA 19053.

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

**MISLAN, ANNE a/k/a ANNE J. MISLAN, dec'd.**

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

Executrices: **ANNE-MARIE LANTZ**, 114 Lions Dr., Morrisville, PA 19067 and **DIANE MISLAN**, 423 Barclay Ave., Morrisville, PA 19067.

Attorney: **DARRELL M. ZASLOW**, 312 One Oxford Valley, Langhorne, PA 19047.

**O'MALLEY, FRANK J. a/k/a FRANCIS J. O'MALLEY, dec'd.**

Late of Levittown, Bucks County, PA.

Executrix: **PATRICIA NEWMAN**, 2 Moor Drive, Easton, PA 18045.

**SILVER, GERTRUDE, dec'd.**

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

Administratrix: **BARBARA J. COHEN** c/o Michael M. Borish, Esquire, John Wanamaker Bldg., 100 Penn Square East, Ste. 450, Philadelphia, PA 19107.

Attorney: **MICHAEL M. BORISH**, Law Offices of Bernard M. Gross, P.C., John Wanamaker Bldg., 100 Penn Square East, Ste. 450, Philadelphia, PA 19107.

**SIMMONS, BETTY a/k/a ROSE BETTY VRAGEL SIMMONS, dec'd.**

Late of Warminster, Bucks County, PA.

Executor: **ROBERT O. SIMMONS, JR.**, 7416 Brad St., Falls Church, VA 22042.

**SMITH, VIRGINIA M., dec'd.**

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

Executors: **CAROL A. JURIN, RONALD K. SMITH and LINDA S. GARCIA** c/o Leonard L. Shober, Esquire, 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.

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

Late of Doylestown/Buckingham, Bucks County, PA.

Administratrix: **Janice E. Visconto**, 5154 Barnes Ct., Doylestown, PA 18902.

**WEYMAN, MARGARET, dec'd.**

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

Executrix: **SANDRA WEYMAN PENNYPACKER** c/o Harvey Abramson, Esquire, 86 Buck Rd., Holland, PA 18966.

Attorney: **HARVEY ABRAMSON**, Law Offices of Harvey Abramson, P.C., 86 Buck Rd., Holland, PA 18966.

**WISMER, ELAINE MAE, dec'd.**

Late of East Rockhill Township, Bucks County, PA.

Executrix: **DEBRA LYNN WISMER** c/o Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944-0215.

*Third and Final Publication*

**CHAMBERLIN, WILLIAM B.** a/k/a **WILLIAM B. CHAMBERLIN, III**, dec'd.

Late of Andalusia, Bucks County, PA.

Executrix: **ELIZABETH M. CHAMBERLIN** c/o Kenneth M. Rodgers, Esquire, 1818 Market St., Fl. 13, Philadelphia, PA 19103.

Attorney: **KENNETH M. RODGERS**.

**CLEARY, JOHN F.** a/k/a **JOHN CLEARY**, dec'd.

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

Executrix: **MEREDITH T. CLEARY** c/o Stewart J. Berger, Esquire, 7207 Rising Sun Ave., Philadelphia, PA 19111.

Attorney: **STEWART J. BERGER**, Law Offices of Stewart J. Berger, P.C., 7207 Rising Sun Ave., Philadelphia, PA 19111.

**DuPREE, BARBARA J.**, dec'd.

Late of Warminster, Bucks County, PA.

Administratrix: **CHERYL SELGRATH**, 109 Quince Drive, Hatboro, PA 19040.

Attorney: **ADRIAN L. MEYER**.

**ELLIOTT, WILLIAM K.**, dec'd.

Late of Bensalem, Bucks County, PA.

Administratrix: **BONNIE MARTIN**, 6216 Garrett Ave., Bensalem, PA 19020.

**FORSBERG, JOAN E.**, dec'd.

Late of Lower Makefield, Bucks County, PA.

Executor: **PAUL G. FORSBERG**, 4059 Chastain Drive, Melbourne, FL 32940-1232.

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

**GERBER, MARGARET** a/k/a **MARGARET V. GERBER**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **MICHAEL GERBER**, 720 Hillwell Road, Chesapeake, VA 23322.

Attorney: **JOY DICKSTEIN**.

**GIAMPORCARO, PAUL**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **BARBARA CLIFFORD**, 65 Franklin Court, Newtown, PA 18940.

**HARRIS, NANCY M.**, dec'd.

Late of Bucks County, PA.

Executor: **RONALD M. HARRIS** c/o John D. Blumenthal, Esquire, 179 N. Broad Street, Doylestown, PA 18901.

Attorney: **JOHN D. BLUMENTHAL**, 179 N. Broad Street, Doylestown, PA 18901.

**HENSLEY, JoANN**, dec'd.

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

Executrix: **DEBORAH ANN JOZWIAK** a/k/a **DEBORAH A. JOZWIAK** c/o Marjorie J. Scharpf, Esquire, Friedman, Schuman, PC, 101 Greenwood Ave., Fifth Floor, Jenkintown, PA 19046.

Attorney: **MARJORIE J. SCHARPF**, Friedman, Schuman, PC, 101 Greenwood Ave., Fifth Floor, Jenkintown, PA 19046.

**KATKOCIN, MICHAEL T.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **RONALD M. KATKOCIN**, 6 Stafford Court, Berlin, NJ 08009.

**KLAVON, SHIRLEY CAROLE** a/k/a **SHIRLEY C. KLAVON**, dec'd.

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

Executrix: **ANDREA KELLY** a/k/a **ANDREA YVONNE KELLY**, 106 Suffield Court, Chalfont, PA 18914.

Attorney: **GREGORY J. LAKE**, Lakeland Farm, 2552 Dark Hollow Rd., Jamison, PA 18929.

**LANG, HORST G.**, dec'd.

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

Executor: **DAVID LANG** c/o Brown, Kerdock & Lynch, P.C., P.O. Box 685, Quakertown, PA 18951.

Attorney: **JOHN S. KERDOCK**.

**LANGFORD, MARIS C.** a/k/a **CLYMER MARIS LANGFORD**, dec'd.

Late of Plumstead Township, Bucks County, PA.

Executrix: **LOUISE LANGFORD VERSTEGEN** c/o Peter S. Thompson, Esquire, 114 North Main Street, Doylestown, PA 18901.

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

**LEEDOM, LESTER E.**, dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Co-Executrices: **BARBARA L. RUSS, LISA J. EVANS, LINDA E. BISHOP** and **PAMELA S. DOHENY** 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.

**LESHER, RYAN M.**, dec'd.

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

Administrator: **EDWARD DAVID LESHES** c/o Michael E. Markovitz, Esquire, P.O. Box 43187, Philadelphia, PA 19129.

Attorney: **MICHAEL E. MARKOVITZ**, P.O. Box 43187, Philadelphia, PA 19129.

**LIESE, FRANCES S.**, dec'd.

Late of L. Makefield Twp., Bucks County, PA.

Executors: **PETER C. LIESE**, P.O. Box 247, Warriors Mark, PA 16877 and **ARTHUR LIESE**, 18 Eaton Pl., Hopewell, NJ 08525.

**LOVEKIN, VIRGINIA E.**, dec'd.

Late of 2789 Slifer Valley Road, Riegelsville Borough, Bucks County, PA. Executrix: **SHERRY V. STEIGERWALT**, 1121 South 24<sup>th</sup> St., Allentown, PA 18103.

Attorney: **LARRY R. ROTH**.

**MAKARYK, KATERYNA**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executors: **MYRON J. MAKARYK** and **NICHOLAS D. MAKARYK** c/o Peter N. Harrison, Esquire, 107 East Court Street, Doylestown, PA 18901.

Attorney: **PETER N. HARRISON**.

**MATLA, OKSANA**, dec'd.

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

Administratrix: **NATALIE MATLA BASSINSKI** c/o Harvey Abramson, Esquire, 86 Buck Rd., Holland, PA 18966. Attorney: **HARVEY ABRAMSON**, Law Offices of Harvey Abramson, P.C., 86 Buck Rd., Holland, PA 18966.

**MEYERS, THEDA G.**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executor: **DONALD M. MEYERS** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 S. Sixth St., P.O. Box 215, Perkasio, PA 18944-0215.

**NAYLOR, GEORGE A., JR.**, dec'd.

Late of Warminster Twp., Bucks County, PA.

Executrix: **EDIE A. RITZ**, 1549 Hartsville Cr., Warminster, PA 18974.

**OLLINGER, JANET**, dec'd.

Late of Chalfont Borough, Bucks County, PA.

Executor: **DONALD S. MUELLER** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

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

**OTTINGER, ELAINE**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **JAMES B. OTTINGER** c/o Ronald R. Bolig, Esquire, Robert A. Lechowicz Law Offices, 5 Temple Avenue, Sellersville, PA 18960.

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

**PHILIPS, JOAN B.**, dec'd.

Late of Yardley, Bucks County, PA.

Executrix: **AMY PHILIPS SULLIVAN** c/o Karen M. Quinn, Esquire, Three Friends Lane, 2nd Floor, Newtown, PA 18940.

Attorney: **KAREN M. QUINN**.

**ROSEN, SYLVIA J. a/k/a SYLVIA ROSEN**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrices: **SHERYL R. SHAPIRO** and **CINDY G. ROSEN** c/o Stephen I. Baer, Esquire, 1288 Valley Forge Rd., Suite 63, Valley Forge, PA 19482-0952.

Attorney: **STEPHEN I. BAER**.

**SLAVEN, RICHARD W.**, dec'd.

Late of Yardley, Bucks County, PA.

Executrix: **MARY ANN CANZANO**, 106 Vernon Lane, Yardley, PA 19067.

Attorney: **HENRY A. CARPENTER, II**.

**SMITH, ABRAHAM WILLIAM**, dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **LINDA SHARLIN**, 55 Betts Drive, Washington Crossing, PA 18977.

Attorney: **ELIZABETH J. GOLDSTEIN**, Dilworth Paxson LLP,

Penn National Insurance Plaza, 2 North 2<sup>nd</sup> Street, Suite 1101, Harrisburg, PA 17101.

**STANZIONE, KATHLEEN A.**, dec'd.

Late of Ottsville, Nockamixon Twp., Bucks County, PA.

Executor: **ROBERT J. STANZIONE**, 133 Tower Road, Ottsville, PA 18942.

**VINING, JEAN MARIE BREEN** a/k/a **JEAN MARIE VINING**, dec'd.

Late of Falls Township, Bucks County, PA.

Executrices: **JUDI A. VINING** and **JANICE M. VINING LESYK**, 24 Turn Hill Lane, Levittown, PA 19054.

Attorney: **THOMAS J. WALSH, III**, 2500 York Road, Jamison, PA 18929.

**VIRGULTI, ROBERT**, dec'd.

Late of Bristol Borough, Bucks County, PA.

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

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

**WECKERLY, DORIS MAY** a/k/a **DORIS MAY FREW**, dec'd.

Late of Feasterville, Bucks County, PA.

Executrix: **DONNA WECKERLY**, 2131 Welsh Rd., #311, Philadelphia, PA 19115.

**YOUNG, SHARON ELIZABETH** a/k/a **SHARON E. YOUNG**, dec'd.

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

Administrator: **STEVEN YOUNG** c/o Phyllis Horn Epstein, Esquire, 1515 Market St., 15<sup>th</sup> Fl., Philadelphia, PA 19102.

Attorney: **PHYLLIS HORN EPSTEIN**, Epstein, Shapiro & Epstein, P.C., 1515 Market St., 15<sup>th</sup> Fl., Philadelphia, PA 19102.

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## Fictitious Name

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, approved December 16, 1982, effective March 16, 1983, of intention to file in the office of the Secretary of the Commonwealth of Pennsylvania, Department of State, Bureau of Corporations at Harrisburg, Pennsylvania, a Certificate for the conduct of a business

in Bucks County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**It's A Country Thing** with its principal place of business 148 East Street Rd., Suite 307, Feasterville, PA 19053.

The name and address of the person owning or interested in said business is James Melnichuk, P.O. Box 6067, Philadelphia, PA 19114.

The certificate will be filed on or after November 24, 2014.

Aug. 27

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## Miscellaneous

COURT OF COMMON PLEAS  
BUCKS COUNTY, PENNSYLVANIA  
NO. 2015-20523

OFFICE OF THE REGISTER OF WILLS  
PETITION FOR CITATION TO COMPEL  
APPLICATION FOR GRANT OF LETTERS  
PURSUANT TO 20 Pa. CONS.

STAT. ANN. Sec. 3155

IN RE: ESTATE OF JEFFREY N.

GIORDANO, DECEASED

TO: **The Register of Wills of Bucks County, PA**

A Petition has been filed by 3rd FED. BANK, (Petitioner) for Citation to Compel Probate with regard to the ESTATE OF JEFFREY N. GIORDANO, Deceased who died intestate April 21, 2014.

WHEREFORE, Petitioner requests that a Citation be awarded pursuant to 20 Pa. Cons. Stat. §3155 and directed to Jeffrey N. Giordano, Jr. and Michael B. Giordano, sons of the decedent, to show cause why they or either of them should not apply for and take out letters of administration on the ESTATE OF JEFFREY N. GIORDANO, Deceased, or failing to show cause why such letters should not be issued to Petitioner or its nominee(s). Responsive pleadings must be filed within twenty (20) days of the date of this notice

**Nina B. Stryker, Esquire**

Obermayer, Rebmann,  
Maxwell & Hippel LLP  
Attys. for Petitioner  
1617 JFK Blvd.

19<sup>th</sup> Fl.  
Philadelphia, PA 19103  
(215) 665-3057

Aug. 27; Sept. 3, 10

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2014-04439

**Wells Fargo Bank, National Association  
As Trustee for Option One Mortgage Loan  
Trust 2007-4, Asset-Backed Certificates,  
Series 2007-4, Plaintiff**

vs.

**Unknown Heirs, Successors, Assigns  
and All Persons, Firms or Associations  
Claiming Right, Title or Interest From or  
Under Michael Formichelli a/k/a Michael  
A. Formichelli and Cynthia Suder a/k/a  
Cynthia Lee Suder, Defendants**

NOTICE OF SALE OF REAL PROPERTY  
TO: **Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title  
or Interest From or Under Michael  
Formichelli a/k/a Michael A. Formichelli  
and Michael Formichelli a/k/a Michael  
A. Formichelli, Defendant(s) Whose Last  
Known Address Is 548 Harding Avenue,  
Feasterville-Trevoise, PA 19053**

Your house (real estate) at 548 Harding Avenue, Feasterville-Trevoise, PA 19053, is scheduled to be sold at Sheriff's Sale on Friday, October 9, 2015 at 11:00 a.m. at the James Lorah Auditorium, Broad & Main Streets, Doylestown, PA 18901, to enforce the Court Judgment of \$328,885.86, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the next available sale. PROPERTY DESCRIPTION: ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF LOWER SOUTHAMPTON, BUCKS COUNTY, PENNSYLVANIA: BEING KNOWN AS: 548 Harding Avenue, Feasterville-Trevoise, PA 19053. PARCEL NUMBER: 21-010-296. IMPROVEMENTS: Residential Property.

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

Attys. for Plaintiff  
111 Woodcrest Rd.  
Ste. 200  
Cherry Hill, NJ 08003  
(856) 669-5400

Aug. 27

In Re: Cole Jesse Sleva-Schaefer  
NO. 2015-9074

TO: **LORI SLEVA**

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 **COLE JESSE SLEVA-SCHAEFER**. A Hearing on the Petition has been fixed for 10:00 a.m., October 7, 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 Molly Frater, 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

Aug. 27

In Re: Leah Daisy Jervis  
NO. 2015-9067

TO: **MATTHEW JERVIS**

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 **LEAH DAISY JERVIS**. A Hearing on the Petition has been fixed for 10:00 a.m., September 15, 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 Marlyn Gershman-Gelb, 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

Aug. 27

**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***DOROTHY A. POLLOCK REVOCABLE LIVING TRUST.**

**DOROTHY A. POLLOCK**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Trustees: **EDWARD R. POLLOCK**, **PAMELA D. LANZENDORFER** and **DANIEL JOSEPH LANZENDORFER** c/o Charles K. Plotnick, Esquire, 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.

Attorney: **CHARLES K. PLOTNICK**, Plotnick & Ellis, P.C., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046.

*Second Publication***EDNA D. GEISSINGER TRUST DATED MAY 23, 1996.**

**EDNA D. GEISSINGER**, dec'd.

Late of Milford Township, Bucks County, PA.

Successor Trustee: **ARLENE L. YOTHERS**, 42 West Chestnut Street, Souderton, PA 18964.

Attorney: **CHARLOTTE A. HUNSBERGER**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

*Third Publication***FRANCES G. MELTZER REVOCABLE LIVING TRUST AGREEMENT, DATED SEPTEMBER 4, 2003.**

Late of Levittown, Bucks County, PA.

Trustee: **JON C. BLAISDELL** c/o Conturso & Habgood, 63 West Trenton Avenue, Morrisville, PA 19067.

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