

Sheriff's Sale*Second Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, October 9, 2015 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit.

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

BEDMINSTER TOWNSHIP

DOCKET #2011-01220

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **TOWNSHIP OF BEDMINSTER**, Bucks County, and State of Pennsylvania, known as 2427 Bedminster Road, bounded and described as follows, to wit:

TAX PARCEL #1-11-53 (includes 1-11-39 and 1-11-40).

PROPERTY ADDRESS: 2427 Bedminster Road, Perkasio, Pennsylvania 18944.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **CHRISTOPHER LONG, HEIDI LONG.**

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

DOCKET #2015-02358

OCWEN Loan Servicing, LLC v. Mark Giandomenico owner(s) of property situate in **BEDMINSTER TOWNSHIP**, BUCKS County, Pennsylvania, being 501 Buchanan Road, Perkasio, PA 18944-4419.

TAX PARCEL #01-011-014-020.

PROPERTY ADDRESS: 501 Buchanan Road, Perkasio, PA 18944-4419.

JUDGMENT AMOUNT: \$238,830.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARK GIANDOMENICO.**

PHELAN HALLINAN

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

BENSALEM TOWNSHIP

DOCKET #2015-01939

PHH Mortgage Corporation v. Talene Smith a/k/a Talene Sabari, Eva Coria Mizrahi owner(s) of property situate in **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 4616 Grandview Avenue, Bensalem, PA 19020-1044.

TAX PARCEL #02-018-161.

PROPERTY ADDRESS: 4616 Grandview Avenue, Bensalem, PA 19020-1044.

JUDGMENT AMOUNT: \$212,946.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TALENE SMITH a/k/a TALENE SABARI, EVA CORIA MIZRAHI.**

PHELAN HALLINAN

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

DOCKET #2015-03457

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Abs Capital I Inc. Trust 2006-He3 v. Marisa J. Held a/k/a Marisa J. Mullica owner(s) of property situate in **BENSALEM TOWNSHIP**, BUCKS County, Pennsylvania, being 5413 Yarmouth Road, Bensalem, PA 19020-3911.

TAX PARCEL #02 084 257.

PROPERTY ADDRESS: 5413 Yarmouth Road, Bensalem, PA 19020-3911.

JUDGMENT AMOUNT: \$214,948.48.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARISA J. HELD a/k/a MARISA J. MULLICA.**

PHELAN HALLINAN

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

BRISTOL BOROUGH

DOCKET #2015-03540

Wells Fargo Bank, NA v. Bertha M. Scott owner(s) of property situate in **BRISTOL BOROUGH**, BUCKS County, Pennsylvania, being 401 Otter Street, Bristol, PA 19007-3613.

TAX PARCEL #04-006-007.

PROPERTY ADDRESS: 401 Otter Street, Bristol, PA 19007-3613.

JUDGMENT AMOUNT: \$189,152.81.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **BERTHA
M. SCOTT.**

PHELAN HALLINAN

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

BRISTOL TOWNSHIP

DOCKET #2010-05277

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-He2, Mortgage Pass-Through Certificates, Series 2006-He2 v. Herbert Fry, Deborah Fry owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, BUCKS County, Pennsylvania, being 7015 Beaver Dam Road, Levittown, PA 19057-4929.

TAX PARCEL #05-074-143.

PROPERTY ADDRESS: 7015 Beaver Dam Road, Levittown, PA 19057-4929.

JUDGMENT AMOUNT: \$303,860.88.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **HERBERT
FRY, DEBORAH FRY.**

PHELAN HALLINAN

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

DOCKET #2012-03840

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

TAX PARCEL #05-022-534.

PROPERTY ADDRESS: 2916 Steele Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

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

ROBERT W. WILLIAMS, Esquire

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

DOCKET #2013-02137

Wells Fargo Bank, NA dba Americas Servicing Company v. Brad Cohen, Gary Krusch, Marita Cohen owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 5 Kernel Lane, Levittown, PA 19055-2418.

TAX PARCEL #05-075-071.

PROPERTY ADDRESS: 5 Kernel Lane, Levittown, PA 19055-2418.

JUDGMENT AMOUNT: \$164,420.17.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **BRAD
COHEN, GARY KRUSCH, MARITA
COHEN.**

PHELAN HALLINAN

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

DOCKET #2013-02408

US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Csab Mortgage-Backed Trust 2006-4, Csab Mortgage-Backed Pass-Through Certificates, Series 2006-4 v. Gary Krusch, Brad A. Cohen, Marita Cohen owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 49 Roundwood Lane, Levittown, PA 19055-1428.

TAX PARCEL #5-038-472.

PROPERTY ADDRESS: 49 Roundwood Lane, Levittown, PA 19055-1428.

JUDGMENT AMOUNT: \$201,705.68.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **GARY
KRUSCH, BRAD A. COHEN, MARITA
COHEN.**

PHELAN HALLINAN

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

DOCKET #2013-04523

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

TAX PARCEL #5-32-321.

PROPERTY ADDRESS: 119 Indian Creek Drive, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TEENA
LYNN BUCKALEW, DALE W.
CUMMINGS, JR.**

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2014-03252

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. v. Catherine Imperato owner(s) of property situate in the **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 24 Old Brook Road a/k/a 24 Oldbrook Road, Levittown, PA 19057-3822.

TAX PARCEL #05-041-040.

PROPERTY ADDRESS: 24 Old Brook Road a/k/a 24 Oldbrook Road, Levittown, PA 19057-3822.

JUDGMENT AMOUNT: \$96,720.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CATHERINE IMPERATO.**

PHELAN HALLINAN

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

DOCKET #2014-05340

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10 v. Mary T. Donahue Widmer owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 120 Clover Avenue, Croydon, PA 19021-5416.

TAX PARCEL #05-008-059.

PROPERTY ADDRESS: 120 Clover Avenue, Croydon, PA 19021-5416.

JUDGMENT AMOUNT: \$105,035.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARY T. DONAHUE WIDMER.**

PHELAN HALLINAN

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

DOCKET #2015-00494

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

TAX PARCEL #5-26-317.

PROPERTY ADDRESS: 802 Arthur Ave., Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROY ARAYA BADILLA, ORIGINAL MORTGAGOR AND REAL OWNER, GABRIEL ARAYA BADILLA, REAL OWNER, SARA ARAYA, REAL OWNER.**

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

DOCKET #2015-03048

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

TAX PARCEL #05-041-227.

PROPERTY ADDRESS: 22 Violet Road, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROY HARRIS.**

MICHAEL T. McKEEVER, Esquire

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

DOCKET #2015-03078

Hsbc Bank USA, N.A., as Trustee on Behalf of Ace Securities Corp. Home Equity Loan Trust and for The Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2007-He2, Asset Backed Pass-Through Certificates v. Lischen Heldak, Edward Paul Heldak, Georgiann Heldak owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 2413 State Road, Croydon, PA 19021-6950.

TAX PARCEL #05-054-009.

PROPERTY ADDRESS: 2413 State Road, Croydon, PA 19021-6950.

JUDGMENT AMOUNT: \$208,864.66.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LISCHEN HELDAK, EDWARD PAUL HELDAK, GEORGIANN HELDAK.**

PHELAN HALLINAN

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

DOCKET #2015-03356

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R5 v. Deborah Ann Bonczyk a/k/a Deborah Ann Bonczyk, Richard A. Bonczyk owner(s) of property situate in **BRISTOL TOWNSHIP**, BUCKS County, Pennsylvania, being 35 Jonquil Lane, Levittown, PA 19055-2305.

TAX PARCEL #05-071-295.
 PROPERTY ADDRESS: 35 Jonquil Lane,
 Levittown, PA 19055-2305.
 JUDGMENT AMOUNT: \$92,979.58.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **DEBORAH
 ANN BONCZYK a/k/a DEBORAH ANN
 BONCZYK, RICHARD A. BONCZYK,
 PHELAN HALLINAN**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

BUCKINGHAM TOWNSHIP

DOCKET #2015-03215
 ALL THAT CERTAIN lot or piece of ground
 known as Lot No. 13 on the Final Plan of Apple
 Hill, **BUCKINGHAM TOWNSHIP**, Bucks
 County, Commonwealth of Pennsylvania,
 dated March 14, 1976 recorded in the Office
 of the Recorder of Deeds on July 29, 1976 in
 Plan Book 145 Page 44 as prepared by Weisel
 and Gilmore, Registered Surveyors and
 Engineers, Doylestown, PA.
 BEING KNOWN AS: 4626 Sands Way,
 Buckingham, Pennsylvania 18912.
 TAX PARCEL #06-012-059.
 PROPERTY ADDRESS: 4626 Sands Way,
 Buckingham, Pennsylvania 18912.
 IMPROVEMENTS: RESIDENTIAL
 TOWNHOUSE. APPROX. 1,649 SQ. FEET.
 SOLD AS THE PROPERTY OF: **SHANE M.
 DRAKE, MARISA P. DRAKE,
 STEPHEN M. HLADIK**, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOYLESTOWN TOWNSHIP

DOCKET #2015-01309
 Wells Fargo Bank, N.A. v. Paul M.
 O'Hara a/k/a Paul O'Hara a/k/a Paul M.
 Ohara, Kathryn E. Ohara a/k/a Kathryn
 O'Hara owner(s) of property situate in
DOYLESTOWN TOWNSHIP, BUCKS
 County, Pennsylvania, being 26 Bittersweet
 Drive, Doylestown, PA 18901-2767.
 TAX PARCEL #09-059-119.
 PROPERTY ADDRESS: 26 Bittersweet
 Drive, Doylestown, PA 18901-2767.
 JUDGMENT AMOUNT: \$212,544.16.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.

SOLD AS THE PROPERTY OF: **PAUL M.
 O'HARA a/k/a PAUL O'HARA a/k/a PAUL
 M. OHARA, KATHRYN E. OHARA a/k/a
 KATHRYN O'HARA,
 PHELAN HALLINAN**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

EAST ROCKHILL TOWNSHIP

DOCKET #2014-08187
 ALL THAT MESSUAGE and tract of land
 along the North side of the Rock Hill Road
 between Rocky Ridge and Rock Hill, in **EAST
 ROCKHILL TOWNSHIP**, Bucks County,
 Pennsylvania, described as Tract #1 on plan
 dated July 27, 1956, with revision of January
 7, 1959, as prepared by Stanley F. Moyer.
 TAX PARCEL #12-005-026.
 PROPERTY ADDRESS: 2217 North Rockhill
 Road, Sellersville, PA 18960.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF:
**CATHERINE A. FLUCK,
 MARTHA E. VON ROSENSTIEL**, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

FALLS TOWNSHIP

DOCKET #2012-08053
 Bayview Loan Servicing, LLC v. Brian
 McCabe owner(s) of property situate in
FALLS TOWNSHIP, BUCKS County,
 Pennsylvania, being 191 Thornridge Drive,
 Levittown, PA 19054-2322.
 TAX PARCEL #13-024-144.
 PROPERTY ADDRESS: 191 Thornridge
 Drive, Levittown, PA 19054-2322.
 JUDGMENT AMOUNT: \$195,099.70.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **BRIAN
 MCCABE,
 PHELAN HALLINAN**
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-01935
 ALL that certain parcel of land lying and
 being situate in the **TOWNSHIP OF FALLS**,

County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated August 12, 2011, among the land records of the County and State set forth above, in Deed Volume 6813, Page 168.

TAX PARCEL #13-023-390.

PROPERTY ADDRESS: 108 Bald Cypress Lane, Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **GARY CANTWELL.**

SCOTT A. DIETTERICK, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2014-06919

ALL THAT CERTAIN parcel of land situate in Levittown, in the **TOWNSHIP OF FALLS**, County of Bucks and Commonwealth of Pennsylvania located in the County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #13-023-582.

PROPERTY ADDRESS: 90 Timber Lane, Falls, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KALMAN TOTH, KATHLEEN TOTH.**

MICHAEL T. McKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-00331

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

TAX PARCEL #13-027-409.

PROPERTY ADDRESS: 46 Northpark Drive, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JEFFREY RAGER, NANCY RAGER.**

ANDREW J. MARLEY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-02054

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

TAX PARCEL #13-17-273.

PROPERTY ADDRESS: 18 Vestry Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LARRY J. DRAKE, HAYLEY DRAKE.**

ROBERT W. WILLIAMS, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2015-03157

Wells Fargo Bank, NA v. Bruce E. Culver, Tricia M. Culver owner(s) of property situate in the **FALLS TOWNSHIP**, BUCKS County, Pennsylvania, being 190 North Park Drive, Levittown, PA 19054-3320.

TAX PARCEL #13-026-144.

PROPERTY ADDRESS: 190 North Park Drive, Levittown, PA 19054-3320.

JUDGMENT AMOUNT: \$170,369.60.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRUCE E. CULVER, TRICIA M. CULVER.**

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

HAYCOCK TOWNSHIP

DOCKET #2014-03243

Green Tree Servicing LLC v. Russell L. Waters a/k/a Russell Waters, Melissa A. Waters owner(s) of property situate in the **HAYCOCK TOWNSHIP**, BUCKS County, Pennsylvania, being 1459 Mission Road, Quakertown, PA 18951-5631.

TAX PARCEL #14-007-078-003.

PROPERTY ADDRESS: 1459 Mission Road, Quakertown, PA 18951-5631.

JUDGMENT AMOUNT: \$372,245.30.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RUSSELL L. WATERS a/k/a RUSSELL WATERS, MELISSA A. WATERS.**

PHELAN HALLINAN

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

HILLTOWN TOWNSHIP

DOCKET #2014-00123

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **TOWNSHIP OF HILLTOWN**, Bucks County, and State of Pennsylvania, known as 53 Centennial Road, bounded and described as follows, to wit:

TAX PARCEL #15-003-008-053.

PROPERTY ADDRESS: 53 Centennial Road, Telford, Pennsylvania 18969.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **ESTATE OF JOHN A. FRAZIER, SARA ANN FRAZIER, ALL UNKNOWN HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, BENEFICIARIES, AND SUCCESSORS OF JOHN A. FRAZIER.**

JEFFREY G. TRAUGER, EsquireEDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-08763

Branch Banking and Trust Company v. Thomas M. Wietecha a/k/a Thomas M. Wietecha owner(s) of property situate in **HILLTOWN TOWNSHIP**, BUCKS County, Pennsylvania, being 419 Fairhill Road, Hatfield, PA 19440-1145.

TAX PARCEL #15-024-039.

PROPERTY ADDRESS: 419 Fairhill Road, Hatfield, PA 19440-1145.

JUDGMENT AMOUNT: \$207,067.99.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS M. WIETecha a/k/a THOMAS M. WIETecha.**

PHELAN HALLINANEDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA**LOWER MAKEFIELD TOWNSHIP**

DOCKET #2014-00510

Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity But Solely as Legal Title Trustee for Bcat 2014-9Tt v. Sharon C. Aungpe,

Victor F. Aungpe owner(s) of property situate in the **LOWER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania, being 929 Hamilton Drive, Yardley, PA 19067-4301.

TAX PARCEL #20-022-197.

PROPERTY ADDRESS: 929 Hamilton Drive, Yardley, PA 19067-4301.

JUDGMENT AMOUNT: \$436,086.70.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHARON C. AUNGPE, VICTOR F. AUNGPE.****PHELAN HALLINAN**EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-03058

ALL THAT CERTAIN tract of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and Commonwealth of PA, described according to a plan of Quarry Commons, made for Abson, Inc., by Boucher and James, Inc., Civil Engineers and Land Surveyors of Doylestown, PA (stated incorrectly as Daylostown, pa), dated 8/29/1977 and last revised 3/8/1970 and recorded in the Office for the Recording of Deeds, in and for the County of Bucks at Doylestown, PA (stated incorrectly as Daylostown, pa) in plan book 168 page 13, bounded and described as follows, to wit:

TAX PARCEL #20-019-126.

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RUBEN A. JOHNSON, NAOMI G. JOHNSON.****BRADLEY J. OSBORNE**, EsquireEDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA**LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2013-07426

ALL THAT CERTAIN UNIT LOCATED IN THE **TOWNSHIP OF LOWER SOUTHAMPTON**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, BEING UNIT NOS. 1033 A AND 1033 B IN THE MILL

CREEK PROFESSIONAL CENTER, A CONDOMINIUM, AS SHOWN ON A PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUCKS, PENNSYLVANIA IN PLAN BOOK 221, PAGE 88.

TAX PARCEL #21-003-116-004-1033.

PROPERTY ADDRESS: 1033 Millcreek Drive, Units A & B, Feasterville, PA 19053.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JESSICA IANNUZZI, ADMINISTRATOR FOR THE ESTATE OF MARGARET S. IANNUZZI, DECEASED, AS MORTGAGOR.**

LEONA MOGAVERO, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-01300

ALL THAT CERTAIN tract of land situate in **LOWER SOUTHAMPTON TOWNSHIP** (formerly Southampton Township) in the County of Bucks and State of Pennsylvania being Lot No. 5 on the Plan of Feasterville Industrial Tract, said tract being recorded in Plan Book 49 page 33.

TAX PARCEL #21-004-024.

PROPERTY ADDRESS: 1721 Loretta Avenue, Feasterville, PA 19053.

IMPROVEMENTS: INDUSTRIAL BUILDING.

SOLD AS THE PROPERTY OF: **1721 LORETTA AVENUE, LLC.**

DON F. MARSHALL, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-03080

ALL THOSE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected.

SITUATE in the **TOWNSHIP OF LOWER SOUTHAMPTON** (formerly Southampton) Township, Bucks County, Pennsylvania, described in two separate tracts as follows:

TAX PARCEL #21-023-072.

PROPERTY ADDRESS: 1934 Brownsville Road, Township of Lower Southampton, PA 19053.

IMPROVEMENTS: DETACHED, TWO STORY, SINGLE FAMILY, RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT W. ROSENBERGER.**

BARBARA A. FEIN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-04439

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.

TAX PARCEL #21-010-296.

PROPERTY ADDRESS: 548 Harding Avenue, Feasterville-Trevoise, PA 19053.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL FORMICHELLI a/k/a MICHAEL A. FORMICHELLI, CYNTHIA SUDER a/k/a CYNTHIA LEE SUDER.**

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

DOCKET #2015-03036

Wells Fargo Bank, N.A. v. Adel Alameri owner(s) of property situate in **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 17 Lawson Drive, Huntingdon Valley, PA 19006-1606.

TAX PARCEL #21-005-004-016.

PROPERTY ADDRESS: 17 Lawson Drive, Huntingdon Valley, PA 19006-1606.

JUDGMENT AMOUNT: \$342,792.69.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ADEL ALAMERI.**

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

DOCKET #2015-03121

Wells Fargo Bank, N.A. v. Phillip Yates, Tina Yates owner(s) of property situate in **LOWER SOUTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania, being 1922 Scott Street, Feasterville Trevoise, PA 19053-3445.

TAX PARCEL #21-023-048.

PROPERTY ADDRESS: 1922 Scott Street, Feasterville Trevoise, PA 19053-3445.

JUDGMENT AMOUNT: \$233,965.44.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.
SOLD AS THE PROPERTY OF: **PHILLIP
YATES, TINA YATES,
PHELAN HALLINAN**
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MIDDLETOWN TOWNSHIP

DOCKET #2009-11536
U.S. Bank National Association, as Trustee,
Successor in Interest to Bank of America,
National Association as Successor by Merger
to Lasalle Bank National Association as
Trustee for Certificate Holders of Emc
Mortgage Loan Trust 2006-A, Mortgage Pass-
Through Certificates, Series 2006-A v. Mario
F. Cacace owner(s) of property situate in the
TOWNSHIP OF MIDDLETOWN, BUCKS
County, Pennsylvania being 64 Turf Road,
Levittown, PA 19056-1520.
TAX PARCEL #22-052-187.
PROPERTY ADDRESS: 64 Turf Road,
Levittown, PA 19056-1520.
JUDGMENT AMOUNT: \$228,961.95.
IMPROVEMENTS: RESIDENTIAL
PROPERTY.
SOLD AS THE PROPERTY OF: **MARIO F.
CACACE.**
PHELAN HALLINAN
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2012-03800
Wells Fargo Bank, N.A. v. Abdullah
Altunbas owner(s) of property situate in
MIDDLETOWN TOWNSHIP, BUCKS
County, Pennsylvania being 25 Erica Drive,
Langhorne, PA 19047-1306.
TAX PARCEL #22-083-236.
PROPERTY ADDRESS: 25 Erica Drive,
Langhorne, PA 19047-1306.
JUDGMENT AMOUNT: \$498,337.99.
IMPROVEMENTS: RESIDENTIAL
PROPERTY.
SOLD AS THE PROPERTY OF:
ABDULLAH ALTUNBAS.
PHELAN HALLINAN
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-02554
ALL THAT CERTAIN LOT OF
LAND SITUATE IN **TOWNSHIP OF
MIDDLETOWN**, BUCKS COUNTY,
PENNSYLVANIA.

BEING KNOWN AS: 98 Flamehill Road,
Levittown, PA 19056.
TAX PARCEL #22-50-443.
PROPERTY ADDRESS: 98 Flamehill Road,
Levittown, PA 19056.
IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.
SOLD AS THE PROPERTY OF: **LILLIAN
C. BARBER.**
MARK J. UDREN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-00498
ALL THAT CERTAIN lot or piece of ground
situate in **TOWNSHIP OF MIDDLETOWN**,
County of Bucks and Commonwealth of
Pennsylvania.
TAX PARCEL #22-55-88.
PROPERTY ADDRESS: 70 Candle Rd.,
Levittown, PA 19057.
IMPROVEMENTS: RESIDENTIAL
DWELLING.
SOLD AS THE PROPERTY OF: **RYAN M.
BRADLEY, JODY A. BRADLEY,
ROBERT W. WILLIAMS**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2014-07813
Deutsche Alt-A Securities Mortgage Loan
Trust, Series 2007-2 Mortgage Pass Through
Certificates Series 2007-2, U.S. Bank
National Association, as Trustee, by PNC
Bank, National Association as Servicer With
Delegated Authority Under The Transaction
Documents v. Joann Emery owner(s) of
property situate in the **MORRISVILLE
BOROUGH**, BUCKS County, Pennsylvania
being 493 Melvin Avenue, Morrisville, PA
19067-7528.
TAX PARCEL #24-003-038.
PROPERTY ADDRESS: 493 Melvin Avenue,
Morrisville, PA 19067-7528.
JUDGMENT AMOUNT: \$186,264.12.
IMPROVEMENTS: RESIDENTIAL
PROPERTY.
SOLD AS THE PROPERTY OF: **JOANN
EMERY.**
PHELAN HALLINAN
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2014-08988

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **BOROUGH OF MORRISVILLE**, Bucks County, Pennsylvania, being a portion of Lot No. 6 and a portion of Lot No. 14, Booz Annex No. 2, described according to a survey made by William G. Major Associates, Inc., Consulting Engineers and Surveyors of Bristol, Pennsylvania, dated April 15, 1970.

Reference: Bucks County Record Book 6665 Page 326.

TAX PARCEL #24-008-492-001.

PROPERTY ADDRESS: 24 WEST PALMER STREET, MORRISVILLE, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELING HOUSE.

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

LEON P. HALLER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-02764

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, Situate in the **BOROUGH OF MORRISVILLE**, Bucks County and State of PA, bounded and described according to a "Subdivision Plan for John Note", made by Joseh H. Mixner, Civil Engineer, dated 2-12-1988 and last revised 12-6-1988 and recorded in the Office for the Recording of Deeds, in and for Bucks County, at Doylestown, PA in Plan Book 252 page 84 as follows, to wit:

TAX PARCEL #24-009-287-003.

PROPERTY ADDRESS: 123 Chambers Street, Morrisville, PA 19067.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAMITA HARVEY HARRIS, ADMINISTRATRIX OF THE ESTATE OF DEBRA WILLIAMS, DECEASED**.

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

DOCKET #2015-03190

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

TAX PARCEL #24-004-044.

PROPERTY ADDRESS: 613 Dorset Drive, Morrisville, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **APRIL NAGLE, MATTHEW RIDLEY**.

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

NEW HOPE BOROUGH

DOCKET #2008-08954

ALL THAT CERTAIN Unit, designated as Unit A-14 (the "Unit"), being a Unit in the Waterworks Condominium, situate in the **BOROUGH OF NEW HOPE** and **TOWNSHIP OF SOLEBURY**, Bucks County, PA as designated in the Declaration of Condominium of The Waterworks Condominium recorded in the Office of the Recording of Deeds in and for Bucks County in Land Record Book 72 page 2036.

TOGETHER with all right, title and interest, being a 1.704% (2.357%) undivided interest in and to the Common Elements.

TAX PARCEL #27-9-6-A14.

PROPERTY ADDRESS: 350 S. River Road, A-14, New Hope, PA 18938.

IMPROVEMENTS: RESIDENTIAL CONDOMINIUM.

SOLD AS THE PROPERTY OF: **BRYAN BAROSH, CHRISTOPHER BAROSH**.

STEFAN RICHTER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

NEWTOWN TOWNSHIP

DOCKET #2014-02142

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

TAX PARCEL #29-040-127.

PROPERTY ADDRESS: 14 POPLAR COURT, NEWTOWN, PA 18940-3219.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **GARY ZAVODNICK, EVE P. ZAVODNICK**.

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

NORTHAMPTON TOWNSHIP

DOCKET #2011-11547

Wells Fargo Bank, N.A. v. Tammy L. Castelli, Brian Schanck owner(s) of property situate in **NORTHAMPTON TOWNSHIP**, BUCKS County, Pennsylvania being 364 Newtown Richboro Road, Richboro, PA 18954-1710. TAX PARCEL #31-032-017. PROPERTY ADDRESS: 364 Newtown Richboro Road, Richboro, PA 18954-1710. JUDGMENT AMOUNT: \$316,715.45. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **TAMMY L. CASTELLI, BRIAN SCHANCK, PHELAN HALLINAN** EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2013-01556

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania. TAX PARCEL #31-057-144. PROPERTY ADDRESS: 41 Carol Lane, Richboro, PA 18954. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **ERIC BRODIE, ADINA BRODIE, GREGORY JAVARDIAN**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2015-00156

ALL THAT CERTAIN lot or piece of ground situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania and described according to a certain Plan thereof known as 'Plan of Holland Manor' made by Russell S. Lyman, Registered Professional Engineer and Surveyor, dated December 12, 1956 and recorded in Bucks County in Plan Book 14, Page 38. BEING Lot Number 23 as shown on the above mentioned Plan. TAX PARCEL #31-028-074. PROPERTY ADDRESS: 611 Rising Sun Avenue, Holland, PA 18966. IMPROVEMENTS: RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **JAMES McANDREW, ELIZABETH A. McANDREW.**

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

DOCKET #2015-02842

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN **NORTHAMPTON TOWNSHIP**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #31-036-195-015-007. PROPERTY ADDRESS: 31013 Bennett Place, Southampton, PA 18966. IMPROVEMENTS: RESIDENTIAL REAL ESTATE. SOLD AS THE PROPERTY OF: **KRISTIE D. DISALVIO, M. TROY FREEDMAN**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2015-03070

430 Foxcroft Drive, Warminster, PA 18974. **NORTHAMPTON TOWNSHIP.** TAX PARCEL #31-70-70. PROPERTY ADDRESS: 430 Foxcroft Drive, Warminster, PA 18974. IMPROVEMENTS: RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **JOSEPH LYONS, DIANE LYONS, JORDAN SCHLOSSBERG**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2015-03982

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF NORTHAMPTON**, BUCKS COUNTY, PENNSYLVANIA. TAX PARCEL #31-26-22. PROPERTY ADDRESS: 240 Holland Road, Southampton a/k/a Holland, PA 18966. IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING. SOLD AS THE PROPERTY OF: **ROBERT CROSBY, SHEILA CROSBY, MARK J. UDREN**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

PERKASIE BOROUGH

DOCKET #2015-01048

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **BOROUGH OF**

PERKASIE, Bucks County, and State of Pennsylvania, known as 1129 W. Market Street, bounded and described as follows, to wit:

TAX PARCEL #33-2-51.

PROPERTY ADDRESS: 1129 W. MARKET STREET, PERKASIE, PENNSYLVANIA 18944.

IMPROVEMENTS: A COMMERCIAL STRUCTURE WITH RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **JULIA GROW**.

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

PLUMSTEAD TOWNSHIP

DOCKET #2012-09791

ALL the right, title, interest and claim of: Karen E. Helsel of in and to:

MUNICIPALITY: **PLUMSTEAD TOWNSHIP**.

TAX PARCEL #34-011-147-001.

PROPERTY ADDRESS: 4742 Burnt House Hill Road, Doylestown, Pennsylvania 18901.

LOT SIZE: 6.142 acres.

IMPROVEMENTS: TWO-STORY RESIDENTIAL DWELLING APPROXIMATELY 6.142 ACRE OF LAND WITH OUT BUILDINGS.

SOLD AS THE PROPERTY OF: **KAREN E. HELSEL**.

WILLIAM T. DUDECK, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2015-00047

Wells Fargo Bank, N.A. v. Deborah Petro owner(s) of property situate in **PLUMSTEAD TOWNSHIP**, BUCKS County, Pennsylvania, being 4485 Honeysuckle Lane, Doylestown, PA 18902-8815.

TAX PARCEL #34-039-096.

PROPERTY ADDRESS: 4485 Honeysuckle Lane, Doylestown, PA 18902-8815.

JUDGMENT AMOUNT: \$286,999.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEBORAH PETRO**.

PHELAN HALLINAN

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

DOCKET #2015-03494

ALL THAT CERTAIN unit in the property known, named and identified as Patriots Ridge Condominium, Situate in **PLUMSTEAD TOWNSHIP**, Bucks County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act by the recording in the Recorder of Deeds Office of Bucks County of a Declaration of Condominium, dated 8/23/1994 and recorded in Land Record Book 957 page 1877 Amendments thereto recorded in Land Record Books, 1024 page 1157 and 1118 page 1487, 1191 page 694 and 1225 page 2347, rerecorded in Land Record Book 1234 page 1204, last amendment in Land Record Book 1348 page 1285 the plats and plans attached thereto as Exhibits.

TAX PARCEL #34-49-81-213.

PROPERTY ADDRESS: 5002 Rebecca Fell Drive, Doylestown, PA 18901.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOAN E. DAVIS a/k/a JOAN E. LUTHER**.

CHRISTOPHER A. DeNARDO, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

QUAKERTOWN BOROUGH

DOCKET #2014-03760

ALL THAT CERTAIN message, tenement and lot of land, situate on the North side of Juniper Street and in the 2nd Ward of the **BOROUGH OF QUAKERTOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #35-008-249.

PROPERTY ADDRESS: 325 Juniper Street, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEITH E. WENTZ**.

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

DOCKET #2015-03420

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

TAX PARCEL #35-001-236.
 PROPERTY ADDRESS: 32 BERKS COURT,
 QUAKERTOWN, PA 18951-1003.
 IMPROVEMENTS: RESIDENTIAL REAL
 ESTATE.
 SOLD AS THE PROPERTY OF: **BONNIE
 ROBERTS.**
M. TROY FREEDMAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2015-01606
 Newlands Asset Holding Trust v. Elizabeth
 B. Cereghino owner(s) of property situate in
RICHLAND TOWNSHIP, BUCKS County,
 Pennsylvania being 231 Daffodil Court,
 Quakertown, PA 18951-2735.
 TAX PARCEL #36-025-307.
 PROPERTY ADDRESS: 231 Daffodil Court,
 Quakertown, PA 18951-2735.
 JUDGMENT AMOUNT: \$161,757.55.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF:
ELIZABETH B. CEREGHINO.
PHELAN HALLINAN
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2015-02631
 All that certain messuage and lot of land
 situate in the **TOWNSHIP OF RICHLAND**,
 County of Bucks and Commonwealth of
 Pennsylvania.
 TAX PARCEL #36-032-010.
 PROPERTY ADDRESS: 373 Richlandtown
 Pike, Quakertown, PA 18951.
 JUDGMENT AMOUNT: \$233,908.91.
 IMPROVEMENTS: RESIDENTIAL,
 SINGLE FAMILY.
 SOLD AS THE PROPERTY OF: **DONALD
 R. SNYDER, KIMBERLEY SNYDER.**
RICHARD J. NALBANDIAN, III, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

SOLEBURY TOWNSHIP

DOCKET #2015-04055
 ALL THAT CERTAIN LOT OR PIECE
 OF GROUND SITUATE IN **SOLEBURY
 TOWNSHIP**, COUNTY OF BUCKS AND
 COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #41-008-038.
 PROPERTY ADDRESS: 6001 LOWER
 YORK ROAD, TOWNSHIP OF SOLEBURY
 (NEW HOPE), PA 18938.
 IMPROVEMENTS: RESIDENTIAL REAL
 ESTATE.
 SOLD AS THE PROPERTY OF: **JOSEPH L.
 RESTIVO a/k/a JOSEPH RESTIVO.**
M. TROY FREEDMAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

SPRINGFIELD TOWNSHIP

DOCKET #2015-01794
 TRACT NO. 1—ALL THAT CERTAIN lot
 or parcel of ground, situate in the Village of
 Springtown, **SPRINGFIELD TOWNSHIP**,
 Bucks County, State of Pennsylvania,
 bounded and described as follows, viz:
 BEGINNING at a corner in the middle
 of Church street; thence by lot formerly
 conveyed to Asher Disterly, deceased, now
 Titus Swartz, north seven degrees west (N. 7
 Deg. W.) two hundred (200) feet to a corner
 in the middle of a twenty feet wide alley:
 Thence along the middle of said alley and by
 land of C. W. Weierbach, north eighty-three
 degrees east (N. 83 Deg. E.) forty (40) feet
 (distance erroneously omitted on prior deeds)
 to a corner; thence by lot or land of Charles A.
 Bealer, south seven degrees east two hundred
 feet to the middle of said Church street;
 thence along the middle of said Church street,
 thence along the middle of said Church street,
 south eighty-three degrees west forty feet to
 the place of beginning.
 CONTAINING twenty-nine and one-half
 square perches of land.
 TOGETHER with the free use in common
 with others of all the streets opened or to be
 opened on the above recited premises forever
 hereafter and intended to be recorded in the
 office for recording of deeds in Doylestown,
 in and for the county of Bucks, relation being
 thereunto had more fully and at large appears.
 TRACT NO. 2—ALL THAT CERTAIN
 building lot or parcel of ground situate in the
 village of Springtown, Springfield township,
 Bucks county, and state of Pennsylvania,
 bounded and described as follows, to wit:
 BEGINNING at a corner in the middle of
 Church street and in the middle of a ten feet
 wide open alley; thence along the middle of

said alley and by land of said second part partly, north seven degrees west two hundred feet to the middle of a twenty feet wide alley; thence along the middle of said alley and by land recently conveyed to G.W. Wirzbach, north eighty-three degrees east forty-five feet to a corner; thence by land of M. G. Musselman, south seven degrees east two hundred feet to the middle of Church street; thence along the middle of Church street, south eighty-three degrees west forty-five feet to the place of beginning.

CONTAINING thirty-three square parches of land.

SUBJECT to title to that portion of the premises in the bed of Church street and a 20 foot wide alley is subject to public and private rights therein.

TAX PARCEL #42-014-009.

PROPERTY ADDRESS: 3079 Church Street, Springtown, PA 18081.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTOPHER J. MACORT, LYNNE M. MACORT, UNITED STATES OF AMERICA.**

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

TULLYTOWN BOROUGH

DOCKET #2012-07212

Bank of America, N.A Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. v. Robert Masterson, Rachel Masterson a/k/a Rachele Masterson owner(s) of property situate in the **TULLYTOWN BOROUGH**, BUCKS County, Pennsylvania being 331 Lakeside Drive, Levittown, PA 19054-3932.

TAX PARCEL #46-007-043.

PROPERTY ADDRESS: 331 Lakeside Drive, Levittown, PA 19054-3932.

JUDGMENT AMOUNT: \$304,606.28.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT MASTERSON, RACHEL MASTERSON a/k/a RACHELE MASTERSON.**

PHELAN HALLINAN

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

DOCKET #2012-07251

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

TAX PARCEL #46-003-025.

PROPERTY ADDRESS: 20 Shadetree Lane, Levittown, PA 19055.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DOREEN GLUYAS.**

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

UPPER MAKEFIELD TOWNSHIP

DOCKET #2015-01165

JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation v. Edward Kalinowski owner(s) of property situate in the **UPPER MAKEFIELD TOWNSHIP**, BUCKS County, Pennsylvania being 912 River Road, Washington Crossing, PA 18977-1403.

TAX PARCEL #47-020-137.

PROPERTY ADDRESS: 912 River Road, Washington Crossing, PA 18977-1403.

JUDGMENT AMOUNT: \$118,322.74.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EDWARD KALINOWSKI.**

PHELAN HALLINAN

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

WARMINSTER TOWNSHIP

DOCKET #2014-07835

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

TAX PARCEL #49-040-383.

PROPERTY ADDRESS: 919 Log College Drive, Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS OF BARBARA L. FUZY, DECEASED, DONNA MIDLER SOLELY IN HER CAPACITY AS HEIR OF BARBARA L. FUZY DECEASED, RICHARD PALLONE SOLELY IN HIS CAPACITY AS HEIR OF BARBARA L. FUZY, DECEASED.**

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

DOCKET #2015-02965

Wells Fargo Bank, N.A. v. Christopher Hoy a/k/a Christopher W. Hoy owner(s) of property situate in the **WARMINSTER TOWNSHIP**, BUCKS County, Pennsylvania being 1141 Valley Road, Warminster, PA 18974-1863.

TAX PARCEL #49-047-080.

PROPERTY ADDRESS: 1141 Valley Road, Warminster, PA 18974-1863.

JUDGMENT AMOUNT: \$277,604.60.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER HOY a/k/a CHRISTOPHER W. HOY.**

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

WARRINGTON TOWNSHIP

DOCKET #2015-03088

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

TAX PARCEL #50-035-187-029-292.

PROPERTY ADDRESS: 292 SASSAFRAS COURT, WARRINGTON, PA 18976.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **EILEEN M. ARRIAGA.**

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

WARWICK TOWNSHIP

DOCKET #2012-04791

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. v. Jeffrey Albee, Jennifer L. Albee a/k/a Jennifer Albee owner(s) of property situate in **WARWICK TOWNSHIP**, BUCKS County, Pennsylvania being 547 Eagle Court, Jamison, PA 18929-1793.

TAX PARCEL #51-028-230-308.

PROPERTY ADDRESS: 547 Eagle Court, Jamison, PA 18929-1793.

JUDGMENT AMOUNT: \$207,579.74.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

WEST ROCKHILL TOWNSHIP

DOCKET #2011-11442

ALL THAT CERTAIN lot of land situate in the **TOWNSHIP OF WEST ROCKHILL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #52-005-020.

PROPERTY ADDRESS: 1006 Thousand Acre Road, Sellersville, PA 18960.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT LAVELLE, SUSANNE LAVELLE.**

MICHAEL T. McKEEVER, 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.

Sept. 17, 24; Oct. 1

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2015-05286

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **MONICA ANASTASIA PERONE** to **MONICK WYATT PERONE**.

The Court has fixed the 5th day of October, 2015 at 9:30 a.m. in Courtroom No. 360, 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.

Sept. 24

Charter Amendment

NOTICE IS HEREBY GIVEN THAT Articles of Amendment to the Articles of Incorporation of **Cornerstone Closing Group, Inc.** in the County of Bucks, have been filed under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

The nature and character of the Amendment is changing the corporate name to **Tohickon Settlement Services, Inc.**

Wayne N. Cordes, Solicitor
Cordes Law LLC
27 South State Street
Newtown, PA 18940
(215) 968-2248

Sept. 24

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.

1030 SCHILLER INC., has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Louis Sandberg, Solicitor
115 Buckley Pl.
Philadelphia, PA 19115

Sept. 24

NOTICE IS HEREBY GIVEN THAT an application for permission to establish an interim state-chartered bank pursuant to the provisions of Section 1005 of the Pennsylvania Banking Code, 7 P.S. Section 1005, will be filed on or about September 18, 2015 with the Pennsylvania Department of Banking and Securities. The name of the proposed institution is **COVENANT INTERIM BANK**. The proposed institution is to be incorporated under the provisions of the Pennsylvania Banking Code of 1965, the Act of November 30, 1965, as amended, 7 P.S. Section 101 et seq. The location and post office address of the main office of the proposed institution is 1980 South Easton Road, Suite 100, Doylestown, PA 18901. The purpose of the proposed institution will be to facilitate a holding company reorganization for Covenant Bank and upon completion of the reorganization to transact all business permitted to a Pennsylvania chartered bank under the Pennsylvania Banking Code, as amended, and under any present or future laws of the Commonwealth of Pennsylvania. The interim bank is being formed solely to facilitate a holding company formation and reorganization for Covenant Bank, Doylestown, pursuant to which the interim bank will merge with Covenant Bank, Doylestown, PA. The names and addresses of the incorporators of the proposed institution are: John Spier, 31 Pine Side Drive, Perkaspie, PA 18944, Donald P. Worthington, 1126 New Galena Road, Doylestown, PA 18901 and Kelley A. Cwiklinski, 317 Yardley Newtown Road, Yardley, PA 19067. The names and addresses of the first directors of the institution as they will appear in the articles of incorporation of the institution are: Incorporator/Director Name, Address. John Spier, 31 Pine Side Drive, Perkaspie, PA 18944, Donald P. Worthington, 1126 New Galena Road, Doylestown, PA 18901 and

Kelley A. Cwiklinski, 317 Yardley Newtown Road, Yardley, PA 19067.

Sept. 24

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

Mark Feinman, Solicitor
8171 Castor Avenue
Philadelphia, PA 19152

Sept. 24

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

Sept. 24

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Commonwealth of Pennsylvania, Department of State on 8/19/2015, to form a Pennsylvania Corporation under the name **Home Place Restaurant, Inc.** pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Sept. 24

JJ'S CAKES, INC, has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Sept. 24

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

Sept. 24

Reno's Fresh Take-Out Homestyle Foods Inc., has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

David Black, Accountant

Sept. 24

Charter Application Limited Liability Company

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization has been filed with

the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the Pennsylvania Limited Liability Act of 1994 for the following limited liability company:

Nicole M. Armour, DMD, LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

Sept. 24

Charter Application Nonprofit

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

The name of the corporation is **Ruta Services, Inc.**

The Articles of Incorporation (filing date): September 3, 2015.

The purpose or purposes for which it was organized are as follows: community service.

Sept. 24

Classified Ad

Business, Real Estate and/or Estates Attorney – Doylestown, PA law firm seeks an associate with at least five years of transactional experience handling corporate, real estate or estate matters. Part-time position or full-time with a book of business.

Submissions from interested parties will be strictly confidential. Submit cover letter and resume with references to: Harper Business Law, P.C., 87 North Broad Street, Doylestown, PA 18901 or e-mail to Krista@HarperBusinessLaw.com.

Sept. 24; Oct. 1

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 **October 5, 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.

KEITH de PLANQUE – John A. de Planque, Executor

EDWARD S. RANSKI – James E. Egbert, Administrator

ELISEO RENDON – Brian A. Mills, Esquire, Administrator

PRISCILLA SHANE SWEENEY – Anna C. Huber, Executrix

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

Sept. 24; Oct. 1

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

BEER, ANN M. a/k/a **ANNA M. BEER** and **ANNA MARIE BEER**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executrix: **JULIA A. HECKLER** 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.

BEIGER, DOROTHEA H., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **PAUL BEIGER, JR.** c/o Richard Hale Pratt, Esquire, Pratt, Brett & Luce, P.C., 68 East Court Street, P.O. Box 659, Doylestown, PA 18901-0659.

Attorney: **RICHARD HALE PRATT.**

BLOSS, MILTON WESLEY a/k/a **MILTON W. BLOSS**, dec'd.

Late of Richland Township, Bucks County, PA.

Executor: **KEITH A. BLOSS**, 748 Delta Rd., Red Lion, PA 17356.

BORTIN, VIRGINIA, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **WILLIAM SMITH LUNDGREN**, 1200 Humboldt St., #501, Denver, CO 08218.

Attorney: **WENDY J. ASHBY.**

BURROWS, VERONICA A. a/k/a **RONI BURROWS**, dec'd.

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

Executrix: **BARBARA B. FINKEL**, 4429 Ernie Davis Circle, Philadelphia, PA 19154.

DERSTINE, GARLAND A., dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executors: **G. DALE DERSTINE**, 50 Elroy Road, Souderton, PA 18964 and **ROBERT B. DERSTINE**, 372 Moyer Road, Souderton, PA 18964.

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

DOUGLASS, EMMA A., dec'd.

Late of Warrington Township, Bucks County, PA.

Executor: **JOSEPH H. DOUGLASS**, 108 Stephanie Lane, Bozeman, MT 59718.

Attorney: **DAVID P. GRAU.**

DOWLING, LOUISE P., dec'd.

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

Executors: **GERALD F. DOWLING**, 914 Exeter Crescent, Villanova, PA 19085 and **ANNE P. DOWLING**, 164 Kentucky Ave., Mays Landing, NJ 08330.

Attorney: **McKINLEY C. McADOO**, McCausland, Keen & Buckman, Radnor Court, 259 N. Radnor-Chester Rd., Ste. 160, Radnor, PA 19087.

FLUCK, WALTER R. a/k/a **WALTER R. FLUCK, SR.**, dec'd.

Late of Plumstead Township, Bucks County, PA.

Co-Executors: **RANDY C. FLUCK** and **KATHLEEN CORSNER** c/o Robert C. Whitley, III, Esquire, 199 N. Broad St., Doylestown, PA 18901.

Attorney: **ROBERT C. WHITLEY, III**, 199 N. Broad Street, Doylestown, PA 18901.

GAIL, ALLAN H., dec'd.

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

Administrator: **BRYANT GAIL**, 1596 Turkey Trot Rd., Jamison, PA 18929.

GONZALEZ, FELIX, dec'd.

Late of Springfield Township, Bucks County, PA.

Executrix: **ANNETTE BRODERICK** c/o Kathleen L. Barndt, Esquire, 1239 W. Broad Street, P.O. Box 539, Quakertown, PA 18951.

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

GOODWIN, HANNELORE Z. a/k/a **HANNE GOODWIN**, dec'd.

Late of Warrington, Bucks County, PA.

Executor: **DAVID B. McVAUGH**, 210 Poplar Avenue, Marlton, NJ 08053.

HARMON, RICHARD a/k/a **RICHARD M. HARMON** and **RICHARD MARTIN HARMON**, dec'd.

Late of the Township of West Rockhill, Bucks County, PA.

Executrix: **GERRI-ELLEN HARMON** c/o Raymond J. Peppelman, Jr., Esquire, 1223 N. Providence Rd., Media, PA 19063.

Attorney: **RAYMOND J. PEPELMAN, JR.**, McNichol, Byrne & Matlawski, P.C., 1223 N. Providence Rd., Media, PA 19063.

KELLEY, LYNNE M., dec'd.

Late of Perkasio, Bucks County, PA.

Executrix: **PHYLLIS K. CARTWRIGHT**, 25 Hunsberger Road, Telford, PA 18969.

Attorney: **PHILIP L. GAZAN**, Gazan & John, P.C., 30 West Airy Street, Norristown, PA 19401.

McCUE, MICHAEL J., III, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administratrix: **LISA BRYDZINSKI** 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.

MELICK, VIRGINIA B., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executrix: **LISA WAIBEL**, 1200 Hedgeline Dr., Pennsburg, PA 18073.

MIKOLAI, THOMAS MICHAEL a/k/a **TOM MIKOLAI**, dec'd.

Late of Quakertown/Milford Twp., Bucks County, PA.

Executrix: **MICHELLE H. MIKOLAI**, 2558 Hillcrest Road, Quakertown, PA 18951.

MOYER, GEORGE F., dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executrix: **ANNETTE L. ROSANELLI**, 121 E. 5th Street, Apt. #1, Lansdale, PA 19446.

MOYER, MARGARET E., dec'd.

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

Executor: **STEPHEN E. MOYER**, 1505 Broad St., Perkasio, PA 18944.

NEWTON, JEAN ELIZABETH a/k/a **JEAN NEWTON**, dec'd.

Late of New Britain Borough, Bucks County, PA.

Executors: **SPENCER AARONSON**, 200 Winding Way, #4, Downingtown, PA 19335 and **JAMES AARONSON**, 15 Bentwood Ln., Levittown, PA 19054.

PARKER, JEAN T., dec'd.

Late of Milford Township, Bucks County, PA.

Executor: **RICKY S. PARKER**, 332 E. Broad St., Box 852, Trumbauersville, PA 18970.

PARSONS, JAMES P., JR. a/k/a **JAMES PIERCE PARSONS, JR.**, dec'd.

Late of Langhorne Borough, Bucks County, PA.

Executrix: **MARGARET P. MALANDRA** a/k/a **MARGARET PEARL MALANDRA**, 203 Station Avenue, Langhorne, PA 19047.

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

PHIPPS, JESSIE a/k/a **JESSIE M. PHIPPS**, dec'd.

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

Executrices: **KATHLEEN P. HARDGROVE** and **PATRICIA E. HARRIS** c/o John J. McAneney, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

Attorney: **JOHN J. McANENEY**, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

SCHMIDT, LYNNE, dec'd.

Late of Bucks County, PA.

Executrix: **TRACEY A. CAREY**, 114 Saddlebrook Drive, Dublin, PA 18917.

SIANO, DENISE, dec'd.

Late of Bristol Borough, Bucks County, PA.

Executrix: **RITA MURTHA** a/k/a **RITA M. MURTHA**, 357 Fox Hollow Drive, Langhorne, PA 19053.

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

SPEECE, FRED L., SR., dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **MARIE SMITH** a/k/a **MARIE C. SMITH** c/o John J. Cook, Jr., Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

SPIER, AMELIA ANN, dec'd.

Late of Richland Township, Bucks County, PA.

Executor: **THOMAS R. SPIER** c/o David J. Juall, Esquire, 3709 Dogwood Lane, P.O. Box 3, Durham, PA 18039.

Attorney: **DAVID J. JUALL**, 3709 Dogwood Lane, P.O. Box 3, Durham, PA 18039.

TUCKER, CHARLOTTE W., dec'd.

Late of Langhorne Manor Borough, Bucks County, PA.

Executor: **KENNETH B. TUCKER** c/o Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**.

WALKER, LEANORA W. a/k/a **LEANORA WIGGINS WALKER**, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **DONNA W. DOWD**, 4503 E. Yates Rd., Bensalem, PA 19020.

Second Publication

BAUER, DAMIAN JEFFERY, dec'd.

Late of East Rockhill Township, Bucks County, PA.

Administrator: **JEFFERY BAUER** c/o John H. Filice, Esquire, Ruben, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

Attorney: **JOHN H. FILICE**, Ruben, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

BROPHY, ROBERT a/k/a **BOB BROPHY**, dec'd.

Late of Bristol Borough, Bucks County, PA.

Executor: **LAWRENCE BROPHY**, 318 Westview Ave., Bristol, PA 19007.

DIRKES, EDITH G. a/k/a **EDITH GLORIA DIRKES**, dec'd.

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

Executor: **MARK DORAN DIRKES** a/k/a **MARK D. DIRKES** c/o Diane K. Foxman, Esquire, 890 Ashbourne Way, Schwenksville, PA 19473.

Attorney: **DIANE K. FOXMAN**, 890 Ashbourne Way, Schwenksville, PA 19473.

EZDEBSKY, ALICE V., dec'd.

Late of Falls Township, Bucks County, PA.

Executrix: **JULIANN MANNING**, 50 Pepperell Drive, Langhorne, PA 19047.

Attorney: **FRANCIS GERARD JANSON**.

GEIGES, GEORGE P., dec'd.

Late of Northampton Township, Bucks County, PA.

Executors: **KEITH P. GEIGES**, 82 Buck Hill Dr., Holland, PA 18966 and **HELEN M. GEIGES**, 165 Pine Run Dr., Holland, PA 18966.

GELDNER, JACK, dec'd.

Late of Northampton Township, Bucks County, PA.

Administratrix: **LINDA GELDNER**, 887 N. Beechwood St., Philadelphia, PA 19130.

GOLDEN, ELEANOR B., dec'd.

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

Executor: **DONALD C. GOLDEN** c/o John R. Lolio, Jr., Esquire, 308 Harper Drive, Suite 200, Moorestown, NJ 08057.

Attorney: **JOHN R. LOLIO, JR.**, Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Drive, Suite 200, Moorestown, NJ 08057.

GOLDEN, JOHN C., dec'd.

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

Executor: **DONALD C. GOLDEN** c/o John R. Lolio, Jr., Esquire, 308 Harper Drive, Suite 200, Moorestown, NJ 08057.

Attorney: **JOHN R. LOLIO, JR.**, Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Drive, Suite 200, Moorestown, NJ 08057.

HABER, CATHERINE A., dec'd.

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

Executrix: **SUSAN SCHOENIG** c/o John F. Walsh, Esquire, P.O. Box 445, Blue Bell, PA 19422.

Attorney: **JOHN F. WALSH**, P.O. Box 445, Blue Bell, PA 19422.

HARROLD, DANIEL J., dec'd.

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

Administrator: **NORMAN J. PINE**, 104 S. Church St., West Chester, PA 19382.

Attorney: **NORMAN J. PINE**, Pine & Pine Law Offices, 104 S. Church St., West Chester, PA 19382.

HOFFMAN, DAVID W. a/k/a **DAVID WALTER HOFFMAN**, dec'd.

Late of Perkasio Borough, Bucks County, PA.

Co-Administrators: **D. MATTHEW HOFFMAN** and **SARAH E. RICCI** c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

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

LANDIS, KATHRYN S., dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **J. RODNEY LANDIS**, 486 Cowpath Rd., Telford, PA 18969.

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

LUBRANO, ANNEMARIE S., dec'd.

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

Executrix: **NICOLE E. LUBRANO**, 600 Valley Rd., Apt. B-13, Warrington, PA 18976.

MARSCHALL, MARY E. ROSENBERGER, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **WAYNE A. MUMBAUER**, 271 Hunsberger Lane, Harleysville, PA 19438.

Attorney: **R. WAYNE CLEMENS**, Clemens, Nulty and Gifford, 510 E. Broad Street, P.O. Box 64439, Souderton, PA 18964-0439.

MEEHAN, ROSEMARY H. a/k/a **ROSEMARY MEEHAN**, dec'd.

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

Executrix: **TERESA M. DAVIS**, 183 Windsor Drive, Churchville, PA 18966.

MESSANO, BETTY DELUCA a/k/a **BETTY D. MESSANO** and **BETTY MESSANO**, dec'd.

Late of Bucks County, PA.

Executrix: **ELIZABETH A. QUINN**, 568 Grant Street, Newtown, PA 18940.

Attorney: **ELLEN S. FISCHER**, Fenningham, Stevens, Dempster & Coval LLP, 809 Easton Road, P.O. Box M, Willow Grove, PA 19090.

O'CONNELL, ROXANNE M., dec'd.

Late of 47 Wooden Bridge Ct., Holland/Southampton/Northampton, Bucks County, PA.

Administratrix: **CAREN MONK**, 30 Riverdale Rd., Yardley, PA 19067.

Attorneys: **FELDMAN & FELDMAN, LLP**, 820 Homestead Rd., Jenkintown, PA 19046.

STEPHAN, RUTH B. a/k/a **RUTH STEPHAN**, dec'd.
Late of the Township of Lower Makefield, Bucks County, PA.
Executrix: **ARLINE M. STEPHAN**, 6 Black Rock Rd., Yardley, PA 19067.
Attorney: **ADAM L. FERNANDEZ**, Wisler Pearlstine, LLP, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422.

Third and Final Publication

BAUS, RICHARD E., JR., dec'd.
Late of Plumstead Township, Bucks County, PA.
Executrix: **BARBARA A. BAUS** c/o Peter L. Reiss, Esquire, 107 E. Oakland Avenue, Doylestown, PA 18901.
Attorney: **PETER L. REISS**, Clemons Richter & Reiss, P.C., 107 E. Oakland Avenue, Doylestown, PA 18901.

BECKER, PAUL JOHN, dec'd.
Late of Bucks County, PA.
Administratrix: **ALYSSA LYNN BECKER** c/o Lynelle A. Gleason, Esquire, 626 South State Street, Newtown, PA 18940.
Attorney: **LYNELLE A. GLEASON**, Kardos, Rickles, Hand & Bidlingmaier, 626 South State Street, Newtown, PA 18940.

BELLUS, WILLIAM M., dec'd.
Late of Doylestown Township, Bucks County, PA.
Executrix: **MADELEINE PUTTOCK** c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.
Attorney: **STEVEN A. COTLAR**, 23 West Court Street, Doylestown, PA 18901.

BERNSTEIN, JAY S., dec'd.
Late of the Township of Upper Makefield, Bucks County, PA.
Executor: **LEONARD S. BERNSTEIN** c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.
Attorney: **RICHARD DANESE, JR.**, Stuckert and Yates, Two North State St., Newtown, PA 18940.

BERSIN, BARBARA M., dec'd.
Late of the Township of Northampton, Bucks County, PA.

Executrix: **THERESA E. MARAFINO** 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.

BOGDNOFF, HARRIS, dec'd.
Late of the Township of Solebury, Bucks County, PA.
Administratrix c.t.a.: **CATHERINE P. BOGDNOFF** c/o April L. Charleston, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380.
Attorney: **APRIL L. CHARLESTON**, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380.

CORBIN, MR. RALPH a/k/a **MR. RALPH CORBIN, SR.**, dec'd.
Late of Levittown, Bristol Twp., Bucks County, PA.
Executrix: **KARLA DAVIS**, 956 Terrace Blvd., Ewing, NJ 08618.

DAVIS, MICHAEL J. a/k/a **MICHAEL JOE DAVIS** a/k/a **MICHAEL DAVIS**, dec'd.
Late of the Township of Bristol, Bucks County, PA.
Executor: **DONALD L. DAVIS** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.
Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.

DOMANICO, PATRICIA a/k/a **PATRICIA E. DOMANICO**, dec'd.
Late of Warminster, Bucks County, PA.
Executrix: **KIMBERLY RASPA**, 636 Nicole Drive, Southampton, PA 18966.

FASANELLA, STEVEN M., dec'd.
Late of Morrisville, Bucks County, PA.
Administrator: **GERALD A. FASANELLA**, 2 Woodmont Road, Montclair, NJ 07043.

HALPIN, MARIE M., dec'd.
Late of Lower Makefield Township, Bucks County, PA.
Executrix: **BEVERLY H. STIRLING**, 42 West Maple Avenue, Morrisville, PA 19067.

HELZNER, ISABEL, dec'd.
Late of Warminster, Bucks County, PA.
Executors: **ROBIN LEVY**, 452 Dogwood Drive, Southampton, PA 18966 and **STEVEN HELZNER**, 4170 Hoffman Ave., Hatboro, PA 19040.

HOPPE, HELEN S., dec'd.

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

Executrix: **SUSAN MEYERS** c/o Melissa V. Bond, Esquire, 16 N. Franklin St., Ste. 300, P.O. Box 853, Doylestown, PA 18901.

Attorney: **MELISSA V. BOND**, Bond & McCullough, 16 N. Franklin St., Ste. 300, P.O. Box 853, Doylestown, PA 18901.

LOMEO, FRANCES L. a/k/a **FRANCES LILLIAN LOMEO**, dec'd.

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

Executrix: **FRANCES M. BAST** c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.

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

POLFLIET, THEODORE L., JR., dec'd.

Late of Bristol Township, Bucks County, PA.

Executrix: **MARGARET A. BULLEY**, 17 Greenleigh Dr., Sewell, NJ 08080.

Attorney: **CHRISTOPHER A. HAWTHORNE**.

PUGLES, THOMAS, JR., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executor: **JOSEPH D. PUGLES** c/o John H. Filice, Esquire, Ruben, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

Attorney: **JOHN H. FILICE**, Ruben, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

ROCCA, ANTHONY J. a/k/a **ANTONIO FELICE ROCCA**, dec'd.

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

Executor: **ANTHONY J. ROCCA**, 1528 Walnut St., Ste. 1507, Philadelphia, PA 19102.

Attorney: **ANTHONY J. ROCCA**, Law Offices of Anthony J. Rocca, P.C., 1528 Walnut St., Ste. 1507, Philadelphia, PA 19102.

SAAH, ADOLPHUS, dec'd.

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

Administratrix: **MIATTA DANLET SHERIFF** c/o Michael D. Raisman, Esquire, 174 Middletown Blvd., Ste. 300, Langhorne, PA 19047.

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

SKRUT, WALTER T., dec'd.

Late of 103 Front Street, Feasterville, Bucks County, PA.

Executrix: **LINDA S. ZAWASKI**, 1892 Moselem Springs Road, Hamburg, PA 19526.

Attorney: **DAVID C. BALMER**, 3611 Kutztown Road, Reading, PA 19605.

THOMSON, ZARA S., dec'd.

Late of Middletown Township, Bucks County, PA.

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

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

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

Late of Bristol Borough, Bucks County, PA.

Executrix: **EDITH MILLER WALDRON**, 525 Maple St., Bristol, PA 19007.

WRIGHT, JEAN LIPSI a/k/a **JEAN MARION LIPSI WRIGHT**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **MARION CROZIER** c/o R. Leonard Davis, III, Esquire, Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P.O. Box 1306, Doylestown, PA 18901.

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

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:

Calkins Digital with its principal place of business 8400 N. Bristol Pike, Levittown, PA 19057.

The name and address of the entity owning or interested in said business is CMS Inc., 8400 N. Bristol Pike, Levittown, PA 19057.

The certificate will be filed on or after August 12, 2015.

Sept. 24

Deer Run Villa with its principal place of business 945 S. Old Bethlehem Pike, Quakertown, PA 18951.

The name and address of the person owning or interested in said business is Cheryl R. Wieand, 945 S. Old Bethlehem Pike, Quakertown, PA 18951.

The certificate will be filed on or after July 7, 2015.

Sept. 24

House Calls of Bucks County with its principal place of business 1015 N. Ridge Rd., Perkasio, PA 18944.

The name and address of the person owning or interested in said business is John Francis Vergis, 1015 N. Ridge Rd., Perkasio, PA 18944.

The certificate will be filed on or after July 15, 2015.

Sept. 24

Wash Wizard 24 hr Laundromat with its principal place of business Plaza Boulevard, Morrisville, PA 19067.

The name and address of the person owning or interested in said business is John Walther Kalpin, III, Plaza Boulevard, Morrisville, PA 19067.

The certificate will be filed on or after July 15, 2015.

Sept. 24