

**Sheriff's Sale***First Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, February 8<sup>th</sup>, 2013 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 #2012-05658

JPMORGAN CHASE BANK, N.A. S/B/M TO CHASE HOME FINANCE, LLC v. LAWRENCE T. LONGACRE AND DOROTHY L. LONGACRE owner(s) of property situate in the **TOWNSHIP OF BEDMINSTER**, Bucks County, Pennsylvania, being 1250 Kellers Church Road, Perkasio, PA 18944-4021.

TAX PARCEL #01-008-018.

PROPERTY ADDRESS: 1250 Kellers Church Road, Perkasio, PA 18944-4021.

JUDGMENT AMOUNT: \$ 214,414.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LAWRENCE T. LONGACRE AND DOROTHY L. LONGACRE.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

**BENSALEM TOWNSHIP**

DOCKET #2010-01859

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances located in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #02-090-013.

PROPERTY ADDRESS: 6442 Neshaminy Valley Drive, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LOUIS MAIAROTO AND ALEENE RAE MAIAROTO.**

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

DOCKET #2011-09105

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-12 v. CHERYL EDWARDS owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 1912 Inkberry Lane, Bensalem, PA 19020-4424.

TAX PARCEL #02-095-022-008.

PROPERTY ADDRESS: 1912 Inkberry Lane, Bensalem, PA 19020-4424.

JUDGMENT AMOUNT: \$ 220,791.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHERYL EDWARDS.**

**PHELAN HALLINAN & SCHMIEG, LLP**, Esquires

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

DOCKET #2011-09484

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

TAX PARCEL #02-011-112.

PROPERTY ADDRESS: 2525 Madara Road, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KELLIE ANN FITZPATRICK, EXECUTRIX OF THE ESTATE OF FRANCES TROCHUM, DECEASED MORTGAGOR AND REAL OWNER.**

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

## DOCKET #2012-01829

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 the **TOWNSHIP OF BENSALEM**, 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: \$ 226,723.09.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARISA J. HELD A/K/A MARISA J. MULLICA, PHELAN HALLINAN & SCHMIEG**, Esquires

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

## DOCKET #2012-04101

The following described property with the buildings and improvements thereon erected: SITUATE in the **TOWNSHIP OF BENSALEM** County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan, made by Bensalem Executive Park, Inc., by Creative Design Associates, Inc., Warminster, PA on June 17, 1977, and last revised August 28, 1977 which plan is recorded in the Office of the Recorder of Deeds in and for the County of Bucks at Doylestown, PA in Plan Book 160 page 30 and more fully bounded and described according to a Plan of Lot Line Change Lot 41 and 42, Executive Park, made by Surveying Services, Inc., Doylestown, PA on 9/19/1979 which last mentioned plan is recorded in the Office of the Recorder of Deeds, aforesaid in Plan Book 191 page 38, as follows, to wit: BEING Part of Lot No. 41 as shown on said subdivision plan, and being Lot No. 41, as shown on said lot line change plan.

PROPERTY ADDRESS: 3601 Big Barn Lane, Bensalem, PA 19020.

BEING COUNTY PARCEL #2-44-143.

BEING the same premises which Todd Patrick Mallon by Indenture bearing date of 5/30/03 and recorded on June 5, 2003, in the Office for the Recorder of Deeds at

Doylestown, County of Bucks, Pennsylvania, granted and conveyed unto Dmitry Fedorovsky and Natalie Fedorovsky, in fee. IMPROVEMENTS: TWO STORY DWELLING.

SOLD AS THE PROPERTY OF: **ESTATE OF DMITRY FEDOROVSKY, WALTER PATRUN, ADMINISTRATOR AND NATALIE FEDOROVSKY.**

**JOSEPH M. GINDHART**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-05685

ALL THAT CERTAIN Lot, piece or parcel of land with the building and improvements thereon erected, situate lying in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #2-39-145.

PROPERTY ADDRESS: 2906 Asbury Avenue, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING CONTAINING APPROX. 6 ROOMS.

SOLD AS THE PROPERTY OF: **RONALD K. MILLER AND SHERI A. BARLOW.**

**PETER S. THOMPSON**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-06436

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. SAMUEL A. NEEDLE AND BRENDA L. NEEDLE owner(s) of property situate in the **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 2526 Bellview Drive, Bensalem, PA 19020-1307. TAX PARCEL #2-13-121.

PROPERTY ADDRESS: 2526 Bellview Drive, Bensalem, PA 19020-1307.

JUDGMENT AMOUNT: \$ 173,509.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SAMUEL A. NEEDLE AND BRENDA L. NEEDLE.**

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

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DOCKET #2012-06446

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

TAX PARCEL #2-62-350.

PROPERTY ADDRESS: 2509 Finley Avenue, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANCIS GUERRA A/K/A FRANCIS R. GUERRA AND CHERI CARCEL**.

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

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## DOCKET #2012-07464

ALL THAT CERTAIN lot, or parcel of land situate in Bensalem in **BENSALEM TOWNSHIP**, Bucks County, PA. designated as Lot No. 504 on a certain map entitled Plan of Crafton Village, Section 4, prepared by William S. Erwin, Registered Professional Engineer, dated September 16, 1954 and recorded in the Office of the Recorder of Deeds, Bucks County.

TAX PARCEL #02-013-051.

PROPERTY ADDRESS: 3509 Windsor Drive, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **LOURDES VERONICA SAQUICELA A/K/A LOURDES V. SAQUICELA**.

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

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## DOCKET #2012-07533

BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, L.P. v. **MICHAEL DINARDO** owner(s) of property situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 4337 Brownsville Road, Trevose, PA 19053-3461.

TAX PARCEL #02-016-029.

PROPERTY ADDRESS: 4337 Brownsville Road, Trevose, PA 19053-3461.

JUDGMENT AMOUNT: \$ 231,495.91.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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SOLD AS THE PROPERTY OF: **MICHAEL DINARDO**.

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

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## DOCKET #2012-08001

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

TAX PARCEL #2-42-163.

PROPERTY ADDRESS: 5073 Winfield Court, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TEMPLE E. MOORE**.

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

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**BRISTOL BOROUGH**

## DOCKET #2011-01497

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

TAX PARCEL #04-024-101-006.

PROPERTY ADDRESS: 411 West Circle, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CLARE THATCHER AND JAMES K. THATCHER**.

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

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## DOCKET #2012-07884

ALL THAT CERTAIN messuage, tenement and tract of land, Situate in the Sixth Ward of the **BOROUGH OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, being designated as No. 262, Block No. 15.

TAX PARCEL #4-24-181.

PROPERTY ADDRESS: 262 Madison Street, Bristol, PA 19007.

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IMPROVEMENTS: RESIDENTIAL  
DWELLING.  
SOLD AS THE PROPERTY OF: **CHARLES  
L. GROFF, II.**

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

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**BRISTOL TOWNSHIP**

DOCKET #2008-01672-29-1

ALL THAT CERTAIN lot or piece of land,  
with the buildings and improvements thereon  
erected, situate at Levittown in the  
**TOWNSHIP OF BRISTOL**, in the County  
of Bucks, Pennsylvania, shown and  
designated as Lot 6084R on Subdivision Map  
of Birch Valley Levittown, Section 14, filed  
in the Office of the Recorder of Deeds of  
Bucks County, Pennsylvania, on February 1,  
1955 in Plan Book 9, Page 18.

TAX PARCEL #5-49-282.

PROPERTY ADDRESS: 50 Begonia Lane,  
(Bristol Township) Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF: **TINA  
PEKARSKI.**

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

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DOCKET #2008-02298-29-1

HSBC BANK USA, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR HOME  
EQUITY LOAN TRUST SERIES ACE 2006-  
HE1 v. MITCHELL DAMBACH AND  
JACKLYN CRINES owner(s) of property  
situate in **BRISTOL TOWNSHIP**, Bucks  
County, Pennsylvania, being 68 Robin Hill  
Lane, Levittown, PA 19055-1411.

TAX PARCEL #05-039-178.

PROPERTY ADDRESS: 68 Robin Hill Lane,  
Levittown, PA 19055-1411.

JUDGMENT AMOUNT: \$ 222,518.10.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MITCHELL  
DAMBACH AND JACKLYN CRINES.**

**PHELAN HALLINAN & SCHMIEG**,  
Esquires

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

DOCKET #2008-02717-29-1

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, S/B/M TO CHASE HOME  
FINANCE, LLC v. ROBERT A. STANLEY  
owner(s) of property situate in the  
**BRISTOL TOWNSHIP**, Bucks County,  
Pennsylvania, being 307 Louise Avenue,  
Croydon, PA 19021-0000.

TAX PARCEL #05-008-354.

PROPERTY ADDRESS: 307 Louise Avenue,  
Croydon, PA 19021-0000.

JUDGMENT AMOUNT: \$ 147,365.46.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT  
A. STANLEY.**

**PHELAN HALLINAN & SCHMIEG**,  
Esquires

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

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DOCKET #2009-04490

BANK OF AMERICA, N.A., AS SUCCESSOR  
BY MERGER TO BAC HOME LOANS  
SERVICING, LP F/K/A COUNTRYWIDE  
HOME LOANS SERVICING, LP v. KEISHA  
JOHNSON, IN HER CAPACITY AS HEIR  
OF THE ESTATE OF JENNIFER L.  
JOHNSON, DECEASED, JOSHUA  
JOHNSON, IS HIS CAPACITY AS HEIR OF  
JENNIFER L. JOHNSON, DECEASED,  
UNKNOWN

SUCCESSOR  
ADMINISTRATOR OF THE ESTATE OF  
JENNIFER L. JOHNSON, UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER JENNIFER JOHNSON,  
DECEASED, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSON, FIRMS, OR ASSOCIATION  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER MAURICE JOHNSON,  
DECEASED owner(s) of property situate in  
the **BRISTOL TOWNSHIP**, Bucks County,  
Pennsylvania, being 5715 Mitchell Road,  
Levittown, PA 19057-4139.

TAX PARCEL #05-040-149.

PROPERTY ADDRESS: 5715 Mitchell Road,  
Levittown, PA 19057-4139.

JUDGMENT AMOUNT: \$ 17,016.71.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **KEISHA JOHNSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF JENNIFER L. JOHNSON, DECEASED, JOSHUA JOHNSON, IS HIS CAPACITY AS HEIR OF JENNIFER L. JOHNSON, DECEASED, UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF JENNIFER L. JOHNSON, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JENNIFER JOHNSON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MAURICE JOHNSON, DECEASED. PHELAN HALLINAN & SCHMIEG, Esquires**

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

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DOCKET #2009-04963-34-1

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

TAX PARCEL #5-71-84.

PROPERTY ADDRESS: 184 Dogwood Drive, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT J. COWAN AND ANTOINETTE LEGGIERI.**

**TERRENCE J. MCCABE**, Esquire

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

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DOCKET #2010-03122

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

TAX PARCEL #5-71-233.

PROPERTY ADDRESS: 17 Jolly Lane, Levittown, PA 19055.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SOJEONG HAM AND BRIAN M. MCKEE.**

**MICHAEL T. MCKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2010-06476

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC v. ALBERTA WILLIAMS AND SUZANNE Y. DE LYONS A/K/A SUZANNE Y. DE LYONE owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 17 Plumtree Road, Levittown, PA 19056-3520.

TAX PARCEL #05-021-065.

PROPERTY ADDRESS: 17 Plumtree Road, Levittown, PA 19056-3520.

JUDGMENT AMOUNT: \$ 257,816.12.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ALBERTA WILLIAMS AND SUZANNE Y. DE LYONS A/K/A SUZANNE Y. DE LYONE.**

**PHELAN HALLINAN & SCHMIEG, Esquires**

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2011-01680

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

TAX PARCEL # 05-026-620.

PROPERTY ADDRESS: 3515 Dixon Avenue, Croydon, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES R. FETCH AND AMY CULLEN FETCH.**

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2011-09425

CITIMORTGAGE, INC. v. CHARLES J. SYLVESTER, JR. owner(s) of property

situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 4507 Newportville Road, Levittown, PA 19056-3254.

TAX PARCEL #05-015-018.

PROPERTY ADDRESS: 4507 Newportville Road, Levittown, PA 19056-3254.

JUDGMENT AMOUNT: \$ 277,295.56.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES J. SYLVESTER, JR.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

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DOCKET #2011-10183

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. MARCELLIN BALKAN A/K/A MARCELLIN J. BALKAN owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 30 Great Oak Road, Levittown, PA 19057-3314.

TAX PARCEL #5-37-368.

PROPERTY ADDRESS: 30 Great Oak Road, Levittown, PA 19057-3314.

JUDGMENT AMOUNT: \$ 199,828.59.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARCELLIN BALKAN A/K/A MARCELLIN J. BALKAN.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

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DOCKET #2012-00097

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

TAX PARCEL #05-026-596.

PROPERTY ADDRESS: 3506 Dixon Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHELLE ECHEVARRIA AND LUIS ECHEVARRIA, JR.**

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

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DOCKET #2012-00306

ALL THAT CERTAIN piece or parcel of land situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, bounded and described as follows:

BEING Parcel No. 5-35-91.

SAID PROPERTY ADDRESS being 58 Rocky Pool Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM MCKINLEY AND CATHERINE MCKINLEY.**

**BENJAMIN E. WITMER**, Esquire

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

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DOCKET #2012-01009

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v. RYAN J. HIRES, SR. A/K/A RYAN JOSEPH HIRES, SR. AND CARA L. HIRES A/K/A CARA LYNN HIRES owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 1007 2nd Avenue, Croydon, PA 19021-7429.

TAX PARCEL #05-011-255.

PROPERTY ADDRESS: 1007 2nd Avenue, Croydon, PA 19021-7429.

JUDGMENT AMOUNT: \$ 133,479.58.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RYAN J. HIRES, SR. A/K/A RYAN JOSEPH HIRES, SR. AND CARA L. HIRES A/K/A CARA LYNN HIRES.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

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DOCKET #2012-02014

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

TAX PARCEL #05-048-352.



PROPERTY ADDRESS: 332 Crabtree Drive, Levittown, PA 19055.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS OF HOWARD DUNBAR, DECEASED, FRANCES DUNBAR, INDIVIDUALLY AND AS KNOWN HEIR OF HOWARD DUNBAR, DECEASED.**

**MICHAEL T. MCKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2012-02723

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP v. JASON E. BALL owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 1825 Ritter Avenue, Bristol, PA 19007-6721.

TAX PARCEL #05-018-009.

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

JUDGMENT AMOUNT: \$ 146,597.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2012-02825

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v. CHARLES H. SCHULTZ, III AND MARY A. SCHULTZ owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 2201 Avenue A, Levittown, PA 19056-3201.

TAX PARCEL #05-015-112.

PROPERTY ADDRESS: 2201 Avenue A, Levittown, PA 19056-3201.

JUDGMENT AMOUNT: \$ 96,670.97.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES H. SCHULTZ, III AND MARY A. SCHULTZ.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2012-03225

BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. LERMA WOLFE AND FREDERICK WOLFE, JR. owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 912 Spencer Drive, Croydon, PA 19021-6292.

TAX PARCEL #05-008-458.

PROPERTY ADDRESS: 912 Spencer Drive, Croydon, PA 19021-6292.

JUDGMENT AMOUNT: \$ 103,969.14.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LERMA WOLFE AND FREDERICK WOLFE, JR. PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2012-04559

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 #05-33-298.

PROPERTY ADDRESS: 17 Indian Red Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN A. MORETON AKA JOHN A. MORETON AND EILEEN MORETON.**

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2012-04743

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

TAX PARCEL #5-73-22.

PROPERTY ADDRESS: 15 Green Lane, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **VERONICA S. BUEALE AND JAMES W. BUEALE.**

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

DOCKET #2012-05189

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon, situate, lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, shown and designated as Lot 4745-R on Subdivision Map of "Plumbridge", Levittown, Section 54, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on January 7, 1954 in Plan Book 7, Page 40.

TAX PARCEL #5-21-239.

PROPERTY ADDRESS: 55 Parkside Lane, Levittown, PA 19056.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **KRISTINE A. FRANZ A/K/A KRISTINE ANN FRANZ.**

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

DOCKET #2012-06545

ALL THAT CERTAIN LOTS **TOWNSHIP OF BRISTOL**.

TAX PARCEL #5-32-222.

PROPERTY ADDRESS: 58 Indian Park Road, Levittown, PA 19057.

IMPROVEMENTS: A DWELLING.

SOLD AS THE PROPERTY OF: **SELIM GOKGOZ, AFIFE GOKGOZ AND KADIR YA VUZ.**

**LOUIS P. VITTI**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-07195

ALL THAT CERTAIN lot, or parcel of land situate in Levittown in **BRISTOL TOWNSHIP**, Bucks County, PA. designated

as Lot No. 8080 on a certain map entitled "Blue Ridge", Levittown, Section 46, dated December 3, 1953 and recorded in the Office of the Recorder of Deeds of Bucks County, Pennsylvania in Plan Book 7 Page 25.

TAX PARCEL #05-036-063.

PROPERTY ADDRESS: 106 Border Rock Road, Levittown, PA 19057.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DAVID H. SEARLE, JR. AND ELIZABETH SEARLE.**

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

DOCKET #2012-07319

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, being Lot No. 107 on a Final Plan of Laurel Bend Section No. 3, made by Benjamin C. Queen, Registered Land Surveyor of Fairless Hills, Pennsylvania, on the 29th day of June A.D. 1956, which Plan is recorded in the Office for the Recording of Deeds in and for the County of Bucks at Doylestown, in Plan Book No. 13 page 7 and last revised by William S. Erwin, Registered Professional Engineer on the 11th day of August A.D. 1960, and described as follows, to wit.

TAX PARCEL #05-024-147.

PROPERTY ADDRESS: 4503 Brookside Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PAUL F. HEATER AND MARIA N. HEATER.**

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

DOCKET #2012-07759

ALL THAT CERTAIN lot of land situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #5-48-289.

PROPERTY ADDRESS: 76 Huckleberry Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.



SOLD AS THE PROPERTY OF: **LEON CICCARELLO, FRANCES MCCLOSKEY, U.S. ATTORNEY FOR EASTERN DISTRICT OF PA.**

**MARK J. UDREN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-08014

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

TAX PARCEL #05-037-048.

PROPERTY ADDRESS: 89 Whitewood Drive, Levittown, PA 19057.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STACY A. BISHER.**

**MICHAEL T. MCKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

#### BUCKINGHAM TOWNSHIP

DOCKET #2011-02689

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

TAX PARCEL #06-005-003-010.

PROPERTY ADDRESS: 3385 Gail Circle, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHARLES BURT AND ROSALYN C. BURT.**

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-04491

BANK OF AMERICA, N.A. v. JENNIFER ENNIS owner(s) of property situate in the **BUCKINGHAM, TOWNSHIP**, Bucks County, Pennsylvania, being 5827 Stoney Hill Road, a/k/a 5827 Stony Hill Road, New Hope, PA 18938-5434.

TAX PARCEL #06-021-089-003.

PROPERTY ADDRESS: 5827 Stoney Hill Road, a/k/a 5827 Stony Hill Road, New Hope, PA 18938-5434.

JUDGMENT AMOUNT: \$ 378,693.20.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JENNIFER ENNIS.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

#### DOYLESTOWN TOWNSHIP

DOCKET #2012-04828

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v. ROSEMARIE A. MAZUREK owner(s) of property situate in the **TOWNSHIP OF DOYLESTOWN**, Bucks County, Pennsylvania, being 1526 Lower State Road, Doylestown, PA 18901-7035.

TAX PARCEL #09-007-028-003.

PROPERTY ADDRESS: 1526 Lower State Road, Doylestown, PA 18901-7035.

JUDGMENT AMOUNT: \$ 246,987.51.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROSEMARIE A. MAZUREK.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-06912

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. CHRISTOPHER M. WARREN and LAURA R. WARREN owner(s) of property situate in the **TOWNSHIP OF DOYLESTOWN**, Bucks County, Pennsylvania, being 65 Oak Drive, Doylestown, PA 18901-2729.

TAX PARCEL #09-034-056.

PROPERTY ADDRESS: 65 Oak Drive, Doylestown, PA 18901-2729.

JUDGMENT AMOUNT: \$ 349,491.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF:  
**CHRISTOPHER M. WARREN AND  
LAURA R. WARREN.**

**PHELAN HALLINAN & SCHMIEG,**  
Esquires

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

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**DUBLIN BOROUGH**

DOCKET #2012-06959

ALL THAT CERTAIN message and tract of  
land, together with the dwelling now therein  
erected, situate in **DUBLIN BOROUGH**,  
Bucks County, and State of Pennsylvania,  
known as 108 Maple Avenue, Dublin, bounded  
and described as follows, to wit.

TAX PARCEL #10-4-13.

PROPERTY ADDRESS: 108 Maple Avenue,  
Dublin, PA 18917, Dublin Borough.

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

SOLD AS THE PROPERTY OF: **DAVID S.  
WILLIAMS AND JILL S. WILLIAMS.**

**JEFFREY G. TRAUGER**, Esquire

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

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**FALLS TOWNSHIP**

DOCKET #2007-05126-31-1

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

TAX PARCEL #13-27-335.

PROPERTY ADDRESS: 3 Nectar Lane,  
Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF:  
**NICHOLAS A. MURPHY AND EVA A.  
MURPHY.**

**TERRENCE J. MCCABE**, Esquire

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

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DOCKET #2009-03670-34-1

BANK OF AMERICA, N.A., SUCCESSOR  
BY MERGER TO BAC HOME LOANS  
SERVICING, LP FKA COUNTRYWIDE

HOME LOANS SERVICING, LP v.  
THEODORE WALP, JR. AND HILARY  
WALP owner(s) of property situate in the  
**TOWNSHIP OF FALLS**, Bucks County,  
Pennsylvania, being 172 Simons Drive,  
Morrisville, PA 19067-5914.

TAX PARCEL #13-054-076.

PROPERTY ADDRESS: 172 Simons Drive,  
Morrisville, PA 19067-5914.

JUDGMENT AMOUNT: \$ 368,476.19.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF:  
**THEODORE WALP, JR. AND HILARY  
WALP.**

**PHELAN HALLINAN & SCHMIEG,**  
Esquires

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

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DOCKET #2010-02092

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, S/B/M TO CHASE HOME  
FINANCE, LLC v. MELANIE HOGAN A/  
K/A MELANIE NOLET owner(s) of  
property situate in the **TOWNSHIP OF  
FALLS**, Bucks County, Pennsylvania, being  
10 Everturn Lane, Levittown, PA 19054-  
2724.

TAX PARCEL #13-026-138.

PROPERTY ADDRESS: 10 Everturn Lane,  
Levittown, PA 19054-2724.

JUDGMENT AMOUNT: \$ 247,482.83.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MELANIE  
HOGAN A/K/A MELANIE NOLET.**

**PHELAN HALLINAN & SCHMIEG,**  
Esquires

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

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DOCKET #2011-09898

ALL THAT CERTAIN lot or piece of land,  
situate in the **TOWNSHIP OF FALLS**,  
County of Bucks, Pennsylvania, being Lot  
No. 326 as shown on the Plan of Fairless  
Hills, Pennsylvania, Revision 2 Unit E  
Section 1 laid out by Danhurst Corporation  
and recorded in the Office for the Recording  
of Deeds in and for Bucks County,  
Pennsylvania, in Plan Book Volume 32, page  
33 A and B.

TAX PARCEL #13-015-181.

PROPERTY ADDRESS: 810 Hanford Road,  
Fairless Hills, PA 19030.

IMPROVEMENTS: SINGLE FAMILY TWO  
STORY COLONIAL, 2,544 S.F. GROSS  
LIVING AREA ABOVE GRADE, 4  
BEDROOMS.

SOLD AS THE PROPERTY OF: **DAVID S.  
MARLIN AND DEBORAH L. NATAL.**

**CRAIG H. FOX**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-04352

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

TAX PARCEL #13-6-254.

PROPERTY ADDRESS: 266 Trenton Road,  
Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **THERESE  
BYRNE, EXECUTRIX OF THE ESTATE OF  
HELEN T. PIDGEON, DECEASED  
MORTGAGOR AND REAL OWNER.**

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-05446

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

TAX PARCEL #13-27-371.

PROPERTY ADDRESS: 297 Northpark  
Drive, Levittown, PA 19054.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL  
C. SPONG AND SUSAN M. SPONG.**

**MICHAEL T. MCKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-06129

CITIMORTGAGE, INC. v. TOD A.  
HARBISON AND SARAH BOKAN-  
HARBISON owner(s) of property situate in  
the **TOWNSHIP OF FALLS**, Bucks County,

Pennsylvania, being 15 East Trenton  
Avenue, Fallsington, PA 19054-1101.

TAX PARCEL #13-028-006-002.

PROPERTY ADDRESS: 15 East Trenton  
Avenue, Fallsington, PA 19054-1101.

JUDGMENT AMOUNT: \$ 404,661.17.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **TOD A.  
HARBISON AND SARAH BOKAN-  
HARBISON.**

**PHELAN HALLINAN & SCHMIEG**,  
Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-08291

Bucks Federal Credit Union vs. Lorraine L.  
Bertino, owner of property situate in the  
**TOWNSHIP OF FALLS**, Bucks County,  
Pennsylvania, being 138 Lebbie Lane,  
Fairless Hills, PA 19030.

TAX PARCEL #13-016-082.

PROPERTY ADDRESS: 138 Lebbie Lane,  
Fairless Hills, (Falls Township), PA 19030.

JUDGMENT AMOUNT: \$ 115,171.67.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **LORRAINE  
L. BERTINO.**

**J. TODD SAVARESE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-08546

ALL THAT CERTAIN lot or piece of land,  
with the buildings and improvements thereon  
erected, situate at Levittown, in the  
**TOWNSHIP OF FALLS**, and  
Commonwealth of Pennsylvania, bounded  
and described according to a "Subdivision  
Map of Levittown, section No. 6, made by  
C.A. Monroe, Professional Engineer and  
Land Surveyor, dated January 1952, and  
recorded in the Office for the Recording of  
Deeds, in and for Bucks County, at  
Doylestown, Pennsylvania, in Plan Book No.  
4 page 43, as follows, to wit.

TAX PARCEL #13-041-209.

PROPERTY ADDRESS: 57 Lakeside Drive  
a/k/a 57 Lakeside Drive West, Levittown,  
PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **GREGORY M. KILMER AND DANIELLE M. KILMER. CHRISTOPHER A. DENARDO**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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### HILLTOWN TOWNSHIP

DOCKET #2011-10951

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

TAX PARCEL #15-28-37-3.

PROPERTY ADDRESS: 603 Green Street, Sellersville, PA 18960.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRYAN G. ROZINSKI AND DANIELLE C. ROZINSKI**.

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

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### LANGHORNE BOROUGH

DOCKET #2009-07571

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

TAX PARCEL #18-004-019.

PROPERTY ADDRESS: 120 North Bellevue Avenue, Borough of Langhorne, PA.

IMPROVEMENTS: THREE STORY MULTI-FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **REIN P. CLABBERS, BRENDA T. CLABBERS AND THE UNITED STATES OF AMERICA.**

**JAMES W. HENNESSEY**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-00092

US BANK NATIONAL ASSOCIATION, AS CO-TRUSTEE FOR THE GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1 v. **BERNARD E. BROWN, JR.** owner(s) of property situate in the **BOROUGH OF**

**LANGHORNE**, Bucks County, Pennsylvania, being 131 North Green Street, Langhorne, PA 19047-2111.

TAX PARCEL #18-001-013.

PROPERTY ADDRESS: 131 North Green Street, Langhorne, PA 19047-2111.

JUDGMENT AMOUNT: \$ 145,846.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BERNARD E. BROWN, JR.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

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### LOWER MAKEFIELD TOWNSHIP

DOCKET #2007-08140-18-1

WELLS FARGO BANK, NA v. **BRIAN F. HATHAWAY AND PAMELA J.**

**HATHAWAY** owner(s) of property situate in **LOWER MAKEFIELD TOWNSHIP**, Bucks County, Pennsylvania, being 1804 Waterford Road, Yardley, PA 19067-5428.

TAX PARCEL #20-071-146-070.

PROPERTY ADDRESS: 1804 Waterford Road, Yardley, PA 19067-5428.

JUDGMENT AMOUNT: \$ 194,109.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRIAN F. HATHAWAY AND PAMELA J. HATHAWAY.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

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DOCKET #2008-11690-33-1

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. **JOHN B. SCISLY AND NICOLE UZUPAN** owner(s) of property situate in the **TOWNSHIP OF LOWER MAKEFIELD**, Bucks County, Pennsylvania, being 2000 Kirkbride Circle, Yardley, PA 19067-7237.

TAX PARCEL #20-014-144.

PROPERTY ADDRESS: 2000 Kirkbride Circle, Yardley, PA 19067-7237.

JUDGMENT AMOUNT: \$ 305,497.48.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN B. SCISLY AND NICOLE UZUPAN.**

**PHELAN HALLINAN & SCHMIEG,**  
Esquires

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

DOCKET #2010-00024

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

TAX PARCEL #20-49-152.

PROPERTY ADDRESS: 280 Anderson Road,  
Lower Makefield, PA 19067.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH ROBERT MCCLERNON AND JUNE MCCLERNON.**

**TERRENCE J. MCCABE**, Esquire

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

DOCKET #2012-05544

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION S/B/M TO CHASE HOME  
FINANCE LLC, S/B/M TO CHASE  
MANHATTAN MORTGAGE  
CORPORATION, F/K/A CHEMICAL  
RESIDENTIAL MORTGAGE  
CORPORATION v. WALTER JOHN

MAULE, III AND LISA A. KANE owner(s)  
of property situate in the **TOWNSHIP OF LOWER MAKEFIELD**, Bucks County,  
Pennsylvania, being 1508 Yardley-  
Morrisville Road, Yardley, PA 19067.

TAX PARCEL #20-043-079.

PROPERTY ADDRESS: 1508 Yardley-  
Morrisville Road, Yardley, PA 19067.

JUDGMENT AMOUNT: \$ 101,811.80.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **WALTER JOHN MAULE, III AND LISA A. KANE.**

**PHELAN HALLINAN & SCHMIEG,**  
Esquires

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

**LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2010-00761

ALL THOSE CERTAIN lots or parcels of  
ground, situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of  
Bucks, and State of Pennsylvania, being  
known and designated as Lot #39 to 42,  
inclusive, Section "D," on Plan #1 of  
"Somerton Highlands," made by Charles H.  
Moon, C.E., Woodbourne, Pennsylvania,  
dated the first day of May, A.D. 1922, and  
remaining of record in the Office of the  
Recorder of Deeds in and for Bucks County,  
Pennsylvania in Plan Book 1 page 130.

TAX PARCEL #21-10-205.

PROPERTY ADDRESS: 17 Fourth Street,  
Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF: **JOELLEN ESWORTHY, ADMINISTRATRIX OF THE ESTATE OF TERRY L. ESWORTHY.**

**MARK J. UDREN**, Esquire

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

DOCKET #2011-05141

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

TAX PARCEL #21-038-018.

PROPERTY ADDRESS: 419 Fox Hollow  
Drive, Langhorne, PA 19053.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **ALEX NEGINSKI AND VICTORIA NEGINSKI.**

**TERRENCE J. MCCABE**, Esquire

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

DOCKET #2012-07221

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, SUCCESSOR IN  
INTEREST BY PURCHASE FROM THE  
FDIC AS RECEIVER OF WASHINGTON  
MUTUAL BANK F/K/A WASHINGTON  
MUTUAL BANK, FA v. JAMES F. FOX AND  
JACQUELINE FOX owner(s) of property  
situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, Bucks County,

Pennsylvania, being 215 Rosewood Avenue, Feasterville Trevose, PA 19053-4457.

TAX PARCEL #21-012-144.

PROPERTY ADDRESS: 215 Rosewood Avenue, Feasterville Trevose, PA 19053-4457.

JUDGMENT AMOUNT: \$ 331,669.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES F. FOX AND JACQUELINE FOX.**

**PHELAN HALLINAN & SCHMIEG,** Esquires

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

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DOCKET #2012-08137

ALL THAT CERTAIN lot, or parcel of land situate in Trevose in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, PA. designated as Lot No. 23 Section L on a certain map entitled Feasterville Gardens prepared by C. Howard Hazard, Reg. Surveyor, dated March 26, 1949 and recorded in the Office of the Recorder of Deeds, Doylestown, Bucks County in Plan Book 3 page 4.

TAX PARCEL #21-011-127.

PROPERTY ADDRESS: 1405 Center Avenue, Trevose, PA 19053.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ANTHONY SENECA AND THE UNITED STATES OF AMERICA.**

**KRISTINE M. ANTHOU,** Esquire

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

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**MIDDLETOWN TOWNSHIP**

DOCKET #2007-03035-32-1

METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. v. DAVID MONTGOMERY AND CAROLYN MORTGOMERY A/K/A CAROLYN SNUFFLER owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 442 Quincy Avenue, Langhorne, PA 19047-7529.

TAX PARCEL #22-045-155.

PROPERTY ADDRESS: 442 Quincy Avenue, Langhorne, PA 19047-7529.

JUDGMENT AMOUNT: \$ 128,122.77.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID MONTGOMERY AND CAROLYN MORTGOMERY A/K/A CAROLYN SNUFFLER.**

**PHELAN HALLINAN & SCHMIEG,** Esquires

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

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DOCKET #2007-10640-19-1

WELLS FARFO BANK, N.A. v. MICHAEL J. CARSON AND KELLY A. CARSON A/K/A KELLY CARSON owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, being 1735 Highland Avenue, Langhorne, PA 19047-3720.

TAX PARCEL #22-016-039.

PROPERTY ADDRESS: 1735 Highland Avenue, Langhorne, PA 19047-3720.

JUDGMENT AMOUNT: \$ 185,018.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL J. CARSON AND KELLY A. CARSON A/K/A KELLY CARSON.**

**PHELAN HALLINAN & SCHMIEG,** Esquires

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

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DOCKET #2008-04744-33-1

WACHOVIA MORTGAGE, FSB F/K/A WORLD SAVINGS BANK, FSB v. JACQUELINE GRAHAM A/K/A JACQUELINE M. GRAHAM AND ERIC L. MILNES owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 539 Snowball Drive, Levittown, PA 19056.

TAX PARCEL #22-053-119.

PROPERTY ADDRESS: 539 Snowball Drive, Levittown, PA 19056.

JUDGMENT AMOUNT: \$ 418,236.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JACQUELINE GRAHAM A/K/A JACQUELINE M. GRAHAM AND ERIC L. MILNES.**



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

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DOCKET #2011-09058

THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS  
CWABS, INC., ASSET-BACKED  
CERTIFICATES, SERIES 2006-17 v. ANNA  
CIARI owner(s) of property situate in the  
**TOWNSHIP OF MIDDLETOWN**, Bucks  
County, Pennsylvania, being 102 Harrow  
Road, Levittown, PA 19056-1440.  
TAX PARCEL #22-051-130.

PROPERTY ADDRESS: 102 Harrow Road,  
Levittown, PA 19056-1440.

JUDGMENT AMOUNT: \$ 255,421.59.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: ANNA  
CIARI.

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

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DOCKET #2012-01191

ALL THAT CERTAIN lot or parcel of  
ground, together with the improvements  
therein erected SITUATE in the  
**TOWNSHIP OF MIDDLETOWN**, County  
of Bucks and Commonwealth of  
Pennsylvania.

TAX PARCEL #22-086-006.

PROPERTY ADDRESS: 19 Gunning Lane,  
Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: MARC  
SIGAL AND MICHELE ACHUFF.

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

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DOCKET #2012-02089

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

TAX PARCEL #22-064-164.

PROPERTY ADDRESS: 64 Queen Anne  
Road, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH**  
**R. ROSSI JR.**

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

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DOCKET #2012-06496

ALL THAT CERTAIN lot, piece or parcel  
of land with the building and improvements  
thereon situate lying and being at Levittown  
in the **TOWNSHIP OF MIDDLETOWN**,  
County of Bucks, Commonwealth of  
Pennsylvania, shown and designated as Lot  
No. 72183 on Subdivision Map of "Cobalt  
Ridge", Levittown, Section 67.

TAX PARCEL #22-61-197.

PROPERTY ADDRESS: 56 Canoebirch Road,  
Levittown, PA 19057.

IMPROVEMENTS: A ONE STORY  
DWELLING APPROXIMATELY 1550  
SQUARE FEET 3 BEDROOM, 2 BATH.

SOLD AS THE PROPERTY OF:  
**CATHERINE HAINES AND KENNETH J.**

**HAINES A/K/A KENNETH J. HAINES, SR.**  
**THOMAS M. FEDERMAN**, Esquire

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

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DOCKET #2012-07090

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

TAX PARCEL #22-48-109.

PROPERTY ADDRESS: 2 Turf Road,  
Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL**  
**J. BOLLI, JR. A/K/A MICHAEL J. BOLLI**  
**AND JENNIFER A. BOLLI.**

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

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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 AND JOAN M. BROSKLEY** owner(s) of property situate in **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: \$ 332,888.47.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **DAVID R. BROSKLEY AND JOAN M. BROSKLEY. PHELAN HALLINAN & SCHMIEG**, Esquires  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-08537  
 ALL THAT CERTAIN lot of land situate in **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania.  
 TAX PARCEL #22-061-153.  
 PROPERTY ADDRESS: 68 Cardinal Road, Levittown, PA 19057.  
 IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
 SOLD AS THE PROPERTY OF: **CARA J. WALKER AND KEVIN W. WALKER. MARK J. UDREN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

#### MILFORD TOWNSHIP

DOCKET #2011-09397  
 WELLS FARGO BANK, N.A. v. **MARY E. ALUISE** owner(s) of property situate in the **TOWNSHIP OF MILFORD**, Bucks County, Pennsylvania, being 1360 Sleepy Hollow Road, Pennsburg, PA 18073-2407.  
 TAX PARCEL #23-001-053.  
 PROPERTY ADDRESS: 1360 Sleepy Hollow Road, Pennsburg, PA 18073-2407.  
 JUDGMENT AMOUNT: \$ 378,590.22.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **MARY E. ALUISE. PHELAN HALLINAN & SCHMIEG**, Esquires  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-08656  
 ALL THAT CERTAIN lot of land situate in **TOWNSHIP OF MILFORD**, Bucks County, Pennsylvania.  
 TAX PARCEL #23-11-31.  
 PROPERTY ADDRESS: 2110 Allentown Road, (Township of Milford), Milford Square, PA 18935.  
 IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
 SOLD AS THE PROPERTY OF: **GREGORY WYNKOOP. MARK J. UDREN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

#### MORRISVILLE BOROUGH

DOCKET #2010-05558  
 ALL THAT CERTAIN lot, tract or parcel of land together with the dwelling house known as Number 9 Lenora Avenue and other buildings thereon, SITUATE, lying and being in the Fourth Ward of the **BOROUGH OF MORRISVILLE**, in the County of Bucks County, and Commonwealth of Pennsylvania.  
 TAX PARCEL #24-010-336.  
 PROPERTY ADDRESS: 9 Lenora Avenue, Morrisville, PA 19067.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **MARK MAZZOLA A/K/A MARK FRANK MAZZOLA AND AMY MAZZOLA A/K/A AMY M. MAZZOLA. TERRENCE J. MCCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2010-09730  
 CITIMORTGAGE, INC. v. **DAVID M. MOYER** owner(s) of property situate in the **BOROUGH OF MORRISVILLE**, Bucks County, Pennsylvania, being 433 North Delmorr Avenue a/k/a 433 Delmorr Avenue, Morrisville, PA 19067-6207.  
 TAX PARCEL #24-008-309.  
 PROPERTY ADDRESS: 433 North Delmorr Avenue a/k/a 433 Delmorr Avenue, Morrisville, PA 19067-6207.  
 JUDGMENT AMOUNT: \$ 276,717.66.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **DAVID M.  
MOYER.**

**PHELAN HALLINAN & SCHMIEG,**  
Esquires

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

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DOCKET #2010-12100

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

TAX PARCEL #24-12-4.

PROPERTY ADDRESS: 48 Green Street,  
Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **WAYNE A.  
STAMPS AND ANGELIQUE F. STAMPS.**

**STEVEN K. EISENBERG,** Esquire

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

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DOCKET #2011-11144

BANK OF AMERICA, N.A. SUCCESSOR BY  
MERGER TO BAC HOME LOANS  
SERVICING, LP v. JEFFREY J. SCHNEE  
AND CYNTHIA SCHNEE owner(s) of  
property situate in the **BOROUGH OF  
MORRISVILLE**, Bucks County,  
Pennsylvania, being 205 Anderson Avenue,  
Morrisville, PA 19067-2434.

TAX PARCEL #24-010-218.

PROPERTY ADDRESS: 205 Anderson  
Avenue, Morrisville, PA 19067-2434.

JUDGMENT AMOUNT: \$ 121,131.00

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY  
J. SCHNEE AND CYNTHIA SCHNEE.**

**PHELAN HALLINAN & SCHMIEG,**  
Esquires

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

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DOCKET #2011-11458

CITIMORTGAGE, INC. S/B/M TO ABN  
AMRO MORTGAGE GROUP, INC. v.  
WILLIAM SHAW AND MELISSA A.  
MESWICK A/K/A MELISSA A.M. SHAW  
owner(s) of property situate in the

**BOROUGH OF MORRISVILLE**, Bucks  
County, Pennsylvania, being 120 Althea  
Avenue, Morrisville, PA 19067-2264.

TAX PARCEL #24-003-103.

PROPERTY ADDRESS: 120 Althea Avenue,  
Morrisville, PA 19067-2264.

JUDGMENT AMOUNT: \$ 179,831.73.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM  
SHAW AND MELISSA A. MESWICK  
A/K/A MELISSA A.M. SHAW.**

**PHELAN HALLINAN & SCHMIEG,**  
Esquires

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

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### NEW BRITAIN TOWNSHIP

DOCKET #2010-03395

JP MORGAN CHASE BANK, NATIONAL  
ASSOCIATION, SUCCESSOR BY MERGER  
TO CHASE HOME FINANCE, LLC v.  
DONNA CIMINO A/K/A DONNA LASORDA  
CIMINO AND EDWARD CIMINO A/K/A  
EDWARD R. CIMINO, JR. owner(s) of  
property situate in the **TOWNSHIP OF  
NEW BRITAIN**, Bucks County,  
Pennsylvania, being 2 Creek Road, Chalfont,  
PA 18914-1523.

TAX PARCEL #26-003-136-002.

PROPERTY ADDRESS: 2 Creek Road,  
Chalfont, PA 18914-1523.

JUDGMENT AMOUNT: \$ 337,148.02.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **DONNA  
CIMINO A/K/A DONNA LASORDA  
CIMINO AND EDWARD CIMINO A/K/A  
EDWARD R. CIMINO, JR.**

**PHELAN HALLINAN & SCHMIEG,**  
Esquires

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

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DOCKET #2012-05650

WELLS FARGO BANK, N.A., S/B/M  
WELLS FARGO HOME MORTGAGE, INC.  
v. JOSEPH CICCIMARO A/K/A JOSEPH F.  
CICCIMARO owner(s) of property situate  
in the **NEW BRITAIN TOWNSHIP**, Bucks  
County, Pennsylvania, being 305 Remington  
Court, Chalfont, PA 18914-2207.

TAX PARCEL #26-007-394-305.  
 PROPERTY ADDRESS: 305 Remington  
 Court, Chalfont, PA 18914-2207.  
 JUDGMENT AMOUNT: \$ 108,946.83.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **JOSEPH  
 CICCIMARO A/K/A JOSEPH F.  
 CICCIMARO.**  
**PHELAN HALLINAN & SCHMIEG,**  
 Esquires  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-05869  
 JPMORGAN CHASE BANK, NATIONAL  
 ASSOCIATION v. JOAN BENNETT AND  
 TRAVIS BENNETT owner(s) of property  
 situate in the **NEW BRITAIN TOWNSHIP**,  
 Bucks County, Pennsylvania, being 114  
 Tartan Terrace, Chalfont, PA 18914-2265.  
 TAX PARCEL #26-007-349.  
 PROPERTY ADDRESS: 114 Tartan Terrace,  
 Chalfont, PA 18914-2265.  
 JUDGMENT AMOUNT: \$ 203,906.11.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **JOAN  
 BENNETT AND TRAVIS BENNETT.**  
**PHELAN HALLINAN & SCHMIEG,** Esquires  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

#### **NOCKAMIXON TOWNSHIP**

DOCKET #2012-04676  
 JPMORGAN CHASE BANK, NATIONAL  
 ASSOCIATION v. THEODORE P. KOVI  
 owner(s) of property situate in the  
**TOWNSHIP OF NOCKAMIXON**, Bucks  
 County, Pennsylvania, being 4244 Durham  
 Road, Ottsville, PA 18942-9618.  
 TAX PARCEL #30-011-017-001.  
 PROPERTY ADDRESS: 4244 Durham Road,  
 Ottsville, PA 18942-9618.  
 JUDGMENT AMOUNT: \$ 180,615.88.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF:  
**THEODORE P. KOVI.**  
**PHELAN HALLINAN & SCHMIEG,** Esquires  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

#### **NORTHAMPTON TOWNSHIP**

DOCKET #2008-02328-26-1  
 U.S. BANK NATIONAL ASSOCIATION, AS  
 TRUSTEE FOR CREDIT SUISSE FIRST  
 BOSTON, MBS ARMT 2005-2 v. JOSEPH  
 MCDANIEL A/K/A JOSEPH CLAUDE  
 MCDANIEL owner(s) of property situate in  
 the **TOWNSHIP OF NORTHAMPTON**,  
 Bucks County, Pennsylvania, being 111 Gwyn  
 Lynn Drive, Ivyland, PA 18974-5803.  
 TAX PARCEL #31-052-086.  
 PROPERTY ADDRESS: 111 Gwyn Lynn  
 Drive, Ivyland, PA 18974-5803.  
 JUDGMENT AMOUNT: \$ 595,250.42.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **JOSEPH  
 MCDANIEL A/K/A JOSEPH CLAUDE  
 MCDANIEL.**  
**PHELAN HALLINAN & SCHMIEG,**  
 Esquires  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2008-02660-33-1  
 WELLS FARGO BANK, N.A. v. CHARLES  
 M. MUCHNICK A/K/A MORRIS  
 MUCHNICK owner(s) of property situate in  
**NORTHAMPTON TOWNSHIP**, Bucks  
 County, Pennsylvania, being 891 New Road,  
 Churchville, PA 18966-1037.  
 TAX PARCEL #31-070-024.  
 PROPERTY ADDRESS: 891 New Road,  
 Churchville, PA 18966-1037.  
 JUDGMENT AMOUNT: \$ 245,574.65.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **CHARLES  
 M. MUCHNICK A/K/A MORRIS  
 MUCHNICK.**  
**PHELAN HALLINAN & SCHMIEG,**  
 Esquires  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2009-07172  
 DEUTSCHE BANK NATIONAL TRUST  
 COMPANY, AS TRUSTEE FOR J.P.  
 MORGAN MORTGAGE ACQUISITION  
 TRUST 2007-CH1, ASSET BACKED PASS-  
 THROUGH CERTIFICATES, SERIES 2007-  
 CH1 v. JOSEPH DOUGHERTY owner(s) of

property situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 55 Mill Race Drive, Langhorne, PA 19053-1562.

TAX PARCEL #31-033-051.

PROPERTY ADDRESS: 55 Mill Race Drive, Langhorne, PA 19053-1562.

JUDGMENT AMOUNT: \$ 178,610.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2010-01515

CITIMORTGAGE, INC. v. KENNETH MAYO AND LINDA MAYO owner(s) of property situate in the **TOWNSHIP OF NORTHAMPTON**, Bucks County, Pennsylvania, being 3205 Stockton Place, Southampton, PA 18966-2918.

TAX PARCEL #31-065-210.

PROPERTY ADDRESS: 3205 Stockton Place, Southampton, PA 18966-2918.

JUDGMENT AMOUNT: \$ 149,044.64.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KENNETH MAYO AND LINDA MAYO**.

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2012-08207

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

TAX PARCEL #31-078-015.

PROPERTY ADDRESS: 83 Misty Meadow Drive, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **VITALIY KROSHNEV**.

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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**PERKASIE BOROUGH**

DOCKET #2011-04233

First Savings Bank of Perkasia vs. John L. Herzstein and Laurie J. Herzstein, owner(s) of property situate in the **BOROUGH OF PERKASIE**, Bucks County, Pennsylvania, being 233 South Ridge Road, Perkasia, PA 18944-1040.

TAX PARCEL #33-001-010.

PROPERTY ADDRESS: 233 South Ridge Road, Perkasia (Perkasia Borough), PA 18944-1040.

JUDGMENT AMOUNT: \$ 185,607.68.

IMPROVEMENTS: ONE STORY RANCH DWELLING WITH APPROXIMATELY 3 BEDROOMS AND TWO BATHS AND VARIOUS DETACHED ACCESSORY STRUCTURES.

SOLD AS THE PROPERTY OF: **JOHN L. HERZSTEIN AND LAURIE J. HERZSTEIN**.

**J. TODD SAVARESE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2012-04409

ALL THAT CERTAIN property situate in the **BOROUGH OF PERKASIE**, in the County of Bucks, and Commonwealth of Pennsylvania.

TAX PARCEL #33-005-175.

PROPERTY ADDRESS: 128 South 5th Street, Perkasia, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ALAN M. PELLARIN AND C. CLAIRE PELLARIN**.

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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**PLUMSTEAD TOWNSHIP**

DOCKET #2008-11540-29-1

ALL THAT CERTAIN tract of land, with buildings thereon erected, Situate in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks and Commonwealth of Pennsylvania, according to a survey and plan thereof made September 15, 1967 by Edward B. Blumrick, Registered Land Surveyor, bounded and described as follows to wit.

TAX PARCEL #34-18-79-1.  
 PROPERTY ADDRESS: 4525 Wismer Road,  
 Doylestown a/k/a Plumstead, PA 18902.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.

SOLD AS THE PROPERTY OF: **STEVEN  
 ERIC LAU AKA STEVE LAU.**

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

DOCKET #2009-13652

THE BANK OF NEW YORK MELLON  
 TRUST COMPANY, N.A. F/K/A THE  
 BANK OF NEW YORK TRUST COMPANY,  
 N.A., AS TRUSTEE FOR CHASEFLEX  
 TRUST SERIES 2007-2 v. NANCY HIEBER  
 AND CHARLES HIEBER owner(s) of  
 property situate in the **TOWNSHIP OF  
 PLUMSTEAD**, Bucks County, Pennsylvania,  
 being 5328 Windtree Drive, Doylestown, PA  
 18902-9779.

TAX PARCEL #34-035-145.  
 PROPERTY ADDRESS: 5328 Windtree  
 Drive, Doylestown, PA 18902-9779.  
 JUDGMENT AMOUNT: \$ 508,980.95.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

SOLD AS THE PROPERTY OF: **NANCY  
 HIEBER AND CHARLES HIEBER.  
 PHELAN HALLINAN & SCHMIEG**,  
 Esquires

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

DOCKET #2011-07592-35

ALL THAT CERTAIN message and tract  
 or parcel of land situate in the **TOWNSHIP  
 OF PLUMSTEAD**, County of Bucks and  
 Commonwealth of Pennsylvania, on the  
 Final Subdivision Plan of the Camburn  
 Property by All County, Inc., Surveying  
 Engineers of Washington Crossing,  
 Pennsylvania, recorded in the Office for the  
 Recording of Deeds for Bucks County on July  
 2, 1980, in Plan Book 197, page 28A.

TAX PARCEL #34-18-15.  
 PROPERTY ADDRESS: 6433 Ferry Road,  
 Doylestown, PA 18901.  
 IMPROVEMENTS: A TWO STORY  
 DWELLING WITH APPROXIMATELY 2, 153  
 SQUARE FEET WITH APPROXIMATELY 10  
 ROOMS AND 1 BATH.

SOLD AS THE PROPERTY OF: **JON ATKIN.  
 RICHARD BRENT SOMACH**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

### QUAKERTOWN BOROUGH

DOCKET #2012-01460  
 WELLS FARGO BANK, N.A. v. LOUIS E.  
 RORRER, JR. AND LUCY RORRER  
 owner(s) of property situate in the  
**BOROUGH OF QUAKERTOWN**, Bucks  
 County, Pennsylvania, being 940 West Mill  
 Street, Quakertown, PA 18951-1122.  
 TAX PARCEL #35-005-040.

PROPERTY ADDRESS: 940 West Mill  
 Street, Quakertown, PA 18951-1122.  
 JUDGMENT AMOUNT: \$ 234,025.24.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

SOLD AS THE PROPERTY OF: **LOUIS E.  
 RORRER, JR. AND LUCY RORRER.  
 PHELAN HALLINAN & SCHMIEG**,  
 Esquires

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

DOCKET #2012-07536

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

TAX PARCEL #35-1-166.  
 PROPERTY ADDRESS: 46 Dewsbury Lane,  
 Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GLADYS  
 A. BREHM AND JOHN L. BREHM.**

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

### RICHLAND TOWNSHIP

DOCKET #2010-01075

ALL THAT CERTAIN lot or piece of ground  
 situate in **RICHLAND TWP.** Bucks Co, PA  
 described according to a Plan of Subdivision  
 as part of Brayton Gardens II prepared for  
 T.H. Properties made by Stout, Tacconelli  
 & Assoc, Inc dated 11-3-00 last revised



4-1-02 and recorded in Plan Book 309 page 2 as follows to wit.

TAX PARCEL #36-53-1.

PROPERTY ADDRESS: 2168 Claymont Drive, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHRIS CARROLL AND JAMES CARROLL.**

**KRISTINE M. ANTHOU**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2011-08306

ALL THAT CERTAIN lot of land situate in **TOWNSHIP OF RICHLAND**, Bucks County, Pennsylvania.

TAX PARCEL #36-43-49-2.

PROPERTY ADDRESS: 1305 Oak Tree Drive, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY KOT.**

**MARK J. UDREN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2011-11253

PHH MORTGAGE CORPORATION v. SCOTT T. WEAVER owner(s) of property situate in the **TOWNSHIP OF RICHLAND**, Bucks County, Pennsylvania, being 1144 Farm House Lane, Quakertown, PA 18951-2450.

TAX PARCEL #36-022-042.

PROPERTY ADDRESS: 1144 Farm House Lane, Quakertown, PA 18951-2450.

JUDGMENT AMOUNT: \$ 183,697.26.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SCOTT T. WEAVER.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-05645

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP v. JOE L.

LEWIS owner(s) of property situate in the **TOWNSHIP OF RICHLAND**, Bucks County, Pennsylvania, being 1311 Harvest Lane, Quakertown, PA 18951-2622.

TAX PARCEL #36-015-037.

PROPERTY ADDRESS: 1311 Harvest Lane, Quakertown, PA 18951-2622.

JUDGMENT AMOUNT: \$ 302,609.40.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOE L. LEWIS.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-06246

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK v. EMMANUEL J. ORTIZ owner(s) of property situate in the **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania, being 98 Laurel Court, Quakertown, PA 18951-2762.

TAX PARCEL #36-025-124.

PROPERTY ADDRESS: 98 Laurel Court, Quakertown, PA 18951-2762.

JUDGMENT AMOUNT: \$ 172,710.74.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EMMANUEL J. ORTIZ.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

### SIVLERDALE BOROUGH

DOCKET #2012-03066

ALL THAT CERTAIN message and tract of land, situate in the **BOROUGH OF SILVERDALE**, County of Bucks and Commonwealth of Pennsylvania, being known as 122 North Walnut Street aka 122 Walnut Street, Borough of Silverdale, Bucks County, Pennsylvania.

BEING PARCEL NUMBER 40-003-024 and described in the Deed recorded in the Office of the Recorder of Deeds in and for Bucks County as Instrument No. 2006129455 in

Book 5190, Page 1069 on November 28, 2006.

PROPERTY ADDRESS: 122 North Walnut Street, aka 122 Walnut St, Silverdale, PA.  
IMPROVEMENTS: SINGLE FAMILY HOME (3 BEDROOMS, 1.5 BATH).

SOLD AS THE PROPERTY OF: **DOUGLAS W. TILLEY.**

**RYAN C. THOMPSON**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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### SOLEBURY TOWNSHIP

DOCKET #2008-12042-307

CITIMORTGAGE, INC. v. GEORGE FISHER AND COLLEEN LYONS FISHER owner(s) of property situate in the **TOWNSHIP OF SOLEBURY**, Bucks County, Pennsylvania, being 412 Byerly Drive, New Hope, PA 18938-5808.

TAX PARCEL #41-047-137.

PROPERTY ADDRESS: 412 Byerly Drive, New Hope, PA 18938-5808.

JUDGMENT AMOUNT: \$ 282,653.54.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GEORGE FISHER AND COLLEEN LYONS FISHER. PHELAN HALLINAN & SCHMIEG**, Esquires  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2010-00791

ALL THAT CERTAIN lot, or parcel of land situate in New Hope in **SOLEBURY TOWNSHIP**, Bucks County, PA. on a Final Plan made for Robert N. and Jane A. Dusek, prepared George Rice, dated June 4, 1979 and recorded in the Office of the Recorder of Deeds, Bucks County in Plan Book 185 page 36.

TAX PARCEL #41-013-052-002 and 41-013-052.

PROPERTY ADDRESS: 6609 Paxson Road, New Hope, PA 18938.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD E. BURR.**

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

### SPRINGFIELD TOWNSHIP

DOCKET #2012-08058

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

TAX PARCEL #42-021-072.

PROPERTY ADDRESS: 3421 Winding Road, Kintnersville, PA 18930.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RAY BRITT AND AMANDA BRITT.**

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

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### TINICUM TOWNSHIP

DOCKET #2009-13378

ALL THAT CERTAIN message and two adjoining tracts of land constituting one farm, situate in the **TOWNSHIP OF TINICUM**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #44-14-84.

PROPERTY ADDRESS: 118 Hollow Horn Road, Erwinna, PA 18920.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES E. SCHWARTZ.**

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

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### UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2010-11956

BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. KESTUTIS MIKUSAUSKAS AND MILDA MIKUSAUSKIENE owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 357 Coldspring Road, Southampton, PA 18966-3529.

TAX PARCEL #48-008-287.

PROPERTY ADDRESS: 357 Coldspring Road, Southampton, PA 18966-3529.

JUDGMENT AMOUNT: \$ 393,657.11.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KESTUTIS MIKUSAUSKAS AND MILDA MIKUSAUSKIENE.**

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

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DOCKET #2010-13110

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-WMC1 v. MICHELE GRIBBIN AND STEPHEN T. GRIBBIN owner(s) of property situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, Bucks County, Pennsylvania, being 461 Tabor Avenue a/k/a 461 Tabor Road, Southampton, PA 18966-3413.

TAX PARCEL #48-007-245.

PROPERTY ADDRESS: 461 Tabor Avenue a/k/a 461 Tabor Road, Southampton, PA 18966-3413.

JUDGMENT AMOUNT: \$ 95,571.08.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHELE GRIBBIN AND STEPHEN T. GRIBBIN.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

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DOCKET #2012-05018

1265 Industrial Boulevard, Southampton, PA 18966.

Real Estate Parcel Identification No. 48-020-045-007.

**UPPER SOUTHAMPTON TOWNSHIP.**

Commonly Known as: 1265 Industrial Boulevard, Southampton, PA 18966.

IMPROVEMENTS: INDUSTRIAL BLDG. IN INDUSTRIAL PARK – ONE STORY/UP TO 25,000 S/F. LOT/LAND: 200 X 251, ACRES 1.1810, LAND S/F 52,444.

SOLD AS THE PROPERTY OF: **1265 INDUSTRIAL BLVD, LLC.**

**ROBERT L. SALDUTTI**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-07936

ALL THAT CERTAIN lot of land, situate in **TOWNSHIP OF UPPER SOUTHAMPTON**, Bucks County, Pennsylvania.

TAX PARCEL #48-017-077-001.

PROPERTY ADDRESS: 851 Churchville Road, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **BARRY J. MCCAFFERY.**

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

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DOCKET #2012-08173

ALL THAT CERTAIN lot or piece of ground as laid out on a plan of 'Casey Park' **UPPER SOUTHAMPTON TOWNSHIP**, Bucks County and Commonwealth of Pennsylvania.

TAX PARCEL #48-017-192.

PROPERTY ADDRESS: 899 West Maple Drive, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LEONIA PUCALA AND JULIUS PUCALA.**

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

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DOCKET #2012-08556

ALL THAT CERTAIN lot of land situate in **TOWNSHIP OF UPPER SOUTHAMPTON**, Bucks County, Pennsylvania.

TAX PARCEL #48-006-127.

PROPERTY ADDRESS: 420 Dogwood Drive, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL DIPIAZZA AND STACIEANN DIPIAZZA A/K/A STACIE ANN DIPIAZZA.**

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

**WARMINSTER TOWNSHIP**

DOCKET #2008-08209

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, described according to a survey and plan made of Rosewood Park made by Charles F. Shoemaker, registered professional engineer Abington Pennsylvania on November 9, 1954 which said plan is recorded in the office for the recording of deeds in and for the County of Bucks at Doylestown on February 14, 1955 in plan book 9, page 19.  
TAX PARCEL #49-11-23.

PROPERTY ADDRESS: 1024 Birch Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **EUGENE J. ROSE, JR. AND TRACY ANN ROSE.**

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

DOCKET #2010-08642

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks, and State of Pennsylvania and described according to the Plan of Willow Farms Section No. 3 made by Charles E. Shoemaker, Registered Professional Engineer Abington, Pennsylvania, on October 20, 1954.

TAX PARCEL #49-005-007.

PROPERTY ADDRESS: 1513 Pheasant Drive, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **REMIGIUSZ SIENICKI.**

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

DOCKET #2011-02792

ALL THAT CERTAIN UNIT or piece of land, situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks and State of Pennsylvania, which has heretofore been submitted to the provisions of the uniform

condominium act, 68 PA C.S. 3101 et seq. by the recording in the Office of the Recorder of Deeds in and for Bucks County at Doylestown, PA of a Declaration of Condominium dated 8/12/1985 and recorded 8/13/1985 in Deed Book 2627 Page 601 and First Amendment thereto dated 3/14/1986 and recorded 3/31/1986 in Deed Book 2665 Page 938, BEING and designated as Unit #727 together with a proportionate undivided interest in the Common Elements (as defined in such declaration) of .48% of Meadowood Condominium.

TAX PARCEL #49-003-007-772.

PROPERTY ADDRESS: 1575 W. Street Road, Unit 727, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL CONDOMINIUM UNIT.

SOLD AS THE PROPERTY OF: **BARBARA ANN PACITTI.**

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

DOCKET #2012-04247

ALL THAT CERTAIN lot, or parcel of land situate in Warminster in **WARMINSTER TOWNSHIP**, Bucks County, PA. designated as Lot No. 204 on a certain map entitled Rosewood Park," prepared by Charles E. Shoemaker, Registered Professional Engineer, dated November 9, 1954 and recorded in the Office of the Recorder of Deeds, Doylestown, Bucks County in Plan Book 9 page 19.

TAX PARCEL #49-011-134.

PROPERTY ADDRESS: 261 Gibson Avenue, Warminster, PA 18974.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **VICTORIA L. DUCHMAN.**

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

**WARWICK TOWNSHIP**

DOCKET #2010-03665

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. THOMAS E. ROGERS, JR. owner(s) of property situate in the

**TOWNSHIP OF WARWICK**, Bucks County, Pennsylvania, being 2015 Meetinghouse Road, Jamison, PA 18929-1144.

TAX PARCEL #51-008-036.

PROPERTY ADDRESS: 2015 Meetinghouse Road, Jamison, PA 18929-1144.

JUDGMENT AMOUNT: \$ 435,316.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS E. ROGERS, JR.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

DOCKET #2010-03910

ALL THAT CERTAIN lot or tract of ground, situate in **WARWICK TOWNSHIP**, Bucks County, Pennsylvania, and described according to a certain plan thereof known as Final Plan-Site Plan - Section 4-Phase \_\_\_ of Orchard Valley Farms North, made by Carroll Engineering Corporation, dated February 8, 1979, last revised March 24, 1986 and recorded April 14, 1986 in Plan Book 232, Page 46.

TAX PARCEL #51-23-74.

PROPERTY ADDRESS: 1878 Sunrise Way, Jamison, PA 18928.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:  
**LISA J. CICCINO AND THEODORE CICCINO.**

**RICHARD M. SQUIRE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

### **WRIGHTSTOWN TOWNSHIP**

DOCKET #2012-05159

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. ED DALY AND BESSIE DALY owner(s) of property situate in the **TOWNSHIP OF WRIGHTSTOWN**, Bucks County, Pennsylvania, being 952 Penns Park Road, Wrightstown, PA 18940-4100.

TAX PARCEL #53-001-090.

PROPERTY ADDRESS: 952 Penns Park Road, Wrightstown, PA 18940-4100.

JUDGMENT AMOUNT: \$ 299,973.25.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ED DALY AND BESSIE DALY.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

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 thirty 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.

## Change of Name

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2012-09075

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 of **JULIA LYNN GULLO** to **JULIANA LYNN VASATURO**.

The Court has fixed the 24<sup>th</sup> day of January, 2013 at 1:30 p.m. in Courtroom No. 7, Bucks County Courthouse, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted. **David T. Schnarrs**, Attorney for Petitioner  
P. O. Box 1186  
Pottstown, PA 19464

## Charter Amendment

NOTICE IS HEREBY GIVEN THAT the Board of Commissioners of the County of Bucks adopted a Resolution on December 19, 2012 approving Articles of Amendment to the Articles of Incorporation for **BUCKS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**, whose registered office is located at 2 East Court Street, Doylestown, Pennsylvania will be filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on or after January 21, 2013, pursuant to the provisions of the Industrial Development Authority Law of the Commonwealth of Pennsylvania, approved August 23, 1967.

The nature and character of the Amendment it to extend the term of existence of the Bucks County Industrial Development Authority to March 12, 2100.

Board of Commissioners  
County of Bucks  
Doylestown, PA 18901

## 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.

**75 SHORT ROAD REALTY ASSOCIATES, INC.** has been incorporated under the provisions of the Business Corporation Law of 1988.

**2500 INVESTORS, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Allan D. Roeser**, Solicitor  
Brian R. Price & Associates  
Pinehill Professional Center  
140 East Butler Avenue  
Chalfont, PA 18914

**LEO HERRMANN FIREPLACE AND CHIMNEY SERVICES, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Nelson Levine de Luca & Hamilton, LLC**, Solicitors  
518 Township Line Road  
Suite 300  
Blue Bell, PA 19422

**VIKING OUTDOOR SERVICES, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**WORLD OF COLOR PAINTING, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.



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**Charter Application  
Limited Liability Company**

NOTICE IS HEREBY GIVEN that Articles of Organization have 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.

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

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**RDF PROPERTY GROUP LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

**Michelle A. Winter**, Solicitor  
190 Bethlehem Pike, Suite 4  
Colmar, PA 18915

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**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:  
**CURING RETINAL BLINDNESS  
FOUNDATION, INC.**

The Articles of Incorporation were filed on January 10, 2013.

The purpose or purposes for which it was organized are as follows: We will be raising money to promote the treatment and cure of the CRB1 gene mutation of Leber's Congenital Amaurosis and/or Retinitis Pigmentosa.

The name of the corporation is: **THE DOUG BRIGHAM FOUNDATION.**

Articles of Incorporation have been filed on January 1, 2013.

The corporation shall have unlimited power to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Nonprofit Corporation Law of 1988 as amended and supplemented and to do all things and exercise all powers, rights, and privileges; which a business corporation may now or hereafter be organized or authorized to do or to exercise under the said Nonprofit Corporation Law of Pennsylvania.

**Vincent Carosella, Jr.,** Solicitor  
Carosella & Associates, P.C.  
882 South Matlack Street, Suite 101  
West Chester, PA 19382

The name of the proposed corporation is: **EQUORUM ET PLUS FOUNDATION, INC.**

The Articles of Incorporation have been filed on the 20<sup>th</sup> day of December, 2012.

The purposes for which it was organized are: The Corporation is incorporated under the provisions of the Nonprofit Corporation Law of 1988.

**Michael J. O'Donoghue,** Solicitor  
Wisler Pearlstine, LLP  
Blue Bell Executive Campus  
460 Norristown Road, Suite 110  
Blue Bell, PA 19422

## **Charter Application Professional**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were 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 Pennsylvania of 1988, as amended.

NOTICE IS HEREBY GIVEN that Articles of incorporation were filed with the Pennsylvania Department of State for **BARBAGALLO & ASSOCIATES PC**, a

professional corporation organized under the Business Corporation Law of 1988, for the purpose of engaging in all lawful business for which corporations may be incorporated under the Business Corporation Law of 1988.

**James J. Auchinleck, Jr.,** Solicitor  
P. O. Box 740  
1701 Langhorne-Newtown Road  
Newtown, PA 18940

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## **Classified Ad**

### **ATTORNEY POSITION**

Weber, Kracht & Chellew, an Upper Bucks County law firm, seeks an attorney with 5 to 10 years experience in the practice areas of family law and civil litigation. This position requires excellent writing and analytical skills, strong attention to detail, interpersonal skills and the ability to work in a team environment. We offer a competitive salary, an excellent benefits package and growth opportunities.

Interested applicants can send their resume including current or recent salary (NOTE - CURRENT or most RECENT SALARY REQUIRED FOR RESUME TO BE CONSIDERED) to P.O. Box 258, Perkasio, PA 18944; fax - 215-257-0506; or to [resumes@wkclaw.net](mailto:resumes@wkclaw.net).

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### **POSITION AVAILABLE**

Bricker, Landis, Hunsberger & Gingrich of Souderton, PA has an opening for a member of our support staff to work in estate administration. The ideal candidate will have some familiarity with routine tax and accounting issues, will be comfortable with computer programs, and be willing to learn on the job. If interested, please send resume in confidence to [jlandis@blhglaw.com](mailto:jlandis@blhglaw.com).

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## **Corporate Dissolution**

Pursuant to the requirements of section 1775 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **MARK D'ANDREA, INC.** is currently in the process of voluntarily dissolving.

## 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*

#### **AFFLECK, JEANETTE**, dec'd.

Late of Yardley Borough.

Executor: **DAVID R. BAKER**, 31 Lookover Lane, Yardley, PA 19067.

#### **ARTON, CHARLOTTE C.**, dec'd.

Late of Langhorne Borough.

Executrix: **JEAN M. WHITE**, 149 W. Richardson Ave., Langhorne, PA 19047.

Attorney: **CATHERINE ANNE PORTER**, 301 S. State Street, Newtown, PA 18940.

#### **BOERCKEL, DOROTHY M.**, dec'd.

Late of Buckingham Township.

Executrix: **NANCY J. FRICKE**, c/o Jeffrey A. Drake, Esq., Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P. O. Box 1306, Doylestown, PA 18901.

Attorney: **JEFFREY A. DRAKE**, Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P. O. Box 1306, Doylestown, PA 18901.

#### **CARDELL, JILL N.**, dec'd.

Late of West Rockhill Township.

Executor: **EDWARD R. CARDELL**, 2555 County Line Rd., Telford, PA 18969.

#### **CARUSO, REGINA T.**, dec'd.

Late of Newtown Township.

Executrices: **BERNADETTE VENTRESCA** and **ISABEL CARUSO**, c/o F. Craig La Rocca, Esquire, 800 N. Broad Street, Lansdale, PA 19446.

#### **CLAUS, DOROTHY S.**, dec'd.

Late of Bensalem Township.

Executor: **HARRY S. CLAUS, III**, c/o 300 West Trenton Avenue, Morrisville, PA 19067.

Attorney: **DENIS W. LANCTOT**, 300 West Trenton Avenue, Morrisville, PA 19067.

#### **CROMPTON, THOMAS D.**, dec'd.

Late of Northampton Township.

Administratrix: **JOANNE CROMPTON**, c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

#### **DUFFY, IRENE ALICE** a/k/a **IRENE A. DUFFY**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executrix: **JOANNE M. HERMAN**, 125 Buckshire Dr., Holland, PA 18966.

#### **FENOFF, ARLENE VIRGINIA** a/k/a **ARLENE FENOFF**, dec'd.

Late of East Rockhill Township.

Administrator: **TERRY FENOFF**, 1640 Rosalie Drive, Hellertown, PA 18055.

**FORREST, JANET T.**, dec'd.

Late of Bristol Township.

Administratrix: **KIMBERLY A. SCHAEFER**, c/o Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

**FRICK, STELLA R.**, dec'd.

Late of Richlandtown Borough.

Executor: **ALAN S. FRICK**, c/o Charles Bender, Esquire, 2700 Kelly Road, Suite 300, Warrington, PA 18976-3624.

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

**GENEVIE, LOUIS E.** a/k/a **LOUIS E. GENEVIE, SR.**, dec'd.

Late of Bristol Township.

Executor: **RICHARD T. GENEVIE**, c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**GODSHALL, KATHRYN L.** a/k/a **KATHRYN GODSHALL**, dec'd.

Late of West Rockhill Township.

Executor: **LARRY L. GODSHALL**, c/o Grim, Biehn & Thatcher, P. O. Box 215, Perkasio, PA 18944.

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

**GOTTSCHALL, JOHN RAYMOND** a/k/a **JOHN R. GOTTSCHALL**, dec'd.

Late of Levittown, Middletown Township.

Executrix: **JUDITH A. SCHNEIDER**, 40 Copperfield Dr., Hamilton, NJ 08610.

**HARDING, DORIS K.**, dec'd.

Late of Northampton Township.

Executor: **JOHN M. HARDING, JR.**, 12 Weilwood Drive, Slidell, LA 70460.

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

**HARNED, JANYCE SARANZAK** a/k/a **JANICE S. MACKENZIE, JANYCE SARANZAK** and **JANYCE S. HARNED**, dec'd.

Late of Bristol Township.

Administrator: **MICHAEL P. KELLY**, Esquire, 402 Middletown Blvd., Suite 202, Langhorne, PA 19047.

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

**HENDEL, FAITH**, dec'd.

Late of Warrington Township.

Administratrix: **LORRAINE MURRAY**, 655 Elk Road, Monroeville, NJ 08343.

**HENRY, ROGER T.**, dec'd.

Late of Lower Makefield Township.

Executor: **THOMAS HENRY**, 49 Black Road Rd., Yardley, PA 19067.

**HOLTZIN, KATHIE M.** a/k/a **KATHIE M. COP** and **KATHIE COP**, dec'd.

Late of New Hope, Bucks County, PA.

Executor: **ROBERT W. ARNOLD**, c/o Edward Benoff, Esq., 5 Neshaminy Interplex, Suite 205, Trevoise, PA 19053.

Attorney: **EDWARD BENOFF**, 5 Neshaminy Interplex, Suite 205, Trevoise, PA 19053.

**HUTCHINSON, CHARLES PETER**, dec'd.

Late of Bristol Township.

Administratrix: **TRACY LAVERTY**, 515 Valmore Rd., Fairless Hills, PA 19030.

**JOHNSON, ARLEEN SUZANNE**, dec'd.

Late of Northampton Township.

Administrators: **MICHAEL SHADLE**, **BRIAN E. SHADLE** and **GREGORY D. SHADLE**, c/o Maselli Warren, P.C., Attn: Brian A. Mills, Esquire, The Stocking Works, 301 S. State Street, Suite N-103, Newtown, PA 18940.

**JOHNSON, JR., EVERETT F.** a/k/a **RETT JOHNSON**, dec'd.

Late of Newtown Township.

Executor: **J. ERIC JOHNSON**, 242 South State Street, Newtown, PA 18940.

Attorney: **THOMAS J. WALSH III**, 2005 South Easton Road, Suite 203, Doylestown, PA 18901.

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

Late of Bristol Township.

Executor: **FRANKLIN M. KAEIN, III**, 1207 Summit Court, Warminster, PA 18974.

Attorney: **ARLENE GLENN SIMOLIKE**, 1200 Bustleton Pike, Suite 15A, Feasterville, PA 19053.

**KUNST, MARCELLE G. a/k/a MARCELLE****G. AUSTIN**, dec'd.

Late of Upper Southampton Township.

Executrix: **CYNTHIA A. BIRD**, c/o Grim,

Biehn &amp; Thatcher, P. O. Box 215,

Perkasie, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, Grim,

Biehn &amp; Thatcher, 104 S. Sixth St.,

P. O. Box 215, Perkasie, PA 18944-0215.

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

Late of Bristol Borough.

Executrix: **ROXANNE MC KINNEY**,

4251 Snyder Road, Glen Rock, PA 17327.

Attorney: **DARRELL M. ZASLOW**,

One Oxford Valley, Suite 312, Langhorne,

PA 19047.

**MONAHAN, MARY T.**, dec'd.

Late of Bristol Township.

Executrix: **MARYANN CLARKE**, 39

Beechtree Rd., Levittown, PA 19057.

**MUIR, ELIZABETH R. a/k/a LIBBY MUIR**,

dec'd.

Late of Warrington, Bucks County, PA.

Administrator: **MICHAEL B. MUIR**,

720 Honora St., Warrington, PA 18976.

**NAPOLI, JOAN D.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **VICTOR W. MUSCARELLA**,

1395 Arundel Way, Bensalem,

PA 19020.

**OBRZUT, JOHN J.**, dec'd.

Late of Quakertown, Bucks County, PA.

Executor: **CHARLES G. CHELEDEN**,

Esquire, 21A E. Ashland St., Doylestown,

PA 18901.

**PEROTTI, JOHN**, dec'd.

Late of Bensalem Township.

Executors: **JOHN PEROTTI** and**THOMAS PEROTTI**, 30 Thomas

Speakman Drive, Glen Mills, PA 19342.

**PICCILLO, JOSEPHINE a/k/a****JOSEPHINE MARY PICCILLO**,

dec'd.

Late of Bristol Township.

Executor: **BENEDICT PICCILLO**, 22

Fortune Lane, Levittown, PA 19055.

Attorney: **FRANCIS X. DILLON**,

Begley, Carlin &amp; Mandio, LLP,

680 Middletown Boulevard, Langhorne,

PA 19047.

**POWELL, DOROTHY R.**, dec'd.

Late of Northampton, Bucks County, PA.  
 Executors: **JOHN M. ROBINSON**, 361 Elm Ave., Churchville, PA 18966 and **MARGARET B. LUTZ**, 6013 Valley Forge Dr., Coopersburg, PA 18036.

**REEDER, MARGARET E.** a/k/a **MARGARET REEDER**, dec'd.

Late of Telford, Bucks County, PA.  
 Executrix: **JUDITH H. STALFORD**, 85 Westin Rd., Douglassville, PA 19518.

**RONDINELLI, BRUNO L.**, dec'd.

Late of Warminster, Bucks County, PA.  
 Executor: **MICHAEL RONDINELLI**, 1799 Beth Lane, Towamencin, PA 19446.  
 Attorney: **JAMES E. EGBERT**, 1494 Old York Road, Suite 200, Abington, PA 19001.

**SAILER, CHRISTINE L.**, dec'd.

Late of Tinicum Township.  
 Executor: **PNC BANK, N.A.**, c/o Brian R. Price & Associates, Pinehill Professional Center, 140 East Butler Avenue, Chalfont, PA 18914.  
 Attorney: **BRIAN R. PRICE**, Brian R. Price & Associates, Pinehill Professional Center, 140 East Butler Avenue, Chalfont, PA 18914.

**SAMUELS, JANICE HELEN** a/k/a **JANICE H. SAMUELS**, dec'd.

Late of Bristol Township.  
 Executrix: **ALISON GAFFNEY**, 1112 Second Avenue, Croydon, PA 19021.  
 Attorney: **RUSSELL P. SACCO**, 53 S. Main Street, Yardley, PA 19067.

**SATTLER, MARVIN J.** a/k/a **MARVIN JEROME SATTLER**, dec'd.

Late of Upper Southampton Township.  
 Executrix: **BETH FEHR SATTLER**, 149 South Myrtlewood Ave., Langhorne, PA 19047.

**SHOSTACK, ALBERT L.**, dec'd.

Late of Middletown Township.  
 Executor: **GREGORY E. NAGY**, c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.  
 Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.

**SLATOFF, JEFFERSON DEAN**, dec'd.

Late of Lower Makefield Township.  
 Administratrix: **SHARON S. SLATOFF**, c/o Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.  
 Attorney: **LISA K. SCHUBEL**, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

**STRUS, MICHAEL J.**, dec'd.

Late of Quakertown, Bucks County, PA.  
 Administrators: **ROXANNE STRUS**, 18 S. Linda Ct., P. O. Box 243, Richlandtown, PA 18955 and **GREG STRUS**, 53 Essex Ct., Quakertown, PA 18951.

**SMITH-CARVER, LUCILLE D.** a/k/a **LUCILLE D. C. SMITH**, dec'd.

Late of Upper Southampton Township.  
 Executor: **JOSEPH P. SCULLIN**, c/o Carla Trongone, Esquire, 104 N. Main Street, First Floor, North Wales, PA 19454.  
 Attorney: **CARLA TRONGONE**, 104 N. Main Street, First Floor, North Wales, PA 19454.

**STOKES, MARION M.** a/k/a **MARION MARGUERITE STOKES**, dec'd.

Late of New Hope Borough.  
 Executors: **MICHAEL H. METELITS** and **MINTURN T. WRIGHT, III**, c/o Arthur R.G. Solmssen, Jr., Esquire, Cira Centre, 2929 Arch Street, Philadelphia, PA 19104-2808.  
 Attorney: **ARTHUR R.G. SOLMSSEN, JR.**, Dechert LLP, Cira Centre, 2929 Arch Street, Philadelphia, PA 19104-2808.

**VERBEEK, YETTY**, dec'd.

Late of Northampton Township.  
 Executor: **EARL R. VERBEEK**, c/o George M. Riter, Esquire, 400 Maryland Drive, Fort Washington, PA 19034-7544.  
 Attorney: **GEORGE M. RITER**, Timoney Knox, LLP, 400 Maryland Drive, P. O. Box 7544, Fort Washington, PA 19034-7544.

**VILLANTE, ANTOINETTE**, dec'd.

Late of Doylestown, Bucks County, PA.  
 Executor: **THOMAS VILLANTE**, P. O. Box 431, Mt. Tabor, NJ 07878.



**ZITO, ANTHONY**, dec'd.

Late of Bristol Township.

Executor: **THOMAS ZITO**, 17 Barclay Rd., Hainesport, NJ 08036.**ZUCHERO, DIANA A.**, dec'd.

Late of Middletown Township.

Administrator: **MICHAEL P. KELLY**, Esquire, 402 Middletown Blvd., Suite 202, Langhorne, PA 19047.Attorney: **MICHAEL P. KELLY**, 402 Middletown Blvd., Suite 202, Langhorne, PA 19047.**ZUMSTEIN, MICHAEL E.**, dec'd.Late of Warrington, Bucks County, PA.  
Administratrix: **TAMMY ZUMSTEIN**, 1750 Allentown Road, Quakertown, PA 18951.*Second Publication***ANSEL, ILSE**, dec'd.

Late of Bensalem Township.

Executor: **RAINER ANSEL**, c/o Richard D. Soltan, Esquire, 320 Levick Street, Philadelphia, PA 19111-5635.Attorney: **RICHARD D. SOLTAN**, Soltan & Dougherty, 320 Levick Street, Philadelphia, PA 19111-5635.**BERGMAIER, ELLEN B.**, dec'd.

Late of Bensalem Township.

Executrices: **DONNA MARIE MANHERZ**, 12 N. 39<sup>th</sup> Street, Harrisburg, PA 17109; **CAROLYN MARIE SISTO**, 28 Bryant Road, Turnersville, NJ 08012 and **LINDA MARIE CONWAY**, 2808 Nightingale Road, Philadelphia, PA 19154.Attorney: **FRANCES J. CANNON**, McCreesh, McCreesh & Cannon, 7053 Terminal Square, Upper Darby, PA 19082.**BUCKLIN, BERTHA M.**, dec'd.

Late of Warminster Township.

Executors: **STEPHEN J. HARASCHAK**, 1026 Pelham Drive, Hatfield, PA 19440 and **JAMES DAVID BUCKLIN, SR.**, 7029 Roundtree Rd., Falls Church, VA 22042.Attorney: **DAVID L. GLASSBERG**, Glassberg & Doganiero, 81 North Laurel St., Hazleton, PA 18201.**CLASHAUS, JUNE CLAIRE** a/k/a **JUNE****CLAIRE BORELL**, dec'd.Late of Northampton, Bucks County, PA.  
Executrix: **LORI KUBALA**, 193 Cecelia Acres Dr., Ivyland, PA 18974.**CURLEY, RUTH H.**, dec'd.

Late of Sellersville, Bucks County, PA.

Executor: **JOSEPH M. CURLEY**, 119 Town Bank Rd., N. Cape May, NJ 08204.**DOVIDIO, EUGENE C.** a/k/a **GENE****DOVIDIO**, dec'd.Late of Revere, Nockamixon Township.  
Executor: **STEVEN DOVIDIO**, 231 Elmer St., Trenton, NJ 08611.Attorney: **SHANNON L. DOMAN**, 281 Tabor Road, Ottsville, PA 18942.**FERIOD, JOHN C.**, dec'd.

Late of Langhorne Borough.

Executor: **JOHN C. FERIOD, JR.**, c/o Joseph P. Caracappa, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.Attorney: **JOSEPH P. CARACAPPA**, Jackson, Cook, Caracappa & Scott, 312 Oxford Valley Road, Fairless Hills, PA 19030.**GILLELAND, JEAN A.**, dec'd.

Late of Falls Township.

Executrix: **LOU ANNE GILLELAND**, c/o Robin S. Holmes, Esquire, Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.  
Attorney: **ROBIN S. HOLMES**, Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.**HOFFMAN, ROBERT E.** a/k/a **ROBERT****HOFFMAN**, dec'd.

Late of Falls Township.

Executrix: **SONDRA D. BACHMAN**, c/o Maureen T. Gatto, Esquire, 2410 Bristol Road, Bensalem, PA 19020.Attorney: **MAUREEN T. GATTO**, Dorian, Goldstein, Wisniewski & Orchinik P.C., 2410 Bristol Road, Bensalem, PA 19020.**HUGHES, LOUISE F.**, dec'd.

Late of Bristol Township.

Administrator: **WILLIAM D. HUGHES**, c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.

Attorney: **ERIC W. HOPKINS**, Hopkins & Hopkins, 114 North Main Street, Doylestown, PA 18901.

**KRATZ, SR., GERALD W.**, dec'd.

Late of Sellersville, Bucks County, PA.  
Executrix: **JILL E. FINLAYSON**, 173 East Cherry Rd., Quakertown, PA 18951.

**LAMB, LINDA J.**, dec'd.

Late of Richlandtown Borough.  
Executors: **MICHAEL B. LAMB** and **BRIDGET GAIL LAMB**, c/o Williams and Schildt, 1007 W. Broad Street, Quakertown, PA 18951.

Attorney: **JAMES M. SCHILDT**, Williams and Schildt, 1007 W. Broad Street, Quakertown, PA 18951.

**McCARTHY, REGINA M.**, dec'd.

Late of Bensalem, Bucks County, PA.  
Executor: **ROBERT J. McCARTHY**, 320 Thornridge Dr., Levittown, PA 19054.

**PINTO, CATHERINE**, dec'd.

Late of Doylestown Borough.  
Executrix: **TINA VALDES**, P. O. Box 1170, Doylestown, PA 18901.

**RAFFERTY, MARGARET T.** a/k/a **PEGGY RAFFERTY**, dec'd.

Late of Newtown, Bucks County, PA.  
Executrix: **MARGARET MARY T. SHAW**, 507 Norwood Ave., Croydon, PA 19021.

**SADEL, ALVIN**, dec'd.

Late of Warminster Township.  
Executors: **MARSHA SADEL** and **RALPH D. FRIEDMAN**, 1077 Rydal Road, Suite 103, Rydal, PA 19046.

Attorney: **RALPH D. FRIEDMAN**, Friedman & Friedman, 1077 Rydal Road, Suite 103, Rydal, PA 19046.

**SCHMIDT, THERESA L.**, dec'd.

Late of New Britain Township.  
Executrix: **JOYCE G. LOUDENBACK**, 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.

**SIMPSON, JAMES J.** a/k/a **JAMES SIMPSON** and **JIM SIMPSON**, dec'd.  
Late of Fairless Hills, Bucks County, PA.

Executor: **SCOTT A. PETRI**, c/o 680 Middletown Boulevard, Langhorne, PA 19047.

Attorney: **JOHN A. TORRENTE**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

**VON ZELOWITZ, IRVING H.**, dec'd.

Late of Solebury Township.  
Executrix: **BIRGITTA von ZELOWITZ**, c/o Kathryn H. Cray, Esquire, 1900 Market Street, Philadelphia, PA 19103-3508.

Attorney: **KATHRYN H. CRARY**, Cozen O'Connor, P.C., 1900 Market Street, Philadelphia, PA 19103-3508.

**WISBER, PETER F.**, dec'd.

Late of Doylestown Township.  
Executor: **PETER F. WISBER, JR.**, c/o Grim, Biehn & Thatcher, P. O. Box 215, Perkasio, PA 18944-0215.

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

**WISSMAN, DORIS ELSIE** a/k/a **DORIS E. WISSMAN**, dec'd.

Late of Feasterville, Lower Southampton Township.  
Executrix: **JANET M. WHEELER**, 1660 Chestnut Ridge Road, Upper Black Eddy, PA 18972.

### *Third and Final Publication*

**ARIS, MICHELLE T.**, dec'd.

Late of Morrisville Borough.  
Executor: **TOULA ARIS**, 58 Bedford Place, Yardley, PA 19067-1802.

**BARINGER, DOROTHY J.**, dec'd.

Late of Quakertown Borough.  
Administratrix: **SHARON L. ROSENBERGER**, 131 Third Street, Schwenksville, PA 18972.

**BINGAMAN, LAURA JEAN** a/k/a **LAURA BINGAMAN**, dec'd.

Late of Quakertown, Bucks County, PA.  
Executrix: **PAT SELLERS**, c/o Charles G. Cheleden, Esq., 21 East Ashland Street, Doylestown, PA 18901.

Attorney: **CHARLES G. CHELEDEN**, 21 East Ashland Street, Doylestown, PA 18901.

**CAUVIN, HELEN**, dec'd.

Late of Northampton Township.

Executors: **PAULA CAUVIN**, 66 North Doughty Avenue, Somerville, NJ 08876 and **CHARLES R. CAUVIN, III**, 449 Woodbine Avenue, Feasterville, PA 19053.

Attorney: **ROSEMARY A. SULLIVAN**, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

**DONCEVIC, OLGA**, dec'd.

Late of Springfield Township.

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

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

**FELIX, VERA**, dec'd.

Late of Telford Borough.

Executor: **NICHOLAS D. MAXYMUİK**, 521 Kenwood Road, Drexel Hill, PA 19026.

Attorney: **NICHOLAS D. MAXYMUİK**, 521 Kenwood Road, Drexel Hill, PA 19026.

**FETCH, JR., JOHN J.** a/k/a **JOHN J. FETCH**, dec'd.

Late of Warrington Township.

Executor: **ROBERT P. FETCH**, c/o Paul F. Toolan, Esquire, 1318 Brittany Pointe, Lansdale, PA 19446.

Attorney: **PAUL F. TOOLAN**, 1318 Brittany Pointe, Lansdale, PA 19446.

**FROHMAN, BERTRAM H.**, dec'd.

Late of Lower Makefield Township.

Executrix: **MARY ELLIN FROHMAN**, c/o Maurice D. Lee, III, Esquire, 1500 Market Street, 38<sup>th</sup> Fl. West, Philadelphia, PA 19102.

Attorney: **MAURICE D. LEE, III**, Saul Ewing LLP, 1500 Market Street, 38<sup>th</sup> Fl. West, Philadelphia, PA 19102.

**GRADWELL, JOHN**, dec'd.

Late of Warrington Township.

Executrix: **GLORIA M. GRADWELL**, 564 Bradford Ave., Warrington, PA 18976

**LaMORGIA, GLORIA**, dec'd.

Late of Northampton Township.

Executrix: **JUDITH G. MARSHALL**, c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.

**MILITA, MARY GAVIGAN** a/k/a **BETTY MILITA**, dec'd.

Late of Langhorne, Bucks County, PA.

Administrator: **MARTIN J. MILITA, JR.**, 222 West State Street – Suite 211, Trenton, NJ 08608.

**PLUMB, CONSTANCE M.** a/k/a **CONSTANCE PLUMB**, dec'd.

Late of Solebury Township.

Executors: **WESLEY G. PERICONE** and **FAYETTE R. PLUMB**, 4920 Rte. 202, P. O. Box 1280, Buckingham, PA 18912.

Attorney: **DANIEL J. PACI**, Grim, Biehne & Thatcher, 104 South Sixth Street, P. O. Box 215, Perkaskie, PA 18944-0215.

**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:

**Advantage-USA** with its principal place of business at 560 Center St. Suite 1, Warrington, PA 18976.

The name and address of the entity owning or interested in said business is: Camp Concepts, LLC, 506 Center St., Warrington, PA 18976.

The certificate was filed.

**CARRIE SALO** with its principal place of business at 1760 Meetinghouse Rd., Warminster, PA.

The name and address of the entity owning or interested in said business is: Ashton Media, LLC, 1760 Meetinghouse Rd., Warminster, PA.

The certificate will be filed on or after May 1, 2012.

**EXPERT HOME SERVICE** with its principal place of business at 307 Arch St., Perkasie, PA 18944.

The name and address of the person owning or interested in said business is: Erik Hans Strom, 307 Arch St., Perkasie, PA 18944.

The certificate was filed on December 17, 2012.

**KEELEY CHOCOLATES** with its principal place of business at 3204 Adams Court North, Bensalem, PA 19020.

The name and address of the person owning or interested in said business is: Sean Keeley, 3204 Adams Court North, Bensalem, PA 19020.

The certificate was filed on December 17, 2012.

**Thomasbilt Construction** with its principal place of business at 50 Langhorne Rd., Chalfont, PA 18914.

The name and address of the person owning or interested in said business is: Thomas Choquette, 50 Langhorne Rd., Chalfont, PA 18914.

The certificate will be filed on or after January 3, 2013.

## Miscellaneous

### NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that **EDWARD K. OSEI** of Bucks County has been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated December 6, 2012, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education

Board. The Order became effective January 5, 2013 for Compliance Group 1.

Suzanne E. Price, Attorney Registrar  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

### NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF BUCKS COUNTY, PENNSYLVANIA NO. 2010-07474

**BANK OF AMERICA, N.A.**

vs.

**SUSAN P. DOYLE, RAYMOND J. MCGRATH, JR., RICHARD MCGRATH, NORA A. SCHLEPPY, RUTH OCHOA and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAYMOND J. MCGRATH, DECEASED**

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAYMOND J. MCGRATH, DECEASED**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

Being Premises: 156 MAPLE AVENUE, DUBLIN, PA 18917-2406

Being in DUBLIN BOROUGH, County of BUCKS, Commonwealth of Pennsylvania, TAX PARCEL NO.: 10-003-001-001

Improvements consist of residential property.

Sold as the property of **SUSAN P. DOYLE, RAYMOND J. MCGRATH, JR., RICHARD MCGRATH, NORA A. SCHLEPPY, RUTH OCHOA and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAYMOND J. MCGRATH, DECEASED**

Your house (real estate) at 156 MAPLE AVENUE, DUBLIN, PA 18917-2406 is scheduled to be sold at the Sheriff's Sale on APRIL 12, 2013 at 11:00 AM, at the BUCKS County Courthouse, 55 East Court Street, P.O. Box 269, Doylestown, PA 18901, to enforce the Court Judgment of \$234,484.16

obtained by, BANK OF AMERICA, N.A. (the mortgagee), against the above premises.

**Phelan Hallinan, LLP**, Attorney for Plaintiff

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NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
NO. 2011-10147

**NATIONSTAR MORTGAGE LLC**

v.

**STEPHANIE A. WILLER, DEBRA E. WILLER, THOMAS M. WILLER, JR and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS M. WILLER, DECEASED**

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS M. WILLER, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 1575 WEST STREET ROAD, UNIT 816, WARMINSTER, PA 18974-3115

Being in WARMINSTER TOWNSHIP, County of BUCKS, Commonwealth of Pennsylvania, TAX PARCEL NO.: 49-003-007-816

Improvements consist of residential property.

Sold as the property of **STEPHANIE A. WILLER, DEBRA E. WILLER, THOMAS M. WILLER, JR and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS M. WILLER, DECEASED**

Your house (real estate) at 1575 WEST STREET ROAD, UNIT 816, WARMINSTER, PA 18974-3115 is scheduled to be sold at the Sheriff's Sale on APRIL 12, 2013 at 11:00 AM, at the BUCKS County Courthouse, 55 East Court Street, P.O. Box 269, Doylestown, PA 18901, to enforce the Court Judgment of \$175,070.59 obtained by,

**NATIONSTAR MORTGAGE LLC** (the mortgagee), against the above premises.

**Phelan Hallinan, LLP**, Attorney for Plaintiff

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NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
NO. 2012-00267

**WELLS FARGO BANK, N.A.**

v.

**KEITH CROWDER and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLYN V. CROWDER, DECEASED**

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLYN V. CROWDER, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 1017 GREEN LANE, LEVITTOWN, PA 19057-3103

Being in BRISTOL TOWNSHIP, County of BUCKS, Commonwealth of Pennsylvania, TAX PARCEL NO.: 05-036-450

Improvements consist of residential property.

Sold as the property of **KEITH CROWDER and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLYN V. CROWDER, DECEASED**

Your house (real estate) at 1017 GREEN LANE, LEVITTOWN, PA 19057-3103 is scheduled to be sold at the Sheriff's Sale on MARCH 8, 2013 at 11:00 AM, at the James Lorah Auditorium, Broad and Main Streets, Doylestown, PA 18901, to enforce the Court Judgment of \$103,588.72 obtained by, **WELLS FARGO BANK, N.A.** (the mortgagee), against the above premises.

**Phelan Hallinan, LLP**, Attorney for Plaintiff

**TO: JEAN MARIE GREEVER AKA  
JEANNE MARIE DRESCOTT AKA JEAN  
MARIE PRESCOTT**

**In Re: SAVANNAH NICOLE JAZZ  
No. 2012-9159**

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 **SAVANNAH NICOLE JAZZ**. A Hearing on the Petition has been fixed for 10:00 a.m., January 28, 2013, in Juvenile Courtroom, 6th Floor of the Bucks County Courthouse, 55 E. Court 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 Shawn Rush, your caseworker from the Bucks County Children and Youth Social Services Agency, at 215-348-6900.

**Brad M. Jackman**, Attorney for Petitioner  
Jackman Law  
107 N. Broad Street  
Doylestown, PA 18901

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### **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*

**CHRISTINE L. SAILER**, Trust under Agreement dated November 17, 1989, as amended and restated on December 27, 2001 and as subsequently amended in part on each of June 1, 2005 and September 18, 2007

Late of Tinicum Township.

Trustee: **PNC BANK N.A.**, c/o Brian R. Price & Associates, 140 East Butler Ave., Chalfont, PA 18914.

Attorney: **BRIAN R. PRICE**, Brian R. Price & Associates, Pinehill Professional Center, 140 East Butler Avenue, Chalfont, PA 18914.

#### *Second Publication*

**JOYCE A. JOHNSON LIVING TRUST**  
DTD 7/28/2009.

Late of Dublin Borough, Bucks County, PA.

Trustee: **KATHRYN A. LAZARAVICH**, c/o Grim, Biehn & Thatcher, 104 S. Sixth Street, P. O. Box 215, Perkasio, PA 18944-0215.

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





INFORMAL ACCOUNTS	\$60.00
JCP FEE, state mandated	\$23.50
(inter vivos trusts, incapacitated & minors estates)	
MOTION	\$85.00
(1) Continuance	NC
(2) Re-List	NC
(3) Rule Absolute	NC
NOTARY FEE: \$5.00 (each instrument)	\$5.00
PRELIMINARY OBJECTIONS	\$85.00
ON-LINE SEARCH FEE	
Imaging fee/per page	\$0.10
OUTSIDE OFFICE APPEARANCE	\$125.00
PETITIONS (all, including Guardianships)	\$85.00
PLEADINGS & PAPERS (instruments not specifically listed)	\$35.00
PRAECIPE	\$35.00
Entry /Withdrawal of Appearance	NC
Discontinue/Withdrawal Petition	\$35.00
Enter Judgment	\$35.00
Satisfaction of Award	\$15.00
Settle, Discontinue and End	\$15.00
POUNDAGE (for monies determined by the Court)	
Percentage of each dollar of the first \$1,000	5.00%
Percentage of each dollar of each additional \$1000 or fraction thereof	1.00%
POWER OF ATTORNEY	\$40.00
RECEIPT & RELEASE	\$35.00
RETURNED CHECK FEE	\$45.00
SCHEDULE OF DISTRIBUTION	\$35.00
STATEMENT OF FIDUCIARY	\$50.00
STIPULATION	\$15.00
SUBPOENA	\$20.00
TRUST INSTRUMENTS	\$50.00

**ADOPTIONS**

ACP FEE, state mandated (all first filings)	\$10.00
Adoption Inquiries (search inquiries)	\$30.00
Amended Birth Certificate Application (Form H105.102)	\$10.00
(check payable to Vital Records)	
Counseling Fee (filed with Report of Intention to Adopt)	\$75.00
JCP FEE, state mandated (first filings for petitions for adoptions)	\$23.50
Petition for Adoption (includes Certificate of Adoption)	\$115.00
Petition (other)	
Confirmation of Consent	\$85.00
Putative Father	\$85.00
Register a Foreign Adoption	\$85.00
Termination of Parental Rights	\$85.00
Voluntary/Involuntary Relinquishment	\$85.00
Pre-placement fee payable to B.C. Children and Youth	\$650.00
Report of Intention to Adopt	\$30.00
Report of Intermediary	\$30.00

## RESEARCH

## Service Fees:

Minimum Fee (up to 1 hour)	\$25.00
Hourly Fee (over 1 hour/billed in 1/4 hour increments)	\$40.00
Imaging Fee (per page over 10 pgs.)	\$1.00

*Note: \$80.00 deposit required on any research request over two hours*

## MARRIAGE LICENSES

Marriage License Application	\$50.00	
Includes ACP FEE	10.00	
Includes one certified Certificate of Marriage	<u>20.00</u>	\$80.00
Affidavit of Name Verification		\$10.00
Certification of Marriage		\$20.00
Consent of Parent or Guardian		\$10.00
Duplicate/Reissue Marriage License		\$10.00
Non-resident Affidavit		\$20.00
Outside Office Appearance		\$125.00
Waiver -- under age 16		\$35.00
Waiver of three-day day waiting period		
Emergency		\$75.00
Active Military		NC

*Note: Instruments not specifically listed will be charged at a rate comparable to this schedule for a similar instrument*

Rev. 12/18/12

## BUCKS COUNTY REGISTER OF WILLS - FEE BILL (Effective 2/04/13)

ACCOUNTING (Informal)	\$60.00
BOND (filing fee - probate)	\$15.00
CAVEAT	
Formal (including Bond)	\$115.00
Informal	\$50.00
Answer	NC
Withdrawal	\$15.00
CERTIFICATION (including Apostille)	
Filed or issued	\$30.00
(plus images per page over 10 pgs.)	\$1.00
CITATION	
First person cited	\$90.00
Each additional person cited	\$10.00
Answer	NC
Withdrawal	NC
Certified copy of Citation (each)	\$30.00
CODICIL (filing each)	\$20.00
COMMISSION	\$50.00
DEATH CERTIFICATE (filed, non-probate)	\$10.00
DISCLAIMER	\$30.00
DOCKET ENTRIES (per page)	\$1.00
ELECTRONIC TRANSFER SERVICE FEE (plus image fee per page over 10 pgs.)	\$10.00
ENTRY/WITHDRAWAL OF APPEARANCE	\$1.00
EXEMPLIFICATION (fissed, each)	NC
(plus copy fee per page over 10 pgs.)	\$60.00
FAMILY SETTLEMENT AGREEMENT	\$60.00
HEARING - before the Register of Wills*	\$250.00
*NOTE: Deposit for court reporter, fee to be assessed at Hearing	
IMAGING, per page/shirt	\$200.00
per page/public	\$1.00
INHERITANCE TAX	\$0.25
REV-1500 - Inheritance Tax Return	\$25.00
Supplemental Return	\$50.00
706 - Federal Estate Tax Return	\$20.00
INVENTORI	
Original Filing	\$25.00
Supplemental Filing/each	\$20.00
LETTERS (reissue, revocation or to successor personal rep.)	varies
MANDATORY FEES	\$75.00
ACP - Automated Computer Project (all first filings)	\$10.00
JCP - Judicial Computer Project (all petitions for grant of letters)	\$23.50

Note: Instruments not specifically listed will be charged at a rate comparable to this schedule for a similar instrument

## LETTERS OF ADMINISTRATION AND TESTAMENTARY\*

Graduated according to gross value of probate assets

But not

Over	0 to	250	=	Amount Due
	0 to	1,000	=	\$10.00
	250 to	1,000	=	\$15.00
	1,000 to	5,000	=	\$50.00
	5,000 to	10,000	=	\$75.00
	10,000 to	25,000	=	\$100.00
	25,000 to	50,000	=	\$125.00
	50,000 to	100,000	=	\$150.00
	100,000 to	200,000	=	\$250.00
	200,000 to	300,000	=	\$350.00

Add \$150 for each additional \$100,000 or fraction thereof

NON-PROBATE LETTER (Under 20 Pa.C.S.A. § 3101)	NC
NOTARY FEE (per document)	\$5.00
NOTICE OF APPEAL FROM PROBATE	\$50.00
OUTSIDE OFFICE APPEARANCE	\$125.00
PLEADINGS and PAPERS - filings (affidavits, certifications, exemplifications, motions, orders and miscellaneous instruments not specifically listed)	\$30.00
POUNDAGE (for monies determined by the court)	
Percentage of each dollar of the first \$1,000	5.00%
Percentage of each dollar of each additional \$1,000 or fraction thereof	1.00%
PROCESSING FEE	\$25.00
RESEARCH SERVICE FEES:	
Minimum Fee (up to 1 hour)	\$25.00
Hourly Fee (over 1 hour/billed in 1/4 hour increments)	\$40.00
Imaging Fee (per page over 10 pgs.)	\$1.00
Note: \$80.00 deposit required on any research request over two hours	
REINUNCIATION, and REJECTION, RESIGNATION and/or DESIGNATION	\$15.00
RETURNED CHECK FEE	\$45.00
SHORT CERTIFICATE	\$10.00
Update fee	\$4.00
SUBPOENA	\$20.00
WITNESS AFFIDAVIT	\$15.00

\*ADDITIONAL PROBATE FEE: At the time of filing the Petition for Grant of Letters an estimate of the gross probate value of the estate is made. The initial fee for Letters is based on that estimated value. When the Inheritance Tax Return and Inventory are filed, the actual gross probate value of the estate is then calculated. If the actual gross probate value is greater than the estimated gross probate value, an additional probate fee is charged.

(Rev. 09/18/12)