

Sheriff's Sale

First Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, October 11th, 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.

BENSALEM TOWNSHIP

DOCKET #2011-02462

ALL THOSE CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, Situate in the Town of Trevoese, **TOWNSHIP OF BENSALEM**, County of Bucks, and State of Pennsylvania. TAX PARCEL #2-4-139.

PROPERTY ADDRESS: 3344 Trevoese Avenue, Feasterville Trevoese, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARY ANN TWERS AND LEONARD M. TWERS.**

TERRENCE J. MCCABE, Esquire

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

DOCKET #2012-04672

ALL THAT CERTAIN parcel of land lying and being situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated October 15, 2010, among the land records of the County and State set forth above, in Deed Volume 6557, Page 370.

TAX PARCEL #02-048-164.

PROPERTY ADDRESS: 2726 Woodsvie Drive, Bensalem, PA 19020-6017, Township of Bensalem.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ABEL MARIANO RAMOS.**

JAIME R. ACKERMAN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-00207

FIFTH THIRD MORTGAGE COMPANY v. YOGESHKUMAR K. PATEL AND PARASBEN V. PATEL owner(s) of property situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 3626 Kingston Way, Bensalem, PA 19020-1422.

TAX PARCEL #02-013-285.

PROPERTY ADDRESS: 3626 Kingston Way, Bensalem, PA 19020-1422.

JUDGMENT AMOUNT: \$ 170,811.64.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **YOGESHKUMAR K. PATEL AND PARASBEN V. PATEL.**

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

DOCKET #2013-01652

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR RAMP 2006-RS1 v. DEBRA A. MADDOCKS owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 1056 Tennis Avenue, Bensalem, PA 19020-6305.

TAX PARCEL #02-029-034.

PROPERTY ADDRESS: 1056 Tennis Avenue, Bensalem, PA 19020-6305.

JUDGMENT AMOUNT: \$ 279,502.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEBRA A. MADDOCKS.**

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

DOCKET #2013-02636

POLICE AND FIRE FEDERAL CREDIT UNION v. LISA RODRIGUEZ owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 1061 Bolton Court, Bensalem, PA 19020-4842.

TAX PARCEL #02-072-226.

PROPERTY ADDRESS: 1061 Bolton Court, Bensalem, PA 19020-4842.

JUDGMENT AMOUNT: \$ 178,801.36.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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

DOCKET #2012-06178

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

TAX PARCEL #04-028-113.

PROPERTY ADDRESS: 316 McKinley Street, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KAREN PAOLINI AND CHESTER J. PAOLINI**.

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

DOCKET #2013-03565

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

TAX PARCEL #02-007-099.

PROPERTY ADDRESS: 4233 Master Avenue, Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **ROSCOE JOHNSON, III**.

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

DOCKET #2013-01071

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

TAX PARCEL #4-19-167.

PROPERTY ADDRESS: 441 Cedar Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LUIS F. COSME AND MARIA C. COSME A/K/A MARIE C. COSME**.

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

BRISTOL BOROUGH

DOCKET #2012-05769

NATIONSTAR MORTGAGE, LLC v. PATRICIA M. HENSON AND LANDMARK REALTY GROUP, LP owner(s) of property situate in **BRISTOL BOROUGH**, Bucks County, Pennsylvania, being 315 Market Street, Bristol, PA 19007-4905.

TAX PARCEL #04-018-101.

PROPERTY ADDRESS: 315 Market Street, Bristol, PA 19007-4905.

JUDGMENT AMOUNT: \$ 146,231.40.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICIA M. HENSON AND LANDMARK REALTY GROUP, LP**.

BRISTOL TOWNSHIP

DOCKET #2009-04808-321

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

TAX PARCEL #05-041-172.

PROPERTY ADDRESS: 73 Valley Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NORMAN KNEISE.**

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

DOCKET #2010-01683

CENTRAL MORTGAGE COMPANY v.
KURT D. SUNDERLAND A/K/A KURT
SUNDERLAND owner(s) of property situate
in the **TOWNSHIP OF BRISTOL**, Bucks
County, Pennsylvania, being 1 Graceful Lane,
Levittown, PA 19055-1909.
TAX PARCEL #05-043-439.

PROPERTY ADDRESS: 1 Graceful Lane,
Levittown, PA 19055-1909.

JUDGMENT AMOUNT: \$ 397,178.45.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **KURT D.
SUNDERLAND A/K/A KURT
SUNDERLAND.**

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

DOCKET #2011-00842

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

BEING more fully described in a Deed dated
June 22, 2006, among the lands records of
the County and State set forth above, in Deed
Volume 5023, Page 1509.

TAX PARCEL #05-048-162.

PROPERTY ADDRESS: 229 Holly Drive,
Levittown, PA 19055, Township of Bristol.
IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **VICTORIA
PALCKO AND DWAYNE PALCKO.**

JAIME R. ACKERMAN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2011-06449

GREEN TREE CONSUMER DISCOUNT
COMPANY v. JOHN A. MARCELLA
owner(s) of property situate in the

TOWNSHIP OF BRISTOL, Bucks County,
Pennsylvania, being 2 Ice Pond Road,
Levittown, PA 19057-2706.

TAX PARCEL #05-033-225.

PROPERTY ADDRESS: 2 Ice Pond Road,
Levittown, PA 19057-2706.

JUDGMENT AMOUNT: \$ 234,609.96.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN A.
MARCELLA.**

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

DOCKET #2012-00935

ALL THAT CERTAIN LOTS **TOWNSHIP
OF BRISTOL**, County of Bucks,
Commonwealth of Pennsylvania. Having
erected thereon a dwelling known as 32 Ruby
Lane, Levittown, PA 19055.

TAX PARCEL #05-038-572.

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

IMPROVEMENTS: A DWELLING.

SOLD AS THE PROPERTY OF:
**PENNY MCCARTHY AND SANDY
RUNYON.**

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

DOCKET #2012-01946

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

BEING more fully described in a Deed dated
April 20, 2005, among the land records of
the County and State set forth above, in Deed
Volume 4424, Page 542.

TAX PARCEL #05-040-249.

PROPERTY ADDRESS: 5704 Mitchell Road,
Levittown, PA 19057-4133, Township of
Bristol.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

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

ASHLEIGH LEVY MARIN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2012-02268

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER BAC HOME LOAN SERVICING, LP v. JESUS M. MORALES AND JOSEPHINE MORALES owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 65 Plumbridge Drive, Levittown, PA 19056-3539.

TAX PARCEL #05-021-132.

PROPERTY ADDRESS: 65 Plumbridge Drive, Levittown, PA 19056-3539.

JUDGMENT AMOUNT: \$ 237,017.31.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JESUS M. MORALES AND JOSEPHINE MORALES.**

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

DOCKET #2012-06215

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-41CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-41CB v. PHOEBE A. WALKER AND TERRY WALKER, SR. owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 56 Inland Road, Levittown, PA 19057-2306.

TAX PARCEL #05-033-067.

PROPERTY ADDRESS: 56 Inland Road, Levittown, PA 19057-2306.

JUDGMENT AMOUNT: \$ 192,034.23.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PHOEBE A. WALKER AND TERRY WALKER, SR.**

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

PROPERTY ADDRESS: 2604 Laurel Drive, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **FREDERICK A. DEVINCENT AND NICHOLE S. DEVINCENT.**

CHRISTINA C. VIOLA, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2012-08451

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

TAX PARCEL #05-043-362.

PROPERTY ADDRESS: 48 Greenbrook Drive, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JOANN CROUCH AND WILLIAM CROUCH.**

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

DOCKET #2013-00265

ALL THOSE CERTAIN TWO lots with the buildings and improvements thereon erected laid down and designed on a certain map entitled Haight's Map Number 1 and known by Lots Number 238 and 239 and fronting on what is known as Steele Avenue, on said Map, **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #05-022-492.

PROPERTY ADDRESS: 3217 Steele Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HOPE ELLEN PUCHINO AND RICHARD PUCHINO.**

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

DOCKET #2012-06388

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

TAX PARCEL #5-25-39.

DOCKET #2013-00270

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

TAX PARCEL #5-39-426.

PROPERTY ADDRESS: 26 Aspen Lane,
Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT
L. KENDIG, III.**

MARK J. UDREN, Esquire

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

DOCKET #2013-00891

WELLS FARGO FINANCIAL
PENNSYLVANIA, INC. v. STEPHEN M.
FEUERSTEIN owner(s) of property situate
in the **TOWNSHIP OF BRISTOL**, Bucks
County, Pennsylvania, being 14 Broadleaf
Road, Levittown, PA 19057-3030.

TAX PARCEL #05-036-205.

PROPERTY ADDRESS: 14 Broadleaf Road,
Levittown, PA 19057-3030.

JUDGMENT AMOUNT: \$ 248,377.71.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHEN
M. FEUERSTEIN.**

PHELAN HALLINAN, Esquire

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

DOCKET #2013-02077

WELLS FARGO BANK, N.A. v. ANNA
BARBARA THORP, IN HER CAPACITY AS
EXECUTRIX AND DEVISEE OF THE
ESTATE OF LORETTA A. KORECK
owner(s) of property situate in the
TOWNSHIP OF BRISTOL, Bucks County,
Pennsylvania, being 3301 Ford Road, Bristol,
PA 19007-1717.

TAX PARCEL #05-024-081-001.

PROPERTY ADDRESS: 3301 Ford Road,
Bristol, PA 19007-1717.

JUDGMENT AMOUNT: \$ 133,543.38.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF:
**ANNA BARBARA THORP, IN HER
CAPACITY AS EXECUTRIX AND
DEVISEE OF THE ESTATE OF LORETTA
A. KORECK.**

PHELAN HALLINAN, Esquire

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

DOCKET #2013-02082

THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF
THE CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2004-15 v.
GEORGE BRENNAN owner(s) of property
situate in **BRISTOL TOWNSHIP**, Bucks
County, Pennsylvania, being 91 Violetwood
Drive, Levittown, PA 19057-4221.

TAX PARCEL #05-041-173.

PROPERTY ADDRESS: 91 Violetwood
Drive, Levittown, PA 19057-4221.

JUDGMENT AMOUNT: \$ 164,581.36.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **GEORGE
BRENNAN.**

PHELAN HALLINAN, Esquire

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

DOCKET #2013-02129

BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING LP, FKA COUNTRYWIDE
HOME LOANS SERVICING LP v. BRIAN S.
SCHIBIK AND ANN SCHIBIK owner(s) of
property situate in the **TOWNSHIP OF
BRISTOL**, Bucks County, Pennsylvania,
being 120 Gable Hill Road, Levittown, PA
19057-3432.

TAX PARCEL #05-038-205.

PROPERTY ADDRESS: 120 Gable Hill Road,
Levittown, PA 19057-3432.

JUDGMENT AMOUNT: \$ 176,801.61.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **BRIAN S.
SCHIBIK AND ANN SCHIBIK.**

PHELAN HALLINAN, Esquire

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

DOCKET #2013-02442

HSBC BANK USA, NATIONAL
ASSOCIATION AS TRUSTEE FOR
MERRILL LYNCH MORTGAGE
INVESTORS, INC., MORTGAGE PASS-
THROUGH CERTIFICATES, MLMI SERIES
2006-AF2 v. ERICK PICADO owner(s) of
property situate in **BRISTOL TOWNSHIP**,

Bucks County, Pennsylvania, being 3525 Carnarvon Avenue, Bristol, PA 19007-2517.
TAX PARCEL #05-026-580.

PROPERTY ADDRESS: 3525 Carnarvon Avenue, Bristol, PA 19007-2517.

JUDGMENT AMOUNT: \$ 209,954.47.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ERICK PICADO.**

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

DOCKET #2013-02900

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being at Levittown, **BRISTOL TOWNSHIP**, Bucks County, and Commonwealth of Pa., known and designated as Lot No. 7854 on a Certain Map entitled Subdivision Map Blue Ridge, Levittown, Section 45, situated in Bristol Township, Bucks County, Pa. owned by Levitt and Sons, Inc. dated July 1953, survey and map by C. A. Monroe, P. E. & L. S. recorded on 8/14/1983, at Doylestown in the Office of the Recorder of Deeds in and for the County of Bucks, in Plan Book 7 page 6 and which lot is more particularly bounded and described according to a survey thereof made by C. A. Monroe, P. E. & L. S. dated 2/4/1954 as follows, to wit.

TAX PARCEL #05-036-196.

PROPERTY ADDRESS: 43 Broadleaf Road, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CAROL CARTY AND ROGER SIGMON.**

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

DOCKET #2013-03923

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

TAX PARCEL #05-031-015.

PROPERTY ADDRESS: 208 Welsford Road, Fairless Hills, PA 19030.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STEVEN FITHIAN A/K/A STEVEN T. FITHIAN AND ROBERT HAUGSTAD.**

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

BUCKINGHAM TOWNSHIP

DOCKET #2009-08108

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks, Commonwealth of Pennsylvania, described according to an ALTA/ACSM Land Title Survey of Lands of Penn's Market-II prepared by Gilmore & Associates, Inc., Job number 2004-876, dated 5/8/1997 last revised 9/28/2004.

Being more commonly known as: 5841 Route 202 Buckingham Township, PA.

Property ID No.: 06-016-015.

IMPROVEMENTS: COMMERCIAL PROPERTY, SHOPPING PLAZA/OUTLET STORES.

SOLD AS THE PROPERTY OF: **PENN'S MARKET-II, A PENNSYLVANIA LIMITED PARTNERSHIP.**

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

DOCKET #2010-11541

Parcel Nos. 06-022-007-004 and 06-022-010 **BUCKINGHAM TOWNSHIP.**

Location of property: 808 Swamp Road, Furlong, PA 18925.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CLARENCE E. DEAN, JR. AND KELLY ANN DEAN, H/W.**

JOES S. TODD, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2012-09476

ALL THAT CERTAIN lot or parcel of land situated in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks, and

Commonwealth of Pennsylvania, being known as Lot No. 201, as shown on a plan entitled, "Record Plan-Phase 3 (Sheets 1 through 4 of 4), Arbor Point," prepared by Eastern States Engineering, Inc., Huntingdon Valley, Pennsylvania, 19006, dated July 06, 2004, last revised September 14, 2004 and recorded in the Office of the Recorder of Deeds of Bucks County on April 06, 2005 in Plan Book No. 327, Page 28, being known as CPN 06-070-211.

TAX PARCEL #06-070-211.

PROPERTY ADDRESS: 2355 South Whittmore St., Furlong, PA 18925.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL ROBERTO AND MARGEE E. ROBERTO. DONALD B. VEIX, JR.**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-03563

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

TAX PARCEL #6-10-275.

PROPERTY ADDRESS: 2880 Stover Trail, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **BRENDA F. MARTIN AND GEORGE R. MARTIN. MARK J. UDREN**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

CHALFONT BOROUGH

DOCKET #2012-06110

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-19, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-19 v. DARYL M. WASHINGTON AND JOANN WASHINGTON owner(s) of property situate in the **CHALFONT BOROUGH**, Bucks County, Pennsylvania, being 116 New Jersey Avenue, Chalfont, PA 18914-3004.

TAX PARCEL #07-007-032-009.

PROPERTY ADDRESS: 116 New Jersey Avenue, Chalfont, PA 18914-3004.

JUDGMENT AMOUNT: \$ 512,840.12.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DARYL M. WASHINGTON AND JOANN WASHINGTON.**

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

DUBLIN BOROUGH

DOCKET #2013-01256

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, SITUATE, lying and being in the **BOROUGH OF DUBLIN**, County of Bucks and Commonwealth of Pennsylvania, and described according to the Revised Final Plan of Dublin Acres made by Charles E. Shoemaker, Inc. Engineers and Surveyors, Abington, Pennsylvania, on October 2, 1974 (which said plan is duly recorded in the Office of Recorder of Deeds, in and for the County of Bucks aforesaid, on December 30, 1974 in Plan Book 129 page 24) as follows.

TAX PARCEL #10-005-036.

PROPERTY ADDRESS: 165 Moyer Drive, Dublin, PA 18917.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LINDA D. HENNING A/K/A LINDA D. CLAYPOOLE.**

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

EAST ROCKHILL TOWNSHIP

DOCKET #2012-02141

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **EAST ROCKHILL TOWNSHIP**, Bucks County, and State of Pennsylvania, known as 144 Sunnyside Lane, Perkasio, bounded and described as follows, to wit.

TAX PARCEL #12-029-95.

PROPERTY ADDRESS: 144 Sunnyside Lane, Perkasio, PA 18944, East Rockhill Township.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING AND RELATED IMPROVEMENTS.
SOLD AS THE PROPERTY OF: **GREGORY A. FORDE AND MARIANNE FORDE.**

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

FALLS TOWNSHIP

DOCKET #2011-10807

ALL THAT CERTAIN parcel of land lying and being situate in the **TOWNSHIP OF FALLS**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated November 7, 2006, among the land records of the County and State set forth above, in Deed Volume 5177, Page 1498.

TAX PARCEL #13-023-357.

PROPERTY ADDRESS: 40 Thimbleberry Lane a/k/a 40 Thimbelberry Lane, Levittown, PA 19054-2302, Township of Falls.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **HENRY W. MAYBERRY AND KAREN A. MAYBERRY.**

ASHLEIGH L. MARIN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2012-04514

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

TAX PARCEL #13-048-047.

PROPERTY ADDRESS: 1444 Pennsylvania Avenue, Morrisville, PA 19067.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WARREN PYE.**

ALAN C. GERSHENSON, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2012-08642

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

TAX PARCEL #13-019-083.

PROPERTY ADDRESS: 38 Vermillion Way, Levittown, PA 19054 a/k/a 38 Vermilion Way, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **BRET MCMILLAN AND JAMIE LUBIN.**

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

DOCKET #2013-03599

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

TAX PARCEL #13-023-454.

PROPERTY ADDRESS: 6 Timber Lane, Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JACOB DUBS.**

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

DOCKET #2013-03613

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

TAX PARCEL #13-041-340.

PROPERTY ADDRESS: 49 Lavender Lane, Levittown, PA 19054-3909.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JENNIFER SOMERS, WILLIAM E. SOMERS, JR. AND THE UNITED STATES OF AMERICA.**

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

DOCKET #2013-03845

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

TAX PARCEL #13-019-568.
 PROPERTY ADDRESS: 366 Thornridge Drive, Levittown, PA 19054.
 IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.
 SOLD AS THE PROPERTY OF: **KEVIN DEARING AND SHEILA DEARING.**
MARK J. UDREN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-03872

ALL THAT CERTAIN lot of land situate in **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania.
 TAX PARCEL #13-023355.
 PROPERTY ADDRESS: 34 Thimbleberry Lane, Levittown, PA 19054.
 IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.
 SOLD AS THE PROPERTY OF:
EDWARD J. SEIBERT AND TERESA L. SEIBERT.
MARK J. UDREN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

HILLTOWN TOWNSHIP

DOCKET #2013-03019

ALL THAT CERTAIN building lot along the South side of the State Highway No. 09081 located in the **TOWNSHIP OF HILLTOWN**, County of Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #15-022-114-001.
 PROPERTY ADDRESS: 1026 Fairhill Road, Sellersville, PA 18960.
 IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF:
JACQUELYN F. SCOTT.
MICHAEL T. MCKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-03231

ALL THAT CERTAIN interior parcel or piece of ground located in the **HILLTOWN TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.
 TAX PARCEL #15-27-3-1.

PROPERTY ADDRESS: 1414 Keystone Drive, Hatfield, PA 19440.
 IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **DANIEL REYES AND LORI L. REYES.**
MICHAEL T. MCKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-03513

ALL THAT CERTAIN lot or piece of ground, situate in **HILLTOWN TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania.
 TAX PARCEL #15-029-057.
 PROPERTY ADDRESS: 1441 RT 113, Perkasio, PA 18944.
 IMPROVEMENTS: RESIDENTIAL REAL ESTATE.
 SOLD AS THE PROPERTY OF:
KATHERINE BAKER AND CHRISTINA BAKER.
ANDREW J. MARLEY, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2011-09448

FREEDOM MORTGAGE CORPORATION v. **WILLIAM S. BOOKER AND YVETTE T. BOOKER** owner(s) of property situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, Bucks County, Pennsylvania, being 516 Sterner Mill Road a/k/a 516 Sterners Mill Road, Feasterville Trevose, PA 19053-6409.
 TAX PARCEL #21 014 046.
 PROPERTY ADDRESS: 516 Sterner Mill Road a/k/a 516 Sterners Mill Road, Feasterville Trevose, PA 19053-6409.
 JUDGMENT AMOUNT: \$ 425,696.61.
 IMPROVEMENTS: RESIDENTIAL PROPERTY.
 SOLD AS THE PROPERTY OF:
WILLIAM S. BOOKER AND YVETTE T. BOOKER.
PHELAN HALLINAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2012-02600

FREEDOM MORTGAGE CORPORATION
v. LANETTE GIFFORD AND GARY
GIFFORD owner(s) of property situate in
LOWER SOUTHAMPTON TOWNSHIP,
Bucks County, Pennsylvania, being 102
Village Drive, Feasterville Trevose, PA
19053-6435.

TAX PARCEL #21 010 162.

PROPERTY ADDRESS: 102 Village Drive,
Feasterville Trevose, PA 19053-6435.

JUDGMENT AMOUNT: \$ 294,017.05.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **LANETTE
GIFFORD AND GARY GIFFORD.**

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

MIDDLETOWN TOWNSHIP

DOCKET #2011-09052

THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF
CWALT, INC., ALTERNATIVE LOAN
TRUST 2005-J5, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2005-
J5 v. SHAWN MCMANUS AND KRISTINE
MCMANUS owner(s) of property situate in
the **TOWNSHIP OF MIDDLETOWN**,
Bucks County, Pennsylvania, being 11
Harvest Road, Levittown, PA 19056-1315.
TAX PARCEL #22-046-246.

PROPERTY ADDRESS: 11 Harvest Road,
Levittown, PA 19056-1315.

JUDGMENT AMOUNT: \$ 267,285.33.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **SHAWN
MCMANUS AND KRISTINE MCMANUS.**

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

DOCKET #2011-11493

ALL THAT CERTAIN parcel of land lying
and being situate in the **TOWNSHIP OF
MIDDLETOWN**, County of Bucks, and
Commonwealth of Pennsylvania, bounded
and described as follows:

BEING more fully described in a Deed dated
June 16, 2006, among the land records of
the County and State set forth above, in Deed
Volume 4996, Page 35, Instrument
#2006069119.

TAX PARCEL #22-046-208.

PROPERTY ADDRESS: 82 Hollow Road,
Levittown, PA 19056, Township of
Middletown.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH
OLAVAGE.**

ASHLEIGH L. MARIN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2012-01557

ALL THAT CERTAIN parcel of land lying
and being situate in the **TOWNSHIP OF
MIDDLETOWN**, County of Bucks, and
Commonwealth of Pennsylvania, bounded
and described as follows:

BEING more fully described in a Deed dated
August 30, 2005, among the land records of
the County and State set forth above, in Deed
Volume 4671, Page 1485.

TAX PARCEL #22-047-106.

PROPERTY ADDRESS: 61 Handy Road,
Levittown, PA 19056-6116, Township of
Middletown.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **SUSANN
BLOOM A/K/A SUSANN P. BLOOM AND
CHARITY HILL A/K/A CHARITY E.
BLOOM HILL.**

JAIME R. ACKERMAN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2012-06228

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, SUCCESSOR BY MERGER
TO CHASE HOME FINANCE, LLC S/B/M
TO CHASE MANHATTAN MORTGAGE
CORPORATION v. FRED E. KNECHT AND
JOANNE D. KNECHT owner(s) of property
situate in the **TOWNSHIP OF
MIDDLETOWN**, Bucks County,
Pennsylvania, being 82 Quincy Drive,
Levittown, PA 19057-1928.

TAX PARCEL #22-061-529.

PROPERTY ADDRESS: 82 Quincy Drive,
Levittown, PA 19057-1928.

JUDGMENT AMOUNT: \$ 95,498.07.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **FRED E.
KNECHT AND JOANNE D. KNECHT.**

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

DOCKET #2012-07408

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS
SERVICING LP FKA COUNTRYWIDE
HOME LOANS SERVICING LP v.
CHRISTOPHER GOFFMAN, KRISTA
ARNDT, INDIVIDUALLY AND IN HER
CAPACITY AS HEIR OF THE ESTATE OF
KAREN ARNDT, JEFFREY CHARLES
ARNDT, IN HIS CAPACITY AS
ADMINISTRATOR AND HEIR OF THE
ESTATE OF KAREN ARNDT AND
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER KAREN
ARNDT, DECEASED owner(s) of property
situate in the **TOWNSHIP OF MIDDLETOWN**,
Bucks County, Pennsylvania, being 87 Flamehill
Road, Levittown, PA 19056-1936.

TAX PARCEL #22-050-431.

PROPERTY ADDRESS: 87 Flamehill Road,
Levittown, PA 19056-1936.

JUDGMENT AMOUNT: \$ 338,868.89.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF:
**CHRISTOPHER GOFFMAN, KRISTA
ARNDT, INDIVIDUALLY AND IN HER
CAPACITY AS HEIR OF THE ESTATE OF
KAREN ARNDT, JEFFREY CHARLES
ARNDT, IN HIS CAPACITY AS
ADMINISTRATOR AND HEIR OF THE
ESTATE OF KAREN ARNDT AND
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
KAREN ARNDT, DECEASED.**

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

DOCKET #2012-10152

ALL THAT CERTAIN PROPERTY IN
MIDDLETOWN TOWNSHIP.

TAX PARCEL #22-64-174.

PROPERTY ADDRESS: 42 Queen Lily Road,
Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL
DWELLING HOUSE.

SOLD AS THE PROPERTY OF: **WILLIAM
H. BAEDER AND JUDITH R. BAEDER.**

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

DOCKET #2013-00341

ALL THAT CERTAIN unit in the property
known named and identified as the Commons
at Middletown located in the
MIDDLETOWN TOWNSHIP, County of
Bucks and Commonwealth of Pennsylvania.
TAX PARCEL #22-020-193-002-A2.

PROPERTY ADDRESS: 711 Sparrow Lane
A2, Langhorne, PA 19047.

IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JILLIAN
RAINSFORD.**

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

DOCKET #2013-02343

U.S. BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR RASC 2005KS3 v. ROBERT
DUMONT A/K/A ROBERT ELMER
DUMONT owner(s) of property situate in
the **TOWNSHIP OF MIDDLETOWN**,
Bucks County, Pennsylvania, being 120
North Cobalt Ridge Drive, Levittown, PA
19057-1422.

TAX PARCEL #22-062-312.

PROPERTY ADDRESS: 120 North Cobalt
Ridge Drive, Levittown, PA 19057-1422.

JUDGMENT AMOUNT: \$ 192,422.10.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT
DUMONT A/K/A ROBERT ELMER
DUMONT.**

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

DOCKET #2013-02666

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 MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot 7271-J, on Subdivision Map of Cobalt Ridge, Levittown, Section 67, filed in the Office of the Recorder of Deeds of Bucks County, PA on 1/18/1955 in Plan Book 9 Page 13, as revised by amended Subdivision Map of Cobalt Ridge, Levittown, Section 67, filed 6/24/1955 in Plan Book 9 Page 13.

COMMONLY KNOWN AS 25 Circle Road.
TAX PARCEL #22-061-250.

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

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **CHERYL HOFFMAN AND TYLER J. HOFFMAN. MARTHA E. VON ROSENSTIEL**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-03500

ALL THAT CERTAIN lot of land situate in **MIDDLETOWN TOWNSHIP**, County of Bucks, State of Pa.

TAX PARCEL #22-013-164-019.

PROPERTY ADDRESS: 325 Rosewood
Avenue, Langhorne, PA 19047-2545.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **BRIGITTE KAMPF AND JEFFREY KAMPE. TERRENCE J. MCCABE**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

MILFORD TOWNSHIP**DOCKET #2013-01839**

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. JOHN RISTINE AND STACY L. RISTINE owner(s) of property situate in the **MILFORD TOWNSHIP**, Bucks County, Pennsylvania, being 1773 Everly Way, Quakertown, PA 18951-6001.

TAX PARCEL #23-027-073.

PROPERTY ADDRESS: 1773 Everly Way,
Quakertown, PA 18951-6001.

JUDGMENT AMOUNT: \$ 296,076.43.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN RISTINE AND STACY L. RISTINE.**

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

MORRISVILLE BOROUGH**DOCKET #2011-05766**

ALL THAT CERTAIN messuage and lot of ground, situate in the 1st Ward of the **BOROUGH OF MORRISVILLE**, County of Bucks and State of Pennsylvania, and being more particularly described on a certain plan prepared by Edmund M. Storer on May 22, 1936.

TAX PARCEL #24-009-153.

PROPERTY ADDRESS: 3 Union Street,
Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **DAVID COSTANTINI AND UNITED STATES OF AMERICA.**

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

DOCKET #2012-02160

GMAC MORTGAGE, LLC v. JENNIFER L. GRAY AND DAVID C. NATICCHIA owner(s) of property situate in the **BOROUGH OF MORRISVILLE**, Bucks County, Pennsylvania, being 222 Harper Avenue, Morrisville, PA 19067-1115.

TAX PARCEL #24-008-603.

PROPERTY ADDRESS: 222 Harper Avenue,
Morrisville, PA 19067-1115.

JUDGMENT AMOUNT: \$ 216,033.11.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JENNIFER L. GRAY AND DAVID C. NATICCHIA.**

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

DOCKET #2013-01123

US BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE (SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION) AS TRUSTEE FOR WELLS FARGO HOME - EQUITY TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-1 v. LEE ANN MCCLEAVE A/K/A LEE A. MCCLEAVE AND KEVIN MCCLEAVE owner(s) of property situate in **MORRISVILLE BOROUGH**, Bucks County, Pennsylvania, being 585 Wilk Drive, Morrisville, PA 19067-6819.

TAX PARCEL #24-001-020.

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

JUDGMENT AMOUNT: \$ 176,973.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LEE ANN MCCLEAVE A/K/A LEE A. MCCLEAVE AND KEVIN MCCLEAVE.**

PHELAN HALLINAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-02370

U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO LASALLE BANK N.A. TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18 v. DANIEL ORLOSKI owner(s) of property situate in the **MORRISVILLE BOROUGH**, Bucks County, Pennsylvania, being 687 Hillcrest Avenue, Morrisville, PA 19067-2212.

TAX PARCEL #24-004-654.

PROPERTY ADDRESS: 687 Hillcrest Avenue, Morrisville, PA 19067-2212.

JUDGMENT AMOUNT: \$ 212,847.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

NEW BRITAIN BOROUGH

DOCKET #2012-02426

ALL THAT CERTAIN parcel of land lying and being situate in the **BOROUGH OF NEW BRITAIN**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated October 31, 1997, among the land records of the County and State set forth above, in Deed Volume 1482, Page 2164.

TAX PARCEL #25-002-129.

PROPERTY ADDRESS: 44 Tamenend Avenue a/k/a 44 Tamenend Avenue a/k/a 44 Tamenend Avenue, New Britain, PA 18901, Borough of New Britain.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHARLES L. REINHEIMER AND CAPRICE J. REINHEIMER.**

JAIME R. ACKERMAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

NEWTOWN TOWNSHIP

DOCKET #2009-12526

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

TAX PARCEL #29-008-028.

PROPERTY ADDRESS: 83 Winding Lane, Newtown, PA 18940.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LEROY WILLIAM STOUT JR.**

MICHAEL MCKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-00756

JPMORGAN CHASE BANK, N.A. v. CARLOS ALVAREZ owner(s) of property situate in **NEWTOWN TOWNSHIP**, Bucks County, Pennsylvania, being 390 Cambridge Lane, Newtown, PA 18940-3310.

TAX PARCEL #29-011-131.

PROPERTY ADDRESS: 390 Cambridge Lane, Newtown, PA 18940-3310.

JUDGMENT AMOUNT: \$ 542,615.71.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **CARLOS
 ALVAREZ.**
PHELAN HALLINAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

NOCKAMIXON TOWNSHIP

DOCKET #2012-00130
 BACK OF AMERICA, N.A., AS
 SUCCESSOR BY MERGER TO BAC
 HOME LOANS SERVICING, LP F/K/A
 COUNTRYWIDE HOME LOANS
 SERVICING, LP v. DEBORAH L. MOYER
 AND OLIVER MOYER owner(s) of
 property situate in the **TOWNSHIP OF
 NOCKAMIXON**, Bucks County,
 Pennsylvania, being 9333 Easton Road,
 Kintnersville, PA 18930.
 TAX PARCEL #30 008 104-002.
 PROPERTY ADDRESS: 9333 Easton Road,
 Kintnersville, PA 18930.
 JUDGMENT AMOUNT: \$ 269,828.63.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF:
**DEBORAH L. MOYER AND OLIVER
 MOYER.**
PHELAN HALLINAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

NORTHAMPTON TOWNSHIP

DOCKET #2007-10186-30-1
 THE BANK OF NEW YORK MELLON AS
 TRUSTEE FOR THE
 CERTIFICATEHOLDERS CWALT, INC.
 ALTERNATIVE LOAN TRUST 2005-J14
 MORTGAGE PASS TROUGH
 CERTIFICATES, SERIES 2005-J14 v.
 DOUGLAS WALTER A/K/A DOUGLAS C.
 WALTER owner(s) of property situate in
NORTHAMPTON TOWNSHIP, Bucks
 County, Pennsylvania, being 609
 Jacksonville Road, Warminster, PA 18974-
 1508.
 TAX PARCEL #31-052-063.

PROPERTY ADDRESS: 609 Jacksonville
 Road, Warminster, PA 18974-1508.
 JUDGMENT AMOUNT: \$ 229,193.59.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF:
**DOUGLAS WALTER A/K/A DOUGLAS
 C. WALTER.**
PHELAN HALLINAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2010-03663
 THE BANK OF NEW YORK MELLON FKA
 THE BANK OF NEW YORK AS TRUSTEE
 FOR THE BENEFIT OF THE
 CERTIFICATEHOLDERS CWABS, INC.
 ASSET-BACKED CERTIFICATES, SERIES
 2007-9 v. GERARD J. CRONIN owner(s) of
 property situate in the **TOWNSHIP OF
 NORTHAMPTON**, Bucks County,
 Pennsylvania, being 99 Upland Dr,
 Southampton, PA 18966-1060.
 TAX PARCEL #31-007-014-001.
 PROPERTY ADDRESS: 99 Upland Dr,
 Southampton, PA 18966-1060.
 JUDGMENT AMOUNT: \$ 641,794.65.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **GERARD
 J. CRONIN.**
PHELAN HALLINAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2012-01062
 ALL THAT CERTAIN lot or piece of ground
 with the buildings and improvements thereon
 erected, situate in **NORTHAMPTON
 TOWNSHIP**, Bucks County, Pennsylvania.
 TAX PARCEL #31-65-300.
 PROPERTY ADDRESS: 3295 Weymouth
 Place, Southampton, PA 18966.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **JO ANN
 STANGER AND JAMES STANGER A/K/A
 JAMES STANGER, JR.**
TERRENCE J. MCCABE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-03223

ALL THAT CERTAIN lot or piece of ground situated in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a record plan of Northampton Crest, made by Eastern States Engineering, Inc. dated 11/10/95 and last revised 11/18/97 and recorded at Doylestown in Plan Book 290, Page 22.

BEING lot 39 on said plan.

BEING the same property conveyed to Elizabeth Goodman and David Goodman, Husband and Wife, by deed from Elizabeth Goodman dated 6/1/2006 and recorded 8/16/2006 in Deed Book 5068, page 472, in the Office of the Recorder of Deeds of Bucks County, Pennsylvania.

TAX PARCEL #31-072-057.

PROPERTY ADDRESS: 78 Nelson Drive, Churchville, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID GOODMAN AND ELIZABETH GOODMAN.**

SARAH A. ELIA, Esquire

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

DOCKET #2013-03590

SITUATE in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks and State of Pennsylvania, bounded and described according to the Final Plan of "Tapestry, Section 8" made by Tri-State Engineers and Land Surveyors, Inc., dated 6/4/1987 and recorded in the Office of the Recorder of Deeds in Doylestown, Pennsylvania in Plan Book 242, page 78.

BEING Lot No. 685 as shown on the above mentioned plan.

TAX PARCEL #31-67-445.

PROPERTY ADDRESS: 473 Revere Drive, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRUCE A. COOPER A/K/A BRUCE COOPER AND MARCI L. COOPER A/K/A MARCI COOPER.**

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

PERKASIE BOROUGH**DOCKET #2010-01247**

ALL THAT CERTAIN message and tract of land together with the dwelling and buildings thereon erected, situate on the Northwestern side of Market Street, known as 905 Market Street, **PERKASIE BOROUGH**, County of Bucks, and Commonwealth of Pennsylvania.

TAX PARCEL #33-5-389.

PROPERTY ADDRESS: 905 West Market Street, Perkasia, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TERESA M. MIKOLS.**

TERRENCE J. MCCABE, Esquire

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

PLUMSTEAD TOWNSHIP**DOCKET #2009-12156**

ALL THAT CERTAIN tract or parcel of land situate in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks and State of Pennsylvania and described according to a Plan thereof known as "Gardenville Dairy Farm" made by G.D. Houtman & Son, Civil Engineers, dated May 29, 1954, as follows to wit.

TAX PARCEL #34-15-86-1.

PROPERTY ADDRESS: 5602 Point Pleasant Pike, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STEVEN M. DARLING.**

CHRISTOPHER A. DENARDO, Esquire

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

QUAKERTOWN BOROUGH**DOCKET #2013-01875**

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. ROBIN L. JAEGER owner(s) of property situate in the **QUAKERTOWN BOROUGH**, Bucks County, Pennsylvania, being 713 Juniper Street, Quakertown, PA 18951-1509.

TAX PARCEL #35-004-257.
 PROPERTY ADDRESS: 713 Juniper Street,
 Quakertown, PA 18951-1509.
 JUDGMENT AMOUNT: \$ 219,513.47.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **ROBIN L.
 JAEGER.**
PHELAN HALLINAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

RICHLAND TOWNSHIP

DOCKET #2012-08685
 ALL THAT CERTAIN parcel of Land
 Situate in the **TOWNSHIP OF
 RICHLAND**, County of Bucks, and
 Commonwealth of Pennsylvania.
 TAX PARCEL #36-005-064.
 PROPERTY ADDRESS: 79 West Pumping
 Station Road, Quakertown, PA 18951.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF:
FRAIDOOON VAHDATSHOAR.
TERRENCE J. MCCABE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

SILVERDALE BOROUGH

DOCKET #2011-08145
 ALL THAT CERTAIN message and lot of
 land situate in the **BOROUGH OF
 SILVERDALE** and County of Bucks and State
 of Pennsylvania.
 TAX PARCEL #40-3-94.
 PROPERTY ADDRESS: 108 East Main
 Street, Silverdale, PA 18962.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **DENISE L.
 MAYHEW.**
RICHARD M. SQUIRE, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

SOLEBURY TOWNSHIP

DOCKET #2013-00061
 PHH MORTGAGE CORPORATION v.
 HUGH J. MANGUM A/K/A HUGH

MANGUM, IV AND LAURA MALONE
 owner(s) of property situate in the
TOWNSHIP OF SOLEBURY, Bucks
 County, Pennsylvania, being 3780 Aquetong
 Road, Carversville, PA 18913.
 TAX PARCEL #41-004-042.
 PROPERTY ADDRESS: 3780 Aquetong
 Road, Carversville, PA 18913.
 JUDGMENT AMOUNT: \$ 316,777.14.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **HUGH J.
 MANGUM A/K/A HUGH MANGUM, IV
 AND LAURA MALONE.**
PHELAN HALLINAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

SPRINGFIELD TOWNSHIP

DOCKET #2013-01269
 ALL THAT CERTAIN tract, piece or parcel
 of land with dwelling and other structures,
 thereon erected located in the **TOWNSHIP
 OF SPRINGFIELD**, County of Bucks and
 Commonwealth of Pennsylvania.
 TAX PARCEL #42-005-027, 42-005-027-
 001, 42-005-027-002.
 PROPERTY ADDRESS: 876 Passer Road,
 Coopersburg, PA 18036.
 IMPROVEMENTS: SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **PETER R.
 CUFF AND LISA A. ENTSTRASSER.**
MICHAEL T. MCKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

TINICUM TOWNSHIP

DOCKET #2012-06125
 ALL THAT CERTAIN lot or piece of ground
 located in the **TOWNSHIP OF TINICUM**,
 County of Bucks and Commonwealth of
 Pennsylvania.
 TAX PARCEL #44-014-101.
 PROPERTY ADDRESS: 145 East Dark
 Hollow Road, Pipersville, PA 18947.
 IMPROVEMENTS: SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **SUSAN
 NANCY BADAME AND ERIC D.
 SWANHART.**

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

TULLYTOWN BOROUGH

DOCKET #2013-03225

ALL THAT CERTAIN lot, parcel or tract of land located in the **TULLYTOWN BOROUGH**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #46-012-046.

PROPERTY ADDRESS: 648 Pond Street, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHARLES F. SNYDER**.

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

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2012-05949

WELLS FARGO BANK, N.A. v. DEAN A. LONG owner(s) of property situate in **UPPER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being B-9 Belmont Avenue, a/k/a 9 Belmont Station, Southampton, PA 18966.

TAX PARCEL #48-12-015-00B-009.

PROPERTY ADDRESS: B-9 Belmont Avenue, a/k/a 9 Belmont Station, Southampton, PA 18966.

JUDGMENT AMOUNT: \$ 98,552.91.

IMPROVEMENTS: CONDOMINIUM UNIT.

SOLD AS THE PROPERTY OF: **DEAN A. LONG**.

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

WARMINSTER TOWNSHIP

DOCKET #2009-08204

US BANK NA AS LEGAL TITLE TRUSTEE FOR TRUMAN 2012 SC2 TITLE TRUST v. FRANCESCA SCARBOROUGH owner(s) of property situate in the **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, being 246 Maple Street, Warminster, PA 18974-4622.

TAX PARCEL #49-019-255.

PROPERTY ADDRESS: 246 Maple Street, Warminster, PA 18974-4622.

JUDGMENT AMOUNT: \$ 258,717.58.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRANCESCA SCARBOROUGH**.

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

DOCKET #2012-05296

JPMORGAN CHASE BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO WASHINGTON MUTUAL BANK, FORMALLY KNOWN AS WASHINGTON MUTUAL BANK, FA v. MICHAEL MURPHY A/K/A MICHAEL MURPHY, JR. AND KIMBERLY MURPHY owner(s) of property situate in the **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, being 325 Valley Forge Court, Warminster, PA 18974-2093.

TAX PARCEL #49-009-325.

PROPERTY ADDRESS: 325 Valley Forge Court, Warminster, PA 18974-2093.

JUDGMENT AMOUNT: \$ 196,023.52.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL MURPHY A/K/A MICHAEL MURPHY, JR. AND KIMBERLY MURPHY**.

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

DOCKET #2012-08354

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

TAX PARCEL #49-019-291.

PROPERTY ADDRESS: 255 Olive Street, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN D. VIGORITA AND BRANDI D. LEAHY**.

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

DOCKET #2013-02805

WELLS FARGO BANK, N.A. v. GIACINTA DEROSA A/K/A GIACINTA LINDA DEROSA, IN HER CAPACITY AS ADMINISTRATOR CTA AND DEVISEE OF THE ESTATE OF FLORA DEROSA owner(s) of property situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, being 1547 Wheatfield Lane, Warminster, PA 18974-1844.

TAX PARCEL #49-036-338.

PROPERTY ADDRESS: 1547 Wheatfield Lane, Warminster, PA 18974-1844.

JUDGMENT AMOUNT: \$ 210,894.21.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GIACINTA DEROSA A/K/A GIACINTA LINDA DEROSA, IN HER CAPACITY AS ADMINISTRATOR CTA AND DEVISEE OF THE ESTATE OF FLORA DEROSA.**

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

DOCKET #2013-03214

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

TAX PARCEL #49-09-44.

PROPERTY ADDRESS: 606 York Road, Warminster, PA 18974.

IMPROVEMENTS: SHOPPING CENTER.

SOLD AS THE PROPERTY OF: **WSC WARMINSTER PLAZA ASSOCIATES LP.**

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

WARRINGTON TOWNSHIP

DOCKET #2009-11275

ALL THAT CERTAIN Lot or Piece of Land with the buildings and improvements thereon erected located in the **WARRINGTON TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #50-018-089.

PROPERTY ADDRESS: 111 Lyric Way, Warrington, PA 18976.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LORI J. FALKOWSKI AND JOHN W. FALKOWSKI.**

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

DOCKET #2013-01185

ALL THE RIGHT, title, interest and claims of George Navo of, in and to the following described property:

ALL THAT CERTAIN property situate in the **TOWNSHIP OF WARRINGTON**, Bucks County, Pennsylvania, being more fully described at DBV 3988, PG 1871.

BEING unit number 202 in the Bradford Greene Condominium located at 812 Purple Martin Court, Warrington, Pennsylvania 18976.

TAX PARCEL #50-15-141-202.

IMPROVEMENTS: TWO STORY CONDO UNIT.

SOLD AS THE PROPERTY OF: **GEORGE NAVO.**

BRETT A. SOLOMON, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-01883

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. FRANCIS J. MILLER AND CARRIE A. MILLER owner(s) of property situate in **WARRINGTON TOWNSHIP**, Bucks County, Pennsylvania, being 168 Morning Walk Drive, Warrington, PA 18976-1667.

TAX PARCEL #50-008-007.

PROPERTY ADDRESS: 168 Morning Walk Drive, Warrington, PA 18976-1667.

JUDGMENT AMOUNT: \$ 386,155.58.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRANCIS J. MILLER AND CARRIE A. MILLER.**

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

WEST ROCKHILL TOWNSHIP

DOCKET #2011-11442

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

TAX PARCEL #52-005-020.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

TERRENCE J. MCCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

WRIGHTSTOWN TOWNSHIP

DOCKET #2010-11372

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

TAX PARCEL #53-018-016.

PROPERTY ADDRESS: 206 Wrenwood Way, Newtown, PA 18940.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:

JUNE E. SCHRADER AND STUART K. ZUMPF.

MICHAEL T. MCKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2010-11959

ALL THAT CERTAIN parcel of land lying and being situate in the **TOWNSHIP OF WRIGHTSTOWN**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated October 30, 1998, among the land records of the County and State set forth above, in Deed Volume 1714, Page 0150.

TAX PARCEL #53-1-68.

PROPERTY ADDRESS: 912 Mill Creek Road, Wrightstown, PA 18956, Township of Wrightstown.

IMPROVEMENTS: SINGLE FAMILY DWELLING.
SOLD AS THE PROPERTY OF: **BONNIE TRIPODI.**

JAIME R. ACKERMAN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-01000

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v. CYNTHIA E. CHRISTMAN, IN HER CAPACITY AS HEIR OF LINDA L. CHRISTMAN, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA L. CHRISTMAN, DECEASED owner(s) of property situate in **WRIGHTSTOWN TOWNSHIP**, Bucks County, Pennsylvania, being 1061 Mill Creek Road, Wycombe, PA 18960.
PARCEL NO. 1: 53-003-021.
PARCEL NO. 2: 53-003-005.
PROPERTY ADDRESS: 1061 Mill Creek Road, Wycombe, PA 18960.
JUDGMENT AMOUNT: \$ 169,749.41.
IMPROVEMENTS: RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF: **CYNTHIA E. CHRISTMAN, IN HER CAPACITY AS HEIR OF LINDA L. CHRISTMAN, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA L. CHRISTMAN, DECEASED.**

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

YARDLEY BOROUGH

DOCKET #2011-02078

ALL THAT CERTAIN tract place or parcel, of land situate in the **BOROUGH OF YARDLEY**, County of Bucks, Commonwealth of Pennsylvania, in according to a Minor Subdivision Plan for W. Thomas McGarry by Pickering, Corts & Summerson, Inc., Consulting Engineers & Land Surveyors, Newtown, PA being dated February 24, 2004 and last revised April 25, 2006.

TAX PARCEL #54-005-069.

PROPERTY ADDRESS: 6 South Edgewater Avenue, Morrisville aka Yardley, PA 19067.
IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **W. THOMAS MCGARRY.**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of distribution will be filed by the Sheriff within 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.

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.

COTTMAN AVENUE ICES, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

D. Keith Brown, Solicitor
Stuckert and Yates
Two North State Street
P. O. Box 70
Newtown, PA 18940

THE DIRT MERCHANT, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Czaplicki & Gregor, PC, Solicitors
16 Campus Blvd.
Suite 200
Newtown Square, PA 19073

HUNTING PARK ICES, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

D. Keith Brown, Solicitor
Stuckert and Yates
Two North State Street
P. O. Box 70
Newtown, PA 18940

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on August 30, 2013 for: **JC Morrisville, Inc.**, 833 W. Trenton Avenue, Morrisville, PA 19067.

The corporation has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

MASS ELECTRIC SERVICES INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

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

PAKTIA, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Richard Gutman, Solicitor
8515 Frankford Avenue
Philadelphia, PA 19136

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

D. Keith Brown, Solicitor
Stuckert and Yates
Two North State Street, P. O. Box 70
Newtown, PA 18940

SECOND & GRANGE ICES, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

D. Keith Brown, Solicitor
Stuckert and Yates
Two North State Street, P. O. Box 70
Newtown, PA 18940

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.

DW Land Services LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

Steven A. Cotlar, Solicitor
23 W. Court Street
Doylestown, PA 18901

REFRESHING PAWS, LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

Richard Danese, Jr., Solicitor

Stuckert and Yates

Two North State Street

P. O. Box 70

Newtown, PA 18940

TWO RAVEN GAMES, LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

Richard Danese, Jr., Solicitor

Stuckert and Yates

Two North State Street

P. O. Box 70

Newtown, PA 18940

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.

SYCAMORE EDGE COMMUNITY ASSOCIATION, INC. has been incorporated under the PA Nonprofit Corporation Law of 1988 on September 6, 2013 to maintain and administer the common properties within the planned residential development known as "Sycamore Edge."

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

BARRETT, FURY J., dec'd.

Late of Bensalem Township.

Executrix: **KATHLEEN BARRETT**,

12012 Barry Ct., Holland, PA 18966.

BELLMEYER, DAWN R., dec'd.

Late of Falls Township.

Administratrix: **SHAE MORONG**, 87 Idlewild Road, Levittown, PA 19057.

Attorney: **STACEY L. SMITH**, Law Offices of Lang & Smith, 375 Indian Creek Drive, Levittown, PA 19057.

BROOKS, ELIZABETH L., dec'd.

Late of Warminster Township.

Executor: **DAVID J. BILLINGSLEY**, c/o Ronald C. Unterberger, Esquire, 123 S. Broad Street, Ste. 1840, Philadelphia, PA 19109.

Attorney: **RONALD C. UNTERBERGER**, Harper & Driver, 123 S. Broad Street, Ste. 1840, Philadelphia, PA 19109.

CHWIEROTH, EDWARD J. a/k/a **REV. EDWARD J. CHWIEROTH**, dec'd.

Late of Lower Makefield Township.

Executor: **JOHN J. DOLAN**, 138 State Rd., (Apt. 309), Bensalem, PA 19020.

CURRIE, JOSEPHINE A., dec'd.

Late of Warminster Township.

Executrix: **PATRICIA C. HUND** a/k/a **PATRICIA HUND**, c/o Edward J. Gilson, Jr., Esquire, 8001 Roosevelt Blvd., Ste. 501B, Philadelphia, PA 19152.

Attorney: **EDWARD J. GILSON, JR.**, 8001 Roosevelt Blvd., Ste. 501B, Philadelphia, PA 19152.

DAVIS, CLARA C., dec'd.

Late of Northampton Township.

Executors: **H. ALLAN DAVIS**, c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940 and **CLARE M. CALDWELL**, 4211 Bayberry Ct., Monmouth Junction, NJ 08852.

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

FAIRBANKS, RUTH I., dec'd.

Late of Doylestown, Bucks County, PA.
 Executrix: **R. EILEEN FAIRBANKS**,
 8625 Passionvine Street, North Richland
 Hills, TX 76180.

FEGELY, ROY E., dec'd.

Late of Dublin Borough.
 Executrix: **MARELLEN H. FEGELY**,
 126 Middle Road, Apt. C-15, Dublin,
 PA 18917.
 Attorney: **JOSEPH A. CHELLEW, III**,
 P. O. Box 258, 847 West Market Street,
 Perkasie, PA 18944.

FITZGERALD, JR., GROVER C., dec'd.

Late of Sellersville, Bucks County, PA.
 Executor: **DARREN M. FITZGERALD**,
 1026 Keystone Dr., Sellersville,
 PA 18960.

GATTA, VIRGINIA, dec'd.

Late of Bensalem, Bucks County, PA.
 Executrix: **ROSEMARIE K. ANGLE**,
 2642 Eddington Ave., Bensalem,
 PA 19020.

GAYMAN, PHILIP E., dec'd.

Late of Doylestown, Plumstead
 Township.
 Executor: **EDWARD G. GAYMAN**,
 5154 Gayman Rd., Doylestown,
 PA 18902.

GORMAN, SR., THOMAS P. a/k/a

THOMAS P. GORMAN, dec'd.
 Late of New Britain Township.
 Executrix: **EILEEN T. GORMAN**, c/o
 Highpoint Law Offices, 200 Highpoint
 Drive #211, Chalfont, PA 18914.
 Attorney: **PETER J. GILBERT**,
 Highpoint Law Offices, 200 Highpoint
 Drive #211, Chalfont, PA 18914.

HEATON, WILLIAM RUSSELL a/k/a
RUSSELL HEATON, dec'd.

Late of Warminster, Bucks County, PA.
 Executrix: **THERESA M. HEATON**,
 12521 Ann's Choice Way, Warminster,
 PA 18974.

HEWITT, HELEN a/k/a HELENE E. HEWITT,
dec'd.

Late of Bristol Township.
 Executor: **LEONARD F. HEWITT, SR.**,
 30 Openwood Lane, Levittown, PA 19055.
 Attorney: **JOY DICKSTEIN**, 457
 Woodbourne Road, Suite 102, Langhorne,
 PA 19047.

HUFNAGLE, JR., JOSEPH E., dec'd.

Late of Sellersville Borough.
 Administratrix: **MARY COLLEEN**
CLARK, 794 Depot Lane, Quakertown,
 PA 18951.

KEATING, ALPHONSUS LEO a/k/a AL
KEATING, dec'd.

Late of Warminster Township.
 Executor: **KENNETH KEATING**, 45
 Steeplechase Dr., Doylestown, PA 18901.

KOWNACKY, ANNA MAE, dec'd.

Late of Morrisville, Bucks County, PA.
 Administrator: **MICHAEL KOWNACKY**,
 108 West College Ave., Yardley, PA
 19067-1519.

LAFFERTY, PETER D., dec'd.

Late of Lower Makefield Township.
 Executrices: **NANCY L. SCARLATO** and
AMY L. HORWATH, c/o Curtin & Heefner
 LLP, 250 N. Pennsylvania Avenue,
 P. O. Box 217, Morrisville, PA 19067.
 Attorney: **FRANCIS X. STECKLAIR**,
 Curtin & Heefner LLP, 250 N.
 Pennsylvania Avenue, P. O. Box 217,
 Morrisville, PA 19067.

LODISE, M. DORIS a/k/a MARIE D.**LODISE**, dec'd.

Late of Middletown Township.

Executrix: **LARRAINE LODISE-GENTRY**, 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.**LUNDSTEN, DELLA a/k/a DELLA D. LUNDSTEN**, dec'd.

Late of Bedminster Township.

Executrix: **BONNIE L. THOMASIK**, 1145 Lehigh Avenue, Allentown, PA 18103.Attorney: **HERBERT G. LITVIN**, 151 S. 7th Street, Easton, PA 18042.**MANN, JR., CHARLES L.**, dec'd.

Late of Richland Township.

Executrix: **STEPHANIE B. MANN**, c/o Rodney D. Henry, P. O. Box 499, Quakertown, PA 18951-0499.Attorney: **RODNEY D. HENRY**, P. O. Box 499, Quakertown, PA 18951-0499.**MANNING, MARGARET T. a/k/a MARGARET MANNING**, dec'd.

Late of Doylestown Township.

Administratrix: **JUDITH M. RICHMOND**, c/o Terry Lee Farber, Esquire, 1200 Bustleton Pike, Ste. 16-B, Feasterville, PA 19053.Attorney: **TERRY LEE FARBER**, Law Office of Terry Lee Farber, 1200 Bustleton Pike, Ste. 16-B, Feasterville, PA 19053.**MARTIN, MARION B.**, dec'd.

Late of Lower Makefield Township.

Executor: **CHRISTOPHER A. MARTIN**, c/o Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P. O. Box 217, Morrisville, PA 19067. Attorney: **FRANCIS X. STECKLAIR**, Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P. O. Box 217, Morrisville, PA 19067.**McILVAINE, PAUL W. a/k/a DR. PAUL W. McILVAINE**, dec'd.

Late of Bristol Borough.

Executor: **PAUL W. McILVAINE, JR.**, 916 Acacia Avenue, Torrance, CA 90501.Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.**MILLER, RUSSEL F.**, dec'd.

Late of Bristol Township.

Executrices: **DARLENE S. WOOD**, 707 Sourwood Lane, Collegeville, PA 19426 and **ROSALIE ORIOLT**, 4506 West Maverick Court, Beverly Hills, FL 34465.Attorney: **JOY DICKSTEIN**, 457 Woodbourne Road, Suite 102, Langhorne, PA 19047.**MOYER, BRETT A. a/k/a BRETT MOYER**, dec'd.

Late of Silverdale Borough.

Administratrix: **BRENDA D. MOYER**, 101 Sterling Drive, P.O. Box 511, Silverdale, PA 18962.Attorney: **DOUGLAS A. GIFFORD**, Clemens, Nulty and Gifford, 510 E. Broad Street, P. O. Box 64439, Souderton, PA 18964-0439.**MULHERN, ROSE**, dec'd.Late of Penndel, Middletown Township. Executrix: **DINA HAMMOND**, 4831 Stump Road, Pipersville, PA 18947.**NUSS, RUTH G.**, dec'd.

Late of Northampton Township.

Executors: **ROGER NUSS**, 63 Claypit Hill Road, Wayland, MA 01778 and **HARRY BRADLEY NUSS**, 12015 Harford Road, Glen Arm, MD 21057.Attorney: **SCOTT A. PETRI**, Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.**O'CONNELL, ROSEMARY**, dec'd.

Late of Holland, Northampton Township.

Executor: **WILLIAM P. O'CONNELL**, 96 Buckshire Drive, Holland, PA 18966.Attorney: **ANNE SCHEETZ DAMON**, Williams & Scheetz, 935 Second Street Pike, Richboro, PA 18954.**OTT, JR., HERBERT M.**, dec'd.

Late of Warrington Township.

Administratrix: **CAROLYN O'NEILL**, 2348 Dubree Avenue, Warrington, PA 18974.

Attorney: **BOYD A. ENGLAND**, 70 W. Oakland Avenue, Suite 306, Doylestown, PA 18901.

PARGOLA, DANIEL, dec'd.

Late of Northampton Township.

Executrix: **THERESA DAILY**, 14 Carver Lane, Ivyland, PA 18974.

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

REICHSTINE, JOAN M., dec'd.

Late of Bucks County, PA.

Executor: **SCOT W. SEMISCH**, Semisch and Semisch, 408 N. Easton Road, P. O. Box 306, Willow Grove, PA 19090-0306.

Attorney: **SCOT W. SEMISCH**, Semisch and Semisch, 408 N. Easton Road, P. O. Box 306, Willow Grove, PA 19090-0306.

ROGERS, JOAN M., dec'd.

Late of Plumstead Township.

Executrix: **SUSAN REIMER**, c/o Elaine T. Yandrisevits, Esquire, 30 Cassatt Avenue, Berwyn, PA 19312.

Attorney: **ELAINE T. YANDRISEVITS**, McAndrews Law Offices, P.C., 30 Cassatt Avenue, Berwyn, PA 19312.

SMITH, SR., WINTON ROY, dec'd.

Late of Warrington Township.

Executors: **WINTON ROY SMITH, JR.** and **MATTHEW LESLIE SMITH**, 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.

STEVENS, GEORGE, dec'd.

Late of Middletown Township.

Executor: **UNIVEST BANK AND TRUST COMPANY**, 14 North Main Street, P. O. Box 64559, Souderton, PA 18964.

Attorney: **HENRY A. CARPENTER II**, 301 Oxford Valley Road, Suite 101B, Yardley, PA 19067.

WALSH, EILEEN G., dec'd.

Late of New Britain Township.

Executrix: **DIANE W. JONES** a/k/a **DIANE M. JONES**, c/o Brian R. Price & Associates, Pinehill Professional

Center, 140 East Butler Avenue, Chalfont, PA 18914.

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

WEAVER, ALICE M., dec'd.

Late of Tinticum Township.

Executors: **DANA S. WEAVER** and **ROBERT N. WEAVER**, c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.

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

WEAVER, ELIZABETH, dec'd.

Late of Newtown Borough.

Executors: **CAROL DeTHOMAS**, 155 No. Elm Ave., Newtown, PA 18940 and **HARRY Z. WEAVER**, 13 Gaylord Ct., Newtown, PA 18940.

Second Publication

BARTHOLOMEW, ROBERT V., dec'd.

Late of Northampton Township.

Administratrix: **LAURIE B. BUSHNELL**, 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.

BENNETT, MARYELLEN A. a/k/a **MARYELLEN BENNETT**, dec'd.

Late of Bensalem Township.

Executrix: **MARGARET A. NATALIE** (a/k/a **MARGARET ANN NATALIE**), c/o Edward J. Hughes, Esquire, 1250 Germantown Pike, Ste. 205, Plymouth Meeting, PA 19462.

Attorney: **EDWARD J. HUGHES**, Hughes, Kalkbrenner & Ozorowski, LLP, 1250 Germantown Pike, Ste. 205, Plymouth Meeting, PA 19462.

BROEZE, JULIANNA F., dec'd.

Late of Middletown Township.

Executor: **ROBERT J. BROEZE**, 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.

BROKER, EARL B., dec'd.

Late of Warwick Township.

Executors: **BRIAN JEFFREY BROKER** and **BRADLEY A. BROKER**, c/o Cary B. Fleisher, Esquire, Narducci, Moore, Fleisher & Roeberg, LLP, 589 Skippack Pike, Suite 300, Blue Bell, PA 19422.

Attorney: **CARY B. FLEISHER**, Narducci, Moore, Fleisher & Roeberg, LLP, 589 Skippack Pike, Suite 300, Blue Bell, PA 19422.

CECI, FRANK JOSEPH a/k/a **FRANK J. CECI**, dec'd.

Late of Hilltown Township.

Executor: **JAMIE CECI**, 11 Chalfont Road, Chalfont, PA 18914.

CHAMP, ROBERT GEORGE, dec'd.

Late of Newtown Township.

Executor: **RICHARD C. CHAMP**, 562 Friendship Avenue, Lancaster, PA 17602.

Attorney: **MICHAEL P. KANE**, Morgan, Hallgren, Crosswell & Kane, P.C., 700 North Duke Street, P. O. Box 4686, Lancaster, PA 17604-4686.

CICHOCKI, JAMES J., dec'd.

Late of Morrisville, Bucks County, PA.

Administratrix: **DIANE PONIST**, 57 Queens Bridge Rd., Levittown, PA 19057.

CONWAY, KATHLEEN T., dec'd.

Late of Holland, Northampton Township.

Executrix: **MARGARET M. QUANN**, 573 Nottingham Drive, Yardley, PA 19067.

DIMMLER, WILLIAM P., dec'd.

Late of Wrightstown Township.

Executors: **PAUL F. DIMMLER**, 1215 Iris Road, Warminster, PA 18974 and **JEAN M. LEVERAGE**, 13825 Still Pond Road, Still Pond, MD 21667.

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

DONOHUE, JOHN M. a/k/a **JOHN M. DONOHUE, SR.**, dec'd.

Late of Doylestown, Bucks County, PA.

Executors: **IRENE WUNSCH**, 549 McCarty Drive, Furlong, PA 18925;

EDWARD DONOHUE, 2736 Windybush Rd. Apt. 2, Newtown, PA 18940 and **JOHN M. DONOHUE, JR.**, 246 Ridge Avenue, Newtown, PA 18940.

GARROTT, ANNE M., dec'd.

Late of Newtown Township.

Administratrix: **DEBORAH L. KLOCK**, President, DLK Managed Care Solutions, Inc., c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940. Attorney: **ANDREW J. CORDES**, Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

HALE, LOUISE AMELIA, dec'd.

Late of Richboro, Northampton Township.

Administrator: **GLENN HALE**, 432 Louisiana St., Vallejo, CA 94590.

JAMES, EFFIE ARLINE a/k/a **EFFIE A. JAMES**, dec'd.

Late of Middletown Township.

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

KANDLE, KENNETH C., dec'd.

Late of Oakford, Bucks County, PA.

Executor: **THOMAS KANDLE**, 472 Pritchard Ct., Harrisburg, PA 17111.

KREBS, MARION E., dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **GEORGE W. ELSE III**, 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.

LONCZAK, ELSIE MARIE a/k/a **ELSIE M. LONCZAK**, dec'd.

Late of Bristol Township.

Executrix: **AMY NOON**, c/o Arthur G. Krevitz, Esquire, 4230 Bensalem Blvd., Bensalem, PA 19020.

Attorney: **ARTHUR G. KREVITZ**, Krevitz & Associates, 4230 Bensalem Blvd., Bensalem, PA 19020.

MAURER, DEBRA, dec'd.

Late of Bristol Township.

Administrators: **STEVEN MAURER**, 1004 Newport Road, Bristol, PA 19007; **PAUL M. MAURER**, 1775A North Dove Road, Yardley, PA 19067 and **RICHARD**

R. MAURER, 9071 Millcreek Road, Apt. 1307, Levittown, PA 19054.
 Attorney: **CHRISTOPHER H. STEWARD**, 2246 Bristol Pike, Bensalem, PA 19020.

MENSCH, ROBERT LEON a/k/a BOB MENSCH, dec'd.
 Late of Perkasio Borough.
 Administratrix: **SANDRA LEE MENSCH**, 643 E. Walnut St., Perkasio, PA 18944.

MOVITCH, ROSE D., dec'd.
 Late of Langhorne, Bucks County, PA.
 Executrix: **SUSAN A. VOGLER**, 6 Cherokee Dr., Pennington, NJ 08534.

RUSH, JOAN MARIE a/k/a JOAN MARIE BARRY, dec'd.
 Late of Warminster, Bucks County, PA.
 Executor: **JOHN B. RUSH**, 2225 Kaiser Drive, Austin, TX 78748.

SCHWALM, LYLE R., dec'd.
 Late of Langhorne Manor Borough.
 Executrix: **SANDRA M. SCHWALM**, 207 W. Park Ave., Langhorne, PA 19047.

SHAPIRO, ETHEL, dec'd.
 Late of Chalfont Borough.
 Executors: **RONALD M. SHAPIRO** and **ILENE J. YOUNG**, c/o James F. Carney, Esq., 610 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462.
 Attorney: **JAMES F. CARNEY**, 610 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462.

SMITH, DALE O., dec'd.
 Late of Buckingham Township.
 Executor: **RICHARD HALE PRATT**, Esquire, Pratt, Brett & Luce, P.C., 68 East Court Street, P. O. Box 659, Doylestown, PA 18901-0659.
 Attorney: **RICHARD HALE PRATT**, Pratt, Brett & Luce, P.C., 68 East Court Street, P. O. Box 659, Doylestown, PA 18901-0659.

SUMMERS, RUTH MURRAY a/k/a RUTH M. SUMMERS, dec'd.
 Late of Bristol Township.
 Executrices: **KATHLEEN DEAN**, 60 Round Hill Rd., Levittown, PA 19067 and **GAIL HUNGER**, 343 Michael Rd., Yardley, PA 19067.
 Attorney: **RUSSELL P. SACCO**, 53 S. Main Street, Yardley, PA 19067.

TURNER, ERNEST, dec'd.
 Late of Ottsville, Bucks County, PA.
 Executor: **ERNEST J. TURNER, JR.**, 12 Fox Chase Road, Madison, NJ 07940.
TYSON, WILLIAM D. a/k/a WILLIAM TYSON, dec'd.
 Late of Nockamixon Township.
 Executor: **W. SCOTT TYSON**, 475 Deep Run Road, Perkasio, PA 18944.
 Attorney: **WILLIAM A. GROSS**, 515 Kellers Road, Quakertown, PA 18951.

WEISS, RUTH, dec'd.
 Late of West Rockhill Township.
 Executors: **MARY E. SOMERS**, 120 Devonshire Way, Sellersville, PA 18960 and **PEGGY J. MOYER**, 294 Kingsfield Drive, Souderton, PA 18964.
 Attorney: **DOROTHY K. WEIK**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P. O. Box 64769, Souderton, PA 18964.

Third and Final Publication

BOYLAN, ANNA M. a/k/a ANNA BOYLAN, dec'd.
 Late of Point Pleasant, Tinicum Township.
 Executrix: **SUSAN K. HANSON**, 103 Weston Drive, Cherry Hill, NJ 08003-2114.

BROKER, EARL B., dec'd.
 Late of Warwick Township.
 Executors: **BRIAN JEFFREY BROKER** and **BRADLEY A. BROKER**, c/o Cary B. Fleisher, Esquire, Narducci, Moore, Fleisher & Roeberg, LLP, 589 Skippack Pike, Suite 300, Blue Bell, PA 19422.
 Attorney: **CARY B. FLEISHER**, Narducci, Moore, Fleisher & Roeberg, LLP, 589 Skippack Pike, Suite 300, Blue Bell, PA 19422.

COLFER, JUDITH A., dec'd.
 Late of Middletown Township.
 Administratrix: **TRICIA A. KOZISKY**, c/o Michael F. Cotter, Esquire, 50 S. 16th Street, Ste. 2950, Philadelphia, PA 19102-2527.
 Attorney: **MICHAEL F. COTTER**, 50 S. 16th Street, Ste. 2950, Philadelphia, PA 19102-2527.

ENGEL, ARNOLD, dec'd.

Late of Lower Southampton Township.
 Executor: **STEVEN ENGEL**, c/o Joseph P. Stampone, Esquire, 500 Cottman Avenue, Cheltenham, PA 19012.

Attorney: **JOSEPH P. STAMPONE**, Stampone Law, P.C., 500 Cottman Avenue, Cheltenham, PA 19012.

GORLASKI, STACEY L. a/k/a **STACEY L. ELLIS**, dec'd.

Late of Levittown, Falls Township.

Executor: **JOSEPH D. GORLASKI**, 74 Bald Cypress Lane, Levittown, PA 19054.

KALMBACH, KATHRYN M., dec'd.

Late of Bensalem Township.

Administratrix: **SHERYL KALMBACH**, 112 Springfield Drive, Sellersville, PA 18960.

Attorney: **MICHAEL S. CONNOR**, 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444.

KASHKASHIAN, SR., NICHOLAS, dec'd.

Late of Southampton Township.

Administrator: **NICK KASHKASHIAN**, c/o Alan G. Wandalowski, Esquire, 131 West State Street, Doylestown, PA 18901.

Attorney: **ALAN G. WANDALOWSKI**, Anheil Maslow & MacMinn, LLP, 131 West State Street, P. O. Box 50, Doylestown, PA 18901.

KILJANSKI, OLGA, dec'd.

Late of Plumstead Township.

Executor: **BERNARD KILJANSKI**, 1139 Ferry Road, Doylestown, PA 18901.

Attorney: **JAMES P. BENSTEAD**, 124 East Court Street, Doylestown, PA 18901.

LEACH, NORMA C., dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **BARBARA PLATCHEK**, 4519 East Stiles Street, Philadelphia, PA 19124.

LONG, EDWARD W., dec'd.

Late of Levittown, Bucks County, PA.

Executor: **JEFFREY E. LONG**, 9 Dietrich Valley Rd., Kutztown, PA 19530.

LOPEZ, SR., RAMON a/k/a **RAMON LOPEZ, JR.**, dec'd.

Late of Warrington, Bucks County, PA.

Executor: **RAMON LOPEZ III**, 2379 Greensward South, Warrington, PA 18976.

LYNCH, DOROTHY M., dec'd.

Late of Warrington, Bucks County, PA.
 Executrix: **CYNTHIA A. EDGAR**, 1545 Peach Tree Lane, Hatfield, PA 19440.

NEMETH, JOHANNA E., dec'd.

Late of Lower Southampton Township.
 Executrix: **HEDWIG M. WITTEMANN**, c/o Paul A. Coghlan, Esquire, 437 Rhawn Street, Philadelphia, PA 19111.

Attorney: **PAUL A. COGHLAN**, 437 Rhawn Street, Philadelphia, PA 19111.

SIMON, JACOB M., dec'd.

Late of Warminster Township.

Executors: **JOEL NORMAN SIMON** and **DEBORAH GAIL SIMON**, c/o Don F. Marshall, Esquire, Stuckert and Yates, P. O. Box 70, Newtown, PA 18940.

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

SLUSSER, SHELDON I., dec'd.

Late of Bristol Township.

Administrators: **SHELDON SLUSSER** and **SANDRA N. BITTLE**, c/o Renata T. Pabisz, Esquire, 2410 Bristol Road, Bensalem, PA 19020.

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

SPIROPOULOS, WILLIAM T., dec'd.

Late of New Hope Borough.

Executrix: **DEBORAH L. SPIROPOULOS**, c/o Kenneth C. Russell, Esquire, 3500 Reading Way, Huntingdon Valley, PA 19006.

Attorney: **KENNETH C. RUSSELL**, Baratta, Russell & Baratta, 3500 Reading Way, Huntingdon Valley, PA 19006.

TORRES, JAVIER ANTONIO, dec'd.

Late of Falls Township.

Administratrix: **ALICE TORRES**, c/o Henry Van Blunk, Esquire, 777 Township Line Road, Ste. 120, Yardley, PA 19067.

Attorney: **HENRY VAN BLUNK**, Stark & Stark, P.C., 777 Township Line Road, Ste. 120, Yardley, PA 19067.

WISHKIN, RICHARD MARK, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **STEPHANIE G. WISHKIN**, 2339 Oriole Dr., Bensalem, PA 19020.

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:

ANDCO Remodeling with its principal place of business at 159 Lebbie Lane, Fairless Hills, PA 19030.

The name and address of the person owning or interested in said business is: Darren L. Andress, 159 Lebbie Lane, Fairless Hills, PA 19030.

The certificate was filed on July 22, 2013.

C 2 C Fitness with its principal place of business at 2395 York Rd., Ste. 15-50, Jamison, PA 18929.

The name and address of the person owning or interested in said business is: Pam Lacey, 2395 York Rd., Ste. 15-50, Jamison, PA 18929.

The certificate was filed on July 10, 2013.

PENSION DESIGN EXPERTS with its principal place of business at 1751 Ashbourne Drive, Yardley, PA 19067.

The name and address of the person owning or interested in said business is: Jerrold Filipski, 1751 Ashbourne Drive, Yardley, PA 19067.

The certificate was filed on July 17, 2013.

SpokeDaddy with its principal place of business at 801 Willopenn Dr., Apt. N-103, Southampton, PA 18966.

The name and address of the person owning or interested in said business is: Stephan Foster, Jr., 801 Willopenn Dr., Apt. N-103, Southampton, PA 18966.

The certificate was filed on July 15, 2013.

TRUE BEAUTY MARKS with its principal place of business at 38 S. 11th St., Quakertown, PA 18951.

The name and address of the person owning or interested in said business is: Gina Kay Osborne, 38 S. 11th St., Quakertown, PA 18951.

The certificate was filed on July 10, 2013.

UNIQUE NAME RINGS with its principal place of business at 601 Courtland Ln., Fairless Hills, PA 19030.

The name and address of the person owning or interested in said business is: Scott Guckin, 601 Courtland Ln., Fairless Hills, PA 19030.

The certificate was filed on July 5, 2013.

Foreign Corporation

I WEAR OPTICAL BOUTIQUE, INC., a corporation organized under the laws of the state of Delaware, has applied for a Certificate of Authority under the provisions of the Business Corporation Law of 1988. The address of its principal office under the laws of the jurisdiction in which it is incorporated is 2711 Centerville Rd., Ste. 400, Wilmington, DE 19808 and the address of its proposed registered office in this Commonwealth is 16 West State St., Doylestown, PA 18901.

Michael Wolinsky, Solicitor
1015 Chestnut St.
Suite 414
Philadelphia, PA 19107

Miscellaneous

NOTICE OF CIVIL ACTION IN THE
COURT OF COMMON PLEAS OF BUCKS
COUNTY, PENNSYLVANIA
CIVIL ACTION LAW
No. 2012-7346

AMOS FINANCIAL, LLC, Plaintiff
v.

PATRICIA WERYNSKI and STEVEN WERYNSKI, Defendants

You are hereby notified that on July 11, 2012, Plaintiff, Amos Financial, LLC, filed a Civil Complaint endorsed with a Notice to Defend, against you, in the Court of Common Pleas of Bucks County, Pennsylvania docketed to No. 2012-7346. Wherein the Plaintiff seeks a judgment against you in the amount of \$129,033.67 plus continuing prejudgment interest from August 10, 2012, at the rate of \$15.75 per day pursuant to a contract you entered into with Keybank USA, Inc., on or about December 10, 2004 and court costs. You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of this publication or a Judgment will be entered against you. NOTICE if you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Bucks County Bar Association 135 East State Street P.O. Box 300 Doylestown, PA 18901 215-348-9413.

IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY
ORPHANS' COURT DIVISION
NO. 2011-9198

IN RE: **ADOPTION OF REBECCA LYNN COHEN**

NOTICE REQUIRED BY ACT 101 OF
2010

23 PA. C.S. §2731-2742

DATE: September 4, 2013

TO: THOMAS CHRISTOPHER ULERY

This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the Court to be legally binding.

A birth relative is defined only as a parent, grandparent, stepparent, sibling, uncle or aunt of the child's birth family, whether the relationship is by blood, marriage or adoption.

This voluntary agreement may allow you to have continuing contact or communication, including, but not limited to:

- Letters and/or e-mails;
- Photos and/or videos;
- Telephone calls and/or text messages; or
- Supervised or unsupervised visits.

If you are interested in learning more about this option for a voluntary agreement, contact Judith A. Algeo, Esquire at 215-340-7530 or your attorney, if you have one.

Judith A. Algeo, Esquire
Eastburn & Gray PC
60 E. Court Street, P. O. Box 1389
Doylestown, PA 18901

BUCKS COUNTY
COURT OF COMMON PLEAS
NUMBER 2013-00626

OneWest Bank, FSB, Plaintiff
v.

Karen Boyle, Known Surviving Heir of James P. Cahill, Deceased Mortgagor and Real Owner, All Unknown Surviving Heir of James P. Cahill, Deceased Mortgagor and Real Owner, James P. Cahill, Known Surviving Heir of James P. Cahill, Deceased Mortgagor and Real Owner and Theresa Steinard, Known Surviving Heir of James P. Cahill, Deceased Mortgagor and Real Owner, Defendants

To: ALL UNKNOWN SURVIVING HEIR OF JAMES P. CAHILL, DECEASED MORTGAGOR AND REAL OWNER

TYPE OF ACTION: CIVIL ACTION/
COMPLAINT IN MORTGAGE
FORECLOSURE
PREMISES SUBJECT TO FORECLOSURE:
1517 VIRGINIA AVENUE, BENSALEM,
PENNSYLVANIA 19020

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER

LEGAL SERVICES TO ELIGIBLE PERSONS
AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Bucks County Bar Association
135 E. State Street
P.O. Box 300

Doylestown, Pennsylvania 18901
(888) 991-9922

Terrence J. McCabe, Esquire
Marc S. Weisberg, Esquire
Edward D. Conway, Esquire
Margaret Gairo, Esquire
Andrew L. Markowitz, Esquire
Heidi R. Spivak, Esquire
Marisa J. Cohen, Esquire
Christine L. Graham, Esquire
Brian T. Lamanna, Esquire
Ann E. Swartz, Esquire
Joseph F. Riga, Esquire
Joseph I. Foley, Esquire
Celine P. Derkrikorian, Esquire
McCabe, Weisberg and Conway, Attorneys
for Plaintiff
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

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:

Third and Final Publication

TRUST OF DOROTHY A. ACKERMAN
a/k/a **DOROTHY ANENA ACKERMAN**
Late of Richlandtown Borough.
Trustee: **RICHARD P. ACKERMAN, SR.**, 30 First Avenue, Richlandtown, PA 18955.
Attorney: **BRETT B. WEINSTEIN**, 705 W. DeKalb Pike, King of Prussia, PA 19406.