

## Sheriff's Sale

### *First Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, March 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 #2010-07259

WELLS FARGO BANK, N.A. v. DONNA HAMMERSTONE owner(s) of property situate in the **TOWNSHIP OF BEDMINSTER**, Bucks County, Pennsylvania, being 132 Wigton Circle, Perkasio, PA 18944-4134.

TAX PARCEL #01-023-096.

PROPERTY ADDRESS: 132 Wigton Circle, Perkasio, PA 18944-4134.

JUDGMENT AMOUNT: \$ 198,522.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

### **BENSALEM TOWNSHIP**

DOCKET #2006-06648

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, Commonwealth of Pennsylvania, located at Red Lion Road and Bristol Pike, being Unit 31 of the property known, named and identified in the Declaration Plan as Duplexes of Andalusia Condominium, renamed Duplex Village Condominium by Change of Name dated 3/31/1980.

TAX PARCEL #2-21-7-31.

PROPERTY ADDRESS: 520 Bristol Pike, Unit 31, Bensalem, PA 19020, Bensalem Township, Bucks County.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **GERALD PERRONE, SR.**

**HAL A. BARROW**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2009-09596

BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. MONTY FLYNN owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 4924 Bensalem Boulevard, Bensalem, PA 19020-4013.

TAX PARCEL #02-074-099.

PROPERTY ADDRESS: 4924 Bensalem Boulevard, Bensalem, PA 19020-4013.

JUDGMENT AMOUNT: \$ 341,330.18.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MONTY FLYNN**.

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

DOCKET #2011-02280

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

TAX PARCEL #2-92-492.

PROPERTY ADDRESS: 1317 Bradford Lane, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **RICHARD F. JENNINGS AND VICTORIA L. JENNINGS**.

**KEVIN P. DISKIN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-00885

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

HOME LOANS SERVICING LP v. ANNISSIA M. SMITH owner(s) of property situate in the **TOWNSHIP OF BENSEALEM**, Bucks County, Pennsylvania, being 1129 Poquessing Avenue, Bensalem, PA 19020-5627.

TAX PARCEL #02-029-164.

PROPERTY ADDRESS: 1129 Poquessing Avenue, Bensalem, PA 19020-5627.

JUDGMENT AMOUNT: \$ 215,772.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANNISSIA M. SMITH.**

**PHELAN HALLINAN & SCHMIEG**, Esquire

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

DOCKET #2012-04590

ALL THAT CERTAIN lot or piece of ground situate in **BENSEALEM TOWNSHIP**, Bucks County, Pennsylvania described according to As Built Survey and Plan of Part of Village IV, Section 8 made for The Korman Corporation by Benjamin C. Queen, P.L.S., dated 5/22/80.

PROPERTY OF: John W. McLaughlin and Doris G. McLaughlin (deceased).

TAX ID: 02-013-004.

EXECUTION NO. 2012-04590.

JUDGMENT AMOUNT: \$228,109.96.

ALL of the right, title, interest and claim of: John W. McLaughlin and Doris G. McLaughlin (deceased).

Of in and to: 3215 Ellington Court, Bensalem, PA 19020.

MUNICIPALITY: Bensalem Township.

IMPROVEMENTS: 1½ STOREY TOWNHOUSE.

SOLD AS THE PROPERTY OF: **JOHN W. MCLAUGHLIN.**

**CHANDRA M. ARKEMA**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-07049

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-ACC1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-ACC1 v. KENYA D. MANN owner(s) of property situate in the

**TOWNSHIP OF BENSEALEM**, Bucks County, Pennsylvania, being 1929 Juniper Lane, Bensalem, PA 19020-4436.

TAX PARCEL #02-095-025-007.

PROPERTY ADDRESS: 1929 Juniper Lane, Bensalem, PA 19020-4436.

JUDGMENT AMOUNT: \$ 192,420.30.

IMPROVEMENTS: CONDOMINIUM UNIT.

SOLD AS THE PROPERTY OF: **KENYA D. MANN.**

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

DOCKET #2012-08545

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

TAX PARCEL #02-091-048.

PROPERTY ADDRESS: 3220 Farragut Court, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LAURA HASSON AND STEVEN G. HASSON.**

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

DOCKET #2012-09609-25-1

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

TAX PARCEL #02-029-281.

PROPERTY ADDRESS: 942 Tennis Avenue a/k/a 875 Bristol Pike, Bensalem Township.

IMPROVEMENTS: COMMERCIAL.

SOLD AS THE PROPERTY OF: **JOSEPH M. KLINE AND ELEANOR KLINE.**

**ROBERT A. BADMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**BRISTOL BOROUGH**

DOCKET #2012-01450

WELLS FARGO BANK, N.A. v. SANDRA M. TOMLINSON owner(s) of property situate in the **BOROUGH OF BRISTOL**,

Bucks County, Pennsylvania, being 699 Mansion Street, Bristol, PA 19007-3843.  
TAX PARCEL #04-011-061.

PROPERTY ADDRESS: 699 Mansion Street, Bristol, PA 19007-3843.

JUDGMENT AMOUNT: \$ 259,427.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SANDRA M. TOMLINSON.**

**PHELAN HALLINAN & SCHMIEG,** Esquire

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

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DOCKET #2012-03906

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE RASC 2006KS2 v. VALMIR F. ALVES, JR. AND JILLIAN C. SMITH owner(s) of property situate in the **BOROUGH OF BRISTOL**, Bucks County, Pennsylvania, being 408 Dorrance Street, Bristol, PA 19007-3903.

TAX PARCEL #04-023-010.

PROPERTY ADDRESS: 408 Dorrance Street, Bristol, PA 19007-3903.

JUDGMENT AMOUNT: \$ 142,645.16.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VALMIR F. ALVES, JR. AND JILLIAN C. SMITH.**

**PHELAN HALLINAN & SCHMIEG,** Esquire

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

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**BRISTOL TOWNSHIP**

DOCKET #2010-00435

WELLS FARGO BANK, N.A., AS TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-4 v. THOMAS J. SWANK AND PATRICIA A. SWANK owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 548 Elford Road, Fairless Hills, PA 19030-3624.

TAX PARCEL #05-046-309.

PROPERTY ADDRESS: 548 Elford Road, Fairless Hills, PA 19030-3624.

JUDGMENT AMOUNT: \$ 87,168.73.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS J. SWANK AND PATRICIA A. SWANK. PHELAN HALLINAN & SCHMIEG, LLP,** Esquire

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

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DOCKET #2010-03956

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being at Levittown, **BRISTOL TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania, known and designated as Lot No. 2623-R, on a certain map entitled "Amended Subdivision Map, Red Cedar Hill, Levittown, Section 23" situate in Bristol Township, Bucks County, PA owned by Levitt and Sons, Inc., dated May 1953, Survey and Map by C.A. Monroe, Professional Engineer and Land Surveyor, recorded on June 24, 1953, at Doylestown in the Office of the Recording of Deeds in and for the County of Bucks, in Plan Book 6 page 33, and which lot is more fully bounded and described according to a Survey by C.A. Monroe, Professional Engineer and Land Surveyor, dated May 7, 1954, as follows, to wit.

TAX PARCEL #05-038-549.

PROPERTY ADDRESS: 28 Roundwood Lane, Levittown, PA.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT T. MUELLER.**

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

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DOCKET #2010-09387

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. SUCCESSOR TO JPMORGAN CHASE BANK N.A. v. ROBERT A. SCOTT owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 53 Mistletoe Lane, Levittown, PA 19054-2032.

TAX PARCEL #05-049-170.  
 PROPERTY ADDRESS: 53 Mistletoe Lane,  
 Levittown, PA 19054-2032.  
 JUDGMENT AMOUNT: \$ 100,615.27.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **ROBERT  
 A. SCOTT.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2011-01694  
 ALL THAT CERTAIN lot of land situate in  
**TOWNSHIP OF BRISTOL**, Bucks County,  
 Pennsylvania.  
 TAX PARCEL #5-73-74.  
 PROPERTY ADDRESS: 1413 Hanford Street,  
 Levittown, PA 19057.  
 IMPROVEMENTS: RESIDENTIAL HOUSE  
 DWELLING.  
 SOLD AS THE PROPERTY OF:  
**CHRISTOPHER GRAHL.**  
**MARK J. UDREN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2011-06528  
 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.  
 TAX PARCEL #05-008-278.  
 PROPERTY ADDRESS: 812 Pennsylvania  
 Avenue, Croydon, PA 19021.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **RUTH  
 BLUE, ONLY KNOWN SURVIVING  
 HEIR OF JOSEPHINE E. SHEARD,  
 DECEASED MORTGAGOR AND REAL  
 OWNER AND UNKNOWN SURVIVING  
 HEIRS OF JOSEPHINE E. SHEARD,  
 DECEASED MORTGAGOR AND REAL  
 OWNER.**  
**TERRENCE J. MCCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2011-11411  
 ALL THAT CERTAIN lot or piece or parcel  
 of land, Situate, lying and being at Levittown,

in **BRISTOL TOWNSHIP**, Bucks County,  
 Commonwealth of Pennsylvania, known and  
 designated as Lot Number 7237 on Subdivision  
 Map of "Goldenridge," Levittown, Section  
 35, filed in the Office of the Recorder of  
 Deeds of Bucks County, Pennsylvania on  
 August 14, 1953 in Plan Book 7 Page 1.  
 BEING County Parcel Number 5-38-100.  
 PROPERTY: 43 Gentle Road, Levittown, PA  
 19057.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **JOHN W.  
 SNOWDEN.**  
**MARTHA E. VON ROSENSTIEL**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-00267  
 WELLS FARGO BANK, N.A. v. KEITH  
 CROWDER, IN CAPACITY AS  
 ADMINISTRATOR AND HEIR OF THE  
 ESTATE OF CAROLYN V. CROWDER,  
 UNKNOWN HEIRS, SUCCESSORS,  
 ASSIGNS, AND ALL PERSONS, FIRMS, OR  
 ASSOCIATIONS CLAIMING RIGHT,  
 TITLE OR INTEREST FROM OR UNDER  
 CAROLYN V. CROWDER, DECEASED  
 owner(s) of property situate in the  
**TOWNSHIP OF BRISTOL**, Bucks County,  
 Pennsylvania, being 1017 Green Lane,  
 Levittown, PA 19057-3103.  
 TAX PARCEL #05-036-450.  
 PROPERTY ADDRESS: 1017 Green Lane,  
 Levittown, PA 19057-3103.  
 JUDGMENT AMOUNT: \$ 103,588.72.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **KEITH  
 CROWDER, IN CAPACITY AS  
 ADMINISTRATOR AND HEIR OF THE  
 ESTATE OF CAROLYN V. CROWDER,  
 UNKNOWN HEIRS, SUCCESSORS,  
 ASSIGNS, AND ALL PERSONS, FIRMS,  
 OR ASSOCIATIONS CLAIMING RIGHT,  
 TITLE OR INTEREST FROM OR  
 UNDER CAROLYN V. CROWDER,  
 DECEASED.**  
**PHELAN HALLINAN & SCHMIEG**,  
 Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2012-00926

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situated in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, designated as Lot #59, as designated in a Survey and Plan made of Laurel Bend, Section 3 made by Benjamin C. Queen, R.L.S., Fairless Hills, PA on February 26, 1957, which Plan is recorded at Bucks County in Plan Book 13, Page 7.

TAX PARCEL #05-025-012.010.

PROPERTY ADDRESS: 2508 Green Avenue, Bristol, PA 19007.

IMPROVEMENTS: TWO STORY DWELLING.

SOLD AS THE PROPERTY OF: **PATRICIA SECOOLISH**.

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

## DOCKET #2012-01571

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 18, 2009, among the land records of the County and State set forth above, in Deed Volume 6159, Page 148.

TAX PARCEL #05-037-521.

PROPERTY ADDRESS: 105 Green Lynne Drive, Levittown, PA 19057-3219, Township of Bristol.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM A. JOERGER**.

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

## DOCKET #2012-02146

BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. **WILMER F. WRIGHT AND CHERYL A. WRIGHT** owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania,

being 5702 Beaver Dam Road, a/k/a 5702 Beaverdam Road, Bristol, PA 19007-2910.  
TAX PARCEL #05-061-447.

PROPERTY ADDRESS: 5702 Beaver Dam Road, a/k/a 5702 Beaverdam Road, Bristol, PA 19007-2910.

JUDGMENT AMOUNT: \$ 111,779.94.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILMER F. WRIGHT AND CHERYL A. WRIGHT**.

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

## DOCKET #2012-02365

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 November 22, 2010, among the land records of the County and State set forth above, in Deed Volume 6755, Page 613.

TAX PARCEL #05-075-165.

PROPERTY ADDRESS: 31 Kindle Lane, Levittown, PA 19055-2408, Township of Bristol.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS M. PIKE AKA THOMAS PIKE AND ANN APONTE**.

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

## DOCKET #2012-02672

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-36CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-36CB v. **TIMOTHY A. COLE** owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 183 Red Cedar Drive, Levittown, PA 19055-1445.

TAX PARCEL #05-039-290.

PROPERTY ADDRESS: 183 Red Cedar Drive, Levittown, PA 19055-1445.

JUDGMENT AMOUNT: \$ 173,761.75.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **TIMOTHY  
A. COLE.**

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

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DOCKET #2012-02986

By virtue of a Writ of Execution No. 2012-02986

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION v. RONALD J. GAMACHE,  
JR. owner(s) of property situate in the  
**TOWNSHIP OF BRISTOL**, Bucks County,  
Pennsylvania, being 1204 Pacific Avenue,  
Bristol, PA 19007-2918.

TAX PARCEL #05-073-043.

PROPERTY ADDRESS: 1204 Pacific Avenue,  
Bristol, PA 19007-2918.

JUDGMENT AMOUNT: \$ 145,190.54.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **RONALD  
J. GAMACHE, JR.**

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

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DOCKET #2012-03120

ALL THAT CERTAIN lots or parcels of land  
located in the **TOWNSHIP OF BRISTOL**,  
County of Bucks and Commonwealth of  
Pennsylvania.

TAX PARCEL #05-077-070.

PROPERTY ADDRESS: 2203 Palmer  
Avenue, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARK  
HILLMAN AND ROSANNA HILLMAN.**

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

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DOCKET #2012-04200

BANK OF AMERICA, N.A. SUCCESSOR BY  
MERGER TO BAC HOME LOANS  
SERVICING, L.P. F/K/A COUNTRYWIDE  
HOME LOANS SERVICING, L.P. v. MIGUEL  
A. VELEZ A/K/A MIGUEL A. VELEZ, III  
owner(s) of property situate in the

**TOWNSHIP OF BRISTOL**, Bucks County,  
Pennsylvania, being 42 Basswood Road,  
Levittown, PA 19057-3036.

TAX PARCEL #05-036-100.

PROPERTY ADDRESS: 42 Basswood Road,  
Levittown, PA 19057-3036.

JUDGMENT AMOUNT: \$ 193,619.14.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MIGUEL  
A. VELEZ A/K/A MIGUELA. VELEZ, III.**

**PHELAN HALLINAN & SCHMIEG**,  
Esquire

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

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DOCKET #2012-04218

JPMORGAN CHASE BANK, N.A. S/B/M TO  
CHASE HOME FINANCE, LLC. v. YVETTE  
L. JONES owner(s) of property situate in  
the **TOWNSHIP OF BRISTOL**, Bucks  
County, Pennsylvania, being 1023 Green  
Lane, Levittown, PA 19057-3103.

TAX PARCEL #05-036-453.

PROPERTY ADDRESS: 1023 Green Lane,  
Levittown, PA 19057-3103.

JUDGMENT AMOUNT: \$ 147,716.46.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **YVETTE L.  
JONES.**

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

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DOCKET #2012-04574

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

TAX PARCEL #5-13-212.

PROPERTY ADDRESS: 2134 Dixon Avenue,  
Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF: **JOSE  
LOPEZ.**

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

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DOCKET #2012-04661

ALL THAT CERTAIN lot or parcel of land  
situate in Levittown in **BRISTOL**



**TOWNSHIP**, Bucks County, PA. designated on a certain map entitled "Mill Creek Falls," Levittown, Section 52, dated January 7, 1954 and recorded in the Office of the Recorder of Deeds, Bucks County in Plan Book 7, page 38.

TAX PARCEL #05-021-372.

PROPERTY ADDRESS: 41 Misty Pine Road, Levittown, PA 19056.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL S. SALVATICO AND JACQUELINE M. FREEMAN.**

**KRISTINE M. ANTHOU**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**DOCKET #2012-05458**

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

TAX PARCEL #5-27-177.

PROPERTY ADDRESS: 810 New Rogers Road, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ERNEST O'BRIEN AND SANDRA O'BRIEN.**

**MICHAEL T. MCKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**DOCKET #2012-06672**

GMAC MORTGAGE, LLC v. HARRY DUFF owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 700 Neshaminy Road, Croydon, PA 19021-5438.

TAX PARCEL #05-008-040.

PROPERTY ADDRESS: 700 Neshaminy Road, Croydon, PA 19021-5438.

JUDGMENT AMOUNT: \$ 156,793.19.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HARRY DUFF.**

**PHELAN HALLINAN & SCHMIEG**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**DOCKET #2012-07505**

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

TAX PARCEL #05-017-049.

PROPERTY ADDRESS: 83 Pumpkin Hill Road, Levittown, PA 19056-3528.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CANDACE L. SCHULTZ AND CURTIS L. SCHULTZ.**

**MICHAEL T. MCKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**DOCKET #2012-07540**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC v. MICHELLE KEMLER owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 31 Daffodil Lane, Levittown, PA 19055-1703.

TAX PARCEL #05-071-021.

PROPERTY ADDRESS: 31 Daffodil Lane, Levittown, PA 19055-1703.

JUDGMENT AMOUNT: \$ 182,945.91.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHELLE KEMLER.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**DOCKET #2012-07749**

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon, situate, lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot 4052-R on Subdivision Map of "Indian Creek," Levittown, Section 50, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on December 3, 1953 in Plan Book 7 page 28.

TAX PARCEL #5-33-330.

PROPERTY ADDRESS: 80 Indian Red Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LINCOLN R. JEFFERSON**.

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

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DOCKET #2012-08684

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, known, shown and designated as Lot No. 7963, on a certain map entitled "Subdivision Map, 'Blue Ridge,' Levittown, Section 45 situated in Bristol Township, Bucks County, Commonwealth of Pennsylvania, owned by Levitt and Sons, Incorporated," recorded on August 14, 1953 at Doylestown in the Office for the Recording of Deeds in and for the County of Bucks, in Plan Book 7, Page 6. TAX PARCEL #05-025-185.

PROPERTY ADDRESS: 215 Blue Ridge Drive, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM KLEIN**.

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

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DOCKET #2012-08864

ALL THAT CERTAIN lot, piece or parcel of land with the building and improvements thereon, situate, lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks, Pa., shown and designated as Lot No. 2847R on Subdivision Map of Goldenridge, Levittown, Section 40 filed in the Office of the Recorder of Deeds of Bucks County, Pa. on August 14, 1953 in Plan Book 7 page 3, as follows, to wit. TAX PARCEL #05-037-370.

PROPERTY ADDRESS: 36 Great Oak Road, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CAHIT COMAK**.

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

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DOCKET #2012-09051

ALL THAT CERTAIN LOTS **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania. HET a dwg k/a 44 Balsam Road, Levittown, PA 19057. TAX PARCEL #5-36-209.

PROPERTY ADDRESS: 44 Balsam Road, Levittown, PA 19057.

IMPROVEMENTS: A DWELLING.

SOLD AS THE PROPERTY OF: **KURT HORCHHEIMER AND KARLA HORCHHEIMER**.

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

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**BUCKINGHAM TOWNSHIP**

DOCKET #2010-05610

ALL THAT CERTAIN lot or piece of land situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a "Subdivision Plan prepared for Randall Rolfe and Robert Lazar," made by Anderson Engineering Associates, Inc. dated May 31, 1990, last revised July 25, 1991, and recorded in the Office for the Recording of Deeds in and for Bucks County at Doylestown, PA, in Plan Book 263, Page 68.

TAX PARCEL #6-17-31-7.

PROPERTY ADDRESS: 1918 Swamp Road, Furlong, PA 18925.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DIANE VILLOTTI GRUDBERG AND GEORGE GRUDBERG**.

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

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DOCKET #2012-08674

ALL THAT CERTAIN tract of land designated as Lot No. 2 as shown on the Final Plan of the Marion M. Johnson Estate, **BUCKINGHAM TOWNSHIP**, Bucks County, Pennsylvania, dated June 23, 1975



by Weisel & Gilmore, Associates, Surveyors and Engineers, and being more fully bounded and described as follows, to wit.

TAX PARCEL #06-010-021.

PROPERTY ADDRESS: 4319 Mechanicsville Road, Doylestown, PA 18901.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BETSY J. SIMMONS (MORTGAGOR) AND STEVEN R. SIMMONS (REAL OWNER AND MORTGAGOR).**

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

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#### DOYLESTOWN TOWNSHIP

DOCKET #2012-00293

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

PROPERTY OF: Christopher Arrao and Kimberly Arrao.

JUDGMENT AMT: \$377,217.47.

ALL the right, title, interest and claim of: Christopher Arrao and Kimberly Arrao.

OF in and to:

ADDRESS: 50 Duane Road, Doylestown, PA 18901.

MUNICIPALITY: Doylestown.

TAX PARCEL #09-019-008.

IMPROVEMENTS: ONE STORY SPLIT LEVEL DWELLING, 1,102 SQ. FEET, THREE BEDROOMS, 1 BATH AND BASEMENT.

SOLD AS THE PROPERTY OF: **CHRISTOPHER ARRAO AND KIMBERLY ARRAO.**

**CHANDRA M. ARKEMA**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-07915

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon lying and being at Doylestown, **DOYLESTOWN TOWNSHIP**, Bucks County, and State of Pennsylvania, known as 222 Hastings Court, bounded and described as follows, to wit.

TAX PARCEL #9-51-222.

PROPERTY ADDRESS: 222 Hastings Court, Doylestown Township.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING AND RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **GERALDINE B. MILLER AND MONIQUE K. KELLY.**

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

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#### FALLS TOWNSHIP

DOCKET #2011-06960

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

TAX PARCEL #13-004-177.

PROPERTY ADDRESS: 264 Austin Drive, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONNA M. HUBER AND RITA CSEH.**

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

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DOCKET #2012-01706

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 April 5, 2004, among the land records of the County and State set forth above, in Deed Volume 3920, Page 1577.

TAX PARCEL #13-033-092.

PROPERTY ADDRESS: 3 Jennifer Lane, Morrisville, PA 19067-3522, Township of Falls.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DAMIAN CHOJNOWSKI, ANETA CHOJNOWSKI AND THE UNITED STATES OF AMERICA.**

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

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DOCKET #2012-07312

NATIONSTAR MORTGAGE LLC v. TIMMY R. HOLLEY AND TRACEY M. HOLLEY owner(s) of property situate in **FALLS TOWNSHIP**, Bucks County, Pennsylvania, being 220 Vernon Road, Morrisville, PA 19067-4812.

TAX PARCEL #13-030-245.

PROPERTY ADDRESS: 220 Vernon Road, Morrisville, PA 19067-4812.

JUDGMENT AMOUNT: \$ 47,998.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TIMMY R. HOLLEY AND TRACEY M. HOLLEY.**

**PHELAN HALLINAN & SCHMIEG**, Esquire

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

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## DOCKET #2012-08836

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

TAX PARCEL #13-28-82 & 13-28-83-1.

PROPERTY ADDRESS: 791-805 W. Bridge Street, Morrisville, PA 19067.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SOUTH END AUTO PARTS, INC.**

**STOBHAN D. BYRNES**, Esquire

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

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**HILLTOWN TOWNSHIP**

## DOCKET #2008-01092-32-1

WELLS FARGO BANK, NA v. DONALD C. FREED AND SANDRA L. FREED owner(s) of property situate in **HILLTOWN TOWNSHIP**, Bucks County, Pennsylvania, being 114 Orchard Road, Perkasio, PA 18944-2414.

TAX PARCEL #15-015-013.

PROPERTY ADDRESS: 114 Orchard Road, Perkasio, PA 18944-2414.

JUDGMENT AMOUNT: \$ 126,385.25.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DONALD C. FREED AND SANDRA L. FREED.**

**PHELAN HALLINAN & SCHMIEG**, Esquire

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

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## DOCKET #2012-06069

The property of Duane E. Wilson and Shirley J. Wilson (deceased) containing a single family dwelling and approximately 2.6644 acres of land located at 410 East Reliance Road, Telford, Pennsylvania 18969, **HILLTOWN TOWNSHIP**, being Bucks County Tax Parcel Number 15-003-007 and more fully described in a Deed recorded in the Bucks County Recorder of Deeds Book 0835, Page 1998.

IMPROVEMENTS: 1 STORY SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DUANE E. WILSON, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF SHIRLEY J. WILSON, DECEASED.**

**BARRY W. DEGROOT**, Esquire

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

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## DOCKET #2012-09126

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

TAX PARCEL #15-019-014.

PROPERTY ADDRESS: 1272 Route 113 a/k/a 114 Main Street a/k/a 1272 Main Street, Blooming Glen, PA 18944.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **DANIEL J. JAMES AND CARLA JAMES.**

**KEVIN P. DISKIN**, Esquire

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

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**LANGHORNE BOROUGH**

## DOCKET #2012-00425

BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. SAFAK SUTLU owner(s) of property situate in the **BOROUGH OF LANGHORNE**, Bucks County, Pennsylvania, being 243 Flowers Avenue, Langhorne, PA 19047-2812.

TAX PARCEL #18-004-230.  
 PROPERTY ADDRESS: 243 Flowers Avenue,  
 Langhorne, PA 19047-2812.  
 JUDGMENT AMOUNT: \$ 180,424.05.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **SAFAK  
 SUTLU.**

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

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DOCKET #2012-06804

BANK OF AMERICA, N.A., SUCCESSOR  
 BY MERGER TO BAC HOME LOANS  
 SERVICING, LP FKA COUNTRYWIDE  
 HOME LOANS SERVICING LP v. RENEE  
 A. MITCHELL owner(s) of property situate  
 in the **BOROUGH OF LANGHORNE**,  
 Bucks County, Pennsylvania, being 120  
 North Green Street, Langhorne, PA 19047-  
 2112.

TAX PARCEL #18-001-008.  
 PROPERTY ADDRESS: 120 North Green  
 Street, Langhorne, PA 19047-2112.  
 JUDGMENT AMOUNT: \$ 169,081.18.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **RENEE A.  
 MITCHELL.**  
**PHELAN HALLINAN & SCHMIEG**,  
 Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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**LOWER MAKEFIELD TOWNSHIP**

DOCKET #2010-03042

BANK OF AMERICA, N.A. AS SUCCESSOR  
 BY MERGER TO BAC HOME LOANS  
 SERVICING, LP v. JOSEPH W. PRINCE  
 AND BETTY JO PRINCE A/K/A BETTY  
 JO FIORELLO owner(s) of property situate  
 in the **TOWNSHIP OF LOWER  
 MAKEFIELD**, Bucks County, Pennsylvania,  
 being 778 Mill Road, Yardley, PA 19067-  
 4500.

TAX PARCEL #20-061-050.  
 PROPERTY ADDRESS: 778 Mill Road,  
 Yardley, PA 19067-4500.  
 JUDGMENT AMOUNT: \$ 245,415.32.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH  
 W. PRINCE AND BETTY JO PRINCE  
 A/K/A BETTY JO FIORELLO.**  
**PHELAN HALLINAN & SCHMIEG**,  
 Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2011-08296

ALL THAT CERTAIN unit of property  
 known, named and identified as Brookstone,  
 located in **LOWER MAKEFIELD  
 TOWNSHIP**, Bucks County,  
 Commonwealth of Pennsylvania, which as  
 heretofore been submitted to the provisions  
 of the Uniform Condominium Act, 68  
 PA.C.S. 3101 et seq. by the recording of the  
 Bucks County Department of Records of a  
 Declaration dated 11/1/1990 and recorded  
 on 11/14/1990 in Land Record Book 240  
 page 689 and Amended in Land Record Book  
 264 page 88, 278 page 632, 283, page 910,  
 296, page 1504, 313 page 945, 314 page  
 2051, 317 page 1733, 327 page 1193, 327  
 page 1242, 338 page 1933, 347 page 2231,  
 358 page 799, 370 page 624, 372 page 553,  
 410 page 902, 424 page 943, 476 page 888,  
 476 page 962, 512 page 2088, 676 page 68,  
 and Land Record Book 704 page 2183 and  
 Land Record Book 783 page 1935 and Land  
 Record Book 1008 page 568, 1034 page 89,  
 1041 page 443, 1058 page 1624, 1074 page  
 451, 1088 page 783, 1103 page 1012, 1153  
 page 203 and 1193 page 1812, 1290 page  
 1084, 1316 page 2071, 1333 page 1 and  
 1346 page 1255, being and designated as  
 UNIT No. 19 BUILDING C-3 together with  
 a proportionate undivided interest in the  
 Common Elements (as defined in such  
 Declaration) of 0.2632%.

COUNTY PARCEL NO. 20-76-2-19.

The real property is commonly known as  
 2303 Sterling Rd., Yardley, Bucks County,  
 Pennsylvania. County Parcel No. 20-76-2-  
 19.:

IMPROVEMENTS: CONDOMINIUM  
 UNIT.

SOLD AS THE PROPERTY OF: **MICHELLE  
 COLELLA.**

**KENNETH FERRIS**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

**LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2010-00406-26

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, described according to a record plan of Granda Flora Estates, dated 1/3/2001, last revised 3/31/2003 and recorded in plan book 314, page 95.

TAX PARCEL #21-5-3.

PROPERTY ADDRESS: 11 Anna Maria Terrace (Lower Southampton Township), Huntingdon Valley, PA 19006.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JONATHAN P. BARGER AND MARY JO RUGGIERO.**

**MARK J. UDREN**, Esquire

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

DOCKET #2010-04205

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

TAX PARCEL #21-25-297.

PROPERTY ADDRESS: 621 Valley Stream Circle, Langhorne, PA 19053.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **HOWARD GOTTLIEB AND THE UNITED STATES OF AMERICA.**

**MARK J. UDREN**, Esquire

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

DOCKET #2010-08034

Unit is identified as 111 Buck Road, Unit 400 (designated as Unit D) situated in Huntingdon Valley, in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks, Commonwealth of Pa.

Tax ID/Parcel No. 21-1-13-1-D.

IMPROVEMENTS: A CONDOMINIUM.

SOLD AS THE PROPERTY OF: **MOJO HOLDINGS, LLC.**

**JASON C. BERGER**, 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 the **TOWNSHIP OF LOWER SOUTHAMPTON**, 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: \$ 265,484.68.

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

DOCKET #2012-07802

PHH MORTGAGE CORPORATION F/K/A CENDANT MORTGAGE CORPORATION v. GEORGE M. RITZHEIMER A/K/A GEORGE RITZHEIMER AND KATHLEEN R. RITZHEIMER A/K/A KATHLEEN RITZHEIMER owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 811 Fay Drive, Feasterville Trevose, PA 19053-6102.

TAX PARCEL #21-014-116.

PROPERTY ADDRESS: 811 Fay Drive, Feasterville Trevose, PA 19053-6102.

JUDGMENT AMOUNT: \$ 218,128.25.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GEORGE M. RITZHEIMER A/K/A GEORGE RITZHEIMER AND KATHLEEN R. RITZHEIMER A/K/A KATHLEEN RITZHEIMER.**

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

**MIDDLETOWN TOWNSHIP**

DOCKET #2010-11428

WELLS FARGO BANK, N.A. v. ROBERT J. KEEN AND DANIELLE L. KEEN owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County,

Pennsylvania, being 956 Walsh Avenue, Langhorne, PA 19047-2772.

TAX PARCEL #22-020-061.

PROPERTY ADDRESS: 956 Walsh Avenue, Langhorne, PA 19047-2772.

JUDGMENT AMOUNT: \$ 280,649.74.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT J. KEEN AND DANIELLE L. KEEN.**

**PHELAN HALLINAN & SCHMIEG,** Esquire

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

DOCKET #2011-04352

ALL THOSE CERTAIN contiguous lots or parcels of land together with the building and improvements thereon erected, Situate in the **TOWNSHIP OF MIDDLETOWN**, in Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #22-013-141.

PROPERTY ADDRESS: 139 South Clearview Avenue, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID RUSSELL.**

**TERRENCE J. MCCABE,** Esquire

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

DOCKET #2012-05348

SOVEREIGN BANK, N.A. F/K/A SOVEREIGN BANK v. ELISE D. SLOUGH owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 35 Colby Lane, Langhorne, PA 19047-1501.

TAX PARCEL #22-074-055.

PROPERTY ADDRESS: 35 Colby Lane, Langhorne, PA 19047-1501.

JUDGMENT AMOUNT: \$ 273,589.58.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ELISE D. SLOUGH.**

**PHELAN HALLINAN,** Esquire

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

DOCKET #2012-06527

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon lying and being at Levittown, **MIDDLETOWN TOWNSHIP**, Bucks County, and State of Pennsylvania, known as 29 Harvest Road, bounded and described as follows, to wit.

TAX PARCEL #22-46-241.

PROPERTY ADDRESS: 29 Harvest Road, Middletown Township.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HENRY AKAY AND SUSAN M. AKAY.**

**JEFFREY G. TRAUGER,** Esquire

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

DOCKET #2012-06533

RBS CITIZENS N.A. v. SHAWN M. COLLINS AND RACHEL DEMBINSKI-COLLINS owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 44 Firtree Road, Levittown, PA 19056-1804.

TAX PARCEL #22-050-398.

PROPERTY ADDRESS: 44 Firtree Road, Levittown, PA 19056-1804.

JUDGMENT AMOUNT: \$ 206,887.78.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SHAWN M. COLLINS AND RACHEL DEMBINSKI-COLLINS.**

**PHELAN HALLINAN & SCHMIEG,** Esquire

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

DOCKET #2012-06968

PHH MORTGAGE CORPORATION F/K/A PHH MORTGAGE SERVICES v. THOMAS FRAZZETTO owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, being 28 Hillside Road, Levittown, PA 19056-1117.

TAX PARCEL #22-046-110.

PROPERTY ADDRESS: 28 Hillside Road, Levittown, PA 19056-1117.

JUDGMENT AMOUNT: \$ 223,449.31.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN & SCHMIEG,**  
Esquire

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

### **MILFORD TOWNSHIP**

DOCKET #2012-05701

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

TAX PARCEL #23-22-52.

PROPERTY ADDRESS: 2490 Willow Stream  
Drive (Township of Milford), Quakertown,  
PA 18951.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF:  
**MARGUERITE V. SCHRUPP, DECEASED,**  
**ROBERT S. SCHRUPP, KNOWN HEIR**  
**OF MARGUERITE V. SCHRUPP,**  
**UNKNOWN HEIRS, SUCCESSORS,**  
**ASSIGNS AND ALL PERSONS, FIRMS**  
**OR ASSOCIATIONS CLAIMING RIGHT,**  
**TITLE OR INTEREST FROM OR UNDER**  
**MARGUERITE V. SCHRUPP, DECEASED.**  
**MARK J. UDREN,** Esquire

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

### **MORRISVILLE BOROUGH**

DOCKET #2011-09424

WELLS FARGO BANK, N.A. v. DAVID R.  
BANE A/K/A DAVID R. BANE, JR. owner(s)  
of property situate in the **BOROUGH OF**  
**MORRISVILLE**, Bucks County,  
Pennsylvania, being 808 Crown Street,  
Morrisville, PA 19067-1067.

TAX PARCEL #24-007-046.

PROPERTY ADDRESS: 808 Crown Street,  
Morrisville, PA 19067-1067.

JUDGMENT AMOUNT: \$ 328,536.59.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID R.**  
**BANE A/K/A DAVID R. BANE, JR.**

**PHELAN HALLINAN,** Esquire

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

DOCKET #2012-08606

ALL THAT CERTAIN lot, piece or parcel  
of land and dwelling known as No. 38 West  
Cleveland Avenue located in the  
**BOROUGH OF MORRISVILLE**, County  
of Bucks and Commonwealth of  
Pennsylvania.

TAX PARCEL #24-010-144.

PROPERTY ADDRESS: 38 West Cleveland  
Avenue, Morrisville, PA 19067.

IMPROVEMENTS: SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARK A.**  
**BERTONE.**

**MICHAEL T. MCKEEVER,** Esquire

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

### **NEW BRITAIN TOWNSHIP**

DOCKET #2011-00737

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

BEING more fully described in a Deed dated  
August 25, 2005, among the land records of  
the County and State set forth above, in Deed  
Volume 4627, Page 1107.

TAX PARCEL #26-002-038.

PROPERTY ADDRESS: 2 New Galena Road,  
Line Lexington, PA 18932, Township of New  
Britain.

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

SOLD AS THE PROPERTY OF: **JULIE**  
**STEVENS AND IRVING STEVENS.**

**JAIME R. ACKERMAN,** Esquire

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

DOCKET #2011-08194

All the right, title, and interest and claim of:  
Keith Hamilton and Pamela Hamilton.

Of in and to:

Municipality: **TOWNSHIP OF NEW**  
**BRITAIN.**

Address: 1820 N. Limekiln Pike, Chalfont,  
PA 18914.

TAX MAP# 26-003-008.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.



SOLD AS THE PROPERTY OF: **PAMELA HAMILTON AND KEITH HAMILTON. THOMAS M. FEDERMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2011-08196

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

TAX PARCEL #26-22-175.

PROPERTY ADDRESS: 205 Cayuga Circle, (New Britain Township), Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **ILYA P. FEDOSOV AND LIDIYA KOZMA. MARK J. UDREN**, Esquire

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

#### NEW HOPE BOROUGH

DOCKET #2012-09050

ALL THAT CERTAIN Unit in the property known, named and identified as York Place, a Condominium, Situate in the **BOROUGH OF NEW HOPE**, County of Bucks and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act of Pennsylvania, Act of 1980, July 2, No. 82 (68 PA C.S.A. 3101 et seq.) by the recording in the Office of the Recorder of Deeds of Bucks County of a Declaration of Condominium dated January 15, 1988 recorded in Deed Book 2797 page 510 and a Declaration Plan dated January 4, 1988 and recorded in Plan Book 243 page 65 being designated as Unit 358, as more fully described in said Declaration of Condominium and Declaration Plan.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration of Condominium and Declaration Plan of 9.290227%).

BEING THE SAME PREMISES WHICH Patrick J. Nolan, Straw Party by Deed dated 1/15/88 and recorded 1/19/88 in Land Record Book 2797 page 0627 did grant and convey unto Theodore Nichols and Melody M. Nichols, husband and wife, in fee.

TAX PARCEL ID NO.: 27-1-1-2-358.  
PROPERTY ADDRESS: 358 West Bridge Street, New Hope, PA 18938.

IMPROVEMENTS: COMMERCIAL.

SOLD AS THE PROPERTY OF: **THEODORE E. NICHOLS AND MELODY M. NICHOLS.**

**SARAH ELIA**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

#### NEWTOWN BOROUGH

DOCKET #2012-04145

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWMBS INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-HY5, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-HY5 v. WILLIAM J. O'BRIEN, III owner(s) of property situate in the **BOROUGH OF NEWTOWN**, Bucks County, Pennsylvania, being 231 South Chancellor Street, Newtown, PA 18940-2111.

TAX PARCEL #28-004-070.

PROPERTY ADDRESS: 231 South Chancellor Street, Newtown, PA 18940-2111.

JUDGMENT AMOUNT: \$ 803,251.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM J. O'BRIEN, III.**

**PHELAN HALLINAN & SCHMIEG**, Esquire

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

#### NEWTOWN TOWNSHIP

DOCKET #2012-02771

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

TAX PARCEL #29-32-76.

PROPERTY ADDRESS: 259 Parkview Way, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JOHN E. BARNARD AND PATRICIA J. BARNARD.**

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

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DOCKET #2012-08457

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

TAX PARCEL #29-031-036.

PROPERTY ADDRESS: 39 Opal Drive,  
Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF: **THERESA  
BADALAMENTI AND VITO  
BADALAMENTI.**

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

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**NOCKAMIXON TOWNSHIP**

DOCKET #2012-01786

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

BEING more fully described in a Deed dated  
May 15, 2006, among the land records of  
the County and State set forth above, in Deed  
Volume 4989, Page 164.

TAX PARCEL #30-011-071.

PROPERTY ADDRESS: 4127 Durham Road,  
Ottsville, PA 18942-9671, Township of  
Nockamixon.

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL  
R. WARNER.**

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

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DOCKET #2012-09650

PARCEL 1

ALL THAT CERTAIN message and tract  
of farm land, situate on the West side of the  
Revere – Erwinna Road, in the **TOWNSHIP  
OF NOCKAMIXON**, County of Bucks and  
State of Pennsylvania, bounded and described  
according to a recent survey and plan dated  
September 22, 1945, as prepared by Stanley

F. Moyer, Registered Professional Engineer  
and Land Surveyor of Souderton,  
Pennsylvania, Bounded and Described as  
Parcel No. 30-11-168.

PROPERTY ADDRESS: 461 Beaver Run  
Road, Revere, Nockamixon Township, Bucks  
County, PA.

PARCEL 2

ALL THAT CERTAIN MESSUAGE and  
tract of land together with the dwelling now  
thereon erected, situate in **RIEGELSVILLE  
BOROUGH**, Bucks County, Pennsylvania,  
bounded and described as Parcel No. 38-4-  
13.

PROPERTY ADDRESS: 1269 Easton Road,  
Riegelsville, Riegelsville Borough, Bucks  
County, PA.

PARCEL 3

ALL THAT CERTAIN tract of land, situate  
in **TINICUM TOWNSHIP**, Bucks County,  
Pennsylvania, designated as Lot No. 8 on a  
Plan of Lots made for Arthur D. Fretz and J.  
Richard Fretz, on May 26, 1966 by Robert  
D. Cooper, Surveyor, bounded and described  
as Parcel No. 44-1-62.

PROPERTY ADDRESS: 34 Park Road,  
Ottsville, Tinicum Township, Bucks County,  
PA.

PARCEL 4

ALL THAT CERTAIN wood lot, situate in  
**TINICUM TOWNSHIP**, Bucks County,  
Pennsylvania, meted and bounded and  
described as Parcel No. 44-15-62.

PROPERTY ADDRESS: 294 Headquarters  
Road, Erwinna, Tinicum Township, Bucks  
County, PA.

PARCEL 5

ALL THAT CERTAIN tract or piece of land  
situate on the Northeasterly side of  
Pennsylvania Department of Highway Route  
#386 in the **TOWNSHIP OF  
SPRINGFIELD**, County of Bucks and State  
of Pennsylvania, being the southwesterly  
portion of a Plan of Lots of Edward Muth  
dated March 1, A.D. 1955, as prepared by  
Ralph L. Yanish, Registered Professional  
Engineer, bounded and described as Parcel  
No. 42-19-22.

PROPERTY ADDRESS: 3297 Route 212,  
Hellertown, Springfield Township, Bucks  
County, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL  
DWELLINGS.

SOLD AS THE PROPERTY OF: **DWAYNE E. GROSS.**

**BONNIE R. GOLUB**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**NORTHAMPTON TOWNSHIP**

DOCKET #2008-11953-30-1

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2007-02, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-2 v. **MICHAEL MACDONALD AND JOAN MACDONALD** owner(s) of property situate in the **TOWNSHIP OF NORTHAMPTON**, Bucks County, Pennsylvania, being 112 West Lynford Road, Richboro, PA 18954-1380. TAX PARCEL #31-040-077.

PROPERTY ADDRESS: 112 West Lynford Road, Richboro, PA 18954-1380.

JUDGMENT AMOUNT: \$ 487,773.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL MACDONALD AND JOAN MACDONALD.**

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

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DOCKET #2010-03072

ALL THAT CERTAIN lot or tract of ground, hereditaments and appurtenances, Situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania and described according to a certain plan thereof known as Final Plan of Spring Valley Farms West, made by Tri-State Engineers and Land Surveyors, Inc., dated July 5, 1977 revised October 14, 1977 and recorded November 17, 1977 in Plan Book 162, page 40, as follows to wit: BEGINNING at a point on the Westerly side of Carmelita Drive (50.00 feet wide) at a corner of Lot Number 59 as shown on the above mentioned Plan, thence extending from said point of beginning, along Lot Number 59, North 88 degrees, 41 minutes, 00 seconds West 179.81 feet to a point in line of Lot Number 46 thence extending along the same and also along Lot Number 47 the 2 following courses and distances (1) North 03 degrees, 25 minutes, 00 seconds East

82.82 feet to a point and (2) North 25 degrees, 19 degrees, 45 seconds West 32.15 feet to a point, a corner of Lot Number 57; thence extending along the same South 88 degrees, 41 minutes, 00 seconds East 191.20 feet to a point on the Westerly side of Carmelita Drive thence extending along the same South 01 degrees, 19 minutes, 00 seconds West 111.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 58 as shown on the above mentioned plan.

TAX PARCEL #31-017-127.

PROPERTY ADDRESS: 19 Carmelita Drive, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL.

SOLD AS THE PROPERTY OF: **ELENA SKLYAR, ADMINISTRATRIX, C.T.A OF THE ESTATE OF KOSTYANTIN SKLYAR, DECEASED AND ELENA SKLYAR, INDIVIDUALLY.**

**DANA S. PLON**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2011-03178

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

TAX PARCEL #31-011-222.

PROPERTY ADDRESS: 512 Golden Gate Drive, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NICHOLAS J. FEOLI AND TINA MARIE FEOLI.**

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

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DOCKET #2012-00957

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, Pa, bounded and described according to a Plan entitled Final Plan, Phase L, The Hills at Northampton, made by Pickering, Corts & Summerson, Inc., Drawing No. 7-456V, Sheet 9, dated 3/15/1988 and last revised

9/30/1993, recorded 5/12/1994 in Plan Book 274 page 82.

TAX PARCEL #31-038-173.

PROPERTY ADDRESS: 23 Cropwell Lane, Holland, PA 18966.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID LYNN AND NATALIA LYNN.**

**CHRISTOPHER A. DENARDO**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**DOCKET #2012-04216**

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

TAX PARCEL #31-057-242.

PROPERTY ADDRESS: 135 Gleniffer Hill Road, Richboro, PA 18954.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TROY GARR.**

**MICHAEL T. MCKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**DOCKET #2012-07057**

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, PA, being known as Lot No. 3 as shown on the Final Plan Noble Glen dated 9/19/1996 and prepared by Tristate Engineers and Land Surveyors, Inc., 801 W Street Road, Feasterville PA, bounded and described as follows, to wit.

BEING known and designated as parcel id 31-4-6-23 in the Deed Registry's Office of Bucks County.

Property Address: 1255 Grenoble Road, Northampton, Bucks County, PA 18974.

IMPROVEMENTS: TWO STORY DWELLING W/ APPROX. 7 BEDROOMS, 3.5 BATHS, BASEMENT, TENNIS COURT. SOLD AS THE PROPERTY OF: **ANDREW CAPPONI, JUDY CAPPONI AND ANTHONY E. CAPPONI.**

**KELLE A. KILGARRIFF**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**PENNDDEL BOROUGH**

**DOCKET #2012-02569**

CITIMORTGAGE, INC. v. GARY D. HORDEMAN owner(s) of property situate in the **BOROUGH OF PENNDEL**, Bucks County, Pennsylvania, being 526 Crescent Street, Langhorne, PA 19047-5106.

TAX PARCEL #32-003-113.

PROPERTY ADDRESS: 526 Crescent Street, Langhorne, PA 19047-5106.

JUDGMENT AMOUNT: \$ 234,248.54.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GARY D. HORDEMAN.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**PLUMSTEAD TOWNSHIP**

**DOCKET #2012-09104**

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

TAX PARCEL #34-015-036-005.

PROPERTY ADDRESS: 5200 Moyer Rd., Plumstead, PA 18947.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **FRANCESCA SPATOLA-GAMBINO, IGNAZIO GAMBINO AND THE UNITED STATES OF AMERICA.**

**KEVIN P. DISKIN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**QUAKERTOWN BOROUGH**

**DOCKET #2011-07426**

WELLS FARGO BANK, N.A. v. RONALD L. MORGAN, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF JANE EDGE owner(s) of property situate in the **BOROUGH OF QUAKERTOWN**, Bucks County, Pennsylvania, being 23 South 9th Street, Quakertown, PA 18951-1207.

TAX PARCEL #35-004-229.

PROPERTY ADDRESS: 23 South 9th Street, Quakertown, PA 18951-1207.

JUDGMENT AMOUNT: \$ 218,864.77.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RONALD L. MORGAN, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF JANE EDGE.**

**PHELAN HALLINAN & SCHMIEG,** Esquire

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

DOCKET #2012-04278

NATIONSTAR MORTGAGE, LLC v. DENISE M. STOUT A/K/A DENISE M. KLEINSCHMIDT owner(s) of property situate in the THIRD WARD OF THE **BOROUGH OF QUAKERTOWN**, Bucks County, Pennsylvania, being 23 Belmont Avenue, Quakertown, PA 18951-1346.

TAX PARCEL #35-008-441.

PROPERTY ADDRESS: 23 Belmont Avenue, Quakertown, PA 18951-1346.

JUDGMENT AMOUNT: \$ 223,403.52.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DENISE M. STOUT A/K/A DENISE M. KLEINSCHMIDT.**

**PHELAN HALLINAN & SCHMIEG,** Esquire

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

## **RICHLAND TOWNSHIP**

DOCKET #2012-04460

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

TAX PARCEL #36-025-036.

PROPERTY ADDRESS: 30 Mimosa Court, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSE S. ORELLANA.**

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

DOCKET #2012-06127

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF COWALT, INC. ALTERNATIVE LOAN TRUST 2006-12CB, MORTGAGE PASS THRU-CERTIFICATES SERIES 2006-12CB v. THOMAS TRUESDELL owner(s) of property situate in **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania, being 248 Violet Court, Quakertown, PA 18951-2738.

TAX PARCEL #36-025-290.

PROPERTY ADDRESS: 248 Violet Court, Quakertown, PA 18951-2738.

JUDGMENT AMOUNT: \$ 137,584.74.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2012-08097

ALL THAT CERTAIN LOTS situated in the **TOWNSHIP OF RICHLAND**, County of Bucks, Commonwealth of Pennsylvania. HET a dwg k/a 304 Mansfield Circle, Quakertown, PA 18951.

TAX PARCEL #36-27-68.

PROPERTY ADDRESS: 304 Mansfield Circle, Quakertown, PA 18951.

IMPROVEMENTS: A DWELLING.

SOLD AS THE PROPERTY OF: **MICHELLE J. VANDENBERG.**

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

## **RIEGELSVILLE BOROUGH**

DOCKET #2008-06108-31-1

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SG MORTGAGE SECURITIES ASSET BACKED CERTIFICATES, SERIES 2006-FRE2 v. SCOTT TAYLOR AND JANE TAYLOR owner(s) of property situate in **RIEGELSVILLE BOROUGH**, Bucks County, Pennsylvania, being 926 Fairmont Road a/k/a 926 Fairmount Road, Riegelsville, PA 18077.

TAX PARCEL #38-006-233.  
 PROPERTY ADDRESS: 926 Fairmont Road  
 a/k/a 926 Fairmount Road, Riegelsville,  
 PA 18077.  
 JUDGMENT AMOUNT: \$ 316,812.09.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **SCOTT  
 TAYLOR AND JANE TAYLOR.**  
**PHELAN HALLINAN & SCHIEG**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-09650  
 [DESCRIPTION CAN BE FOUND  
 UNDER **NOCKAMIXON TOWNSHIP.**]

### SELLERSVILLE BOROUGH

DOCKET #2011-07710  
 By virtue of a Writ of Execution No. 2011-  
 07710  
**SUNTRUST MORTGAGE, INC. v.**  
**STEFANIE KINTZEL AND FELIX DAVID**  
**ANDINO, JR.** owner(s) of property situate  
 in the **BOROUGH OF SELLERSVILLE**,  
 Bucks County, Pennsylvania, being 348  
 Washington Avenue, Sellersville, PA 18960-  
 2316.  
 TAX PARCEL #39 003 093.  
 PROPERTY ADDRESS: 348 Washington  
 Avenue, Sellersville, PA 18960-2316.  
 JUDGMENT AMOUNT: \$ 165,959.87.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **STEFANIE  
 KINTZEL AND FELIX DAVID ANDINO,**  
**JR.**  
**PHELAN HALLINAN & SCHMIEG**,  
 Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

### SILVERDALE BOROUGH

DOCKET #2011-06933  
 ALL THAT CERTAIN message and tract of  
 land, together with the dwelling now therein  
 erected, situate in **SILVERDALE BOROUGH**,  
 Bucks County, and State of Pennsylvania,  
 known as 108 E. Main Street, Silverdale,  
 bounded and described as follows, to wit.  
 TAX PARCEL #40-3-94.

PROPERTY ADDRESS: 108 E. Main Street,  
 Silverdale Borough.  
 IMPROVEMENTS: SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **DENISE L.  
 MAYHEW.**  
**JEFFREY G. TRAUGER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

### SOLEBURY TOWNSHIP

DOCKET #2007-10736-29-1  
 ALL THAT CERTAIN message or tract of  
 land located in the **TOWNSHIP OF  
 SOLEBURY**, County of Bucks and  
 Commonwealth of Pennsylvania.  
 TAX PARCEL #41.28.52 & 41-28-53-3.  
 PROPERTY ADDRESS: 2729 River Road,  
 New Hope, PA 18938.  
 IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **RICHARD  
 E. PATTON.**  
**MICHAEL MCKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

### SPRINGFIELD TOWNSHIP

DOCKET #2010-03839  
**GMAC MORTGAGE, LLC v. KEVIN  
 KOVACS A/K/A KEVIN C. KOVACS** owner(s)  
 of property situate in the **TOWNSHIP OF  
 SPRINGFIELD**, Bucks County,  
 Pennsylvania, being 1876 Highpoint Road,  
 Coopersburg, PA 18036-9064.  
 TAX PARCEL #42-012-009.  
 PROPERTY ADDRESS: 1876 Highpoint  
 Road, Coopersburg, PA 18036-9064.  
 JUDGMENT AMOUNT: \$ 421,322.08.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **KEVIN  
 KOVACS A/K/A KEVIN C. KOVACS.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2010-09433  
 ALL THAT CERTAIN tract, piece or parcel  
 of land situate, lying and being South of  
 Township Road #491, between the Passer



Road and Township Road #487 in the **TOWNSHIP OF SPRINGFIELD**, County of Bucks, Commonwealth of Pennsylvania bounded and described according to a survey thereof made by Stanley F. Moyer, Reg. Professional Engineer and Land Surveyor as follows.

Title to said premises is vested in Michael G. Scully and Eileen F. Scully, by deed from Tina R.C. Olson, dated November 23, 2005 and recorded December 14, 2005 in Deed Book 4752, Page 2137, as Instrument No. 2005161957.

Premises Being Known as 1394 Highpoint Road, Coopersburg, PA 18036.

TAX I.D. #: 42-005-124 & 42-006-014-003.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL G. SCULLY AND EILEEN F. SCULLY.**

**TERRENCE J. MCCABE**, Esquire

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

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DOCKET #2011-04992

SOVEREIGN BANK, N.A. FORMERLY KNOWN AS SOVEREIGN BANK v. ROBERT MORTON A/K/A ROBERT J. MORTON, III A/K/A ROBERT J. MORTON owner(s) of property situate in the **TOWNSHIP OF SPRINGFIELD**, Bucks County, Pennsylvania, being 1710 Maple Road, Riegelsville, PA 18077-9750.

TAX PARCEL #42-021-106-004.

PROPERTY ADDRESS: 1710 Maple Road, Riegelsville, PA 18077-9750.

JUDGMENT AMOUNT: \$ 274,895.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT MORTON A/K/A ROBERT J. MORTON, III A/K/A ROBERT J. MORTON.**

**PHELAN HALLINAN**, Esquire

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

PROPERTY ADDRESS: 573 State Road, Coopersburg, PA 18036.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARCIE R. STOUTT.**

**MICHAEL T. MCKEEVER**, Esquire

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

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DOCKET #2012-09650

[DESCRIPTION CAN BE FOUND UNDER **NOCKAMIXON TOWNSHIP.**]

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**TELFORD BOROUGH**

DOCKET #2012-06490

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC10, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OC10 v. JOHN J. MERRICK owner(s) of property situate in the **BOROUGH OF TELFORD**, Bucks County, Pennsylvania, being 505 South Main Street a/k/a 505 Main Street, Telford, PA 18969-1807.

*Taxes are paid to school district & municipality in Montgomery County, only county property taxes are paid to Bucks County.*

TAX PARCEL #43-002-091-002.

PROPERTY ADDRESS: 505 South Main Street a/k/a 505 Main Street, Telford, PA 18969-1807.

JUDGMENT AMOUNT: \$ 216,101.33.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN J. MERRICK.**

**PHELAN HALLINAN & SCHMIEG**, Esquire

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

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**TINICUM TOWNSHIP**

DOCKET #2012-02231

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWABS, INC., ASSET-BACKED

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DOCKET #2012-02522

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

TAX PARCEL #42-4-194-1.

CERTIFICATES, SERIES 2007-7 v. BETH HALL A/K/A BETH I. HALL AND EDWARD HALL A/K/A EDWARD P. HALL A/K/A EDWARD P. HALL, JR. owner(s) of property situate in the **TOWNSHIP OF TINICUM**, Bucks County, Pennsylvania, being 4 Deerwoods Lane a/k/a 4 Deer Woods Lane, Point Pleasant, PA 18950.

TAX PARCEL #44-032-003-003.

PROPERTY ADDRESS: 4 Deerwoods Lane a/k/a 4 Deer Woods Lane, Point Pleasant, PA 18950.

JUDGMENT AMOUNT: \$ 449,928.03.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BETH HALL A/K/A BETH I. HALL AND EDWARD HALLA/K/A EDWARD P. HALL A/K/A EDWARD P. HALL, JR.**

**PHELAN HALLINAN & SCHMIEG**, Esquire

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

DOCKET #2012-09650

[DESCRIPTION CAN BE FOUND  
UNDER **NOCKAMIXON TOWNSHIP**.]

DOCKET #2012-09651

PARCEL A

Real Property at: Headquarters Road, Erwinna, PA Tax Parcel No. 44-15-61-2.

ALL THAT CERTAIN parcel of tract of land, situate in the **TOWNSHIP OF TINICUM**, County of Bucks and Commonwealth of Pennsylvania, as laid out on a certain plan entitled "Plan of Subdivision for Donald and Dorothy Johnstone," made by S. V. Borichevsky, Registered Professional Engineer, dated July 22, 1972, recorded in the Office for the Recording of Deeds, in and for the County of Bucks at Doylestown, Pennsylvania, in Plan Book 99, Page 14, and as described as parcel No. 44-15-61-2.

PARCEL B

Real Property at: 7658 Easton Road, Ottsville, PA, Tax Parcel No. 44-36-17.

ALL THAT CERTAIN lot of land, situated in the **TOWNSHIP OF TINICUM**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to the Final Plan of Osborne Acres, dated November 13, 1964, made by Robert

D. Cooper, Registered Surveyor of Ottsville, Pennsylvania, and recorded in Bucks County in Plan Book 30 Page 19, bounded and described as Parcel No. 44-36-17.

IMPROVEMENTS: PARCEL A – VACANT RESIDENTIAL LOT. PARCEL B -- 5-10 UNIT BUILDING, 3 STORIES OR LESS.

SOLD AS THE PROPERTY OF: **LAKE WARREN PARTNERSHIP, LP.**

**BONNIE R. GOLUB**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## TRUMBAUERSVILLE BOROUGH

DOCKET #2010-05035

ALL THAT CERTAIN lot, parcel, piece of ground with the improvements thereon erected, situate in **TRUMBAUERSVILLE BOROUGH**, Bucks County, Pennsylvania, described according to a Plan of Subdivision prepared for Lillian Law, made by Urwiler and Walter, Inc., dated April 13, 1978, last revised June 24, 1986 and recorded in Plan Book 234 page 24, as follows, to wit.

TAX PARCEL #45-004-020.

PROPERTY ADDRESS: 1740 Pine Creek Drive, Quakertown, PA 18951.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STANLEY T. PHILLIPS AND CHRISTINE L. PHILLIPS.**

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

## TULLYTOWN BOROUGH

DOCKET #2010-08487

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

TAX PARCEL #46-004-137.

PROPERTY ADDRESS: 268 Lakeside Drive E, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STEVEN S. RYMOND AND DAMARYS LOPEZ.**

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

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DOCKET #2012-04027

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

BEING more fully described in a Deed dated September 25, 2009, among the land records of the County and State set forth above, in Deed Volume 6250, Page 1071.

TAX PARCEL #46-003-193.

PROPERTY ADDRESS: 243 Kenwood Drive South, Levittown, PA 19055-2430, Borough of Tullytown.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **RYAN P. GAFFNEY AND SHAINA M. GAFFNEY AKA SHAINA M. MACMATH.**

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

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**WARMINSTER TOWNSHIP**

DOCKET #2011-07788

SOVEREIGN BANK, N.A. FORMERLY KNOWN AS SOVEREIGN BANK v. **BRIAN REILLY AND BRIDGET REILLY** owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, being 685 Sheldon Drive, Warminster, PA 18974-2952.

TAX PARCEL #49-034-011-011.

PROPERTY ADDRESS: 685 Sheldon Drive, Warminster, PA 18974-2952.

JUDGMENT AMOUNT: \$ 255,336.98.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRIAN REILLY AND BRIDGET REILLY.**

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

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DOCKET #2012-00955

US BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE BANK OF AMERICA FUNDING CORPORATION (BAFC) 2007-

3 TRUST v. **GARY J. HORTER AND PATRICIA A. HORTER** owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, being 1240 Manor Drive, Warminster, PA 18974-2103.

TAX PARCEL #49-023-081.

PROPERTY ADDRESS: 1240 Manor Drive, Warminster, PA 18974-2103.

JUDGMENT AMOUNT: \$ 256,334.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GARY J. HORTER AND PATRICIA A. HORTER.**

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

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DOCKET #2012-08455

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 Commonwealth of Pennsylvania, bounded and described according to a "Plan of Hartsville Park West," made by Harris, Henry & Potter, Consulting Engineers of Buckingham, Pa., dated April 5, 1965 and last revised October 20, 1965 said plan being recorded in the Office for the Recording of Deeds of Bucks County at Doylestown, Pa., in Plan Book #32 Page 27 as follows, to wit.

TAX PARCEL #49-047-075.

PROPERTY ADDRESS: 1587 Windmill Road, Warminster, PA 18974.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ALFRED J. STABILITO AND HEATHER C. STABILITO.**

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

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**WARRINGTON TOWNSHIP**

DOCKET #2012-01842

ALL THAT CERTAIN property located in the **TOWNSHIP OF WARRINGTON**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #50-1-4.

PROPERTY ADDRESS: 441 Upper State Road, Chalfont, PA 18914.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN T. MULRONEY, JR.**

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

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**WARWICK TOWNSHIP**

DOCKET #2010-06687

U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2 v. CYNTHIA A. CARRILLO A/K/A CYNTHIA ANN CARRILLO AND JAIME CARRILLO owner(s) of property situate in the

**TOWNSHIP OF WARWICK**, Bucks County, Pennsylvania, being 1370 Eddowes Road, Warminster, PA 18974-1029.

TAX PARCEL #51-003-107-001.

PROPERTY ADDRESS: 1370 Eddowes Road, Warminster, PA 18974-1029.

JUDGMENT AMOUNT: \$ 327,744.35.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CYNTHIA A. CARRILLO A/K/A CYNTHIA ANN CARRILLO AND JAIME CARRILLO.**

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

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DOCKET #2010-06768

RBS CITIZENS NA, SUCCESSOR IN INTEREST TO CCO MORTGAGE CORPORATION v. ERNESTINE BELLER owner(s) of property situate in **WARWICK TOWNSHIP**, Bucks County, Pennsylvania, being 1013 Princeton Place, Warminster, PA 18974-3805.

TAX PARCEL #51-014-530.

PROPERTY ADDRESS: 1013 Princeton Place, Warminster, PA 18974-3805.

JUDGMENT AMOUNT: \$ 214,670.68.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ERNESTINE BELLER.**

**PHELAN HALLINAN & SCHMIEG,** Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2010-09112

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF WARWICK**, County of Bucks and Commonwealth of PA, bounded and described according to a Final Plan of "Saddle Ridge, Phase II," made by Landmark Engineering, dated June 25, 1990, last revised February 14, 1992, and recorded in the Office of the Recorder of Deeds in Doylestown, PA, in Plan Book 268 page 34.

TAX PARCEL #51-024-127.

PROPERTY ADDRESS: 1506 Long Pond Drive, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **OBASI A. CHUKWUNENYE AND IJEOMA CHUKWUNENYE, H/W.**

**WILLIAM J. LEVANT,** Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## YARDLEY BOROUGH

DOCKET #2012-01724

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. MARCOS GUZMAN AND ADRIANA BALDERAS owner(s) of property situate in the **BOROUGH OF YARDLEY**, Bucks County, Pennsylvania, being 44 East College Avenue, Yardley, PA 19067-1532.

TAX PARCEL #54-005-100.

PROPERTY ADDRESS: 44 East College Avenue, Yardley, PA 19067-1532.

JUDGMENT AMOUNT: \$ 359,420.76.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARCOS GUZMAN AND ADRIANA BALDERAS.**

**PHELAN HALLINAN,** Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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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***First Publication*

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2012-7547

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 **WINI CHA** to **HEATHER WINI CHA**.

The Court has fixed the 5<sup>th</sup> day of March, 2013 at 9:30 a.m. in Courtroom No. 5, 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.

*First Publication*

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2012-10439-36

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 **ANDREW FRANKLIN HOPPER** to **ANDREW FRANKLIN YEARSLEY**.

The Court has fixed the 5<sup>th</sup> day of March, 2013 at 9:30 a.m. in Courtroom No. 5, 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.

**Elissa C. Goldberg**, Attorney for Petitioner  
107 North Broad Street  
Suite 211  
Doylestown, PA 18901

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2012-10441-36

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 **JEANNE M. HOPPER** to **JEANNE M. YEARSLEY**.

The Court has fixed the 5<sup>th</sup> day of March, 2013 at 9:30 a.m. in Courtroom No. 5, 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.

**Elissa C. Goldberg**, Attorney for Petitioner  
107 North Broad Street  
Suite 211  
Doylestown, PA 18901

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2012-10511

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 **RACHAEL RICKI ROBOLD** to **RICHARD WILLIAM ROBOLD**.

The Court has fixed the 5<sup>th</sup> day of March, 2013 at 9:30 a.m. in Courtroom No. 5, 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.

**Robert E. Angst**, Attorney for Petitioner  
Angst & Angst, P.C.  
878 Main Street  
Harleysville, PA 19438



## 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.

The name of the corporation is:  
**BERWICK COMMUNICATIONS, INC.**

The Articles of Incorporation were filed 1/7/2013.

The purpose or purposes for which it was organized are as follows: To engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law.

**Robert M. Cox**, Solicitor  
Eastburn and Gray  
60 East Court Street  
Doylestown, PA 18901

**Okay - Dokay, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State for **OLD CROYDON TAVERN INC.**, a 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

**PETER JERROM LANDSCAPES, INC.** incorporated on February 6, 2013 in the Commonwealth of Pennsylvania under

the provisions of the Pennsylvania Corporation Law.

**Douglas A. Gifford**, Solicitor  
510 E. Broad St.  
P. O. Box 64439  
Souderton, PA 18964

**T are U, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Gerald L. Bowen, Jr.**, Solicitor  
530 Street Road  
P. O. Box 572  
Southampton, PA 18966

## 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  
**DOYLESTOWN LEGION BASEBALL POST 210.**

The Articles of Incorporation were filed on January 7, 2013.

The purpose or purposes for which it was organized are as follows: To promote youth sports as a non-profit organization.

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **PENNSYLVANIANS FOR UNION REFORM**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively to promote social welfare.

**Fox Rothschild LLP**, Solicitors  
747 Constitution Drive, Ste. 100  
P.O. Box 673  
Exton, PA 19341-0673

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## **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.

**RANDALL C. FLAGER & ASSOCIATES, P.C.** has been incorporated under the provisions of Chapter 29 of the Business Corporation Law of 1988 as a Professional Corporation.

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

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## **Classified Ad**

### **ATTORNEY**

Large suburban Philadelphia firm seeks associate for expanding municipal/land use department. 2-4 years experience preferred. Superior academic record and strong writing skills a necessity. Applicants should send letter of interest and resume to Firm Administrator, P.O. Box 1064, Blue Bell, PA 19422.

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### **DOYLESTOWN -**

### **BAILIWICK OFFICE CAMPUS**

Recently renovated 4 office suite (including executive office with fireplace), plus reception area, waiting room, kitchen

and very large conference room. Approximately 1,400 sq. ft. INCLUDES heat, electricity and water/sewer. NO real estate taxes. NO CAM. Possibility to rent fully furnished. Plenty of parking. \$2,500.00 per month. Contact Rich Kirk at 215-249-1669 or rich@richkirkrealty.com.

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### **LEGAL SECRETARY WANTED**

Solo practitioner in Doylestown looking for a part-time Legal Secretary. Duties include; phones, filing, data entry, typing and general office administration. Knowledge of Microsoft Office, QuickBooks, PC Law and Lexis Nexis is a plus. 15-20 hours a week. No benefits. Please send your resume via e-mail to ntaylor@ntaylorlaw.com.

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## **Corporate Dissolution**

Notice is hereby given that the shareholders and directors of **WEST END CARWASH, INC.**, a Pennsylvania Corporation, with an address of 350 S. West End Blvd., Quakertown, PA, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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## **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*

**BEALER, ROBERT H.,** dec'd.

Late of Quakertown Borough.

Executrix: **BONNIE FACHET**, c/o Henry & Henry, LLP, P. O. Box 499, Quakertown, PA 18951-0499.

Attorney: **RODNEY D. HENRY**, P. O. Box 499, Quakertown, PA 18951-0499.

**BRECHTER, MARGARET** a/k/a **MARGARET BRECHTER-VEREB** and **MARGARET R. BRECHTER**, dec'd.

Late of Warminster Township.

Executrix: **MARLENE BRIA**, c/o Robert B. Shoemaker, Jr., Esquire, 1800 East Lancaster Avenue, Paoli, PA 19301.

Attorney: **ROBERT B. SHOEMAKER, JR.**, 1800 East Lancaster Avenue, Paoli, PA 19301.

**BUXTON, IRVING W.,** dec'd.

Late of Holland, Bucks County, PA.

Executrix: **TRUDY JACOBY**, 43 Brook Drive East, Princeton, NJ 08540.

**CALABRO, SABELLA M.** a/k/a **ISABELLE CALABRO**, dec'd.

Late of Morrisville Borough.

Executor: **ANTHONY D. CALABRO**, 187 Adeline Place, Langhorne, PA 19047.

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

**CHARLOCK, CHARLES**, dec'd.

Late of Warminster, Bucks County, PA.

Executrices: **DOLORES F. CHARLOCK**, 1315 Foulkrod Street, Philadelphia, PA 19124 and **RITA M. LOUDEN**, 18 Juniper Drive, Mt. Laurel, NJ 08054.

**CHRISTIAN, IDA R.,** dec'd.

Late of Bensalem, Bucks County, PA.

Executrices: **LINDA BARELLA**, P. O. Box 206, Wycombe, PA 18980 and **DONNA M. JEFFERY**, 346 N. 7<sup>th</sup> St., Coopersburg, PA 18036.

**CLARK, MARGARET B.,** dec'd.

Late of Langhorne Borough.

Executor: **GERALD E. BLOOM**, Esquire, 312 Oxford Valley Rd., Fairless Hills, PA 19030.

Attorney: **GERALD E. BLOOM**, 312 Oxford Valley Rd., Fairless Hills, PA 19030.

**CONKLIN, CATHERINE** a/k/a **CATHERINE A. CONKLIN**, dec'd.

Late of Falls Township.

Executor: **KERRY CONKLIN**, 356 Doone Road, Fairless Hills, PA 19030.

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

**COSTELLO, JUNE A.,** dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **MARY KAY COSTELLO**, 1974 Moreland Road, Abington, PA 19001.

Attorney: **ROBERT C. GERHARD, III**, Gerhard & Gerhard, 222 South Easton Road, Suite 104, Glenside, PA 19038.

**DITOMMASO, CLARE L.,** dec'd.

Late of Middletown Township.

Executors: **MONICA DITOMMASO** and **MARTIN DITOMMASO**, c/o Begley, Carlin & Mandio, LLP, P. O. Box 308, Langhorne, PA 19047.

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

**GAREY, JR., LOUIS J.** a/k/a **LOUIS JOHN GAREY, JR.** and **J. LOUIS GAREY, JR.**, dec'd.

Late of Springfield Township.

Executors: **THOMAS L. GAREY**, 1445 Woodcock Lane, Kintnersville, PA 18930 and **JOANNE D. SNYDER**, P. O. Box 627, Quakertown, PA 18951.

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

**HOODA, ROHINISH**, dec'd.

Late of Lower Makefield Township.

Administratrix: **ANUPAMA R. HOODA**, c/o Paul Baker Bartle, Esquire, 794 Penllyn Pike, Blue Bell, PA 19422. Attorney: **PAUL BAKER BARTLE**, Flamm Walton PC, 794 Penllyn Pike, Blue Bell, PA 19422.

**JEFFERSON, DENNIS C.**, dec'd.

Late of Newtown Township.

Executrix: **MILLIE JEFFERSON**, c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

**LOHOEFER, ANNA J.**, dec'd.

Late of Warminster Township.

Executor: **NEIL E. LOHOEFER**, 1185 Emma Lane, Warminster, PA 18974.

**MASON, (DR.), BARBARA T.**, dec'd.

Late of Newtown, Bucks County, PA.

Executor: **STANLEY E. WHITE**, 439 Orange Rd., Montclair, NJ 07042.

**McLAUGHLIN, ELEANOR** a/k/a

**ELENAOR R. McLAUGHLIN**, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **KATHLEEN McLAUGHLIN BRODERICK**, 17 Charlotte Dr., Churchville, PA 18966.

**McTAMNEY, TERESA K.** a/k/a **TERESA**

**KATHLEEN McTAMNEY**, dec'd.

Late of Fairless Hills/Bristol Township.

Executrix: **MARIE McTAMNEY**, 7 Perennial Dr., Fairless Hills, PA 19030.

**MIRKIN, ROBERT**, dec'd.

Late of Falls Township.

Executor: **MARK BUZBY**, 2045 Farmview Dr., Newtown, PA 18940.

**MORRISON, RITA G.**, dec'd.

Late of Northampton Township.

Executors: **PATRICK McGINLEY, SR.**, 10 Chelsea Circle, Richboro, PA 18954 and **VINCENT MORRISON**, 5009 Landis Avenue, Sea Isle, NJ 08243.

Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

**NOCLETTI, CORNELIA A.**, dec'd.

Late of Lower Southampton Township.

Executrix: **JEANNINE DONAHUE**, c/o William J. Benz, Esquire, 307 Lakeside Drive, Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, 307 Lakeside Drive, Southampton, PA 18966.

**ORAZI, ANNE L.**, dec'd.

Late of Morrisville, Bucks County, PA.

Executrix: **NATALIE GUARDIANI**, 45 Kimberwick Cir., Glenmoore, PA 19343.

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

**PATEL, NALIN**, dec'd.

Late of Lower Makefield Township.

Executrix: **KALPANA NALIN PATEL** a/k/a **KALPANA PATEL**, c/o Dahesh D. Patel, Esq., Princeton Forrestal Village, 136 Main Street, Ste. 250, Princeton, NJ 08540.

Attorney: **DAHESH D. PATEL**, Reed Smith LLP, Princeton Forrestal Village, 136 Main Street, Ste. 250, Princeton, NJ 08540.

**QUINN, MARY R.**, dec'd.

Late of Upper Southampton Township.

Executor: **HUGH QUINN**, c/o William J. Benz, Esquire, 307 Lakeside Drive, Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, 307 Lakeside Drive, Southampton, PA 18966.

**ROTH, DARLENE F.** a/k/a **DARLENE S. ROTH** and **DARLENE ROTH**, dec'd.

Late of Quakertown, Bucks County, PA. Executors: **CLAIRE L. QUIRE** and **ERIC A. ROTH**, c/o Samuel R. Kasick, Esquire, 523 W. Linden St., Allentown, PA 18101-1415.

Attorney: **SAMUEL R. KASICK**, 523 W. Linden St., Allentown, PA 18101-1415.

**RUGGLES, ELIZABETH HUNTER**, dec'd.

Late of Middletown Township.

Executor: **JOHN B. VANELLIS**, c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

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

**SIMPSON, KATHLEEN G.**, dec'd.

Late of Bristol Township.

Executrix: **HELEN F. GRASER**, 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.

**SMITH, MICHAEL PATRICK** a/k/a **MICHAEL P. SMITH, MICHAEL SMITH, MIKE P. SMITH** and **MIKE SMITH**, dec'd.

Late of Bensalem, Bucks County, PA.  
Administrator: **KEVIN SMITH**, 384 Dawson Street, Philadelphia, PA 19128.  
Attorney: **ELLEN S. FISCHER**, 907 Easton Rd., Ste. 1B, Willow Grove, PA 19090-2051.

**SOKOL, EDWARD**, dec'd.

Late of West Rockhill Township.  
Executor: **EDWARD SOKOL, JR.**, c/o Ronald R. Bolig, Esquire, 5 Temple Avenue, Sellersville, PA 18960.  
Attorney: **RONALD R. BOLIG**, Robert A. Lechowicz Law Offices, 5 Temple Avenue, Sellersville, PA 18960.

**WAGNER, GLADYS DAVID** a/k/a **GLADYS WAGNER**, dec'd.

Late of West Rockhill Township/Lower Gwynedd Township.  
Executrix: **SALLY WAGNER**, 130 Macklenburg Drive, Penllyn, PA 19422.

**WALLACE, JR., FRANK K.**, dec'd.

Late of Langhorne Borough.  
Executor: **GARY WALLACE**, 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

#### *Second Publication*

**ASHMANN, RUTH ANN** a/k/a **RUTH ASHMANN**, dec'd.

Late of Buckingham, Bucks County, PA.  
Executrix: **KATHY A. LAFFERTY**, 556 Old Mill Drive, Langhorne, PA 19047.

**BIEDRZYCKI, CHARLES E.** a/k/a **CHARLES BIEDRZYCKI**, dec'd.

Late of Bensalem Township.  
Executrix: **JACQUELINE BIEDRZYCKI**, 4439 Remo Crescent Road, Bensalem, PA 19020.

**BLANCHE, THELMA J.**, dec'd.

Late of Bristol Township.  
Executrices: **MARY E. BLEY** and **KAREN F. LAMB**, c/o William J.

Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**BRIGGS, GRACE E.**, dec'd.

Late of Newtown Township.  
Executor: **CURTIS M. BRIGGS, JR.**, 435 Linton Hill Rd., Newtown, PA 18940.

**BROOKS, CAROL R.**, dec'd.

Late of Bensalem, Bucks County, PA.  
Executor: **HOWARD J. BROOKS**, 6349 Musket Court, Bensalem, PA 19020.

**CLEARFIELD, MAURICE**, dec'd.

Late of Upper Southampton Township.  
Executor: **DANIEL CLEARFIELD**, 1412 Smokehouse Ln., Harrisburg, PA 17110.

**CONNOLLY, THOMAS J.**, dec'd.

Late of Morrisville, Falls Township.  
Executrix: **PATRICIA E. LINDEMUTH**, 120 W. Trenton Ave., Morrisville, PA 19067.

**CONSTANTINE, EUGENE J.**, dec'd.

Late of New Britain Borough.  
Executrix: **MARGARET G. CONSTANTINE**, 81 Evergreen Drive, New Britain, PA 18901.

**DAVIS, GLADYS E.** a/k/a **GLADYS DAVIS**, dec'd.

Late of Buckingham Township.  
Executors: **SCOTT DAVIS**, 2074 Huber Dr., Quakertown, PA 18951 and **RICHARD E. DAVIS, JR.**, 2 Bush Rd., Flemington, NJ 08822.

**DAVIS, RICHARD E.** a/k/a **RICHARD E. DAVIS, SR.**, dec'd.

Late of Buckingham Township.  
Executors: **SCOTT DAVIS**, 2074 Huber Dr., Quakertown, PA 18951 and **RICHARD E. DAVIS, JR.**, 2 Bush Rd., Flemington, NJ 08822.

**DeCRESCENTE, CARMINE A.** a/k/a **CARMINE DeCRESCENTE**, dec'd.

Late of Warrington Township.  
Executors: **JAMES M. DeCRESCENTE** and **CATHERINE ANN FINEGAN**, c/o Patrick G. Murphy, Esquire, 350 Sentry Parkway, Suite 100, Building 640, Blue Bell, PA 19422.  
Attorney: **PATRICK G. MURPHY**, 350 Sentry Parkway, Suite 100, Building 640, Blue Bell, PA 19422.

**DeLORENZO, JOSEPHINE R.**, dec'd.

Late of Bensalem, Bucks County, PA.  
 Executrices: **CHRISTINE DeLORENZO**,  
 6178 Edge Ave., Bensalem, PA 19020  
 and **MARIANNE E. BALL**, 4571 Garland  
 Ave., Bensalem, PA 19020.

**EDWARDS, JR., ROBERT CHARLES**,  
dec'd.

Late of Richland Township.  
 Administratrix: **RACHEL E. LANG**, c/o  
 Gary B. Freedman, Esquire,  
 7909 Bustleton Avenue, Philadelphia,  
 PA 19152.  
 Attorney: **GARY B. FREEDMAN**,  
 Freedman & Grinshpun, PC, 7909  
 Bustleton Avenue, Philadelphia,  
 PA 19152.

**GOTTSCHALL, JOHN MATTHEWS**,  
dec'd.

Late of Levittown, Middletown  
 Township.  
 Executrix: **JUDY A. SCHNEIDER**,  
 40 Copperfield Dr., Hamilton,  
 NJ 08610.

**GREEN, JEAN M.**, dec'd.

Late of Langhorne Borough.  
 Executrix: **LISA BELLET COLLINS**,  
 c/o Snipes & Collins, P. O. Box 354,  
 Yardley, PA 19067.  
 Attorney: **LISA BELLET COLLINS**,  
 Snipes & Collins, 301 Oxford Valley Rd.,  
 Suite 102A, P. O. Box 354, Yardley,  
 PA 19067.

**HENRY, MARY T.** a/k/a **MARY HENRY**,  
dec'd.

Late of Quakertown Borough.  
 Executrix: **CYNTHIA LAPINSKI**, c/o  
 Grim, Biehn & Thatcher, P. O. Box 215,  
 Perkasio, PA 18944-0215.  
 Attorney: **DIANNE C. MAGEE**,  
 Grim, Biehn & Thatcher, 104 S. Sixth  
 St., P. O. Box 215, Perkasio, PA 18944-  
 0215.

**HOPE, MARJORIE S.**, dec'd.

Late of Dublin, Bucks County, PA.  
 Executors: **MICHAEL L. HOPE** and  
**EDWARD S. HOPE**, c/o Steven A.  
 Cotlar, Esquire, 23 W. Court Street,  
 Doylestown, PA 18901.  
 Attorney: **STEVEN A. COTLAR**,  
 23 West Court Street, Doylestown,  
 PA 18901.

**JENKINS, WILLIAM W.**, dec'd.

Late of Quakertown Borough.  
 Executrix: **SUSAN JENKINS**  
**D'ANGELIS**, 2505 Mill Road,  
 Quakertown, PA 18951.  
 Attorney: **JAMIE V. OTTAVIANO**,  
 O'Donnell, Weiss & Mattei, P.C.,  
 41 East High Street, Pottstown,  
 PA 19464-5426.

**JONES, GREGORY NELSON** a/k/a  
**GREGORY N. JONES**, dec'd.

Late of Bristol Township.  
 Executrix: **HELEN J. CLENDENING**,  
 c/o Paul W. Rauer, Esquire, 12 Terry  
 Drive, Suite 105, Newtown,  
 PA 18940.  
 Attorney: **PAUL W. RAUER**, 12 Terry  
 Drive, Suite 105, Newtown, PA 18940.

**KEESEY, JEAN E.**, dec'd.

Late of Warminster Township.  
 Executors: **DONALD R. KEESEY** and  
**WAYNE T. KEESEY**, 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.

**KENDIG, WILDA M.**, dec'd.

Late of Quakertown Borough.  
 Executors: **JOHN R. KENDIG, III**, 1062  
 Williamsburg Road, Lancaster, PA  
 17603-7103; **MARY LYNN SHAY**,  
 5109 Homestead Drive, Coopersburg, PA  
 18036-2401 and **PATRICIA M.**  
**KENDIG** n/b/m **PATRICIA M.**  
**SHAFFMASTER**, 3610 Two Oaks Drive,  
 Greensboro, NC 27410-9708.  
 Attorney: **JOHN S. MAY**, May, Metzger  
 and Zimmerman, LLP, 49 North Duke  
 Street, Lancaster, PA 17602.

**KLEIS, CARL M.** a/k/a **REV. DR. CARL**  
**M. KLEIS**, dec'd.

Late of Warminster Township.  
 Executors: **THE HAVERFORD TRUST**  
**COMPANY**, Three Radnor Corporate  
 Center, Suite 450, Wayne, PA 19087;  
**GRETCHEN ANN KLEIS DUNLOP**,  
 1800 Tripp Avenue, Jamison, PA 18929  
 and **NANCY LYNN KLEIS**, 2-25 Aspen  
 Way, Doylestown, PA 18901.



Attorney: **ROSEMARY A. SULLIVAN**, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19047.

**KNOWLES, ANTOINETTE M.** a/k/a **ANTOINETTE MARIE KNOWLES**, dec'd.

Late of Warminster Township.

Executor: **BRIAN P. KNOWLES**, c/o Joseph P. McGowan, Esquire, 6221 Rising Sun Avenue, Philadelphia, PA 19111.

Attorney: **JOSEPH P. MC GOWAN**, Stewart and McGowan, 6221 Rising Sun Avenue, Philadelphia, PA 19111.

**MERVIS, JR., SAMUEL**, dec'd.

Late of Chalfont, Warrington Township.

Executrix: **ILKA S. WERNER**, 1238 Live Oak Lane, Chalfont, PA 18914.

**PARVIN, DONALD B.** a/k/a **DONALD PARVIN**, dec'd.

Late of Telford, Bucks County, PA.

Executrices: **CAROL A. BERNER** and **DONNA M. DIEROLF**, c/o Maris C. Langford, Suite 201, 70 W. Oakland Ave., Doylestown, PA 18901.

Attorney: **MARIS C. LANGFORD**, Suite 201, 70 W. Oakland Ave., Doylestown, PA 18901.

**POWEL, JR., WILLIAM A.**, dec'd.

Late of Middletown Township.

Executor: **WILLIAM A. POWEL, III**, 2740 ChesterTon Road, Shaker Heights, OH 44122.

Attorney: **THOMAS L. SUMTER**, 80 North Main Street, Suite 2A, Doylestown, PA 18901.

**PRYSIAZNIUK, GUNDA**, dec'd.

Late of Northampton Township.

Administrator: **STEPHEN PRYSIAZNIUK**, c/o Bowen & Burns, 530 Street Rd., P. O. Box 572, Southampton, PA 18966.

Attorney: **GERALD L. BOWEN, JR.**, 530 Street Rd., P. O. Box 572, Southampton, PA 18966.

**QUIRING, ETHEL P.** a/k/a **ETHEL MARTHA QUIRING** and **ETHEL PFOST QUIRING**, dec'd.

Late of Warwick Township.

Executrix: **NANCY LOUISE QUIRING**, c/o Maris C. Langford, Suite 201, 70 W. Oakland Ave., Doylestown, PA 18901.

Attorney: **MARIS C. LANGFORD**, Suite 201, 70 W. Oakland Ave., Doylestown, PA 18901.

**RAFFERTY, HELEN M.**, dec'd.

Late of Buckingham Township.

Executrix: **FRANCES KELLOUGH**, c/o Laura M. Mercuri, Esquire, 104 N. York Rd., Hatboro, PA 19040.

Attorney: **LAURA M. MERCURI**, 104 North York Road, Hatboro, PA 19040.

**RENDON, ELISEO**, dec'd.

Late of Croydon, Bristol Township.

Administrator: **BRIAN A. MILLS**, Esquire, c/o Maselli Warren, P.C., The Stocking Works, 301 S. State Street, Suite N-103, Newtown, PA 18940.

**RENN, WALTER E.**, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **NANCY LANGLEY**, c/o Boyd A. England, Esquire, England & Young, P.C., 70 W. Oakland Avenue, Suite 306, Doylestown, PA 18901.

Attorney: **BOYD A. ENGLAND**, England & Young, P.C., 70 W. Oakland Avenue, Suite 306, Doylestown, PA 18901.

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

Late of Doylestown, Bucks County, PA. Executrix: **MARTHA SYMON**, 4 Bartles Rd., Lebanon, NJ 08833.

**ROSS, JOHN L.** a/k/a **JOHN L. ROSS, SR.** and **JOHN LOUIS ROSS, SR.**, dec'd.

Late of Falls Township.

Administrator: **JEFFREY L. ROSS**, 5468 Haasadah Road, Orefield, PA 18069.

Attorney: **ROSEMARY R. FERRINO**, 1501 Lower State Road, North Wales, PA 19454.

**SBARRO, ERNEST A.** a/k/a **ERNIE SBARRO**, dec'd.

Late of Yardley, Lower Makefield Township.

Executor: **RICHARD SBARRO**, 8 Scobey Ct., Hamilton, NJ 08690.

**SCHAFER, JR., HENRY L.**, dec'd.

Late of Morrisville Borough. Executor: **DONALD D. SCHAFER**, 503 Stevens Road, Morrisville, PA 19067.

Attorney: **ROSEMARY D. DURKIN**, Stark & Stark, P.C., P. O. Box 5315, Princeton, NJ 08543.

**SHEEDY, SR., THOMAS R.**, dec'd.

Late of Falls Township.

Executor: **JAMES F. SHEEDY** a/k/a **JAMES FRANCIS SHEEDY**, c/o Holly K. Soffer, Esquire, 3103 Hulmeville Road, Suite 200, Bensalem, PA 19020.

Attorney: **HOLLY K. SOFFER**, Kellis & Soffer, L.L.P., 3103 Hulmeville Road, Suite 200, Bensalem, PA 19020.

**SHERMAN, SYDELL R.**, dec'd.

Late of Newtown Township.

Executor: **LAURENCE R. FIEBER**, c/o Michael C. McBratnie, Esquire, 747 Constitution Drive, Suite 100, Exton, PA 19341-0673.

Attorney: **MICHAEL C. MC BRATNIE**, Fox Rothschild LLP, 747 Constitution Drive, Suite 100, P. O. Box 673, Exton, PA 19341-0673.

**SHUPE, EVELYN M.**, dec'd.

Late of West Rockhill Township.

Executor: **UNIVEST BANK AND TRUST CO.**, 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.

**SIMMONS, SR., ROBERT ORRIN** a/k/a **BOB SIMMONS**, dec'd.

Late of Warminster Township.

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

**STEELE, JOHN ALVIE** a/k/a **JOHN A. STEELE**, dec'd.

Late of Warminster, Bucks County, PA. Executrix: **SHARON ANN COHEN**, 1309 Emerson Court, Ambler, PA 19002.

**STONES, WALTER J.**, dec'd.

Late of Bensalem Township.

Administratrix: **BARBARA J. WILEY**, c/o D. Keith Brown, Esquire, Stuckert and Yates, P. O. Box 70, Newtown, PA 18940.

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

**TABOADA, MARTHA E.**, dec'd.

Late of Yardley Borough.

Executor: **JAVIER TABOADA**, 347 Robin Hood Drive, Yardley, PA 19067.

Attorney: **ROSEMARY D. DURKIN**, Stark & Stark, P.C., P. O. Box 5315 Princeton, NJ 08543.

**TRAUGER, MYRTLE D.**, dec'd.

Late of Springfield Township.

Executor: **BRUCE T. TRAUGER**, c/o Ronald R. Bolig, Esquire, 5 Temple Avenue, Sellersville, PA 18960.

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

**TYLER, DORIS**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrices: **DARLENE GAVIGAN**, 6180 Mark Circle, Bensalem, PA 19020 and **BARBARA RONCOTSKY**, 23 Lang Moore Drive, Ewing, NJ 08638.

**VANNAUKER, DONALD W.**, dec'd.

Late of Falls Township.

Executrix: **RUTH L. VANNAUKER**, 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.

**WALDMAN, CLIFFORD S.**, dec'd.

Late of Upper Makefield Township.

Administratrix: **ELIZABETH A. WALDMAN**, c/o Peter L. Reiss, Esquire, 107 E. Oakland Avenue, Doylestown, PA 18901.

Attorney: **PETER L. REISS**, Clemons Richter & Reiss, P.C., 107 E. Oakland Avenue, Doylestown, PA 18901.

**WATTS, JEAN**, dec'd.

Late of Yardley, Bucks County, PA.

Executrix: **KAREN LONGCOY**, 325 Pennington-Hopewell Rd., Pennington, NJ 08534.

**WENHOLD, EARLIN J.** a/k/a **EARLIN WENHOLD**, dec'd.

Late of Richlandtown Borough.

Executor: **CLIFFORD P. WENHOLD**,  
c/o Tomlinson & Gerhart, 414 Main  
Street, P. O. Box 14, East Greenville,  
PA 18041.

Attorney: **ALLEN K. TOMLINSON**,  
Tomlinson & Gerhart, 414 Main Street,  
P. O. Box 14, East Greenville,  
PA 18041.

**WILKINS, DOROTHY**, dec'd.

Late of Newtown, Bucks County, PA.  
Executor: **VINCENT WILKINS**, 394 E.  
Eaglewood Ave., Sunnyvale, CA 94085.

**WITKOWSKI, MARIANNE M.**, dec'd.  
Late of Upper Southampton Township.  
Executrix: **ROSWITHA SIEGMANN**,  
9014 Wesleyan Road, Philadelphia,  
PA 19136-1113.

Attorney: **ROSEMARY R. FERRINO**,  
1501 Lower State Road, North Wales,  
PA 19454.

**WYBAR, JAMES M.**, dec'd.

Late of Warrington Township.  
Executrix: **JANE HANNON**, 892  
Norristown Road, Warminster, PA  
18974.

**ZELONIS, IRENE M.** a/k/a **IRENE M.  
GUMASKY**, dec'd.

Late of Bensalem, Bucks County, PA.  
Executor: **JOHN ZELONIS**, 5123 Bay  
Road, Bensalem, PA 19020.

*Third and Final Publication*

**ANTONETZ, MARIA**, dec'd.

Late of Lower Southampton Township.  
Executor: **WOLODIMIR ANTONETZ**,  
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.

**ARPAJIAN, ROSE E.** a/k/a **DINAR  
ESSAYLAN** and **DIRAMIRE  
ESSAYLAN**, dec'd.

Late of Lower Makefield Township.  
Executor: **RALPH E. ARPAJIAN**, 6  
Windy Hollow Road, New Hope,  
PA 18938.

Attorney: **FRANCIS X. DILLON**,  
Begley, Carlin & Mandio, LLP,

680 Middletown Boulevard, Langhorne,  
PA 19047.

**BACINO, JOSEPH J.**, dec'd.

Late of Northampton Township.  
Executrix: **MARIE E. OLIVERIO**,  
3001 Concord Drive, Cinnaminson,  
NJ 08077.

**BREHM, SR., JOHN G.**, dec'd.

Late of Langhorne, Middletown  
Township.  
Executor: **STEPHEN H. BREHM**,  
3 Alicia Circle, Sinking Springs,  
PA 19608.

**CARLSON, DONALD M.**, dec'd.

Late of Warminster Township.  
Executors: **PATRICIA ANN CARLSON  
BRENNAN** and **JOHN J. HARE, JR.**,  
Esq., c/o John J. Hare, Jr., Esq., 2370  
York Road, Suite A-6, Jamison, PA 18929.  
Attorney: **JOHN J. HARE, JR.**, 2370  
York Road, Suite A-6, Jamison, PA 18929.

**CATAGNUS, DINA NATHAN**, dec'd.

Late of Feasterville, Bucks County, PA.  
Administrator: **JOHN CATAGNUS**, 132  
S. Westview St., Feasterville, PA 19053.

**CLEARY, ANGELINE E.** a/k/a **ANGELINE  
CLEARY**, dec'd.

Late of New Hope Borough.  
Executrix: **KAREN C. BOTSON**, c/o  
Leslie K. Heffernen, Esq., Heffernen Law  
Offices, 1854 Sandy Hill Road, P. O. Box  
773, Plymouth Meeting, PA 19462.  
Attorney: **LESLIE K. HEFFERNEN**,  
Heffernen Law Offices, 1854 Sandy Hill  
Road, P. O. Box 773, Plymouth Meeting,  
PA 19462.

**CLEARY, IRVING R.**, dec'd.

Late of New Hope Borough.  
Executrix: **KAREN C. BOTSON**, c/o  
Leslie K. Heffernen, Esq., Heffernen Law  
Offices, 1854 Sandy Hill Road, P. O. Box  
773, Plymouth Meeting, PA 19462.  
Attorney: **LESLIE K. HEFFERNEN**,  
Heffernen Law Offices, 1854 Sandy Hill  
Road, P. O. Box 773, Plymouth Meeting,  
PA 19462.

**COLLIER, JOSEPH F.** a/k/a **JOE  
COLLIER**, dec'd.

Late of Levittown, Bristol Township.  
Executrix: **CELESTINE H. COLLIER**,  
22 Copper Beech Lane, Levittown,  
PA 19055.

**CONIGLIO, SALVATORE J. a/k/a SAL CONIGLIO, dec'd.**

Late of Doylestown Township.

Executor: **RICHARD J. CONIGLIO**, c/o Timothy M. White, Esquire, 131 West State Street, Doylestown, PA 18901.  
 Attorney: **TIMOTHY M. WHITE**, Anheil Maslow & MacMinn, LLP, 131 West State Street, P. O. Box 50, Doylestown, PA 18901.

**CORELLI, ALEXANDRA, dec'd.**

Late of Buckingham Township.

Executrix: **SUSAN McCREDIE**, 28 Amy Circle, Newtown, PA 18940.  
 Attorney: **BRIAN R. KEYES**, P. O. Box 727, New Hope, PA 18938-0727.

**DAVIS, MILDRED L., dec'd.**

Late of Fairless Hills, Falls Township.

Executor: **LONNIE DAVIS**, 16 Candace Ct., Richboro, PA 18954.

**DeCOURSEY, MARTHA E. a/k/a MARTHA DeCOURSEY, dec'd.**

Late of Doylestown Borough.

Executor: **STEVEN C. SATTERTHWAITE**, 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, WILLIAM J., dec'd.**

Late of Warminster, Bucks County, PA.  
 Executrix: **DEBORAH DUFFY**, 2316 N. Vernon St., Arlington, VA 22207.

**DUTTERER, JAMES WILLIAM, dec'd.**

Late of West Rockhill Township.

Administratrix: **ETHELLA D. FIELDS**, c/o Timothy M. White, Esquire, 131 West State Street, Doylestown, PA 18901.  
 Attorney: **TIMOTHY M. WHITE**, Anheil Maslow & MacMinn, LLP, 131 West State Street, P. O. Box 50, Doylestown, PA 18901.

**GINCHER, LESIF M., dec'd.**

Late of Holland/Southampton/PA.

Administratrix: **RITTA GINCHER**, 4 Falcon Dr., Apt. #305, Holland, PA 18966.

**GRADY, SEAN, dec'd.**

Late of Warminster Township.

Executrix: **ELSA GRADY**, 478 Sweetbriar Drive, Warminster, PA 18974.

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

**HARRISON, BRIAN DAVID a/k/a BRIAN D. HARRISON, dec'd.**

Late of Warminster Township.

Administrator: **IRWIN EDDY HARRISON**, 1220 Mearnes Rd., Warminster, PA 18974.

Attorney: **CHRISTIAN M. PERRUCCI**, Florio, Perrucci, Steinhart & Fader, 60 W. Broad St., Ste. 102, Bethlehem, PA 18018.

**HOLST, EDITH H., dec'd.**

Late of Doylestown Township.

Executor: **DAVID N. HOLST**, 898 Herman Road, Horsham, PA 19044.

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

Late of Levittown, Bristol Township.

Executors: **SUZANNE D. BOWER** and **HUGH S. BOWER**, 101 Jacob Court, Hamilton, NJ 08690.

Attorney: **KEVIN A. POLLOCK**, 112 West Franklin Avenue, Pennington, NJ 08534.

**KLABE, GAIL D. a/k/a GAIL KLABE, dec'd.**

Late of Lower Southampton Township.

Executor: **RAYMOND A. KLABE**, c/o Richard C. Osterhout, Esquire, 1744 Bridgetown Pike, Feasterville, PA 19053.

Attorney: **RICHARD C. OSTERHOUT**, 1744 Bridgetown Pike, Feasterville, PA 19053.

**KULSCAR, FRANK R., dec'd.**

Late of Doylestown, Bucks County, PA.

Executrix: **CARLEEN R. KULSCAR**, 437 Linden Avenue, Doylestown, PA.

Attorney: **NORMAN MITTMAN**, 593-1 Bethlehem Pike, Montgomeryville, PA 18936.

**LENTINE, LOIS B., dec'd.**

Late of Middletown Township.

Executor: **MICHAEL L. LENTINE**, c/o Marte and Toadvine, 344 South Bellevue Avenue, Langhorne, PA 19047.

Attorney: **TRACY L. CASSELBROPHY**, 344 South Bellevue Avenue, Langhorne, PA 19047.

**LUFF, IDA CATHERINE, dec'd.**

Late of Newtown Borough.

Executors: **NANCY TOMLINSON**, 855 Willow Ave., Langhorne, PA 19047 and

**DENNIS LUFF**, 867 Fourth St.,  
Langhorne, PA 19047.

**McDOWELL, THELMA VIVIAN  
BERTRAND a/k/a THELMA B.  
McDOWELL, THELMA McDOWELL  
and THELMA BERTRAND  
McDOWELL**, dec'd.

Late of Line Lexington, Hilltown  
Township.

Executrices: **T. CORRINE  
McDOWELL**, 7 S. Valley View Road,  
Line Lexington, PA 18932; **BONNIE  
LEE LASKY**, 6 Mele Avenue, Colmar,  
PA 18915 and **MARIAN SUE  
WHITLOCK**, 1214 Vilsmeier Road,  
Lansdale, PA 19446.

**MELE, PAULINE**, dec'd.

Late of Falls Township.

Executrices: **LUCY KELLY**, 809 River  
Rd., Yardley, PA 19067 and **STACEY  
REED**, 58 Montague Ave., Ewing,  
NJ 08628.

**MONTINI, GILDO a/k/a GILDO LARRY  
MONTINI, GILDO LAWRENCE  
MONTINI and GILDO LORENZO  
MONTINI**, dec'd.

Late of Bensalem, Bucks County, PA.

Administratrix: **ANNA MARIA  
MONTINI**, c/o Howard M. Goldsmith,  
Esq., 7716 Castor Ave., Philadelphia,  
PA 19152.

Attorney: **HOWARD M.  
GOLDSMITH**, 7716 Castor Ave.,  
Philadelphia, PA 19152.

**MYERS, MARY E.**, dec'd.

Late of Tullytown Borough.

Executrix: **KIMBERLY McCRAY**, 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.

**MYSKO, FLORENCE R.**, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **DIANE F. BUCHKO**, 31 Hill  
Ave., Morrisville, PA 19067.

**PACKER, DAVID H. a/k/a DAVID HENRY  
PACKER**, dec'd.

Late of Lower Makefield Township.

Executrix: **MARY P. ARDIZZONE**, c/o  
Stuckert and Yates, Two North State St.,  
Newtown, PA 18940.

Attorney: **DON F. MARSHALL**,  
Stuckert and Yates, Two North State St.,  
Newtown, PA 18940.

**PLOTKIN, ALICE C.**, dec'd.

Late of Doylestown Township.

Executrix: **ALICIA PLOTKIN**, P. O. Box  
448, Ovid, NY 14521.

Attorney: **STEPHEN B. HARRIS**, 1760  
Bristol Road, P. O. Box 160, Warrington,  
PA 18976-0160.

**ROBINSON, PENNY LYNN**, dec'd.

Late of Upper Black Eddy, Bridgeton  
Township.

Administrator: **CHRISTOPHER  
ROBINSON**, P. O. Box 68, Upper Black  
Eddy, PA 18972.

**SCOTT, KAREEN H. a/k/a KAREEN H.  
KWASHNAK**, dec'd.

Late of Levittown, Bucks County, PA.

Executrix: **KAREN KULISH-  
REDDING**, 4 Cedar Lane, Doylestown,  
PA 18901.

**SPIKE, MARVIN**, dec'd.

Late of Middletown Township.

Executors: **EILEEN SPIKE** and **RICKY  
S. SPIKE**, c/o J. William Widing, III,  
Esq., Kozloff Stoudt, 2640 Westview  
Drive, Wyomissing, PA 19610.

Attorney: **J. WILLIAM WIDING, III**,  
Kozloff Stoudt, 2640 Westview Drive,  
Wyomissing, PA 19610.

**STEWART, RUTH M.**, dec'd.

Late of Northampton Township.

Executor: **MARK D. FORD**, 78 West  
Road, New Gretna, NJ 08087.

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

**STRAW, ANNA LOUISE**, dec'd.

Late of Perkasio Borough.

Administrator: **STEPHEN STRAW**, 416  
East Spruce Street, Perkasio, PA 18944.

Attorney: **HARRIET R. LITZ**, Mullaney  
& Mullaney, LLC, 3881 Skippack Pike,  
P. O. Box 1368, Skippack, PA 19474.

**WEBER, WARD WALTER**, dec'd.

Late of Falls Township.

Executrix: **ADRIENNE MARIE  
BISHOP**, 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.

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## Fictitious Name

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

**THE GIFT CONNECTION OF PA** with its principal place of business 102 McConkey Drive, Washington Crossing, PA 18977.

The name and address of the entity owning or interested in said business is: Frost Marketing LLC, 102 McConkey Drive, Washington Crossing, PA 18977.

The certificate will be filed on or after January 22, 2013.

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## Foreign Corporation

The name of the corporation is **REID SOUND, INC.** duly incorporated under the laws of the State of New Jersey. The address of the principal office of the corporation under the laws of the State of New Jersey in which it is incorporated is 92 North Main Street, Building 16, Windsor, NJ 08561. The proposed registered office of the corporation in the Commonwealth of Pennsylvania is CT Corporation System, Bucks County, Pennsylvania. The corporation will file its application for the Foreign Corporation Certificate of Authority on or after February 11, 2013.

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The name of the corporation is **VISUAL COMPUTER SOLUTIONS, INC.** duly incorporated under the laws of the State of New Jersey. The address of the principal office of the corporation under the laws of

the State of New Jersey in which it is incorporated is 4400 U.S. Highway 9 South Suite 3500, Freehold, NJ 07728. The proposed registered office of the corporation in the Commonwealth of Pennsylvania is Business Filings Inc., Harrisburg, Pennsylvania. The corporation will file its application for the Foreign Corporation Certificate of Authority on or after February 1, 2013.

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## Miscellaneous

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. A06-10-63156-D-34  
IN RE: DIVORCE

**MARCIA DUNLAP-BROWN**, 5603  
Truman Street, Bristol, PA 19007  
vs.

**WILLIAM E. BROWN**, 11 Mango Court,  
Sicklerville, NJ 08081

### NOTICE TO DEFEND AND CLAIM RIGHTS.

You have been sued in Court for Divorce.

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary, Bucks County Courthouse, Domestic Relations Division, 30 East Court Street, Doylestown, Pennsylvania, 18901.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR AN ANNULMENT IS



GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE, IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH 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  
Doylestown, PA 18901  
Phone: 215-348-9413 1-800-273-2927  
**Barbara M. Kirk**, Attorney for Plaintiff  
Rudolph, Clarke & Kirk, LLC  
Eight Neshaminy Interplex, Suite 215  
Trevoze, PA 19053

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. A06-10-63156-D-34  
IN RE: DIVORCE

**MARCIA DUNLAP-BROWN**

vs.

**WILLIAM E. BROWN**

Notice

If you wish to deny any of the statements set forth in this affidavit, you must file a counter-affidavit within twenty days after the affidavit has been served on you or the statements will be admitted.

*Affidavit Under Section 3301(D) Of The Divorce Code*

1. The parties to this action separated on or about August 2009, and have continued to live separate and apart for a period of at least two years.

2. The marriage is irretrievably broken.

3. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted.

I verify that the statements made in this affidavit are true and correct. I understand that false statements herein are made subject

to the penalties of 18 PA.C.S. §4904 relating to unsworn falsification to authorities.

Dated: 6/8/12 /s/Marcia Dunlap-Brown  
**Barbara M. Kirk**, Attorney for Plaintiff  
Rudolph, Clarke & Kirk, LLC  
Eight Neshaminy Interplex, Suite 215  
Trevoze, PA 19053

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW

NO. A06-10-63156-D-34

IN RE: DIVORCE

**MARCIA DUNLAP-BROWN**, 5603

Truman Street, Bristol, PA 19007

vs.

**WILLIAM E. BROWN**, 11 Mango Court,  
Sicklerville, NJ 08081

*Counter-Affidavit Under Section 3301(d)  
of The Divorce Code*

1. CHECK EITHER (a) OR (b):

\_\_\_ a) I do not oppose the entry of a divorce decree.

\_\_\_ b) I oppose the entry of a divorce decree because: (check i, ii, or both)

\_\_\_ i) the parties to this action have not lived separate and apart for a period of at least two years.

\_\_\_ ii) The marriage is not irretrievably broken.

2. CHECK EITHER (a) OR (b)

\_\_\_ a) I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted.

\_\_\_ b) I wish to claim economic relief which may include alimony, division of property, lawyer's fees or expenses or other important rights.

I understand that in addition to checking (b) above, I must also file all of my economic claims with the prothonotary in writing and serve them on the party. If I fail to do so before the date set forth on the Notice of Intention to Request Divorce Decree, the divorce decree may be entered without further notice to me, and I shall be unable thereafter to file any economic claims.

I verify that the statements made in this affidavit are true and correct. I understand

that false statements herein are made subject to the penalties of 18 PA. C.S. §4904 relating to unsworn falsification to authorities.

Dated: \_\_\_\_\_

WILLIAM E. BROWN

NOTICE: IF YOU DO NOT WISH TO OPPOSE THE ENTRY OF A DIVORCE DECREE AND YOU DO NOT WISH TO MAKE ANY CLAIM FOR ECONOMIC RELIEF, YOU SHOULD NOT FILE THIS COUNTER-AFFIDAVIT.

**Barbara M. Kirk**, Attorney for Plaintiff  
Rudolph, Clarke & Kirk, LLC  
Eight Neshaminy Interplex, Suite 215  
Trevese, PA 19053

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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:

### *Third and Final Publication*

THE **LORRAINE C. BRENNAN** LIVING TRUST DATED FEBRUARY 23, 2001 AND AMENDED JANUARY 8, 2009  
**LORRAINE C. BRENNAN**, Deceased  
Late of Doylestown Township.  
Trustee: **KATHLEEN MC ENTÉE**, c/o  
Jacqueline M. Morley, Esquire, 16 B Buck Village Professional Commons, 1200 Bustleton Pike, Feasterville, PA 19053.

Attorney: **JACQUELINE M. MORLEY**,  
16 B Buck Village Professional Commons,  
1200 Bustleton Pike, Feasterville,  
PA 19053.