

## Sheriff's Sale

### *Third and Final Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, September 13<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 #2013-02073

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

TAX PARCEL #01-017-069.

PROPERTY ADDRESS: 134 Pipers Inn Drive, Fountainville, PA 18923.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NELSON F. DUNHAM**.

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

### **BENSALEM TOWNSHIP**

DOCKET #2010-01626

WELLS FARGO BANK, NA v. **JOAN BOOTEL AND ANNA K. LOTZ** owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 876 Williams Avenue a/k/a 876 Williams Street, Bensalem, PA 19020-5739.

TAX PARCEL #02-061-266.

PROPERTY ADDRESS: 876 Williams Avenue a/k/a 876 Williams Street, Bensalem, PA 19020-5739.

JUDGMENT AMOUNT: \$ 262,356.81.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOAN BOOTEL AND ANNA K. LOTZ**.

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

DOCKET #2010-04462

WELLS FARGO BANK, N.A. v. **ROSS J. ISAACSON AND DENISE C. ISAACSON** owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 2472 Ginger Court, Bensalem, PA 19020-2205.

TAX PARCEL #02-049-164.

PROPERTY ADDRESS: 2472 Ginger Court, Bensalem, PA 19020-2205.

JUDGMENT AMOUNT: \$ 308,813.74.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROSS J. ISAACSON AND DENISE C. ISAACSON**.

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

DOCKET #2010-10741

BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. **CHRISTINE M. SPADAFORA** owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 2109 Academy Drive, Bensalem, PA 19020-3686.

TAX PARCEL #02-031-207.

PROPERTY ADDRESS: 2109 Academy Drive, Bensalem, PA 19020-3686.

JUDGMENT AMOUNT: \$ 435,153.93.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTINE M. SPADAFORA**.

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

DOCKET #2012-00898

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS

SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE RAMP 2004RZ3 v. AMY ERICKSON AND WILLIAM ERICKSON owner(s) of property situate in the **TOWNSHIP OF BENSLEM**, Bucks County, Pennsylvania, being 3717 Hickory Lane, Bensalem, PA 19020.

TAX PARCEL #02-019-041-001.

PROPERTY ADDRESS: 3717 Hickory Lane, Bensalem, PA 19020.

JUDGMENT AMOUNT: \$ 318,490.04.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **AMY ERICKSON AND WILLIAM ERICKSON.**

**PHELAN HALLINAN**, Esquire

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

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DOCKET #2012-06637

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BENSLEM**, County of Bucks; and State of Pennsylvania, being Lot No. 31 on a Plan of Lots of Castor Corp., titled "Coves of Neshaminy" made by Benjamin C. Queen - Registered Surveyor of Fairless Hills, Pennsylvania, said plan being filed in the Office for Recording of Deeds, in and for the County of Bucks, at Doylestown, on November 8, 1972 in Plan Book 102 Page 41, bounded and described as follows, to wit. TAX PARCEL #02-074-189.

PROPERTY ADDRESS: 5102 Bay Road, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PATRICK A. GLOZZER.**

**LEONARD J. MUCCI, III**, Esquire

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

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DOCKET #2012-06735

ALL THAT CERTAIN lots or pieces of ground with the buildings and improvements thereon erected located in the **TOWNSHIP OF BENSLEM**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #02-053-031-001.

PROPERTY ADDRESS: 6445 Craig Avenue, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL ADAMCZYK AND WALENTYNA ADAMCZYK.**

**MICHAEL MCKEEVER**, Esquire

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

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DOCKET #2012-06916

ALL THOSE TWO CERTAIN lots or pieces of ground known as Lot Nos. 39 and 40 of Section "G" on the "Plan of Eddington Gardens" made by Edward Pickering, Jr., Esquire, Surveyor on the 19th day of May, 1925 (revised December 17, 1925) and recorded in the Office for the Recording of Deeds in and for the County of Bucks in the State of Pennsylvania, in Plan Book 1 page 198 and said lots being situate in the **TOWNSHIP OF BENSLEM**, County of Bucks and State of Pennsylvania.

TAX PARCEL #02-039-015.

PROPERTY ADDRESS: 2650 Kiansas Avenue, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER J. FASSANO AND DONNA L. FASSANO.**

**GREGORY JAVARDIAN**, Esquire

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

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DOCKET #2012-08549

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

TAX PARCEL #02-088-069.

PROPERTY ADDRESS: 2336 Ebury Court, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ERIC SMITH AND BROOKE VIOLA.**

**MICHAEL T. MCKEEVER**, Esquire

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

**DOCKET #2013-02107**

ALL THAT CERTAIN lot or piece of land, situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, Pennsylvania, bounded and described according to a Minor Subdivision Plan for Michael Gabrielle, Jr. 1118 Evelyn Avenue, made by Johnathan J. Tabas, Registered Professional Engineer, dated December 8, 1986 and also known as designated as Lots Nos. 18, 17 and a portion of 16, on a Plan made for Dorathea P. White, recorded in the Recorder of Deeds Office, of Bucks County, in Plan Book No. 4 page 3; and also being Lot 1, on the above captioned Johnathan J. Tabas survey recorded in Plan Book 238, page 14.

TAX PARCEL #02-025-034.

PROPERTY ADDRESS: 1118 Evelyn Avenue, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY RANCH.

SOLD AS THE PROPERTY OF: **MICHAEL ROBERT HOOVEN, AS EXECUTOR OF THE ESTATE OF JOYCE HOOVEN, AKA JOYCE R. HOOVEN, DECEASED.**

**CRAIG H. FOX**, Esquire

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

**DOCKET #2013-02906**

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

TAX PARCEL #02-072-015.

PROPERTY ADDRESS: 1112 Park Avenue, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ALEJANDRO AYALA.**

**MICHAEL T. MCKEEVER**, Esquire

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

**BRISTOL BOROUGH****DOCKET #2007-10687-19-1**

PREMISES "A" - ALL THAT CERTAIN message, restaurant, Hotel Property, Store and other buildings and Lot of land, situate in the **First Ward of the BOROUGH OF BRISTOL**, in the County of Bucks and State

of Pennsylvania, bounded and described according to a survey thereon made by John P. Taylor, C.D., on February 15, 1928, as follows to wit:

PREMISES "B" - ALL THAT CERTAIN tract or parcel of land situate in the **BOROUGH OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania and being more particularly described according to a Survey and Plan prepared by William G. Major Associates, Inc., Engineers and Surveyors of Bristol, Pennsylvania and being dated November 9, 1992, as follows to wit, viz:

TAX PARCEL #04-018-028 (includes Premises "A" and Premises "B")

PROPERTY ADDRESS: 4 Mill Street, Bristol Borough, PA 19007.

IMPROVEMENTS: THREE STORY BUILDING HOUSING A HOTEL, RESTAURANT AND RESIDENTIAL UNITS AND A ONE STORY BLOCK GARAGE,  
SOLD AS THE PROPERTY OF: **JUDITH STOCK.**

**STEPHEN B. HARRIS**, Esquire

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

**DOCKET #2010-06674**

ALL THAT CERTAIN message and lot of land, situate in the **Fifth Ward of the BOROUGH OF BRISTOL**, County of Bucks and State of Pennsylvania.

TAX PARCEL #04-026-020.

PROPERTY ADDRESS: 310 Brook Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **HEMAL SHUKLA AND JENNIFER L. SHUKLA A/K/A JENNIFER SHUKLA.**

**MARK J. UDREN**, Esquire

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

**DOCKET #2012-07435**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC5 v. TIMOTHY L. SZILAGYI AND KIMBERLY SZILAGYI owner(s) of property

situate in the **BRISTOL BOROUGH**, Bucks County, Pennsylvania, being 59 Iroquois Road, Levittown, PA 19057-2307.

TAX PARCEL #5-33-122.

PROPERTY ADDRESS: 59 Iroquois Road, Levittown, PA 19057-2307.

JUDGMENT AMOUNT: \$ 260,601.03.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TIMOTHY L. SZILAGYI AND KIMBERLY SZILAGYI.**

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

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DOCKET #2013-01102

SOVEREIGN BANK, N.A. v. KEVIN A. BARBOUR AND AMY S. BARBOUR owner(s) of property situate in the **1ST Ward of BRISTOL BOROUGH**, Bucks County, Pennsylvania, being 227 Market Street, Bristol, PA 19007-4903.

TAX PARCEL #04-018-167.

PROPERTY ADDRESS: 227 Market Street, Bristol, PA 19007-4903.

JUDGMENT AMOUNT: \$ 151,894.05.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KEVIN A. BARBOUR AND AMY S. BARBOUR.**

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

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**BRISTOL TOWNSHIP**

DOCKET #2009-05157

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

TAX PARCEL #5-48-55.

PROPERTY ADDRESS: 70 Holly Drive, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID A. BROOKS.**

**GREGORY JAVARDIAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2010-01665

CITIMORTGAGE, INC. v. ROBERT HISLOP owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 75 Bittersweet Road, Levittown, PA 19057-3013.

TAX PARCEL #05-036-287.

PROPERTY ADDRESS: 75 Bittersweet Road, Levittown, PA 19057-3013.

JUDGMENT AMOUNT: \$ 170,370.46.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT HISLOP.**

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

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DOCKET #2012-02757

CITIMORTGAGE, INC. v. ANTOINETTE DURAN AND LUIS A. DURAN owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 910 Magnolia Avenue, Croydon, PA 19021-6056.

TAX PARCEL #05-008-284.

PROPERTY ADDRESS: 910 Magnolia Avenue, Croydon, PA 19021-6056.

JUDGMENT AMOUNT: \$ 162,006.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANTOINETTE DURAN AND LUIS A. DURAN.**

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

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DOCKET #2012-05790

PHH MORTGAGE CORPORATION v. STEPHANIE A. METZNER owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 180 Devon Way, Levittown, PA 19057-3638.

TAX PARCEL #05-025-082-914.

PROPERTY ADDRESS: 180 Devon Way, Levittown, PA 19057-3638.

JUDGMENT AMOUNT: \$ 196,398.33.

IMPROVEMENTS: CONDOMINIUM UNIT.

SOLD AS THE PROPERTY OF: **STEPHANIE A. METZNER.**

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

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DOCKET #2012-07630

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 September 27, 2007, among the land records of the County and State set forth above, in Deed Volume, Page 2007096961.

TAX PARCEL #05-076-069.

PROPERTY ADDRESS: 167 Kennwood Drive a/k/a Kenwood Drive South a/k/a South Kenwood Drive, Levittown, PA 19055-2407, Township of Bristol.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CRAIG M. REDAY, MARYANNE REDAY AND CHRIS REDAY.**

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

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DOCKET #2012-08142

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

TAX PARCEL #05-077-097.

PROPERTY ADDRESS: 2414 Wood Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTIAN S. LEVA.**

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

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DOCKET #2012-08616

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

TAX PARCEL #5-46-384.

PROPERTY ADDRESS: 633 Saxony Drive, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMIE T. SCHMITT.**

**GREGORY JAVARDIAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-00658

WELLS FARGO BANK, N.A. v. DANIEL SASU-BENAYE owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 2814 State Road, Croydon, PA 19021-6959.

TAX PARCEL #05-054-151-005.

PROPERTY ADDRESS: 2814 State Road, Croydon, PA 19021-6959.

JUDGMENT AMOUNT: \$ 181,067.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DANIEL SASU-BENAYE.**

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

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DOCKET #2013-00893

JPMORGAN CHASE BANK, N.A., S/B/M CHASE HOME FINANCE LLC v. KRISTIN M. KRALLE A/K/A KRISTIN KRALLE AND ROBERT C. KRALLE A/K/A ROBERT KRALLE, JR. owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 4601 Eugene Drive, Bristol, PA 19007-2018.

TAX PARCEL #05-028-507.

PROPERTY ADDRESS: 4601 Eugene Drive, Bristol, PA 19007-2018.

JUDGMENT AMOUNT: \$ 251,220.39.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KRISTIN M. KRALLE A/K/A KRISTIN KRALLE AND ROBERT C. KRALLE A/K/A ROBERT KRALLE, JR.**

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

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DOCKET #2013-01029

SUNTRUST MORTGAGE, INC. v. BETHANN M. SANTIAGO owner(s) of property situate in the **BRISTOL**

**TOWNSHIP**, Bucks County, Pennsylvania, being 2520 Laurel Drive, Bristol, PA 19007-2027.

TAX PARCEL #05-025-034.

PROPERTY ADDRESS: 2520 Laurel Drive, Bristol, PA 19007-2027.

JUDGMENT AMOUNT: \$ 202,350.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BETHANN M. SANTIAGO**.

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

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DOCKET #2013-01372

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

TAX PARCEL #5-37-118.

PROPERTY ADDRESS: 9 Woodbine Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **ROBERT H. FEYH, JR.**

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

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DOCKET #2013-01404

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A. AS TRUSTEE FOR CHASE FUNDING MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-4 v. **PATRICIA D. HIBBS** owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 39 Freedom Lane, Levittown, PA 19055-2120.

TAX PARCEL #05-043-334.

PROPERTY ADDRESS: 39 Freedom Lane, Levittown, PA 19055-2120.

JUDGMENT AMOUNT: \$ 131,634.93.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICIA D. HIBBS**.

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

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DOCKET #2013-01686

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

TAX PARCEL #05-030-022.

PROPERTY ADDRESS: 29 Hedgerow Drive, Fairless Hills, PA 19030.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN E. JOHNSON AND SUSAN J. JOHNSON**.

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

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DOCKET #2013-01974

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

TAX PARCEL #05-041-007.

PROPERTY ADDRESS: 129 Green Lynne Drive, Levittown, PA 19057.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LISA A. CLUSKEY, AS EXECUTRIX OF THE ESTATE OF CAROLE A. LEVITS, DECEASED**.

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

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DOCKET #2013-02004

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania and described according to a Survey and Plan of Green Lynne made by William S. Erwin, Registered Civil Engineer, dated December 11, 1951, as follows, to wit.

TAX PARCEL #5-40-341.

PROPERTY ADDRESS: 4 Mill Creek Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY H. COLE AND JENNIFER A. PATTERSON**.

**LEONARD J. MUCCI, III**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-02038

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2005-FFH3, ASSET-BACKED

CERTIFICATES, SERIES 2005-FFH3 v. PATRICIA RINYU owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 33 Green Lynne Drive, Levittown, PA 19057-3233.

TAX PARCEL #05-036-477.

PROPERTY ADDRESS: 33 Green Lynne Drive, Levittown, PA 19057-3233.

JUDGMENT AMOUNT: \$ 216,750.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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## DOCKET #2013-02161

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

TAX PARCEL #05-075-079.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTINE FRANCES RAYMOND**.

**MICHAEL MCKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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## DOCKET #2013-02315

WELLS FARGO BANK, N.A. v. KAREEN KELLYMAN A/K/A KAREEN A. KELLYMAN owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 1507 Mott Street, Bristol, PA 19007-1830.

TAX PARCEL #05-022-451.002.

PROPERTY ADDRESS: 1507 Mott Street, Bristol, PA 19007-1830.

JUDGMENT AMOUNT: \$ 320,779.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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SOLD AS THE PROPERTY OF: **KAREEN KELLYMAN A/K/A KAREEN A. KELLYMAN**.

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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## DOCKET #2013-02454

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MASTR REPERFORMING LOAN TRUST 2005-1 v. RICHARD W. MCCLOSKEY AND CRYSTAL SMITH A/K/A CRYSTAL MCCLOSKEY owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 7 Patrician Street, Bristol, PA 19007.

TAX PARCEL #05-040-327.

PROPERTY ADDRESS: 7 Patrician Street, Bristol, PA 19007.

JUDGMENT AMOUNT: \$ 137,002.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD W. MCCLOSKEY AND CRYSTAL SMITH A/K/A CRYSTAL MCCLOSKEY**.

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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## DOCKET #2013-02602

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

TAX PARCEL #05-039-098.

PROPERTY ADDRESS: 46 Russett Lane, Levittown, PA 19055.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTOPHER BRAMBLE AND SAUNDRA SLACK**.

**MICHAEL T. MCKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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## DOCKET #2013-03178

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

TAX PARCEL #05032011.

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PROPERTY ADDRESS: 215 Plumbridge Drive, Levittown, PA 19056.  
IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **DOROTHY M. DAMARODIS AND MICHAEL R. DAMARODIS.**

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

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#### BRIDGETON TOWNSHIP

DOCKET #2011-05326-30-6

ALL THAT MESSUAGE and tract of land, together with the dwelling house and building now thereon erected, situate along the West side of Township Road No. 467 leading from the Revere-Upper Black Eddy Road to Upper Black Eddy in **BRIDGETON TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #03-002-012.

PROPERTY ADDRESS: 1124 Lonely Cottage Road, Bridgeton Township, PA.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NICHOLAS J. PASTORE.**

**JAMES R. WOOD**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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#### BUCKINGHAM TOWNSHIP

DOCKET #2011-09208

WELLS FARGO BANK, N.A v. RAISA VULAKH owner(s) of property situate in the **TOWNSHIP OF BUCKINGHAM**, Bucks County, Pennsylvania, being 2345 South Whittmore Street a/k/a 2345 Whittmore Street, Furlong, PA 18925-1549.  
TAX PARCEL #06-070-216.

PROPERTY ADDRESS: 2345 South Whittmore Street a/k/a 2345 Whittmore Street, Furlong, PA 18925-1549.

JUDGMENT AMOUNT: \$ 460,435.99.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RAISA VULAKH.**

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

DOCKET #2012-08760

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

TAX PARCEL #06-059-153.

PROPERTY ADDRESS: 3853 West Brandon Way, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WALTER M. CASKEY, MARY PATRICIA CASKEY AND THE UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA.**

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

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DOCKET #2012-10771

WELLS FARGO BANK, N.A. v. LAUREN A. DONOHUE AND MATTHEW DONOHUE owner(s) of property situate in the **BUCKINGHAM TOWNSHIP**, Bucks County, Pennsylvania, being 4627 Sands Way, Buckingham, PA 18912.

TAX PARCEL #06-012-067.

PROPERTY ADDRESS: 4627 Sands Way, Buckingham, PA 18912.

JUDGMENT AMOUNT: \$ 238,048.78.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LAUREN A. DONOHUE AND MATTHEW DONOHUE.**

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

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DOCKET #2013-01797

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

TAX PARCEL #06-014-009-002.

PROPERTY ADDRESS: 5155 Paist Road, Buckingham, PA 18912.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOY MYERS AND JEROME W. MYERS.**

**GREGORY JAVARDIAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**DOYLESTOWN TOWNSHIP**

DOCKET #2002-02938

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

TAX PARCEL #09-025-096.

PROPERTY ADDRESS: 22 Pickwick Drive, Doylestown, PA 18901.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RITA FUSCO AND THOMAS FUSCO**.

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

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DOCKET #2012-02618

WELLS FARGO BANK, N.A. v. JANE E. MULLIGAN AND PETER DAPRATO A/K/A PETER T. DAPRATO owner(s) of property situate in the **TOWNSHIP OF DOYLESTOWN**, Bucks County, Pennsylvania, being 136 Pebble Woods Drive, Doylestown, PA 18901-2908.

TAX PARCEL #09-025-124.

PROPERTY ADDRESS: 136 Pebble Woods Drive, Doylestown, PA 18901-2908.

JUDGMENT AMOUNT: \$ 334,141.58.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JANE E. MULLIGAN AND PETER DAPRATO A/K/A PETER T. DAPRATO**.

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

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DOCKET #2013-00137

ALL THAT CERTAIN lot, parcel or piece of ground having the address of 516 Portsmouth Court, Doylestown, Pennsylvania 18901, located in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #09-051-516.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **RALPH M. MITCHELL, TRUSTEE OF THE MITCHELL REVOCABLE LIVING TRUST**.

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

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DOCKET #2013-00684

ALL THAT CERTAIN Unit designated as Building #24, Unit #314 Dorset Court, being a Unit in Westwyk, Inc., a condominium located at the intersection of the Northeasterly side of West Street and the Northwesterly said of Avenue A in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks and State of Pennsylvania, which Unit is located as the same is designated in the Declaration of Condominium as recorded in the Office of the Recorder of Deeds in and for the County of Bucks and State of Pennsylvania, and as recorded in Deed Book 2135 page 35, and Code of Regulations as recorded in Deed Book 2135 page 1139, and Declaration Plan as recorded in Plan Book 125 page 14, and by amended Code of Regulations as recorded in Deed Book 2154 page 255, Amended Declarations of Condominium as recorded in Deed Book 2157 page 480, Deed Book 2212 page 829, Deed Book 2236 page 61 and Deed Book 2334 page 822. AND by Amended Declaration Plan as recorded in Plan Book 131 page 50, and Plan Book 147 page 27, Plan Book 154 page 26, and Plan Book 183 page 17, AND by amended Declaration of Condominium dated 7/18/1981 and recorded 7/9/1981 in Deed Book 2431 page 405, AND by amended Declaration Plan as recorded in Plan Book 208 page 37.

TOGETHER with an undivided interest in the Common Elements (as defined in said Declaration of Condominium of .5025%). BEING known as 314 Dorset Court, Doylestown, PA 18901.

TAX PARCEL #09-051-314.

PROPERTY: 314 Dorset Court, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **COLBY B. BROOKS**.

**MARTHA E. VON ROSENSTIEL**, Esquire

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

DOCKET #2013-02794

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks and Commonwealth of Pennsylvania, being Lot No. 8 on final plan of Pine Valley Estates by Weisel and Gilmore Associates, Surveyors and Engineers dated March 20, 1973 and lastly revised April 11, 1973 as recorded in Plan Book 110, page 12.

BEING the same property conveyed to John B. Jackson and Carol A. Jackson, Husband and Wife, by Deed from Donald D. Daly and Anne H. Daly, Husband and Wife, dated 5/27/1986 and recorded 6/5/1986 in Land Record Book 2677, page 1072, in the Office of the Recorder of Deeds of Bucks County, Pennsylvania.

TAX PARCEL #09-045-022.

PROPERTY ADDRESS: 198 Pine Valley Road, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN B. JACKSON AND CAROL A. JACKSON. SARAH ELIA**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

**FALLS TOWNSHIP**

DOCKET #2010-08420

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

TAX PARCEL #13-042-266.

PROPERTY ADDRESS: 9 Newberry Lane, Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MALINDA A. SCHULTZ AND JASON G. SCHULTZ, SR.**

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

DOCKET #2011-11255

WELLS FARGO BANK, N.A. v. **ANNETTE STOVER A/K/A ANNETTE K. STOVER, FRED STOVER A/K/A FRED W. STOVER, BRIAN SKLENAR A/K/A BRIAN W. SKLENAR AND LINDA SKLENAR** owner(s) of property situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, being 202 Waltham Road, Fairless Hills, PA 19030-3208.

TAX PARCEL #13-002-137.

PROPERTY ADDRESS: 202 Waltham Road, Fairless Hills, PA 19030-3208.

JUDGMENT AMOUNT: \$ 204,612.26.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANNETTE STOVER A/K/A ANNETTE K. STOVER, FRED STOVER A/K/A FRED W. STOVER, BRIAN SKLENAR A/K/A BRIAN W. SKLENAR AND LINDA SKLENAR.**

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

DOCKET #2013-01971

BANK OF AMERICA, N.A. S/B/M TO FLEET NATIONAL BANK v. **ELSIE L. WALTERS AND ROBERT E. WALTERS, JR.** owner(s) of property situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, being 338 Doone Road, Fairless Hills, PA 19030-2229.

TAX PARCEL #13-006-099.

PROPERTY ADDRESS: 338 Doone Road, Fairless Hills, PA 19030-2229.

JUDGMENT AMOUNT: \$ 83,984.64.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ELSIE L. WALTERS AND ROBERT E. WALTERS, JR.**

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

DOCKET #2013-02083

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

TAX PARCEL #13-020-030.  
 PROPERTY ADDRESS: 5 Venture Lane,  
 Levittown, PA 19054.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **JEAN  
 CLAUDE CELESTIN AND WINNIE  
 CELESTIN.**  
**TERRENCE J. MCCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2013-02644  
 ALL THAT CERTAIN lot or piece of land  
 situate in the **TOWNSHIP OF FALLS**,  
 County of Bucks, Commonwealth of  
 Pennsylvania.  
 TAX PARCEL #13-007-061.  
 PROPERTY ADDRESS: 322 Austin Drive,  
 Fairless Hills, PA 19030.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **WILLIAM  
 K. TAYLOR.**  
**TERRENCE J. MCCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2013-02811  
 ALL THAT CERTAIN lot, piece or parcel  
 of land with the buildings and improvements  
 thereon located in the **TOWNSHIP OF  
 FALLS**, County of Bucks and  
 Commonwealth of Pennsylvania.  
 TAX PARCEL #13-022-285.  
 PROPERTY ADDRESS: 43 Burning Bush  
 Lane, Levittown, PA 19054.  
 IMPROVEMENTS: SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **ROBERT  
 S. MESKE.**  
**MICHAEL T. MCKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

### HAYCOCK TOWNSHIP

DOCKET #2009-04230  
 ALL THAT CERTAIN lot or piece of land  
 situate in the **TOWNSHIP OF HAYCOCK**,  
 County of Bucks, Commonwealth of  
 Pennsylvania, designated as Lot No. 2 shown  
 on a plan of subdivision made for M. Kim

Pury and Donald Chu by Urwiller and Walter,  
 Inc. dated August 13, 1980 and last revised  
 January 28, 1981 bounded and described as  
 follows, to wit:  
 BEING KNOWN AS Lot No. 2 on the  
 abovementioned Plan.  
 BEING KNOWN AS 1085 Roundhouse Road.  
 TAX PARCEL #14-010-001.  
 PROPERTY ADDRESS: 1085 Roundhouse  
 Road, Kintnersville, PA 18930.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **JENNIFER  
 E. RUBEO AND DARRELL J. RUBEO.  
 STEPHEN M. HLADIK**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

### HILLTOWN TOWNSHIP

DOCKET #2013-00550  
 WELLS FARGO BANK, N.A. v. IAN EASON  
 A/K/A IAN A. EASON AND THANIA  
 SANTAMARIA A/K/A THANIA EASON  
 owner(s) of property situate in the  
**TOWNSHIP OF HILLTOWN**, Bucks  
 County, Pennsylvania, being 2545 Peachtree  
 Drive, Perkasio, PA 18944-5440.  
 TAX PARCEL #15-016-173.  
 PROPERTY ADDRESS: 2545 Peachtree  
 Drive, Perkasio, PA 18944-5440.  
 JUDGMENT AMOUNT: \$ 245,093.35.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **IAN  
 EASON A/K/A IAN A. EASON AND  
 THANIA SANTAMARIA A/K/A THANIA  
 EASON.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

### LOWER MAKEFIELD TOWNSHIP

DOCKET #2010-12274  
 WELLS FARGO BANK, N.A. v. LYNNE  
 DOUGHERTY owner(s) of property situate  
 in the **TOWNSHIP OF LOWER  
 MAKEFIELD**, Bucks County, Pennsylvania,  
 being 223 Penn Valley Terrace, Yardley, PA  
 19067-1028.  
 Parcel No. 1: 20 054 047.  
 Parcel No. 2: 20-054-050.

PROPERTY ADDRESS: 223 Penn Valley Terrace, Yardley, PA 19067-1028.

JUDGMENT AMOUNT: \$ 359,758.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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DOCKET #2013-03248

ALL THAT CERTAIN unit in the property known, named and identified as Spruce Mill Condominium, located in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #20-76-4-424.

PROPERTY ADDRESS: 5608 Spruce Mill Drive, Yardley, PA 19067.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GREGORY HARTMAN.**

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

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**LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2012-02362

ALL THAT CERTAIN lot piece of ground with the building and improvements thereon erected, SITUATE in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks and State of Pennsylvania.

TAX PARCEL #21-35-120.

PROPERTY ADDRESS: 2007 Spring Avenue, Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JANIS HARDILL AND RICHARD HARDILL.**

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

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DOCKET #2012-07024

WELLS FARGO BANK, N.A. v. JOHN J. GIBNEY, COMMONWEALTH OF PENNSYLVANIA C/O DAVID HECKLER, DISTRICT ATTORNEY owner(s) of property situate in the **TOWNSHIP OF**

**LOWER SOUTHAMPTON**, Bucks County, Pennsylvania, being 631 East Pine Street, Trevose, PA 19053-4557.

TAX PARCEL #21-015-302.

PROPERTY ADDRESS: 631 East Pine Street, Trevose, PA 19053-4557.

JUDGMENT AMOUNT: \$ 74,261.76.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN J. GIBNEY, COMMONWEALTH OF PENNSYLVANIA C/O DAVID HECKLER, DISTRICT ATTORNEY.**

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

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DOCKET #2013-00192

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v. SUZETTE SHAFFER AND MARK H. SHAFFER owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 2040 Russet Lane, Feasterville Trevose, PA 19053-2431.

TAX PARCEL #21-023-106.

PROPERTY ADDRESS: 2040 Russet Lane, Feasterville Trevose, PA 19053-2431.

JUDGMENT AMOUNT: \$ 37,573.41.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SUZETTE SHAFFER AND MARK H. SHAFFER.**

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

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DOCKET #2013-01510

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

TAX PARCEL #21-34-24.

PROPERTY ADDRESS: 2634 Brownsville Road, Feasterville Trevose, PA 19053.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CORY MICHAEL CYWINSKI.**

**MICHAEL T. MCKEEVER**, Esquire

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

DOCKET #2013-02568

JPMORGAN CHASE BANK, N.A. F/K/A  
 JPMORGAN CHASE BANK v. VLADISLAV  
 VULIS AND MAYA VULIS owner(s) of  
 property situate in the **LOWER**  
**SOUTHAMPTON**, Bucks County,  
 Pennsylvania, being 452 Whittier Drive,  
 Langhorne, PA 19053-1946.

TAX PARCEL #21-025-391.

PROPERTY ADDRESS: 452 Whittier Drive,  
 Langhorne, PA 19053-1946.

JUDGMENT AMOUNT: \$ 166,739.36.

IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

SOLD AS THE PROPERTY OF:  
**VLADISLAV VULIS AND MAYA VULIS.**

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

**MIDDLETOWN TOWNSHIP**

DOCKET #2007-06338-26-1

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

TAX PARCEL #22-52-230.

PROPERTY ADDRESS: 79 Trail Road,  
 Levittown, PA 19056.

IMPROVEMENTS: SINGLE FAMILY  
 RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SUZANNE**  
**BAER AND ROBERT L. HERBOTT.**

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

DOCKET #2011-11460

CITIMORTGAGE, INC. v. PATRICIA A.  
 SACKETT AND ROY E. SACKETT  
 owner(s) of property situate in the  
**TOWNSHIP OF MIDDLETOWN**, Bucks  
 County, Pennsylvania, being 167 Lower  
 Orchard Drive, Levittown, PA 19056-2738.

TAX PARCEL #22-060-355.

PROPERTY ADDRESS: 167 Lower Orchard  
 Drive, Levittown, PA 19056-2738.

JUDGMENT AMOUNT: \$ 162,404.34.

IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICIA**  
**A. SACKETT AND ROY E. SACKETT.**

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

DOCKET #2012-05381

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

TAX PARCEL #22-061-025.

PROPERTY ADDRESS: 61 Rose Apple Road,  
 Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL  
 DWELLING.

SOLD AS THE PROPERTY OF:  
**ELIZABETH T. ELLIOTT A/K/A**  
**ELIZABETH T. ELLIOT AND**  
**SHERWOOD C. ELLIOTT A/K/A**  
**SHERWOOD C. ELLIOT.**

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

DOCKET #2013-00936

GMAC MORTGAGE, LLC v. MARLINDA  
 YIAMBILIS A/K/A MARLINDA  
 YIAMBILIIS AND NICHOLAS G.  
 YIAMBILIS owner(s) of property situate in  
**MIDDLETOWN TOWNSHIP**,  
 Bucks County, Pennsylvania, being 1325  
 Highland Avenue, Langhorne, PA 19047-  
 3838.

TAX PARCEL #22-016-192.

PROPERTY ADDRESS: 1325 Highland  
 Avenue, Langhorne, PA 19047-3838.

JUDGMENT AMOUNT: \$ 375,202.70.

IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

SOLD AS THE PROPERTY OF:  
**MARLINDA YIAMBILIS A/K/A**  
**MARLINDA YIAMBILIIS AND**  
**NICHOLAS G. YIAMBILIS.**

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

**DOCKET #2013-02387**

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

TAX PARCEL #22-065-090.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIELLE HARCAR AND BRIAN HARCAR.**

**TERRENCE J. MCCABE**, Esquire

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

**DOCKET #2013-02904**

WELLS FARGO BANK, N.A. v. LOUIS R. PANNELLA owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, being 24 Black Eyed Susan Road, Langhorne, PA 19047-3418.

TAX PARCEL #22-088-052.

PROPERTY ADDRESS: 24 Black Eyed Susan Road, Langhorne, PA 19047-3418.

JUDGMENT AMOUNT: \$ 72,525.05.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LOUIS R. PANNELLA.**

**PHELAN HALLINAN**, Esquire

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

**DOCKET #2013-03365**

WELLS FARGO BANK, N.A. v. JAMES C. NEVLING owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, being 749 Hulmeville Road, Langhorne, PA 19047-2755.

TAX PARCEL #22-020-093.

PROPERTY ADDRESS: 749 Hulmeville Road, Langhorne, PA 19047-2755.

JUDGMENT AMOUNT: \$ 293,485.91.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES C. NEVLING.**

**PHELAN HALLINAN**, Esquire

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

**MILFORD TOWNSHIP****DOCKET #2012-01565**

CITIMORTGAGE, INC. v. PAUL C. MOSER owner(s) of property situate in the **TOWNSHIP OF MILFORD**, Bucks County, Pennsylvania, being 2211 Spinnerstown Road, Spinnerstown, PA 18968.

TAX PARCEL #23-003-028.

PROPERTY ADDRESS: 2211 Spinnerstown Road, Spinnerstown, PA 18968.

JUDGMENT AMOUNT: \$ 157,382.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PAUL C. MOSER.**

**PHELAN HALLINAN**, Esquire

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

**DOCKET #2013-02452**

ALL THAT CERTAIN lot or piece of ground Situate in the **TOWNSHIP OF MILFORD**, County of Bucks and Commonwealth of Pennsylvania being Lot No. 2 as shown on Walnut Grove Subdivision, dated November 13, 1987 and recorded May 6, 1998 in Plan Book 246 page 11, being more fully bounded and described as follows, to wit.

TAX PARCEL #23-7-151-1.

PROPERTY ADDRESS: 1840 Walnut Lane, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM L. LAY AND KELLY S. HINKLE.**

**LEONARD J. MUCCI, III**, Esquire

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

**MORRISVILLE BOROUGH****DOCKET #2012-03062**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE AND U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE FOR GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1 v. SCOTT MILLER, JR. A/K/A W. SCOTT MILLER, JR. A/K/A WINFIELD S. MILLER,

JR., SCOTT MILLER, SR. A/K/A W. SCOTT MILLER, A/K/A W. SCOTT MILLER, SR. AND MARIYIDA MILLER A/K/A MARYIDA MILLER owner(s) of property situate in the **BOROUGH OF MORRISVILLE**, Bucks County, Pennsylvania, being 220 North Lafayette Avenue, Morrisville, PA 19067-1140.

TAX PARCEL #24 004 578.

PROPERTY ADDRESS: 220 North Lafayette Avenue, Morrisville, PA 19067-1140.

JUDGMENT AMOUNT: \$ 100,086.78.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SCOTT MILLER, JR. A/K/A W. SCOTT MILLER, JR. A/K/A WINFIELD S. MILLER, JR., SCOTT MILLER, SR. A/K/A W. SCOTT MILLER, A/K/A W. SCOTT MILLER, SR. AND MARIYIDA MILLER A/K/A MARYIDA MILLER.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

#### NEW BRITAIN TOWNSHIP

DOCKET #2012-02567

JPMORGAN CHASE BANK, N.A. v. DAVID F. HOLLIDAY AND RAINA HOLLIDAY owner(s) of property situate in the **TOWNSHIP OF NEW BRITAIN**, Bucks County, Pennsylvania, being 750 Skunk Hollow Road, Chalfont, PA 18914-1534.

TAX PARCEL #26-003-011-003.

PROPERTY ADDRESS: 750 Skunk Hollow Road, Chalfont, PA 18914-1534.

JUDGMENT AMOUNT: \$ 251,069.91.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID F. HOLLIDAY AND RAINA HOLLIDAY.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-02125

WELLS FARGO BANK, N.A. v. DEBORAH PURZYCKI AND JOHN PURZYCKI owner(s) of property situate in the **TOWNSHIP OF NEW BRITAIN**, Bucks

County, Pennsylvania, being 2 Tower Hill Road, Chalfont, PA 18914-1433.

TAX PARCEL #26-021-052.

PROPERTY ADDRESS: 2 Tower Hill Road, Chalfont, PA 18914-1433.

JUDGMENT AMOUNT: \$ 349,191.42.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEBORAH PURZYCKI AND JOHN PURZYCKI.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-02484

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

TAX PARCEL #26-033-229.

PROPERTY ADDRESS: 904 Monarch Court, Chalfont, PA 18914.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PETER J. WEBSTER.**

**MICHAEL T. MCKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

#### NEWTOWN TOWNSHIP

DOCKET #2012-00422

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

TAX PARCEL #29-029-184.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**PATRICK J. WESNER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**NORTHAMPTON TOWNSHIP**

DOCKET #2010-03626

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 and Commonwealth of Pennsylvania, bounded and described according to a plan entitled "Final Plat – Phase G, The Hills at Northampton" made by Pickering, Courts and Summerson, Inc. dated 3-15-88, last revised 1-22-91 and recorded 9-10-93 in Book 272 page 8, as follows to wit.  
TAX PARCEL #31-081-077.

PROPERTY ADDRESS: 31 Steeplechase Drive, Township of Northampton a/k/a Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH G. BROOKS AND SHARON A. BROOKS.**

**LEONARD J. MUCCI**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2011-01861

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

TAX PARCEL #31-054-103.

PROPERTY ADDRESS: 24 Buckshire Drive, Southampton, PA 18966.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FLORA ZECHTZER.**

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

DOCKET #2011-07956

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-14 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-14 v. LISAH M. TUNIS owner(s) of property situate in the **TOWNSHIP OF**

**NORTHAMPTON**, Bucks County, Pennsylvania, being 131 Forrest Creek Court, Feasterville Trevose, PA 19053-4266.

TAX PARCEL #31-039-001.

PROPERTY ADDRESS: 131 Forrest Creek Court, Feasterville Trevose, PA 19053-4266.

JUDGMENT AMOUNT: \$ 676,256.16.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LISAH M. TUNIS.**

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

DOCKET #2013-02502

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania and described according to a Certain Line Drawing of "Hillcrestshire" Section No. 5 showing revision of Lots numbered 244, 245, 246, 247 and 248 made by Tri-State Engineers and Land Surveyors Inc. dated May 17, 1972. BEING Lot Number 247, Section No. 5 as shown on the above mentioned Plan.

TAX PARCEL #31-032-032.

PROPERTY ADDRESS: 55 Black Rock Place, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2013-02943

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

TAX PARCEL #31-43-10.

PROPERTY ADDRESS: 95 Brook Drive, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **DAVID KEEBLER A/K/A DAVID M. KEEBLER AND MARIANNE KEEBLER.**

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

**DOCKET #2013-03087**

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

TAX PARCEL #31-072-007.

PROPERTY ADDRESS: 40 Green Meadow Circle, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **BENJAMIN H. BROWN A/K/A BENJAMIN H. BROWN, JR.**

**MARK J. UDREN**, Esquire

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

**PLUMSTEAD TOWNSHIP****DOCKET #2013-02369**

ALL THAT CERTAIN messuage and tract of land situate in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks, Commonwealth of Pennsylvania, said land being the remaining lands of Elaine Miller (Tax Parcel # 34-2-2) bounded and described according to Drawer No. C61-102A, prepared by Carroll Engineering Corporation, 949 Easton Road, Warrington, PA 18976, plan titled "Lot Line Change – Wohl and Miller Properties" dated March 3, 1999 and last revised May 10, 1999 and recorded in Plan Book 297, page 037, as follows, to wit.

TAX PARCEL #34-002-002.

PROPERTY ADDRESS: 3616 Applebutter Road, Dublin, PA 18917.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ELAINE MILLER.**

**LEONARD J. MUCCI, III**, Esquire

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

**QUAKERTOWN BOROUGH****DOCKET #2012-07416**

ALL THAT CERTAIN lot or piece of land located in the **QUAKERTOWN BOROUGH**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #35-013-046.

PROPERTY ADDRESS: 24 Essex Court, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JASON A. HAYNOS.**

**MICHAEL T. MCKEEVER**, Esquire

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

**DOCKET #2012-10281**

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

TAX PARCEL #35-001-206.

PROPERTY ADDRESS: 8 Fox Court, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD J. DIGIACOMO, JR. A/K/A EDWARD J. DIGIACOMO, JR. AND JENNIE DIGIACOMO.**

**PATRICK J. WESNER**, Esquire

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

**DOCKET #2013-02513**

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

TAX PARCEL #35-001-008-027.

PROPERTY ADDRESS: 4 Fairway Court, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN L. WOOMER.**

**MICHAEL T. MCKEEVER**, Esquire

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

**DOCKET #2013-03215**

ALL THAT CERTAIN lot of land situate in **Third Ward of the BOROUGH OF QUAKERTOWN**, Bucks County, Pennsylvania.

TAX PARCEL #35-008-455.

PROPERTY ADDRESS: 28 North Hellertown Avenue, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **DONALD LAPLANTE AND SANDRA LAPLANTE.**

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

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### **RICHLAND TOWNSHIP**

DOCKET #2012-08765

ALL THAT CERTAIN message and tract of land, together with the dwelling now thereon erected, situate in **RICHLAND TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #36-009-145.

PROPERTY ADDRESS: 1239 California Road, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LESLIE A. MARTIN.**

**GREGORY JAVARDIAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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### **RIEGELSVILLE BOROUGH**

DOCKET #2012-04056

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

BEING more fully described in a Deed dated January 31, 2008, among the land records of the County and State set forth above, in Deed Volume 5739, Page 386 (Instrument No. 2008026477).

TAX PARCEL #38-002-031.

PROPERTY ADDRESS: 420 Poplar Road, Riegelsville, PA 18077, Borough of Riegelsville.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

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

### **SELLERSVILLE BOROUGH**

DOCKET #2010-08683

SOVEREIGN BANK N.A., FORMERLY KNOWN AS SOVEREIGN BANK v. PAIGE J. THOMAS owner(s) of property situate in the **BOROUGH OF SELLERSVILLE**, Bucks County, Pennsylvania, being 196 Hughes Avenue, Sellersville, PA 18960-2716. TAX PARCEL #39-008-197-004.

PROPERTY ADDRESS: 196 Hughes Avenue, Sellersville, PA 18960-2716.

JUDGMENT AMOUNT: \$ 111,413.42.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PAIGE J. THOMAS.**

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

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### **SPRINGFIELD TOWNSHIP**

DOCKET #2011-05060-25-6

ALL THAT CERTAIN message and two tracts of land, hereditaments and appurtenances situate in the **TOWNSHIP OF SPRINGFIELD**, County of Bucks and State of Pennsylvania.

TAX PARCEL #42-012-108.

PROPERTY ADDRESS: 2220 Hickory Lane, Springfield Twp, PA.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BARBARA A. MACHADO.**

**JAMES R. WOOD**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-08669

CITIFINANCIAL SERVICES, INC. v. PAMELA J. CRAPO owner(s) of property situate in the **SPRINGFIELD TOWNSHIP**, Bucks County, Pennsylvania, being 2750 Giffert Way, Coopersburg, PA 18036-9620.

TAX PARCEL #42-005-084.

PROPERTY ADDRESS: 2750 Giffert Way, Coopersburg, PA 18036-9620.

JUDGMENT AMOUNT: \$ 232,939.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PAMELA J. CRAPO.**

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

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#### TELFORD BOROUGH

DOCKET #2013-01620

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR CHASE MORTGAGE FINANCE CORPORATION MULTI-CLASS MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2 v. H BRUCE WENGER owner(s) of property situate in **TELFORD BOROUGH**, Bucks County, Pennsylvania, being 15 East Central Avenue, aka 15 Central Avenue, Telford, PA 18969-1810.

TAX PARCEL #43-3-10.

PROPERTY ADDRESS: 15 East Central Avenue, aka 15 Central Avenue, Telford, PA 18969-1810.

JUDGMENT AMOUNT: \$ 157,136.95.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **H BRUCE WENGER.**

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

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#### UPPER MAKEFIELD TOWNSHIP

DOCKET #2013-02634

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF UPPER MAKEFIELD**, County of Bucks, Pa., as shown on a Plan of "Meadowood at River Crossing, formerly Brownsburg Estates Phase IV" made by Tri-State Engineers and Land Surveyors, Inc., dated 12/13/1998 last revised 9/13/1999 and recorded in Plan Book 299 page 33, and bounded and described as follows, to wit.

TAX PARCEL #47-007-027-032.

PROPERTY ADDRESS: 5 Hibbs Lane, New Hope, PA 18938.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PAUL S. THOMPSON AND CONSTANCE A. THOMPSON.**

**LEONARD J. MUCCI, III**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-02898

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

TAX PARCEL #47-008-062-014.

PROPERTY ADDRESS: 5 Caton Circle, (Upper Makefield Township), Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JUDITH ANN MORRIS A/K/A JUDITH A. MORRIS AND ROBERT STEVEN MORRIS A/K/A ROBERT S. MORRIS.**

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

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#### UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2012-08173

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

TAX PARCEL #48-017-192.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

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DOCKET #2012-10906

WELLS FARGO BANK, N.A. v. VALERIE SCHMIDT owner(s) of property situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, Bucks County, Pennsylvania, being 598 Belmont Avenue, Apartment D101, Southampton, PA 18966-3732.

TAX PARCEL #48-012-015-001101D.

PROPERTY ADDRESS: 598 Belmont Avenue, Apartment D101, Southampton, PA 18966-3732.

JUDGMENT AMOUNT: \$ 136,751.39.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VALERIE SCHMIDT**.

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

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DOCKET #2013-02736

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

TAX PARCEL #48-019-122.

PROPERTY ADDRESS: 86 Cameron Road, Huntingdon Valley, PA 19006.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **GEORGE P. BELL**.

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

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**WARMINSTER TOWNSHIP**

DOCKET #2009-03826-34-1

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

TAX PARCEL #49-018-047.

PROPERTY ADDRESS: 465 4th Avenue, Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT E. BRENNER JR. AND MARIA G. DANSBY**.

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

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DOCKET #2009-04395

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks, Pa., bounded and described according to a Plan of

Minor Subdivision for H. Charles Ford, III and William D. Ford, made by Eastern/Chadrow Associates, Inc., dated 8/30/2001 last revised 1/18/2002 and recorded 1/7/2003 in Plan Book 312 page 2.

TAX PARCEL #49-22-29.

PROPERTY ADDRESS: 46 East Bristol Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **BINOY PATEL**.

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

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DOCKET #2012-07193

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

TAX PARCEL #49-19-220.

PROPERTY ADDRESS: 380 Olive Street, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

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

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

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DOCKET #2012-08614

**WARMINSTER TOWNSHIP**.

TAX PARCEL #49-014-203.

PROPERTY ADDRESS: 539 Eighth Avenue, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KENNETH H. BANKS, SR. AND CHRISTINE M. BANKS**.

**GREGORY JAVARDIAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-00271

ALL THAT CERTAIN unit in the property known, named and identified as Centennial Station, a Condominium located in the **WARMINSTER TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #49-24-41-11-004.

PROPERTY ADDRESS: 11004 Centennial Station Drive, Warminster, PA 18974.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LEONTINE M. BLASY AND THE UNITED STATES OF AMERICA.**

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

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DOCKET #2013-02403

WELLS FARGO BANK, N.A. v. ELLEN DIFABIO owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, being 708 Mason Drive a/k/a 708 Masons Drive, Warminster, PA 18974-2706.

TAX PARCEL #49-016-350.

PROPERTY ADDRESS: 708 Mason Drive a/k/a 708 Masons Drive, Warminster, PA 18974-2706.

JUDGMENT AMOUNT: \$ 333,924.79.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ELLEN DIFABIO.**

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

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DOCKET #2013-03055

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

TAX PARCEL #49-040-313.

PROPERTY ADDRESS: 1452 Sinkler Road, Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL PERKS AND ANNA MARIE PERKS.**

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

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**WARRINGTON TOWNSHIP**

DOCKET #2011-03129

WELLS FARGO BANK, N.A. v. RONALD D. MAHAFFEY, JR. owner(s) of property situate in the **TOWNSHIP OF**

**WARRINGTON**, Bucks County, Pennsylvania, being 3018 Creekside Court, Warrington, PA 18976-2448.

TAX PARCEL #50-032-052-056.

PROPERTY ADDRESS: 3018 Creekside Court, Warrington, PA 18976-2448.

JUDGMENT AMOUNT: \$ 128,038.68.

IMPROVEMENTS: CONDOMINIUM UNIT.

SOLD AS THE PROPERTY OF: **RONALD D. MAHAFFEY, JR.**

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

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DOCKET #2011-10152

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the **TOWNSHIP OF WARRINGTON**, County of Bucks and State of Pennsylvania, known as 2110 Ted-Jim Drive, Warrington, PA.

TAX PARCEL #50-25-306.

PROPERTY ADDRESS: 2110 Ted-Jim Drive, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEITH MAURER.**

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

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DOCKET #2012-02279

ALL THAT CERTAIN Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **TOWNSHIP OF WARRINGTON**, County of Bucks, State of Pennsylvania.

TAX PARCEL I.D. #50-32-52-3 AND PARCEL NO. 50-32-52-C48.

PROPERTY ADDRESS: 1003 Woodview Court, Unit 3, Warrington, PA 18976.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **JULIAN RAWLS AND DENISE M. SWAN.**

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

## DOCKET #2012-06102

ALL THAT CERTAIN lot or piece of land, situate in **WARRINGTON TOWNSHIP**, Bucks County and Commonwealth of Pennsylvania, described according to a Plan of Subdivision prepared for Bradford Greene made by Irick & Eberhardt Incorporated dated 10/1/1998, last revised 9/28/1999 and recorded at Doylestown, Bucks County in Plan Book 301 page 67 as follows, to wit.

TAX PARCEL #50-15-138.

PROPERTY ADDRESS: 359 Cedar Wax Wing Drive, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL P. PULYK AND BETH ANN PULYK.**

**LEONARD J. MUCCI, III**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

BEING more fully described in a Deed dated February 10, 2005, among the land records of the County and State set forth above, in Deed Volume 4343, Page 654.

TAX PARCEL #52-003-062-003.

PROPERTY ADDRESS: 1930 Ridge Road, Sellersville, PA 18960, Township of West Rockhill.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **BRYAN D. SHEVA AND BERNADETTE M. SHEVA.**

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

**WRIGHTSTOWN TOWNSHIP**

## DOCKET #2011-09695

SOVEREIGN BANK v. TARA L. FREY AND LAWRENCE M. FREY owner(s) of property situate in the **TOWNSHIP OF WRIGHTSTOWN**, Bucks County, Pennsylvania, being 77 Thrush Lane, Wrightstown, PA 18940-9613.

TAX PARCEL #53-14-46.

PROPERTY ADDRESS: 77 Thrush Lane, Wrightstown, PA 18940-9613.

JUDGMENT AMOUNT: \$ 330,502.28.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TARA L. FREY AND LAWRENCE M. FREY.**

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

## DOCKET #2013-00993

WELLS FARGO BANK, N.A. v. KENNETH SACKS owner(s) of property situate in the **TOWNSHIP OF WARRINGTON**, Bucks County, Pennsylvania, being 1360 Welsh Road, Warrington, PA 18976-1936.

TAX PARCEL #50-038-030.

PROPERTY ADDRESS: 1360 Welsh Road, Warrington, PA 18976-1936.

JUDGMENT AMOUNT: \$ 429,220.86.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

**WEST ROCKHILL TOWNSHIP**

## DOCKET #2008-05330

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of distribution will be filed by the Sheriff within 30 days of date of sale and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days thereafter.

The above properties are to be sold by EDWARD J. DONNELLY, Sheriff, Doylestown, Pennsylvania.

## **Charter Application Limited Liability Company**

NOTICE IS HEREBY GIVEN that Articles of Organization have been filed with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the Pennsylvania Limited Liability Act of 1994 for the following limited liability company.

**FASHION AND FARM COUNTRY LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

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## **Classified Ad**

### **SECRETARY**

Small Yardley law firm looking for legal secretary. Will consider full or part-time candidate. Email resume with cover letter indicating preference for F/T or P/T work with salary requirements to [jcourtney@courtneylaw.net](mailto:jcourtney@courtneylaw.net). No phone calls please.

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## **Corporate Dissolution**

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected by **WARMINSTER AREA CHILD DAY CARE ASSOCIATION**, that the corporation is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended

by the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

**Curtin & Heefner LLP**, Solicitors  
250 North Pennsylvania Avenue  
Morrisville, PA 19067

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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*

**BOYLAN, ANNA M.** a/k/a **ANNA BOYLAN**, dec'd.

Late of Point Pleasant, Tinicum Township.

Executrix: **SUSAN K. HANSON**, 103 Weston Drive, Cherry Hill, NJ 08003-2114.

**BROKER, EARL B.**, dec'd.

Late of Warwick Township.

Executors: **BRIAN JEFFREY BROKER** and **BRADLEY A. BROKER**, c/o Cary B. Fleisher, Esquire, Narducci, Moore,

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

**COLFER, JUDITH A.**, dec'd.

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

**ENGEL, ARNOLD**, dec'd.

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

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

Late of Levittown, Falls Township.  
 Executor: **JOSEPH D. GORLASKI**, 74 Bald Cypress Lane, Levittown, PA 19054.

**KALMBACH, KATHRYN M.**, dec'd.

Late of Bensalem Township.  
 Administratrix: **SHERYL KALMBACH**, 112 Springfield Drive, Sellersville, PA 18960.  
 Attorney: **MICHAEL S. CONNOR**, 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444.

**KASHKASHIAN, SR., NICHOLAS**, dec'd.

Late of Southampton Township.  
 Administrator: **NICK KASHKASHIAN**, c/o Alan G. Wandalowski, Esquire, 131 West State Street, Doylestown, PA 18901.  
 Attorney: **ALAN G. WANDALOWSKI**, Antheil Maslow & MacMinn, LLP, 131 West State Street, P. O. Box 50, Doylestown, PA 18901.

**KILJANSKI, OLGA**, dec'd.

Late of Plumstead Township.  
 Executor: **BERNARD KILJANSKI**, 1139 Ferry Road, Doylestown, PA 18901.  
 Attorney: **JAMES P. BENSTEAD**, 124 East Court Street, Doylestown, PA 18901.

**LEACH, NORMA C.**, dec'd.

Late of Warminster, Bucks County, PA.  
 Executrix: **BARBARA PLATCHEK**, 4519 East Stiles Street, Philadelphia, PA 19124.

**LONG, EDWARD W.**, dec'd.

Late of Levittown, Bucks County, PA.  
 Executor: **JEFFREY E. LONG**, 9 Dietrich Valley Rd., Kutztown, PA 19530.

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

Late of Warrington, Bucks County, PA.  
 Executor: **RAMON LOPEZ III**, 2379 Greensward South, Warrington, PA 18976.

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

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

**NEMETH, JOHANNA E.**, dec'd.

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

**SIMON, JACOB M.**, dec'd.

Late of Warminster Township.  
 Executors: **JOEL NORMAN SIMON** and **DEBORAH GAIL SIMON**, c/o Don F. Marshall, Esquire, Stuckert and Yates, P. O. Box 70, Newtown, PA 18940.  
 Attorney: **DON F. MARSHALL**, Stuckert and Yates, P. O. Box 70, Newtown, PA 18940.

**SLUSSER, SHELDON I.**, dec'd.

Late of Bristol Township.  
 Administrators: **SHELDON SLUSSER** and **SANDRA N. BITTLE**, c/o Renata T. Pabisz, Esquire, 2410 Bristol Road, Bensalem, PA 19020.  
 Attorney: **RENATA T. PABISZ**, Dorian, Goldstein, Wisniewski & Orchinik P.C., 2410 Bristol Road, Bensalem, PA 19020.

**SPIROPOULOS, WILLIAM T.**, dec'd.

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

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

**TORRES, JAVIER ANTONIO**, dec'd.  
Late of Falls Township.

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

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

**WISHKIN, RICHARD MARK**, dec'd.

Late of Bensalem, Bucks County, PA.  
Executrix: **STEPHANIE G. WISHKIN**,  
2339 Oriole Dr., Bensalem,  
PA 19020.

*Second Publication*

**ABEL, ASHER C.**, dec'd.

Late of Milford Township.

Executrix: **MELISSA S.A. HOFFERT**,  
12 East Vine Street, Stowe, PA 19464.

**ALBERT, ELAINE M.** a/k/a **ELAINE  
ALBERT**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **JEFFREY ALBERT**, P. O. Box  
705, Gouldsboro, PA 18424.

**BIELSKI, EDWIN D.**, dec'd.

Late of Upper Makefield Township.

Executrix: **FRANCES H. BIELSKI**,  
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.

**BITZER, JOAN B.** a/k/a **JOAN BENSON  
BITZER**, dec'd.

Late of Doylestown Township.

Executor: **JOHN F. MALONEY**, c/o  
Brian R. Price & Associates, Pinehill  
Professional Center, 140 East Butler  
Avenue, Chalfont, PA 18914.

Attorney: **MARY JO BAUM**, Brian R.  
Price & Associates, Pinehill Professional

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

**CASTOR, RICHARD L.** a/k/a **RICHARD LAMONT CASTOR**, dec'd.

Late of Quakertown Borough.

Executrix: **NANCY L. DePUE**, c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

**COMPAS, JANE M.**, dec'd.

Late of Quakertown, Bucks County, PA.

Executor: **DANIEL COMPAS**, 351 Stonyhill Drive, Chalfont, PA 18914.

**DRYDEN, EVA**, dec'd.

Late of Lower Southampton Township.

Executor: **DAVID J. DRYDEN**, 215 Almshouse Road, Doylestown, PA 18901.

Attorney: **CHRISTOPHER MAZULLO**, 8 East Court Street, Doylestown, PA 18901.

**DUNN, ALICE**, dec'd.

Late of Trevoise, Bucks County, PA.

Executor: **RAYMOND J. DUNN**, 4632 Ridge Ave., Trevoise, PA 19053.

**EHMANN, FREDERICK ELLIOTT** a/k/a **FRED EHMANN**, dec'd.

Late of Doylestown Township.

Executor: **FREDERICK HIPP EHMANN**, 181 Commonwealth Dr., Newtown, PA 18940.

**FESTA, JOHN A. A.**, dec'd.

Late of West Rockhill Township.

Executrix: **JANET GALEN**, c/o Mark A. Hoffman, Esquire, Mark A. Hoffman Associates, P.C., 430 Main Street, Harleysville, PA 19438.

Attorney: **MARK A. HOFFMAN**, Mark A. Hoffman Associates, P.C., 430 Main Street, Harleysville, PA 19438.

**HAUSER, JULIAN**, dec'd.

Late of Northampton Township.

Executrix: **SHARON NEIBERG**, 506 Trappe Lane, Langhorne, PA 19047.

Attorney: **RONALD JAY SMOLOW**, 3 Three Ponds Lane, Newtown, PA 18940.

**HERRON, KATHLEEN B.**, dec'd.

Late of Langhorne Borough.

Executrix: **DOREEN HERRON**, c/o Henry Van Blunk, Esquire, 777 Township Line Road, Ste. 120, Yardley, PA 19067.

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

**HOLLAND, ELEANOR DORE** a/k/a **E. D. HOLLAND**, dec'd.

Late of Newtown Township.

Executors: **ERNEST GUNN** and **SUSAN M. POSWISTILO**, c/o Frank S. Poswistilo, Esq., 204 N. 13<sup>th</sup> Street, Easton, PA 18042.

Attorney: **FRANK S. POSWISTILO**, 204 N. 13<sup>th</sup> Street, Easton, PA 18042.

**HOSFELD, DOROTHY MARIE** a/k/a **DOROTHY M. HOSFELD**, dec'd.

Late of West Rockhill Township.

Executrix: **KATHRYN ANN DINKEL**, 267 Pennsylvania Ave., Reading, PA 19606.

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

Late of Wrightstown Township.

Executrix: **JOYCE E. STONE**, c/o Don F. Marshall, Esquire, Stuckert and Yates, P. O. Box 70, Newtown, PA 18940.

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

**KIRK, DREXEL B.**, dec'd.

Late of Lower Southampton Township.

Executor: **JOSEPH GRINES**, 54 Liberty Drive, Langhorne, PA 19047.

**KUBIS, CHARLOTTE C.**, dec'd.

Late of Falls Township.

Executor: **JAMES JOHN KUBIS**, 2750 Trenton Road, Levittown, PA 19056.

Attorney: **WILLIAM F. LUCAS**, 2750 Trenton Road, Levittown, PA 19056.

**KULP, SR., MARK R.** a/k/a **MARK RICHARD KULP, SR.**, dec'd.

Late of Doylestown Borough.

Executor: **STEVEN T. KULP**, c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412.

Attorney: **ROBERT C. BROWN, JR.**, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412.

**MENHARDT, HELEN**, dec'd.

Late of Northampton Township.

Executor: **KURT MENHARDT**,  
1025 Peterman Lane, Ambler,  
PA 19002.

**MERRICK, JAMES F. a/k/a JAMES FRANCIS P. MERRICK**, dec'd.

Late of Bristol Township.

Administratrix CTA: **OLIVIA A. GILINGER**, c/o Grim, Biehn & Thatcher, 104 South Sixth Street, P. O. Box 215, Perkasie, PA 18944-0215.

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

**NEAMAND, JR., DAVID V.**, dec'd.

Late of Doylestown, Bucks County, PA.

Administrator: **DAVID V. NEAMAND, III**, 254 Prince William Way, Chalfont, PA 18914.

**PARISI, ALICE**, dec'd.

Late of Doylestown Township.

Executors: **JANICE PARISI GRAF**, 134 Watercrest Drive, Doylestown, PA 18901; **ELEANOR PARISI-SHAW**, 1906 Hawaii Avenue, N.E., St. Petersburg, FL 33703 and **JOSEPH PARISI, JR.**, 305 Pheasant Run, Newtown, PA 18940.  
Attorney: **LAWRENCE J. AREM**, 1835 Market Street, Suite 1400, Philadelphia, PA 19103.

**PEPE, MARK G. a/k/a MARK PEPE**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **ANGELA RICH**, 914 Tulip Ave., Croydon, PA 19021.

**POLIZZI, PHILIP J. a/k/a PHILIP J. POLIZZI, JR.**, dec'd.

Late of Falls Township.

Executor: **JEROME POLIZZI**, c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**PRESCOTT, CONSTANCE R.** a/k/a **CONSTANCE RUBIE PRESCOTT**, dec'd.

Late of Durham Township.

Executor: **CRAIG A. PRESCOTT**, P. O. Box 12, Durham, PA 18039.

Attorney: **CARTER P. HENRY**, P. O. Box 499, Quakertown, PA 18951.

**RAU, ROBERT L.**, dec'd.

Late of Fairless Hills, Bucks County, PA.  
Executor: **THOMAS P. HILTY**, 418 Chelsea Road, Fairless Hills, PA.

Attorney: **DAVID L. STYER**, 10 Pepperell Drive, Langhorne, PA 19053.

**ROBINSON, DOROTHY E.**, dec'd.

Late of Newtown Township.

Executor: **WILLIAM H. ROBINSON, JR.**, 506 Anne Lane, Fairless Hills, PA 19030.

**ROBINSON, WILLIAM HENRY**, dec'd.

Late of Morrisville, Bucks County, PA.  
Administratrix: **WINIFRED R. ROBINSON**, #1 Makefield Rd. Apt. C-100, Morrisville, PA 19067.

**RUSS, JR., GEORGE J.** a/k/a **GEORGE J. RUSS**, dec'd.

Late of Upper Makefield Township.

Executor: **BRENDEN E. BRETT**, Esquire, P. O. Box 659, Doylestown, PA 18901-0659.

Attorney: **BRENDEN E. BRETT**, 68 East Court Street, P. O. Box 659, Doylestown, PA 18901-0659.

**SEPULVEDA, EDWIN Z.** a/k/a **EDWIN SEPULVEDA**, dec'd.

Late of Chalfont Township.

Administratrix: **JEANNETTE DOLORES LEWIS**, c/o Albert Der Movsesian, Esquire, P. O. Box 601, Willow Grove, PA 19090.

Attorney: **ALBERT DER MOVSESIAN**, P. O. Box 601, Willow Grove, PA 19090

**SMITH, RAYMOND R.**, dec'd.

Late of Croydon, Bristol Township.

Executor: **JOHN CRESCENZI**, 226 Peel Road, Langhorne, PA 19047.

**SNELL, WILLIAM FRANKLIN**, dec'd.

Late of Falls Township.

Executrices: **E.S. MARTIN** a/k/a **EILEEN SNELL MARTIN** and **H.S. STAUGAITIS** a/k/a **HOLLY STAUGAITIS**, c/o David V. Bogdan,

Esquire, 100 S. Broad Street, Ste. 910, Philadelphia, PA 19110.

Attorney: **DAVID V. BOGDAN**, 100 S. Broad Street, Ste. 910, Philadelphia, PA 19110.

**STRACCIO, EMMA DORA** a/k/a **EMMA DORA ZANNI**, dec'd.

Late of Langhorne, Middletown Township.

Executor: **JOHN J. STRACCIO**, 61 Midway Ave., Langhorne, PA 19047.

**SWIERZEWSKI, SHIRLEY LOUISE** a/k/a **SHIRLEY L. SWIERZEWSKI**, dec'd.

Late of East Rockhill Township.

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

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

**TICKEL, NANCY** a/k/a **NANCY B. TICKEL** and **NANCY BOYD TICKEL**, dec'd.

Late of Middletown Township.

Executor: **DAVID C. TICKEL**, c/o Michael J. Saile, Esquire, Saile & Saile LLP, 403 Executive Drive, Langhorne, PA 19047.

Attorney: **MICHAEL J. SAILE**, Saile & Saile LLP, 403 Executive Drive, Langhorne, PA 19047.

**TRUMBOWER, MARTHA M.**, dec'd.

Late of Telford Borough.

Executor: **WILLIAM D. TRUMBOWER** a/k/a **WILLIAM DAVID TRUMBOWER**, 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.

**URBAN, ELMIRA C.**, dec'd.

Late of E. Rockhill Township.

Executrix: **ELMIRA C. KLINE**, c/o F. Craig La Rocca, Esquire, 800 N. Broad Street, Lansdale, PA 19446.

**ZIEGLER, RICHARD V.**, dec'd.

Late of Richland Township.

Administrators: **RONALD ZIEGLER**, 90 Marabella, San Clemente, CA 92673 and **TINA M. DURLER**, 56 Piccadilly Circle, Doylestown, PA 18901.

Attorney: **THOMAS J. PROFY, IV**, Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.

*Third and Final Publication***BORROR, ROBBIE PRESTON**, dec'd.

Late of Bristol Township.

Executor: **WILLIAM PESESKO**, 6209 Hickory Road, Slatington, PA 18080.

**CORDISCO, ALFRED**, dec'd.

Late of Bristol Township.

Executor: **JOHN CORDISCO**, c/o Henry Van Blunk, Esquire, 777 Township Line Road, Ste. 120, Yardley, PA 19067. Attorney: **HENRY VAN BLUNK**, Stark & Stark, P.C., 777 Township Line Road, Ste. 120, Yardley, PA 19067.

**DiMIGLIO, JAMES J.** a/k/a **JAMES J. DiMIGLIO, SR.**, dec'd.

Late of Bucks County.

Executors: **DEBORAH COPELAND** and **JAMES J. DiMIGLIO, JR.**, c/o John D. Blumenthal, Esquire, 179 N. Broad Street, Doylestown, PA 18901.

Attorneys: **JOHN D. BLUMENTHAL**, 179 N. Broad Street, Doylestown, PA 18901 for Deborah Copeland and **WILLIAM B. EAGAN**, 410 N. Easton Road, P. O. Box 459, Willow Grove, PA 19090 for James J. DiMiglio, Jr.

**DONOVAN, VERONICA A.**, dec'd.

Late of Fairless Hills, Falls Township.

Executor: **KEVIN DONOVAN**, 109 Vulcan Lane, Dover, DE 19904.

**GREENWOOD, DORIS A.**, dec'd.

Late of Middletown Township.

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

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

**HOBAN, SARAH M.**, dec'd.

Late of Bristol Township.

Executor: **JOSEPH P. HOBAN, JR.**, c/o D. Smith, Esq., P. O. Box 490, Havertown, PA 19083.

Attorney: **DENISE A. SMITH**, P. O. Box 1490, Havertown, PA 19083.

**HULING, CLAIRE E.** a/k/a **CLAIRE HULING**, dec'd.

Late of Morrisville, Bucks County, PA.

Executor: **LYLE HULING**, 22 N. Lafayette Ave., Morrisville, PA 19067.

**KAMINS, MARY FLORENCE**, dec'd.

Late of Lower Makefield Township.

Executor: **PETER I. KAMINS**, 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.

**KONIECZNY, ESTELLE F.** a/k/a **ESTELLE FELICE KONIECZNY**, dec'd.

Late of Warminster Township.

Executor: **STEPHEN P. MOYER**, 209 Creekwood Drive, Feasterville, PA 19053-2239.

Attorney: **ADAM L. FERNANDEZ**, Wisler Pearlstine, LLP, 460 Norristown Road, Ste. 110, Blue Bell, PA 19422.

**LIPPINCOTT, HAROLD KENNETH** a/k/a **HAROLD K. LIPPINCOTT**, dec'd.

Late of Langhorne Borough.

Executrix: **GINA M. CHENEY**, c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

**MATTHEWS, HERBERT M.** a/k/a **HERB MATTHEWS**, dec'd.

Late of Richboro, Bucks County, PA.

Executrix: **SUSAN H. MATTHEWS**, 311 Federal Point Boulevard, Lawrenceville, NJ 08648.

**McGREARY, SR., DONALD G.**, dec'd.

Late of Warminster Township.

Administrators: **DONALD G. McGREARY, JR.** and **GERALD R. McGREARY**, c/o Grim, Biehn & Thatcher, P. O. Box 215, Perkasié, PA 18944-0215.

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

**NOBER, VIRGINIA RUTH**, dec'd.

Late of Northampton Township.

Executrix: **VIRGINIA LYNN STREHLE**, c/o Henry Van Blunk, Esquire, 777 Township Line Road, Ste. 120, Yardley, PA 19067.

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

**PRZYUSKI, ELLEN R.**, dec'd.

Late of Sellersville Borough.

Administrator CTA: **WALTER L. PRZYUSKI, JR.**, 6107 Sommerton Drive, Mechanicsburg, PA 17050.

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

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

Late of Riegelsville, Bucks County, PA.

Executrix: **SHERRY L. BATEMAN**, 25 Lookover Lane, Ferndale, PA 18921.

**WALSH, DAVID** a/k/a **DAVID E. WALSH**, dec'd.

Late of Langhorne Borough.

Administrator: **MICHAEL WALSH**, 29 Deacon Dr., Mercerville, NJ 08619.

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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:

**E. H. KROPP & ASSOCIATES** with its principal place of business at 3879 Charter Club Drive, Doylestown, PA 18902.

The name and address of the person owning or interested in said business is: Edward Kropp, 3879 Charter Club Drive, Doylestown, PA 18902.

The certificate will be filed on or after August 2, 2013.

**Daniel S. Wassmer**, Solicitor  
Law Offices of Daniel S. Wassmer  
171 South Main Street  
Doylestown, PA 18901

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**HOME CARE ASSISTANCE** with its principal place of business at 5820 Meadow Drive, Orefield, PA 18069.

The name and address of the person/entity owning or interested in said business is: Shital S. Rane and SaShe' Corporation, 5820 Meadow Drive, Orefield, PA 18069.

The certificate will be filed on or after August 26, 2013.

**Elizabeth R. Graver**, Solicitor  
Plunkett & Graver, P.C.  
2030 Tilghman Street  
Suite 202  
Allentown, PA 18080

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## Miscellaneous

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 2013-01830

**Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-A15, Mortgage Pass-Through Certificates, Series 2006-O under the Pooling and Servicing Agreement dated November 1, 2006, Plaintiff**  
vs.

**Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Matthew Stilwell and United States of America, Defendant(s)**

THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**To Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from**

**or under Matthew Stilwell**, Defendant, 167 Orthodox Drive, Richboro, PA 18954. Your house (real estate) at 167 Orthodox Drive, Richboro, PA 18954 (31-011-151) is scheduled to be sold at Sheriff's Sale on November 8, 2013, at James Lorah Auditorium, Corner of Broad & Main Street, Doylestown, PA 18901 at 11:00 AM to enforce the Court Judgment of \$615,617.69 obtained by Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-A15, Mortgage Pass-Through Certificates, Series 2006-O under the Pooling and Servicing Agreement dated November 1, 2006, against you.

#### NOTICE OF OWNER'S RIGHTS

#### YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-A15, Mortgage Pass-Through Certificates, Series 2006-O under the Pooling and Servicing Agreement dated November 1, 2006, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610)278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

#### YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610)278-6800. 6. You may be able

to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (215)348-6138. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. BUCKS COUNTY LAWYER REFERRAL SERVICE, 135 E. State Street, P.O. Box 300, Doylestown, PA 18901, (888)991-9922.**

**Christopher A. DeNardo, Caitlin M. Donnelly, Kassia Fialkoff**, Attys. for Plaintiff

Shapiro & DeNardo, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2012-07242

**TO: ANY AND ALL PERSONS HAVING  
OR CLAIMING TO HAVE ANY RIGHT,  
LIEN, TITLE, INTEREST IN OR CLAIM  
AGAINST A CERTAIN HAULIN UTILITY  
TRAILER BEARING VIN  
4X4UHAV293W032547.**

#### IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU ON OR BEFORE THE RULE RETURN DATE OF MONDAY, AUGUST 5, 2013. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAYBE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

BUCKS COUNTY BAR ASSOCIATION  
135 East State Street, P. O. Box 300  
Doylestown, PA 18901  
Phone: (215) 348-9413  
1-800-479-8585

**Christopher P. Mullaney**, Esquire  
Mullaney Law Offices  
598 Main Street, P. O. Box 24  
Red Hill, PA 18076-0024

#### Trust Notice

Notice is hereby given that the settlor of the revocable trust set forth below has died, and no personal representative has been appointed for said decedent's estate. All persons having claims or demand against said decedent are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to the trustee or the trustee's attorney as named below:

##### *First Publication*

#### **TRUST OF DOROTHY A. ACKERMAN**

a/k/a **DOROTHY ANENA ACKERMAN**  
Late of Richlandtown Borough.

Trustee: **RICHARD P. ACKERMAN, SR.**, 30 First Avenue, Richlandtown, PA 18955.

Attorney: **BRETT B. WEINSTEIN**, 705 W. DeKalb Pike, King of Prussia, PA 19406.

##### *Second Publication*

#### **RUTH ANN FOLEY REVOCABLE TRUST**

Late of Ottsville, Bucks County, PA.

Trustee: **ROSEANN McGUIRE**, 10221 W. Pedria Avenue, Sun City, AR 85351.

Attorney: **MARK A. HOFFMAN**, Mark A. Hoffman Associates, P.C., 430 Main Street, Harleysville, PA 19438.