

## Sheriff's Sale

### *First Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, July 12<sup>th</sup>, 2013 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit.

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

### **BEDMINSTER TOWNSHIP**

DOCKET #2012-05974

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon lying and being at Pipersville, **BEDMINSTER TOWNSHIP**, Bucks County, and State of Pennsylvania, known as 6409 Durham Road, bounded and described as follows, to wit.  
TAX PARCEL #1-19-48-1.

PROPERTY ADDRESS: 6409 Durham Road, Bedminster Township.

IMPROVEMENTS: SINGLE FAMILY, RESIDENTIAL DWELLING W/ RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **JOHN C. ROBERTS AND DONNA ROBERTS.**

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

### **BENSALEM TOWNSHIP**

DOCKET #2011-01428

ALL THAT CERTAIN piece or parcel of land situated in Cornell's Heights, in the **TOWNSHIP OF BENSALEM**, County of Bucks, Commonwealth of Pennsylvania. BEING Lots No. 24, 25 and 26 on Plan of Lots known as Cornell's Heights, Doylestown, in the County of Bucks in Plan

Book 1, page 183. Deed Book Volume 3623, page 175.

TAX PARCEL #02-62-420-1.

PROPERTY ADDRESS: 2721 Ogden Avenue, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH G. GRILLO.**

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

DOCKET #2010-05470

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, Commonwealth of Pennsylvania, being Lot No. 37 on a Plan of Lots entitled Concord Park, which said Plan is recorded in the Office for the Recording of Deeds in and for the County of Bucks at Doylestown, Pennsylvania, in Plan Book No. 8, page 16 and described in accordance with a later surveyor made by R.H. Lee, Jr., Registered Surveyor, Morrisville, Pennsylvania on the 18th day of June, A.D., 1956 as follows, to wit: Situate on the Southerly Side of Buckfield Terrace (fifty feet wide) at the distance of one thousand sixty-nine and ninety-four one-hundredths feet measured along same from the westerly side of Garfield (formerly Garden) Lane (fifty feet wide). Containing in front or breadth Westwardly along said side of Buckfield Terrace seventy-five feet and extending of that width in length or depth Southwardly between parallel lines at right angles to Bucksfield Terrace one hundred thirty-five feet. Being known as No. 4451 Buckfield Terrace.

TAX PARCEL #02-007-179.

PROPERTY ADDRESS: 4452 Buckfield Terrace, Trevose, PA 19053.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILBERT SADLER.**

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

## DOCKET #2012-01837

WELLS FARGO BANK, N.A. v. ELISE M. SMITH owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 1133 Whittier Avenue, Bensalem, PA 19020-5634.

Parcel No. A: 02-030-007.

Parcel No. B: 02-030-006.

PROPERTY ADDRESS: 1133 Whittier Avenue, Bensalem, PA 19020-5634.

JUDGMENT AMOUNT: \$ 153,855.23.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2012-01843

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situated at Eddington in the **TOWNSHIP OF BENSALEM**, County of Bucks and State of Pennsylvania.

TAX PARCEL #2-62-22.

PROPERTY ADDRESS: 1338 Lavender Road, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NOE MONTERO**.

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2012-03040

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

TAX PARCEL #2-061-210.

PROPERTY ADDRESS: 931 Cornwells Avenue, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES SCHIAVONE AND TARA L. SCHIAVONE**.

**GREGORY JAVARDIAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2012-03550

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

TAX PARCEL #02-089-087.

PROPERTY ADDRESS: 3141 Gilbert Drive, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT J. WISLER AND BRITA A. WISLER**.

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2012-04670

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

TAX PARCEL #'s 02-062-131, 02-062-132, 02-062-133, 02-062-134.

PROPERTY ADDRESS: 1229 Stoney Drive, Bensalem, PA 19020-5234.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY L. SEILHAMER AND KIMBERLY BAKER A/K/A KIMBERLY SEILHAMER**.

**KEVIN P. DISKIN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2012-06316

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. MARK C. KISSINGER AND SHERRY KISSINGER owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 1716 Julie Court, Bensalem, PA 19020-3803.

TAX PARCEL #02-092-268.

PROPERTY ADDRESS: 1716 Julie Court, Bensalem, PA 19020-3803.

JUDGMENT AMOUNT: \$ 206,450.53.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARK C. KISSINGER AND SHERRY KISSINGER**.

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2012-06909

ALL THAT CERTAIN unit, designated as Unit No. 25-6, being a unit in "County Downe Condominium Town Houses" located in the **TOWNSHIP OF BENSELEM**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #02-095-025-006. PROPERTY ADDRESS: 1931 Juniper Lane, Bensalem, PA 19020. IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **ALAJI SAVAGE AND WOTEY SAVAGE. MICHAEL T. MCKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-07569

BEING KNOWN AS 2408 State Road, Croydon, Pennsylvania 19021. ALL THAT CERTAIN parcel or tract of ground, situate in the **TOWNSHIP OF BENSELEM**, County of Bucks, Commonwealth of Pennsylvania, bounded and described in accordance with and as shown on a certain Plan No. 2117-1-1, Sheet No. 1 prepared by A.W. Martin Associates, Inc., Consulting Engineers, King of Prussia, Pa., for Cabot, Cabot and Forbes, dated June 3, 1969 and revised on October 20, 1969. TAX PARCEL #02-079-007-002. IMPROVEMENTS: OFFICE/WAREHOUSE SPACE. SOLD AS THE PROPERTY OF: **NANAK PROPERTIES, LLC. JOHN P. KOOPMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-07769

Description: "A" ALL THOSE TWO CERTAIN lots or pieces of ground, situate at Cornwells Heights in the **TOWNSHIP OF BENSELEM**, County of Bucks and the State of Pennsylvania. TAX PARCEL #2-31-171. PROPERTY ADDRESS: 1138 Clovernook Avenue, Bensalem, PA 19020. IMPROVEMENTS: RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **LINDA HALPER, KNOWN SURVIVING HEIR OF FLORENCE J. BOGDEN, DECEASED**

**MORTGAGOR AND REAL OWNER, SUSAN WHITE, KNOWN SURVIVING HEIR OF FLORENCE J. BOGDEN, DECEASED MORTGAGOR AND REAL OWNER, CAROL BOGDEN, KNOWN SURVIVING HEIR OF FLORENCE J. BOGDEN, DECEASED MORTGAGOR AND REAL OWNER, LISA GODFREY, KNOWN SURVIVING HEIR OF FLORENCE J. BOGDEN, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF FLORENCE J. BOGDEN, DECEASED MORTGAGOR AND REAL OWNER. TERRENCE J. MCCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-07962

NATIONSTAR MORTGAGE LLC v. EILEEN TRIHOULIS owner(s) of property situate in the **TOWNSHIP OF BENSELEM**, Bucks County, Pennsylvania, being 6236 Patrick Henry Court, Bensalem, PA 19020-1832. TAX PARCEL #02-089-417. PROPERTY ADDRESS: 6236 Patrick Henry Court, Bensalem, PA 19020-1832. JUDGMENT AMOUNT: \$ 277,739.94. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **EILEEN TRIHOULIS. PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-10889

WELLS FARGO BANK, N.A. v. JENNIFER A. MCDONOUGH AND MICHAEL R. MANNING owner(s) of property situate in the **TOWNSHIP OF BENSELEM**, Bucks County, Pennsylvania, being 2878 Mechanicsville Road, Bensalem, PA 19020-2627. TAX PARCEL #02-037-002. PROPERTY ADDRESS: 2878 Mechanicsville Road, Bensalem, PA 19020-2627. JUDGMENT AMOUNT: \$ 104,666.33. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **JENNIFER A. MCDONOUGH AND MICHAEL R. MANNING.**

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

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DOCKET #2013-00396

ALL THOSE CERTAIN contiguous lot or pieces of ground, hereditements and appurtenances, **TOWNSHIP OF BENSEALEM**.

TAX PARCEL #02-017-112-001.  
PROPERTY ADDRESS: 4417 Grove Street,  
Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CINDY KALISER**.

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

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DOCKET #2013-00617

JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE, LLC v. CHRISTINE MATTHEWS owner(s) of property situate in the **TOWNSHIP OF BENSEALEM**, Bucks County, Pennsylvania, being 1924 Juniper Lane a/k/a Unit 27-3 County Downe Condominium Town Houses, Bensalem, PA 19020-4428, Bensalem, PA 19020-4428.

TAX PARCEL #02 095 027-003.  
PROPERTY ADDRESS: 1924 Juniper Lane a/k/a Unit 27-3 County Downe Condominium Town Houses, Bensalem, PA 19020-4428, Bensalem, PA 19020-4428.

JUDGMENT AMOUNT: \$ 162,565.35.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTINE MATTHEWS**.

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

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DOCKET #2013-00992

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE ON BEHALF OF CWABS, INC. ASSET-BACKED CERTIFICATES TRUST 2005-12 v. BRENDA S. HOWELL AND THOMAS HOWELL owner(s) of property situate in **BENSEALEM TOWNSHIP**, Bucks County, Pennsylvania, being 1493 Foster Place, Bensalem, PA 19020-3814.

TAX PARCEL #02-092-228.  
PROPERTY ADDRESS: 1493 Foster Place,  
Bensalem, PA 19020-3814.

JUDGMENT AMOUNT: \$ 194,235.48.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRENDA S. HOWELL AND THOMAS HOWELL**.

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

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DOCKET #2013-01410

ALL THAT PARCEL of land in **TOWNSHIP OF BENSEALEM**, Bucks County, Commonwealth of Pennsylvania, as more fully described in Deed Book 1661, Page 0300, ID# 02-095-021-002, being known and designated as metes and bounds property.

TAX PARCEL #02-095-021-002.  
PROPERTY ADDRESS: 1909 Inkbury a/k/a 1909 Inkberry Lane, Bensalem, PA 19020.  
IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONALD R. BRINE**.

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

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## BRISTOL BOROUGH

DOCKET #2007-09443-19-1

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE6 v. JOSE VARGAS, MICHAEL RAMIREZ AND ARACELIS VARGAS owner(s) of property situate in the **BOROUGH OF BRISTOL**, Bucks County, Pennsylvania, being 822 2nd Avenue, Bristol, PA 19007-3242.

TAX PARCEL #04-011-102.  
PROPERTY ADDRESS: 822 2nd Avenue,  
Bristol, PA 19007-3242.

JUDGMENT AMOUNT: \$ 245,115.90.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSE VARGAS, MICHAEL RAMIREZ AND ARACELIS VARGAS**.

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

## DOCKET #2009-09612

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF1 v. JEROME YOUTZ AND KATHLEEN A. YOUTZ owner(s) of property situate in the Second Ward of the **BOROUGH OF BRISTOL**, Bucks County, Pennsylvania, being 362 Lafayette Street, Bristol, PA 19007-5218.

TAX PARCEL #04-023-225.

PROPERTY ADDRESS: 362 Lafayette Street, Bristol, PA 19007-5218.

JUDGMENT AMOUNT: \$ 123,155.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEROME YOUTZ AND KATHLEEN A. YOUTZ.**

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

## DOCKET #2011-09605

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. SARDAR M. JAVED, INIEZ N. JAVED AND SALMA AMBEEN owner(s) of property situate in the **BOROUGH OF BRISTOL**, 4TH, Bucks County, Pennsylvania, being 203 Buckley Street, Bristol, PA 19007-3717.

TAX PARCEL #04 009 157.

PROPERTY ADDRESS: 203 Buckley Street, Bristol, PA 19007-3717.

JUDGMENT AMOUNT: \$ 179,872.41.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SARDAR M. JAVED, INIEZ N. JAVED AND SALMA AMBEEN.**

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

## DOCKET #2012-07799

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. JOSEPH D. MCCLOSKEY, SR. owner(s) of property situate in the **BOROUGH OF BRISTOL**, Bucks County, Pennsylvania, being 626 Beaver Street, Bristol, PA 19007-3807.

TAX PARCEL #04-013-126.

PROPERTY ADDRESS: 626 Beaver Street, Bristol, PA 19007-3807.

JUDGMENT AMOUNT: \$ 204,552.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH D. MCCLOSKEY, SR.**

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

## DOCKET #2012-08485

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

TAX PARCEL #4-19-178.

PROPERTY ADDRESS: 213 Franklin Street, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANNE E. WILLIAMS.**

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

## DOCKET #2012-08525

ALL THAT CERTAIN message and lot of land located in the Third Ward of the **BOROUGH OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #4-8-174.

PROPERTY ADDRESS: 200 Otter Street, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HENRIETTA M. BROWN AND EMMANUEL G. BROWN A/K/A EMANUEL G. BROWN.**

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

**BRISTOL TOWNSHIP**

DOCKET #2008-11186-33-1

WELLS FARGO BANK, N.A. v. FRANCIS T. NAUGHTON, JR. AND DONNA L. NAUGHTON owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 9 Shelter Lane, Levittown, PA 19055-2008.

TAX PARCEL #05-043-651.

PROPERTY ADDRESS: 9 Shelter Lane, Levittown, PA 19055-2008.

JUDGMENT AMOUNT: \$ 97,116.48.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRANCIS T. NAUGHTON, JR. AND DONNA L. NAUGHTON.**

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

DOCKET #2009-05356-30-1

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

TAX PARCEL #05-012-108; 05-012-109.  
PROPERTY ADDRESS: 1021 New York Avenue, Croydon, PA 19021.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT G. BRAUN AND CONSTANCE M. BRAUN.**

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

DOCKET #2009-09801

U.S. BANK NATIONAL ASSOCIATION, AS CO-TRUSTEE FOR THE GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1 v. JAN L. WELSH A/K/A JAN WELSH AND JOSEPH B. WELSH A/K/A JOSEPH WELSH owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 706 Bayard Street, Bristol, PA 19007-6476.

Parcel No. 1: 05-060-085-001.

Tax Parcel No. 2: 5-060-085.

PROPERTY ADDRESS: 706 Bayard Street, Bristol, PA 19007-6476.

JUDGMENT AMOUNT: \$ 194,260.40.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAN L. WELSH A/K/A JAN WELSH AND JOSEPH B. WELSH A/K/A JOSEPH WELSH.**

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

DOCKET #2011-03342

ALL THAT CERTAIN lot of land situate in 4th Ward of **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #5-22-451.4.

PROPERTY ADDRESS: 1503 Mott Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **MILDRED KLOTZ A/K/A MILDRED K. KLOTZ AND STEVEN KLOTZ A/K/A STEVEN R. KLOTZ.**

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

DOCKET #2011-09696

WELLS FARGO BANK, N.A. v. JOSEPH D. THOMAS AND SUSAN C. GOLUS owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 1824 Ford Road, Bristol, PA 19007-6738.

TAX PARCEL #05-018-051.

PROPERTY ADDRESS: 1824 Ford Road, Bristol, PA 19007-6738.

JUDGMENT AMOUNT: \$ 146,462.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH D. THOMAS AND SUSAN C. GOLUS.**

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

DOCKET #2012-00313

ALL THAT CERTAIN Unit being Unit 5H, Building 5, in the property known, named and identified as Hearthstone at Bristol a Condominium, located in **TOWNSHIP OF BRISTOL**, Commonwealth of Pa.

TAX PARCEL #05-022-449-05H.  
 PROPERTY ADDRESS: 1500 Moore Street  
 Unit 204, Bristol, PA 19007.  
 IMPROVEMENTS: CONDOMINIUM.  
 SOLD AS THE PROPERTY OF: **CYNTHIA  
 HEADEN AND JEFFREY HEADEN.**  
**TERRENCE J. MCCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2012-00610

JPMORGAN CHASE BANK, NATIONAL  
 ASSOCIATION, SUCCESSOR BY MERGER  
 TO CHASE HOME FINANCE, LLC v.  
 EVAN L. KONDRAD AND LORI SULLICK  
 owner(s) of property situate in the  
**TOWNSHIP OF BRISTOL**, Bucks County,  
 Pennsylvania, being 12 Openwood Lane,  
 Levittown, PA 19055-1514.  
 TAX PARCEL #05-043-017.  
 PROPERTY ADDRESS: 12 Openwood Lane,  
 Levittown, PA 19055-1514.  
 JUDGMENT AMOUNT: \$ 205,364.19.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **EVAN L.  
 KONDRAD AND LORI SULLICK.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2012-02712

CITIMORTGAGE, INC. S/B/M TO  
 CITIFINANCIAL MORTGAGE COMPANY,  
 INC. v. RICHERT C. BALL AND ARLEEN  
 N. BALL owner(s) of property situate in the  
**TOWNSHIP OF BRISTOL**, Bucks County,  
 Pennsylvania, being 612 Oxford Valley Road  
 a/k/a 612 South Oxford Valley Road, Fairless  
 Hills, PA 19030-3902.  
 TAX PARCEL #05-046-429.  
 PROPERTY ADDRESS: 612 Oxford Valley  
 Road a/k/a 612 South Oxford Valley Road,  
 Fairless Hills, PA 19030-3902.  
 JUDGMENT AMOUNT: \$ 123,663.43.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **RICHERT  
 C. BALL AND ARLEEN N. BALL.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-04502

WELLS FARGO BANK, N.A. v.  
 STEPHANIE HALCZENKO owner(s) of  
 property situate in the **TOWNSHIP OF  
 BRISTOL**, Bucks County, Pennsylvania,  
 being 262 Blue Ridge Drive, Levittown, PA  
 19057-3046.  
 TAX PARCEL #05-036-354.  
 PROPERTY ADDRESS: 262 Blue Ridge  
 Drive, Levittown, PA 19057-3046.  
 JUDGMENT AMOUNT: \$ 182,501.70.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF:  
**STEPHANIE HALCZENKO.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2012-05288

SOVEREIGN BANK, N.A., FORMERLY  
 KNOWN AS SOVEREIGN BANK v.  
 RONALD J. SEAL owner(s) of property  
 situate in **BRISTOL TOWNSHIP**, Bucks  
 County, Pennsylvania, being 126 Idlewild  
 Road, Levittown, PA 19057-2235.  
 TAX PARCEL #05-032-217.  
 PROPERTY ADDRESS: 126 Idlewild Road,  
 Levittown, PA 19057-2235.  
 JUDGMENT AMOUNT: \$ 37,902.97.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **RONALD  
 J. SEAL.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2012-06070

JPMORGAN CHASE BANK, N.A. S/B/M  
 CHASE HOME FINANCE, LLC S/B/M TO  
 CHASE MANHATTAN MORTGAGE  
 CORPORATION v. HARRY H. HENRY  
 A/K/A HARRY HENRY AND JANICE S.  
 HENRY A/K/A JANICE HENRY owner(s) of  
 property situate in the **TOWNSHIP OF  
 BRISTOL**, Bucks County, Pennsylvania,  
 being 39 Jewel Lane, Levittown, PA 19055-  
 2303.  
 TAX PARCEL #05-071-174.  
 PROPERTY ADDRESS: 39 Jewel Lane,  
 Levittown, PA 19055-2303.  
 JUDGMENT AMOUNT: \$ 100,160.42.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HARRY H. HENRY A/K/A HARRY HENRY AND JANICE S. HENRY A/K/A JANICE HENRY.**

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

DOCKET #2012-06732

ALL THAT CERTAIN lot or piece or parcel of land with the buildings and improvements thereon, situate, lying and being at Levittown in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania shown and designated as Lot 7046J on Subdivision Map of "Junewood" Levittown, Section 21-A, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on 2/17/55, in Plan Book 9 page 24, as follows, to wit.

TAX PARCEL #05-071-125.

PROPERTY ADDRESS: 101 Junewood Drive, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2012-07850

CITIMORTGAGE, INC. v. DAVID A. SANGMEISTER AND VALERIE R. SANGMEISTER owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 97 Cherry Lane, Levittown, PA 19055-1603.

TAX PARCEL #05-050-026.

PROPERTY ADDRESS: 97 Cherry Lane, Levittown, PA 19055-1603.

JUDGMENT AMOUNT: \$ 230,407.27.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID A. SANGMEISTER AND VALERIE R. SANGMEISTER.**

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

DOCKET #2012-08593

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 #05-075-179.

PROPERTY ADDRESS: 38 Kindle Lane, Levittown, PA 19055.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KAREN A. BOWMAN AND JAMES V. BOWMAN.**

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

DOCKET #2012-10367

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate, lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania, shown and designated as Lot No. 1141-R on Subdivision Map of "Red Cedar Hill" Levittown, Section 24, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on June 24, 1953 in Plan Book 6 at Page 34.

TAX PARCEL #5-39-114.

PROPERTY ADDRESS: 81 Red Cedar Drive, Bristol, PA 19055.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DILIP LONDHE AND ANJALI LONDHE.**

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

DOCKET #2013-00303

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

TAX PARCEL #05033085.

PROPERTY ADDRESS: 29 Idolstone Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.



SOLD AS THE PROPERTY OF: **DILIP LONDHE AND ANJALI LONDHE**.  
**TERRENCE J. MCCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2013-00416

WELLS FARGO BANK, N.A. v. PHYLLIS LIPPINCOTT owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 58 Gentle Road, Levittown, PA 19057-3414.

TAX PARCEL #05-034-203.

PROPERTY ADDRESS: 58 Gentle Road, Levittown, PA 19057-3414.

JUDGMENT AMOUNT: \$ 142,145.94.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PHYLLIS LIPPINCOTT**.

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

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DOCKET #2013-00696

GMAC MORTGAGE, LLC v. ANDREW DUDDY owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 48 Mayflower Road, Levittown, PA 19056-3607.

TAX PARCEL #05-021-482.

PROPERTY ADDRESS: 48 Mayflower Road, Levittown, PA 19056-3607.

JUDGMENT AMOUNT: \$ 177,322.74.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANDREW DUDDY**.

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

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DOCKET #2013-00698

ALL THAT CERTAIN lot, piece or parcel of land, with the building and improvements thereon erected. Situate, lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**. County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot 7465 on Subdivision Map of "Orangewood" Levittown, Section 37 filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania on August 14,

1953 in Plan Book 7 page 7, as follows, to wit.

TAX PARCEL #05-042-051.

PROPERTY ADDRESS: 82 Oldbrook Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KENNETH R. SOTTUNG AND MARY T. MCGOWAN-SOTTUNG**.

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

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DOCKET #2013-00998

JPMORGAN CHASE BANK, N.A. S/B/M TO CHASE HOME FINANCE, LLC. v. ROBERT NEITHAMMER A/K/A ROBERT A. NEITHAMMER, JR. AND BETHANY MOUNT A/K/A BETHANY MOUNT NEITHAMMER owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 37 Kingwood Lane, Levittown, PA 19055-2422.

TAX PARCEL #05-075-087.

PROPERTY ADDRESS: 37 Kingwood Lane, Levittown, PA 19055-2422.

JUDGMENT AMOUNT: \$ 156,630.20.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT NEITHAMMER A/K/A ROBERT A. NEITHAMMER, JR. AND BETHANY MOUNT A/K/A BETHANY MOUNT NEITHAMMER**.

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

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DOCKET #2013-01207

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

TAX PARCEL #05-049-158.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **THOMAS G. HIBBS, JR.**

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

**DOCKET #2013-01331**

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

TAX PARCEL #5-11-145.

PROPERTY ADDRESS: 906 2nd Avenue, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JUSTIN K. KERPER**.

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

**DOCKET #2013-01532**

ALL THAT CERTAIN lot or piece of land situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, by Lot Number 18, as shown on the Plan of Fairless Hills, Pennsylvania, Unit H-II, laid out by Danherst Corporation and recorded in the Office for Recording of Deeds in and for Bucks County, Pennsylvania, in Plan Book Volume 7, Page 21.

COMMONLY Known as 218 Welsford Road, Fairless Hills, PA.

TAX PARCEL NUMBER 05-031-020.

PROPERTY: 218 Welsford Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN CARR AND SHAREN FRANKLIN**.

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

**BUCKINGHAM TOWNSHIP****DOCKET #2010-08765**

ALL THAT CERTAIN lot or parcel of land Situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania, being known as Lot No. 178, as shown on a plan entitled "Record Plan - Phase 1, Arbor Point," sheets 1 through 16 of 16, prepared by Eastern States Engineering, Inc., Huntingdon Valley Pennsylvania, 19006, dated January 14, 1999, last revised October

24, 2002 and recorded on January 23, 2003 in Plan Book No. 312, Page 24.

TAX PARCEL #06-70-122.

PROPERTY ADDRESS: 2404 Dorchester Street West, Furlong, PA 18925.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ADRIANA MERINO A/K/A ADRIANA MERINO MASSACESI A/K/A ADRIANA A. MERINO A/K/A ADRIANA A. MERINO MASSACESI AND GERARDO MASSACESI**.

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

**DOCKET #2011-11001**

ALL THOSE CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, SITUATE in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and State of Pennsylvania, known as 5151 Ridge Road, and 5279 Ridge Road, New Hope, PA 18938.

TAX PARCEL #6-26-11 and 6-26-12.

PROPERTY ADDRESS: 5151 Ridge Road and 5279 Ridge Road, New Hope, PA 18938.

IMPROVEMENTS: RESIDENTIAL DWELLING, FARMHOUSE AND OUTBUILDINGS.

SOLD AS THE PROPERTY OF: **GREGORY L. PISAREK AND JOYCE PISAREK**.

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

**DOCKET #2011-11094**

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. MARK MCPHERSON owner(s) of property situate in the **TOWNSHIP OF BUCKINGHAM**, Bucks County, Pennsylvania, being 2452 Swamp Road, Furlong, PA 18925-1167.

TAX PARCEL #06-008-051.

PROPERTY ADDRESS: 2452 Swamp Road, Furlong, PA 18925-1167.

JUDGMENT AMOUNT: \$ 313,370.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2012-06937

WELLS FARGO BANK, N.A. v. ERIC F. HUHNS AND IVY LEHMAN-HUHNS owner(s) of property situate in the **TOWNSHIP OF BUCKINGHAM**, Bucks County, Pennsylvania, being 3207 Meadow View Circle, Furlong, PA 18925-1237.

TAX PARCEL #06-008-030-168.

PROPERTY ADDRESS: 3207 Meadow View Circle, Furlong, PA 18925-1237.

JUDGMENT AMOUNT: \$ 411,134.67.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ERIC F. HUHNS AND IVY LEHMAN-HUHNS**.

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

DOCKET #2013-00056

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2005-12 v. NING ZHAO owner(s) of property situate in **BUCKINGHAM TOWNSHIP**, Bucks County, Pennsylvania, being 2390 Dorchester Street, Furlong, PA 18925-1528.

TAX PARCEL #6-70-119.

PROPERTY ADDRESS: 2390 Dorchester Street, Furlong, PA 18925-1528.

JUDGMENT AMOUNT: \$ 373,078.14.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NING ZHAO**.

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

### DOYLESTOWN TOWNSHIP

DOCKET #2010-12068

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, Situate in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #09-026-103.

PROPERTY ADDRESS: 41 East Wood Circle a/k/a 41 East Woods Circle, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ERIC LEPPING AND AMY LEPPING, TERENCE J. MCCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-05909

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2006KS1 v. JOHN J. JONES, SR. A/K/A JOHN J. JONES AND LOIS JONES owner(s) of property situate in **DOYLESTOWN TOWNSHIP**, Bucks County, Pennsylvania, being 985 Almshouse Road, Warrington, PA 18976-1101.

TAX PARCEL #09-007-110-005.

PROPERTY ADDRESS: 985 Almshouse Road, Warrington, PA 18976-1101.

JUDGMENT AMOUNT: \$ 758,925.77.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN J. JONES, SR. A/K/A JOHN J. JONES AND LOIS JONES**.

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

DOCKET #2012-07772

ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks, PA.

TAX PARCEL #09-004-032-007.

PROPERTY ADDRESS: 296 Pine Run Road, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2013-01077

ALL THAT CERTAIN tract or parcel of land situate in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described according to a Plan and Survey

thereof made August 22, 1950 by Amos J. Kirk, Surveyor, Wycombe, PA, as follows, to wit.

TAX PARCEL #9-23-4.

PROPERTY ADDRESS: 2037 Turk Road, Doylestown, PA 18901.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID W. OGILVIE.**

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

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

### DURHAM TOWNSHIP

DOCKET #2012-01644

ALL THAT CERTAIN tract of land, with buildings thereon erected, SITUATE in the **TOWNSHIP OF DURHAM**, County of Bucks, Commonwealth of PA.

TAX PARCEL #11-5-129.

PROPERTY ADDRESS: 1890 Easton Road a/k/a 1890 Easton Road #11, Kintnersville, PA 18930.

IMPROVEMENTS: 2 STORY FARM HOUSE, 6 BEDROOMS, 2 FULL BATH, FINISHED BASEMENT, APPROX. 2,718 SQ. FEET.

SOLD AS THE PROPERTY OF: **MARLENE ARNHOLT A/K/A MARLENE P. ARNHOLT.**

**THOMAS M. FEDERMAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-07399

JPMORGAN CHASE BANK, N.A., S/B/M CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. JOHN RULON AND SUZANNE RULON owner(s) of property situate in the **TOWNSHIP OF DURHAM**, Bucks County, Pennsylvania, being 125 County Line Road, Riegelsville, PA 18077-9759.

TAX PARCEL #11-002-012-002.

PROPERTY ADDRESS: 125 County Line Road, Riegelsville, PA 18077-9759.

JUDGMENT AMOUNT: \$ 228,672.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN RULON AND SUZANNE RULON.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-08177

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

TAX PARCEL #11-5-20-5.

PROPERTY ADDRESS: 3115 Gallows Hill Road, Riegelsville PA 18077 a/k/a 3115 Gallows Hill Road, Durham, PA 18039.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTOPHER W. ZELOV.**

**MICHAEL T. MCKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

### FALLS TOWNSHIP

DOCKET #2009-01863-18-1

ALL THAT CERTAIN message and two (2) tracts of land, Sited in **FALLS TOWNSHIP**, Bucks County and Commonwealth of Pennsylvania.

TAX PARCEL #13-17-226.

PROPERTY ADDRESS: 648 Lincoln Highway, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANGELA BOYLE, ONLY KNOWN SURVIVING HEIR OF EDWARD P. BOYLE, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF EDWARD P. BOYLE DECEASED MORTGAGOR AND REAL OWNER AND UNITED STATES OF AMERICA C/O THE U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PA.**

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2011-08237

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

TAX PARCEL #13-023-175.

PROPERTY ADDRESS: 3 Top Hill Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JEREMIAH SAWBO**.

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

DOCKET #2012-00040

ALL THAT CERTAIN lot piece or parcel of land with the building and improvements thereon, situate, lying and being at Levittown in the **TOWNSHIP OF FALLS**, County of Bucks, Pa., shown and designated as Lot 844R on Subdivision Map of North Park, Levittown, Section 34 filed in the Office of the Recorder of Deeds of Bucks County, Pa., on June 24, 1953 in Plan Book 6, Page 42.

TAX PARCEL #13-026-115.

Judgment: \$100,897.44.

PROPERTY ADDRESS: 211 North Park Drive, Levittown, PA 19056.

IMPROVEMENTS: SINGLE FAMILY RESIDENCE.

SOLD AS THE PROPERTY OF: **ERNEST ROMANI, III AND JENNIFER ROMANI, HUSBAND AND WIFE**.

**MARVIN L. PORTNEY**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-00697

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

BEING more fully described in a Deed dated September 26, 1985, among the land records of the County and State set forth above, in Deed Volume 2637, Page 1127.

TAX PARCEL #13-030-401.

PROPERTY ADDRESS: 402 Musket Drive, Morrisville, PA 19067, Township of Falls.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **GRACE A. TRINIAN AND JOSEPH G. TRINIAN A/K/A JOSEPH G. TRINIAN JR.**

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

DOCKET #2012-07552

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

TAX PARCEL #13-30-114.

PROPERTY ADDRESS: 118 Mark Drive, Morrisville, PA 19067.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DIANE M. TAYLOR**.

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

DOCKET #2012-09427

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 #13-023-245.

PROPERTY ADDRESS: 296 Thornridge Drive, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANNA MARIE POET**.

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

DOCKET #2012-09961

WELLS FARGO BANK, N.A. v. KATHERINE L. WEIS owner(s) of property situate in the **FALLS TOWNSHIP**, Bucks County, Pennsylvania, being 57 Pond Lane, Levittown, PA 19054-3712.

TAX PARCEL #13-042-070.

PROPERTY ADDRESS: 57 Pond Lane, Levittown, PA 19054-3712.

JUDGMENT AMOUNT: \$ 223,285.69.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF:  
**KATHERINE L. WEIS.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-00027

WELLS FARGO BANK, N.A. v. SHERRY  
MONROE AND RAYMOND MONROE  
owner(s) of property situate in the **FALLS**  
**TOWNSHIP**, Bucks County, Pennsylvania,  
being 25 Elm Lane, Levittown, PA 19054-  
3207.

TAX PARCEL #13-026-406.

PROPERTY ADDRESS: 25 Elm Lane,  
Levittown, PA 19054-3207.

JUDGMENT AMOUNT: \$ 189,540.62.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **SHERRY**  
**MONROE AND RAYMOND MONROE.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-00104

BRANCH BANKING AND TRUST  
COMPANY v. WHITNEY P. ELLMAKER  
owner(s) of property situate in the  
**TOWNSHIP OF FALLS**, Bucks County,  
Pennsylvania, being 2 Timber Lane,  
Levittown, PA 19054-2906.

TAX PARCEL #13-023-453.

PROPERTY ADDRESS: 2 Timber Lane,  
Levittown, PA 19054-2906.

JUDGMENT AMOUNT: \$ 152,984.22.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **WHITNEY**  
**P. ELLMAKER.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-00300

US BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR STRUCTURED ASSET  
SECURITIES CORPORATION MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES  
2006-BC4 v. TOMALEE A. POPOWSKI  
AND GREGORY POPOWSKI owner(s) of

property situate in the **TOWNSHIP OF**  
**FALLS**, Bucks County, Pennsylvania, being  
316 Austin Drive, Fairless Hills, PA 19030-  
2217.

TAX PARCEL #13-004-283.

PROPERTY ADDRESS: 316 Austin Drive,  
Fairless Hills, PA 19030-2217.

JUDGMENT AMOUNT: \$ 203,171.87.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **TOMALEE**  
**A. POPOWSKI AND GREGORY**  
**POPOWSKI.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-00700

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

TAX PARCEL #13-020-138.

PROPERTY ADDRESS: 113 Vermont Lane,  
Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT**  
**F. CLEARY, EXECUTOR OF THE ESTATE**  
**OF ROBERT J. CLEARY, DECEASED**  
**REAL OWNER AND MORTGAGOR.**

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-01259

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

TAX PARCEL #13-026-428.

PROPERTY ADDRESS: 66 Elderberry Drive,  
Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARIE**  
**BELL.**

**MICHAEL T. MCKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**DOCKET #2013-01272**

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

TAX PARCEL #13-16-434.

PROPERTY ADDRESS: 211 Brentwood Road, Fairless Hills, PA 19030.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM L. GOLDEN, III**.

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

Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated December 18, 1998, among the land records of the County and State set forth above, in Deed Volume 1739, Page 537.

TAX PARCEL #15-028-019-003.

PROPERTY ADDRESS: 1320 Green Street, Perkasia, PA 18944, Township of Hilltown.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MARIO MAURIZIO**.

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

**DOCKET #2013-01352**

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being at Levittown, **FALLS TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania, known and designated as Lot Number 3387 on a certain map entitled "Subdivision Map, 'Thornridge,' Levittown, Section 16" Situate in Falls Township, Bucks County, Pennsylvania, owned by Levitt and Sons, Incorporated, dated August, 1952, survey and map by C.A. Monroe, P.E. & L.S., recorded on October, 1952 at Doylestown in the Office for the Recording of Deeds in and for the County of Bucks in Plan Book 5 Page 49, and which Lot is more fully bounded and described according to a survey thereof made by C.A. Monroe, P.E. & L.S., dated December 24, 1952, as follows, to wit.

TAX PARCEL #13-019-557.

PROPERTY ADDRESS: 402 Thornridge Drive, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEAN B. HOGG WEBSTER**.

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

**DOCKET #2012-02673**

FIFTH THIRD MORTGAGE COMPANY v. LISA GORCZYNSKI A/K/A LISA M. GORCZYNSKI owner(s) of property situate in **HILLTOWN TOWNSHIP**, Bucks County, Pennsylvania, being 43 Yarrow Court, Perkasia, PA 18944-2451.

TAX PARCEL #15-015-017-004.

PROPERTY ADDRESS: 43 Yarrow Court, Perkasia, PA 18944-2451.

JUDGMENT AMOUNT: \$ 352,252.45.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LISA GORCZYNSKI A/K/A LISA M. GORCZYNSKI**.

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

**DOCKET #2012-07439**

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OH3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OH3 v. ROBERT W. KLOTZ AND JANICE A. KLOTZ owner(s) of property situate in **HILLTOWN TOWNSHIP**, Bucks County, Pennsylvania, being 49 Yarrow Court, Perkasia, PA 18944-2451.

TAX PARCEL #15-015-017-007.

PROPERTY ADDRESS: 49 Yarrow Court, Perkasia, PA 18944-2451.

JUDGMENT AMOUNT: \$ 577,529.35.

**HILLTOWN TOWNSHIP****DOCKET #2011-02589**

ALL THAT CERTAIN parcel of land lying and being situate in the **TOWNSHIP OF HILLTOWN**, County of Bucks, and

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT W. KLOTZ AND JANICE A. KLOTZ.**

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

DOCKET #2013-00230

ALL THAT CERTAIN Unit in the property known, named and identified as Garden Spot, a Condominium, situate in **HILLTOWN TOWNSHIP**, Bucks County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act of Pennsylvania of 1980, July 2, No. 82 (68 PA C.S.A. 3101 et seq.) by the recording in the Office of the Recorder of Deeds of Bucks County of a Declaration of Condominium dated December 14, 1995, recorded in Land Record Book 1162 page 88 Amendments of Declaration of Condominium recorded in Land Record Book 1235 page 1451, Land Record Book 2206 page 497 and Land Record Book 2440 page 1775 and a Declaration Plan dated September 21, 1987 and recorded in Plan Book 281 page 67 and designated as Unit No. B as more fully described in said Declaration of Condominium and Declaration Plan.

TAX PARCEL #15-022-065-00B.

PROPERTY ADDRESS: 11 Church Road, Hatfield, PA 19440.

IMPROVEMENTS: ONE STORY COMMERCIAL BLDG., 24,000 S/F.

SOLD AS THE PROPERTY OF: **STEPHEN W. JONES AND ANA MARIA JONES.**

**LOREN L. SPEZIALE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-00369

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

TAX PARCEL #15-32-24.

PROPERTY ADDRESS: 833 Hilltown Pike, Line Lexington, PA 18932.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JANINE CECIL A/K/A JANINE ROGERS AND MARTIN ROGERS.**

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

**HULMEVILLE BOROUGH**

DOCKET #2012-05110

ALL THAT CERTAIN lot or piece of ground situate in the **BOROUGH OF HULMEVILLE**, County of Bucks, Pa.

TAX PARCEL #16-003-046.

PROPERTY ADDRESS: 337 Main Street, Hulmeville, PA 19047.

IMPROVEMENTS: 2 STORY DWELLING, 1482 SQUARE FEET, 3 BED, 1 BATH AND FULL BASEMENT.

SOLD AS THE PROPERTY OF: **CHRISTINE T. KOWAL.**

**THOMAS M. FEDERMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**LOWER MAKEFIELD TOWNSHIP**

DOCKET #2012-02663

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2003-5 v. MICHELLE COLELLA owner(s) of property situate in **LOWER MAKEFIELD TOWNSHIP**, Bucks County, Pennsylvania, being 2303 Sterling Road, Yardley, PA 19067-7281.

TAX PARCEL #20-076-002-019.

PROPERTY ADDRESS: 2303 Sterling Road, Yardley, PA 19067-7281.

JUDGMENT AMOUNT: \$ 178,784.57.

IMPROVEMENTS: CONDOMINIUM UNIT.

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

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

DOCKET #2013-00999

WELLS FARGO BANK, N.A. v. TOBI H. HUNZIKER A/K/A TOBI HUNZIKER owner(s) of property situate in the **TOWNSHIP OF LOWER MAKEFIELD**, Bucks County, Pennsylvania, being 1927 Westover Road, Yardley, PA 19067-1954.



TAX PARCEL #20-040-121.  
 PROPERTY ADDRESS: 1927 Westover  
 Road, Yardley, PA 19067-1954.  
 JUDGMENT AMOUNT: \$ 203,657.22.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **TOBI H.  
 HUNZIKER A/K/A TOBI HUNZIKER.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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**LOWER SOUTHAMPTON TOWNSHIP**

DOCKET #2012-03803  
 WELLS FARGO BANK, NA, D/B/A  
 AMERICAS SERVICING COMPANY v.  
 PEGGY A. JACK owner(s) of property  
 situate in **LOWER SOUTHAMPTON  
 TOWNSHIP**, Bucks County, Pennsylvania,  
 being 151 Hershel St aka 151 Hershel Rd,  
 aka 151 Hershel Ave, Feasterville Trevoise,  
 PA 19053-2232.  
 TAX PARCEL #21-008-022-002.  
 PROPERTY ADDRESS: 151 Hershel St aka  
 151 Hershel Rd, aka 151 Hershel Ave,  
 Feasterville Trevoise, PA 19053-2232.  
 JUDGMENT AMOUNT: \$ 183,929.39.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **PEGGY A.  
 JACK.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2012-10019  
 ALL THAT CERTAIN lot or piece of ground  
 with the buildings and improvements thereon  
 erected located in the **LOWER  
 SOUTHAMPTON TOWNSHIP**, County of  
 Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #21-12-154.  
 PROPERTY ADDRESS: 204 Woodbine  
 Avenue, Feasterville Trevoise, PA 19053.  
 IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **LEONTINE  
 M. BLASY AND THE UNITED STATES OF  
 AMERICA.**  
**MICHAEL MCKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-10731  
 WELLS FARGO BANK, N.A. v. EDWARD  
 F. KELLY, JR. owner(s) of property situate  
 in **LOWER SOUTHAMPTON  
 TOWNSHIP**, Bucks County, Pennsylvania,  
 being 115 Waycross Avenue a/k/a 115  
 Waycross Street, Feasterville Trevoise, PA  
 19053-5966.  
 TAX PARCEL #21-002-090.  
 PROPERTY ADDRESS: 115 Waycross  
 Avenue a/k/a 115 Waycross Street,  
 Feasterville Trevoise, PA 19053-5966.  
 JUDGMENT AMOUNT: \$ 225,196.26.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **EDWARD  
 F. KELLY, JR.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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**MIDDLETOWN TOWNSHIP**

DOCKET #2008-09277-25-1  
 ALL THAT CERTAIN lot or piece of ground  
 situate in the **TOWNSHIP OF  
 MIDDLETOWN**, County of Bucks and  
 Commonwealth of Pennsylvania.  
 TAX PARCEL #22-53-428.  
 PROPERTY ADDRESS: 16 Unity Turn,  
 Levittown, PA 19056.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **MARY  
 RODGERS.**  
**TERRENCE J. MCCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2009-04253  
 NATIONSTAR MORTGAGE, LLC v. JOHN  
 LAYCOCK owner(s) of property situate in  
**MIDDLETOWN TOWNSHIP**, Bucks  
 County, Pennsylvania, being 33 Belle Aire  
 Avenue, a/k/a 33 Belle Aire Drive,  
 Langhorne, PA 19047-5763.  
 TAX PARCEL #22-049-461-00A.  
 PROPERTY ADDRESS: 33 Belle Aire  
 Avenue, a/k/a 33 Belle Aire Drive,  
 Langhorne, PA 19047-5763.  
 JUDGMENT AMOUNT: \$ 194,489.96.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

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

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

DOCKET #2009-07166

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being at Levittown, **MIDDLETOWN TOWNSHIP**, Bucks County, PA.

TAX PARCEL #22-054-282.

PROPERTY ADDRESS: 61 Red Rose Way, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2009-07418

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

TAX PARCEL #22-050-130.

PROPERTY ADDRESS: 22 Hamlet Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARK E. FLEMING AND BEVERLY J. MCILHENNY.**

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

DOCKET #2010-06745

WELLS FARGO BANK, N.A. v. **PATRICK J. KONEN AND MEREDITH M. KONEN** owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 16 Trail Road, Levittown, PA 19056-1516.

TAX PARCEL #22-052-242.

PROPERTY ADDRESS: 16 Trail Road, Levittown, PA 19056-1516.

JUDGMENT AMOUNT: \$ 227,131.89.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICK J. KONEN AND MEREDITH M. KONEN.**

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

DOCKET #2010-11557

PNC MORTGAGE, A DIVISION OF PNC BANK, N.A., S/B/M NATIONAL CITY MORTGAGE COMPANY, A SUBSIDIARY OF NATIONAL CITY BANK OF INDIANA v. **GAIL VASQUEZ** owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 97 Cobalt Cross Road, Levittown, PA 19057-1715.

TAX PARCEL #22-062-269.

PROPERTY ADDRESS: 97 Cobalt Cross Road, Levittown, PA 19057-1715.

JUDGMENT AMOUNT: \$ 258,947.33.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GAIL VASQUEZ.**

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

DOCKET #2011-07687

ALL THAT CERTAIN Lot or piece of ground with the message or tenement thereon erected, situate in Parkland, **TOWNSHIP OF MIDDLETOWN**, County of Bucks and State of Pennsylvania.

TAX PARCEL #22-016-142.

PROPERTY ADDRESS: 1531 Fairview Avenue, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **VIRGINIA L. COSTELLO.**

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

DOCKET #2011-09050

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v. **ERICA L. BENOFF** owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 1109

Rising Sun Avenue, Langhorne, PA 19047-5033.

TAX PARCEL #22-019-231.

PROPERTY ADDRESS: 1109 Rising Sun Avenue, Langhorne, PA 19047-5033.

JUDGMENT AMOUNT: \$ 275,711.66.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ERICA L. BENOFF**.

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

DOCKET #2012-05510

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC v. JOY L. EVANGELISTA A/K/A JOY L. JOHNSON AND MICHAEL GERALD JOHNSON owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 789 Woodbourne Road, Langhorne, PA 19047-1302.

TAX PARCEL #22-032-002-001.

PROPERTY ADDRESS: 789 Woodbourne Road, Langhorne, PA 19047-1302.

JUDGMENT AMOUNT: \$ 212,430.90.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOY L. EVANGELISTA A/K/A JOY L. JOHNSON AND MICHAEL GERALD JOHNSON**.

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

DOCKET #2012-05975

ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, State of Pennsylvania, bounded and described according to an "As Built" survey of Tareyton Estates, prepared by Tri-State Engineers, dated 4/11/79.

BEING Lot No. 181.

BEING Tax Map Parcel No. 22-028-279.

PROPERTY: 181 Eaton Court, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT P. LARENTE**.

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

DOCKET #2012-08026

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

TAX PARCEL #22-62-371.

PROPERTY ADDRESS: 65 Quail Road, Levittown, PA 19057.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRAD COHEN, MARITA COHEN, GARY KRUSCH AND THE UNITED STATES OF AMERICA**.

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

DOCKET #2013-01449

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

TAX PARCEL #22-47-59.

PROPERTY ADDRESS: 112 Heartwood Road, Levittown, PA 19056-1106.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANNY J. GREEN**.

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

## MILFORD TOWNSHIP

DOCKET #2012-04272

ALL THAT CERTAIN message and lot of land Situate in the **TOWNSHIP OF MILFORD**, County of Bucks and State of Pennsylvania, known as Lot No. 5 on a plan of lots of Milford Park, bounded and described as follows, to wit.

TAX PARCEL #23-13-12.

PROPERTY ADDRESS: 2196 Milford Avenue, Milford Square, PA 18935.

IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **PAUL C. ZIEGLER AND THESESA M. STEIN. LEONARD J. MUCCI, III**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2013-00208

ALL THAT CERTAIN tract, lot or parcel of land located in the **TOWNSHIP OF MILFORD**, County of Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #23-27-17.

PROPERTY ADDRESS: 28 South Vassar Drive, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

**MORRISVILLE BOROUGH**

## DOCKET #2012-01122

ALL THOSE FOUR CERTAIN Lots, pieces or parcels of land, situate lying and being in the Fourth Ward of the **BOROUGH OF MORRISVILLE**, County of Bucks, Commonwealth of Pennsylvania, being known and designated as Lots Nos. 85, 86, 87 and 88 on Plan of Lots at Manor Park made by E.G. Weir, Civil Engineer, October 1892, filed with the Office for the Recording of Deeds in and for the County of Bucks, at Doylestown, Pennsylvania, in Deed Book No. 315 Page 640 and being together more particularly bounded and described as follows.

TAX PARCEL #24-010-077.

PROPERTY ADDRESS: 401 Robertson Avenue, Morrisville, PA 19067.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH F. CORCORAN, JR.**

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

## DOCKET #2012-07032

WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, N.A. v. JAMES W. BREWER owner(s) of property situate in the **MORRISVILLE BOROUGH**, Bucks County, Pennsylvania, being 595 Doloro Drive, Morrisville, PA 19067-6825.

TAX PARCEL #24-002-107.

PROPERTY ADDRESS: 595 Doloro Drive, Morrisville, PA 19067-6825.

JUDGMENT AMOUNT: \$ 133,834.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES W. BREWER.**

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

## DOCKET #2013-01043

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE4 v. LLOYD SCARBOROUGH A/K/A LLOYD W. SCARBOROUGH owner(s) of property situate in the **BOROUGH OF MORRISVILLE**, Bucks County, Pennsylvania, being 429 Hillside Avenue, Morrisville, PA 19067-6233.

TAX PARCEL #24-008-278.

PROPERTY ADDRESS: 429 Hillside Avenue, Morrisville, PA 19067-6233.

JUDGMENT AMOUNT: \$ 242,989.57.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LLOYD SCARBOROUGH A/K/A LLOYD W. SCARBOROUGH.**

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

**NEW BRITAIN BOROUGH**

## DOCKET #2009-06233

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

BEING more fully described in a Deed dated May 1, 1998, among the land records of the

County and State set forth above, in Deed Volume 1594, Page 1375.

TAX PARCEL #25-009-053.

PROPERTY ADDRESS: 689 East Butler Avenue, Doylestown, PA 18901, Borough of New Britain.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JOHN MUNSHOWER A/K/A JOHN G. MUNSHOWER AND PATRICIA MUNSHOWER A/K/A PATRICIA O. MUNSHOWER.**

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

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#### NEWTOWN BOROUGH

DOCKET #2008-10261-25-1

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SABR 2006-NC2 v. RICHARD STALLARD AND KATHLEEN STALLARD owner(s) of property situate in the **BOROUGH OF NEWTOWN**, Bucks County, Pennsylvania, being 239 Court Street, Newtown, PA 18940.

TAX PARCEL #28-004-018-001.

PROPERTY ADDRESS: 239 Court Street, Newtown, PA 18940.

JUDGMENT AMOUNT: \$ 650,142.25.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD STALLARD AND KATHLEEN STALLARD.**

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

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#### NEWTOWN TOWNSHIP

DOCKET #2007-08465-26-1

WELLS FARGO BANK, NA v. JAMES G. HEWITT AND SUSAN D. HEWITT owner(s) of property situate in the **TOWNSHIP OF NEWTOWN**, Bucks County, Pennsylvania, being 20 Crocus Lane, Newtown, PA 18940.

TAX PARCEL #29-043-421.

PROPERTY ADDRESS: 20 Crocus Lane, Newtown, PA 18940.

JUDGMENT AMOUNT: \$ 358,649.82.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES G. HEWITT AND SUSAN D. HEWITT.**

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

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DOCKET #2012-06619

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF NEWTOWN**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Plan entitled Record Plan TH-5, made by Boucher and James, Inc., Engineers and Surveyors, Doylestown, Pa. for Orleans Construction Company dated July 20, 1990, and last revised Feb. 24, 1992.

TAX PARCEL #29-041-175.

PROPERTY ADDRESS: 86 Quince Circle, Newtown, PA 18940.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **BARBARA DURKIN.**

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

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DOCKET #2013-01413

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **TOWNSHIP OF NEWTOWN**, County of Bucks, Commonwealth of Pennsylvania, bounded and described according to a "Final Subdivision Plan of Brookside" made by T & M Associates, Consulting and Municipal Engineers, dated 4/26/1976 and last revision 9/17/1976 and recorded in the Office for the Recording of Deeds in and for the County of Bucks at Doylestown, PA in Plan Book No. 154 Page 32.

TAX PARCEL #29-022-055.

PROPERTY ADDRESS: 2 Buttonwood Court, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANDREW ERRICO A/K/A ANDREW J. ERRICO,**

**SR. AND CHRISTINE ERRICO A/K/A CHRISTINE U. ERRICO.**

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

**NOCKAMIXON TOWNSHIP**

DOCKET #2009-09033

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

TAX PARCEL #30-11-121.

PROPERTY ADDRESS: 8880 Easton Road, Revere, PA 18953.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JONATHAN A. NOWICKI MORTGAGOR AND RECORD OWNER AND ALLAN J. NOWICKI RECORD OWNER.**

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

**NORTHAMPTON TOWNSHIP**

DOCKET #2010-02693

ALL THAT CERTAIN tract of land Situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #31-004-006-024.

PROPERTY ADDRESS: 1245 Grenoble Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RONALD B. AVRICH AND DIANNE C. AVRICH.**

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

DOCKET #2010-03436

CITIMORTGAGE INC., S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. v. **JOHN J. RINK, JR. AND JACQUELINE THERESA RINK** owner(s) of property situate in the **TOWNSHIP OF NORTHAMPTON**, Bucks County,

Pennsylvania, being 110 Wheatsheaf Road, Ivyland, PA 18974-1617.

TAX PARCEL #31-069-014.

PROPERTY ADDRESS: 110 Wheatsheaf Road, Ivyland, PA 18974-1617.

JUDGMENT AMOUNT: \$ 356,283.40.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN J. RINK, JR. AND JACQUELINE THERESA RINK.**

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

DOCKET #2011-07608

GMAC MORTGAGE, LLC v. **JUDITH KRIEGLER AND NATHAN KRIEGLER** owner(s) of property situate in the **TOWNSHIP OF NORTHAMPTON**, Bucks County, Pennsylvania, being 58 Michael Road, Southampton, PA 18966-2419.

TAX PARCEL #31-063-098.

PROPERTY ADDRESS: 58 Michael Road, Southampton, PA 18966-2419.

JUDGMENT AMOUNT: \$ 445,026.65.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JUDITH KRIEGLER AND NATHAN KRIEGLER.**

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

DOCKET #2012-07531

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be erected.

Situate in **NORTHAMPTON TOWNSHIP**, Bucks County, State of Pennsylvania, described according to a survey and plan of Northampton Terrace, No. 2 made by Howard T. Courts of Pickering, Courts and Summerson, Civil Engineers and Land Surveyors, Langhorne, PA 3/19/1959 and last revised 4/28/1959 and recorded in Plan Book 20 Page 32.

TAX PARCEL #31-046-166.

PROPERTY ADDRESS: 529 Fairhill Drive, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM HIGGINSON AND JILL HIGGINSON. GREGORY JAVARDIAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-09938

ALL THAT CERTAIN lot or land SITUATE in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks and State of Pennsylvania, BOUNDED and described according to a survey and plan thereof made on 3/8/54 by Harris and Henry, Registered Engineers and Surveyors, R.D. #3, Doylestown, Pennsylvania.

TAX PARCEL #31-9-24.

PROPERTY ADDRESS: 59 Almshouse Road, Richboro, PA, 18954 (Northampton Township).

IMPROVEMENTS: 37,178.19 S/F OF LAND.

SOLD AS THE PROPERTY OF: **LUCCI PROPERTIES, LLC.**

**SHERRY LOWE JOHNSON**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-10604

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

TAX PARCEL #31-084-049.

PROPERTY ADDRESS: 42 Matthew Circle, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NICHOLAS W. ABATO AND JANYCE L. ABATO.**

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

DOCKET #2013-00089

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v. CHRISTOPHER CHARLES HAINES owner(s) of property situate in the **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 1147 Sackettsford Road, Ivyland, PA 18974-1235.  
TAX PARCEL #31-004-017.

PROPERTY ADDRESS: 1147 Sackettsford Road, Ivyland, PA 18974-1235.

JUDGMENT AMOUNT: \$ 146,758.61.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRISTOPHER CHARLES HAINES.**

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

#### PENNDDEL BOROUGH

DOCKET #2011-06089

AURORA LOAN SERVICES, LLC v. DAVID KEVIN SULLIVAN AND JAIME SAEGER A/K/A JAIME SAEGER-SULLIVAN owner(s) of property situate in the **BOROUGH OF PENNDDEL**, Bucks County, Pennsylvania, being 3 Oak Avenue, Langhorne, PA 19047-5371.

TAX PARCEL #32-004-027.

PROPERTY ADDRESS: 3 Oak Avenue, Langhorne, PA 19047-5371.

JUDGMENT AMOUNT: \$ 188,527.26.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID KEVIN SULLIVAN AND JAIME SAEGER A/K/A JAIME SAEGER-SULLIVAN.**

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

#### PERKASIE BOROUGH

DOCKET #2012-04409

ALL THAT MESSUAGE and tract of land, together with the dwelling and buildings now thereon erected known as 128 South Fifth Street, **PERKASIE BOROUGH**, Bucks County, Pennsylvania.

TAX PARCEL #33-005-175.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

**DOCKET #2012-05760**

ALL THAT CERTAIN lot or piece of ground situate in the **BOROUGH OF PERKASIE**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #33-011-050.

PROPERTY ADDRESS: 701 Hunters Run, Perkasia, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MAUREEN J. SIMKANIN AND KELLY GRATER.**

**TERRENCE J. MCCABE**, Esquire

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

**DOCKET #2009-12833**

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

TAX PARCEL #34-18-158.

PROPERTY ADDRESS: 7138 Ferry Road, New Hope, PA 18938.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LAURA A. SPEARS.**

**TERRENCE J. MCCABE**, Esquire

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

**DOCKET #2012-10407**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **BOROUGH OF PERKASIE**, County of Bucks, Commonwealth of Pennsylvania, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on 2/12/1999, in Land Record Book 1775 at page 652.

TAX PARCEL #33-006-029-001.

PROPERTY ADDRESS: 311 N. Seventh Street, Perkasia Borough.

IMPROVEMENTS: TWO STORY COMMERCIAL OFFICE BUILDING.

SOLD AS THE PROPERTY OF: **KEVIN S. DIEHL.**

**DAVID E. STERN**, Esquire

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

**DOCKET #2013-00547**

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

TAX PARCEL #34-039-114.

PROPERTY ADDRESS: 4447 Honeysuckle Lane, Doylestown, PA 18902.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CARL S. RICHARDSON.**

**GREGORY JAVARDIAN**, Esquire

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

**PLUMSTEAD TOWNSHIP****DOCKET #2009-10872**

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

TAX PARCEL #34-006-061-001.

PROPERTY ADDRESS: 6615 Groveland Road, Pipersville, PA 18947.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL J. ELINICH AND DIANA M. ELINICH.**

**MICHAEL T. MCKEEVER**, Esquire

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

**QUAKERTOWN BOROUGH****DOCKET #2011-00977**

ALL THAT CERTAIN message and lot or parcel of land situate in the East side of the South Seventh Street in the **BOROUGH OF QUAKERTOWN** County of Bucks, Pa.

TAX PARCEL #35-008-125.

PROPERTY ADDRESS: 47 South Seventh Street, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LISAMARIE LOWERY A/K/A LISA M. LOWERY A/K/A LISA M. LYNCH.**

**TERRENCE J. MCCABE**, Esquire

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



## DOCKET #2012-04002

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

TAX PARCEL #35-2-169.

PROPERTY ADDRESS: 18 Tierney Court, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **WILLIAM D. HENRY AND LORI A. HENRY.**

**KEVIN P. DISKIN**, Esquire

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

**RICHLAND TOWNSHIP**

## DOCKET #2008-08413

ALL THAT CERTAIN tract or parcel of land located in **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #36-24-18.

PROPERTY ADDRESS: 221 Woodland Avenue, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **AMY J. TULLIO.**

**THOMAS M. FEDERMAN**, Esquire

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

## DOCKET #2011-03662

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF RICHLAND**, County of Bucks, Commonwealth of Pennsylvania, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on 6/9/1978 in Land Record Book 2287 at page 0237.

TAX PARCEL #36-008-024-001.

PROPERTY ADDRESS: Lot 24 Old Bethlehem Rd., Richland Township, PA.

IMPROVEMENTS: 17.25 ACRES VACANT FARMLAND.

SOLD AS THE PROPERTY OF: **HOWARD A. KOENIG AND BARBARA D. KOENIG.**

**DAVID E. STERN**, Esquire

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

**RICHLANDTOWN BOROUGH**

## DOCKET #2013-00182

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

TAX PARCEL #37-001-027.

PROPERTY ADDRESS: 111 Walnut Street, Richlandtown, PA 18955.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY C. HORVATH.**

**MICHAEL MCKEEVER**, Esquire

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

**SOLEBURY TOWNSHIP**

## DOCKET #2009-11423

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. WILLIAM ZURYNETZ

owner(s) of property situate in the **TOWNSHIP OF SOLEBURY**, Bucks County, Pennsylvania, being 752 Brighton Way, New Hope, PA 18938-9547.

TAX PARCEL #41-027-374.

PROPERTY ADDRESS: 752 Brighton Way, New Hope, PA 18938-9547.

JUDGMENT AMOUNT: \$ 388,933.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

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

## DOCKET #2010-05786

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF SOLEBURY**, County of Bucks, Commonwealth of PA., bounded and described according to a Preliminary Plan of Canterbury Woods, made by Gilmore and Associates, dated August 4, 1995 and recorded in Plan Book 283 page 24 as follows, to wit. TAX PARCEL #41-013-009-005.

PROPERTY ADDRESS: 6182 Greenhill Road, New Hope, PA 18938.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL HELLMAN AND JENNIFER HELLMAN.**

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

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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#### SPRINGFIELD TOWNSHIP

DOCKET #2012-10255

ALL THAT CERTAIN message and tract of land situate at the Northwest corner of Traffic Route 312 and Township Road 471 in the Village of Zion Hill, **TOWNSHIP OF SPRINGFIELD**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Plan made by Kenneth J. Heller, Registered Surveyor, of Coopersburg, Pennsylvania, dated July 31, 1956, as follows, to wit.

TAX PARCEL #42-003-003-001.

PROPERTY ADDRESS: 3102 Old Bethlehem Pike, Township of Springfield, PA 18951.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL R. CARL AND KELLY L. CARL.**

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

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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#### TELFORD BOROUGH

DOCKET #2012-10939

WELLS FARGO BANK, N.A. v. DENISE CORRADO A/K/A DENISE LOSCHIAVO CORRADO AND LEOPOLDO CORRADO owner(s) of property situate in the **BOROUGH OF TELFORD**, Bucks County, Pennsylvania, being 556 Coventry Circle, Telford, PA 18969-2504.

TAX PARCEL #43-005-038.

PROPERTY ADDRESS: 556 Coventry Circle, Telford, PA 18969-2504.

JUDGMENT AMOUNT: \$ 152,476.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DENISE CORRADO A/K/A DENISE LOSCHIAVO**

**CORRADO AND LEOPOLDO CORRADO.**

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

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#### UPPER MAKEFIELD TOWNSHIP

DOCKET #2013-00062

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

TAX PARCEL #47-018-037.

PROPERTY ADDRESS: 724 Towerview Drive, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES W. NEVIUS CO-EXECUTOR OF THE ESTATE OF JACOB CARR NEVIUS, DECEASED REAL OWNER AND MORTGAGOR AND ANNE BITTNER CO-EXECUTOR OF THE ESTATE OF JACOB CARR NEVIUS, DECEASED REAL OWNER AND MORTGAGOR.**

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2013-00223

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

TAX PARCEL #47-4-86.

PROPERTY ADDRESS: 1411 Wrightstown Road, Newtown, PA 18940-2917.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **ALLA SIVCHUK, ILYA SIVCHUK AND THE UNITED STATES OF AMERICA.**

**MARK J. UDREN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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#### UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2012-06286

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC S/B/M CHASE MANHATTAN MORTGAGE

CORPORATION v. CATHERINE MC SHANE A/K/A CATHERINE MCSHANE owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 131 Altimari Court, Southampton, PA 18966-6002.

TAX PARCEL #48-007-123-014.

PROPERTY ADDRESS: 131 Altimari Court, Southampton, PA 18966-6002.

JUDGMENT AMOUNT: \$ 109,158.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CATHERINE MC SHANE A/K/A CATHERINE MCSHANE.**

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

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DOCKET #2012-08665

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. DAWN STONE owner(s) of property situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, Bucks County, Pennsylvania, being 62 Maple Avenue, Southampton, PA 18966-3226.

TAX PARCEL #48-003-018.

PROPERTY ADDRESS: 62 Maple Avenue, Southampton, PA 18966-3226.

JUDGMENT AMOUNT: \$ 257,108.12.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAWN STONE.**

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

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DOCKET #2012-10676

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v. JAMES LOREN HAUS, JR. AND CATHERINE M. HAUS A/K/A CATHERINE MARIE HAUS owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 79 Elfreth Road, Huntingdon Valley, PA 19006-1210.

TAX PARCEL #48-019-071.

PROPERTY ADDRESS: 79 Elfreth Road, Huntingdon Valley, PA 19006-1210.

JUDGMENT AMOUNT: \$ 104,477.73.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES LOREN HAUS, JR. AND CATHERINE M. HAUS A/K/A CATHERINE MARIE HAUS. PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-00735

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

TAX PARCEL #48-8-219.

PROPERTY ADDRESS: 1159 Baner Road, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **DEBRA A. ECKHARDT AND JOHN C. ECKHARDT, JR.**

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

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### WARMINSTER TOWNSHIP

DOCKET #2009-09029

ALL THAT CERTAIN unit, designated as Unit No. 4102 of the Centennial Station Condominiums, situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #49-024-041-0014102.

PROPERTY ADDRESS: 4102 Centennial Station, Unit 4102, Warminster, PA 18974.

IMPROVEMENTS: CONDOMINIUM.

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

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

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DOCKET #2011-03779

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

BEING more fully described in a Deed dated December 15, 2004, among the land records of the County and State set forth above, in Deed Volume 4240, Page 1576.

TAX PARCEL #49-026-030.

PROPERTY ADDRESS: 249 Barbara Lane, Warminster, PA 18974, Township of Warminster.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ADAM STEIN AND MAIA STEIN.**

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

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DOCKET #2012-02119

WELLS FARGO BANK, N.A. v. BRUCE H. COHEN owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, being 3200 Centennial Station, Warminster, PA 18974-5474.

TAX PARCEL #49-024-041-0013200.

PROPERTY ADDRESS: 3200 Centennial Station, Warminster, PA 18974-5474.

JUDGMENT AMOUNT: \$ 187,756.28.

IMPROVEMENTS: CONDOMINIUM.

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

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

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DOCKET #2012-09624

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

TAX PARCEL #49-015-229-001.

PROPERTY ADDRESS: 560 Maple Street, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **EDYTHE V. MOTT ADMINISTRATOR C.T.A OF THE ESTATE OF JOANNE V. NEWMAN, DECEASED MORTGAGOR AND REAL OWNER.**

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

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DOCKET #2013-00649

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania and described according to a Certain Plan thereof known as Section No 1 of "Meadowood" made by Charles E. Shoemaker, Registered Professional Engineer dated April 9, 1957 and last revised May 4, 1957 said Plan being recorded in the Office of the Recorder of Deeds for Bucks County at Doylestown, Pennsylvania in Plan Book 14 Page 10 as follows to wit.

TAX PARCEL #49-40-315.

PROPERTY ADDRESS: 1436 Sinkler Road, Warminster, PA 18974.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARK ANSON AND LISA ANSON.**

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

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DOCKET #2013-00933

ALL THAT CERTAIN lot or tract of land situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks, and State of Pa.

TAX PARCEL #49019123.

PROPERTY ADDRESS: 376 Hawthorne Street, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DENNIS KRATCHWELL AND ELAINE KRATCHWELL.**

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

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DOCKET #2013-01158

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

TAX PARCEL #49-31-120.

PROPERTY ADDRESS: 770 Parmentier Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **BEHZAD BEHPOUR AND GOLNAR SHAYEGAN.**

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

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DOCKET #2013-01668

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, Situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, described according to a Plan of Portion of Warminster Village made for Penn-Co Construction Co. by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania dated November 27, 1954. Being known as Lot #61 on the above mentioned plan.

TAX PARCEL #49-15-78.

PROPERTY ADDRESS: No. 696 Locust Road, Warminster, PA 18974.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **THERESA BORN-ADAMS, AS EXECUTRIX OF THE ESTATE OF HOWARD BORN, DECEASED, AND REAL OWNER.**

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

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**WARRINGTON TOWNSHIP**

DOCKET #2012-01400

ALL THAT CERTAIN lot or piece of ground, situate in **WARRINGTON TOWNSHIP**, Bucks County, Pa.

TAX PARCEL #50-26-150.

PROPERTY ADDRESS: 537 Cornell Drive, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HEON SHIN A/K/A HEON C. SHIN.**

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

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**WARWICK TOWNSHIP**

DOCKET #2013-00709

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the **TOWNSHIP OF WARWICK**, County of Bucks and

Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Stover Mill made by Carroll Engineering Corporation, Consulting Engineers, dated 2/26/1976 and last revised 12/22/1977 and said plan being recorded in the Office of the Recorder of Deeds of Bucks County in Plan Book 173, pages 38 and 39.

BEING known as Lot 474 as shown on the above mentioned plan.

BEING COUNTY TAX PARCEL # 51-14-221.

PROPERTY ADDRESS: 889 Williams Place, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DMITRY SEGAL AND IRINA SEGAL.**

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

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DOCKET #2013-01445

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF WARWICK**, County of Bucks, and State of Pa., bounded and described according to a Final Plan of Stover Mill made by Carroll Engineering Corporation, Consulting Engineers, dated Feb. 26, 1976 and last revised August 16, 1983 and recorded in November 9, 1983 in Plan Book page 8.

TAX PARCEL #51-014-337.

PROPERTY ADDRESS: 1506 Tarleton Place, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NATVERLAL M. MISTRY AND DAMAYANTI N. MISTRY.**

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

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DOCKET #2013-02057

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

TAX PARCEL #51-28-15.

PROPERTY ADDRESS: 2682 Fallow Hill Lane, Jamison, PA 18929.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM CROOKS, JR., SOLELY IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF WILLIAM J. CROOKS, DECEASED.**

**MICHAEL MCKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

TAX PARCEL NO 53-010-004.

TAX PARCEL NO 53-010-006.

TAX PARCEL NO 53-010-007.

TAX PARCEL NO 53-017-001.

TAX PARCEL NO 53-017-002.

PROPERTY ADDRESS: 41 Neshaminy Avenue, Newtown, PA 18940-9647.

JUDGMENT AMOUNT: \$ 163,625.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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### WRIGHTSTOWN TOWNSHIP

DOCKET #2012-04673

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. JOHN W. SMALLEY owner(s) of property situate in **WRIGHTSTOWN TOWNSHIP**, Bucks County, Pennsylvania, being 41 Neshaminy Avenue, Newtown, PA 18940-9647.

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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.

## Change of Name

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2013-03662

NOTICE IS HEREBY GIVEN THAT the  
Petition for the Change of Name has been  
filed in the above named Court, praying  
for a Decree to change the name of  
**STEPHEN DAVID BITTING** to **KALEEM  
AL-FAROOQ BITTING**.

The Court has fixed the 23rd day of July,  
2013 at 9:30 a.m. in Court Room No. 3,  
Bucks County Courthouse, Doylestown,  
Pennsylvania, as the time and place for the  
hearing of said Petitioner, when and where  
all persons interested may appear and show  
cause, if any they have, why the prayer of  
said Petition should not be granted.

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## Charter Application

NOTICE IS HEREBY GIVEN THAT  
Articles of Incorporation have been filed with  
the Department of State of the  
Commonwealth of Pennsylvania at  
Harrisburg, Pennsylvania, for the purpose of  
obtaining a Certificate of Incorporation  
pursuant to the provisions of the  
Pennsylvania Business Corporation Law of  
1988, approved December 21, 1988, P.L.  
1444, No. 177, effective October 1, 1989,  
as amended.

**MCO Initiative, Inc.** has been  
incorporated under the provisions of the  
Pennsylvania Business Corporation Law of  
1988, as amended.

**William F. Schroeder**, Solicitor  
2370 York Rd.  
Building E-4  
Jamison, PA 18929

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**SBV FINANCIAL CONSULTANTS,  
INC.** has been incorporated under the  
provisions of the Pennsylvania Business  
Corporation Law of 1988.

**Paul Brownstein**, Solicitor  
Lakeside Office Park  
Suite 702, 2<sup>nd</sup> Fl.  
Southampton, PA 18966

## Charter Application Nonprofit

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

Articles were filed with the Dept. of State  
on May 31, 2013 for **RAMA AND SHASHI  
MARDA FOUNDATION** pursuant to the  
provisions of the PA Nonprofit Corporation  
Law of 1988 for making grants to  
organizations exempt under 501 (c) (3) of  
the Code and described under Section 501 (c)  
(3) of the Code.

**Cheshire Law Group**, Solicitor  
Clarkson-Watson House  
5275 Germantown Ave.  
First Floor  
Philadelphia, PA 19144

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## Charter Application Professional

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

**INTRAOPERATIVE MONITORING  
PROFESSIONALS, P.C.** has been  
incorporated under the provisions of the  
Pennsylvania Professional Corporation Law  
of 1988, as amended.

**Michael D. Ecker**, Solicitor  
Eckert Seamans Cherin & Mellott, LLC  
Two Liberty Place  
50 S. 16<sup>th</sup> Street  
22<sup>nd</sup> Floor  
Philadelphia, PA 19102

## Classified Ad

### OFFICES; GREAT LOCATION NEAR OXFORD VALLEY MALL

2 offices; conference room; waiting area; separate entrance; storage space; parking; outside sign; possible referrals; all utilities included. Available 6/01/2013. \$695.00/month. Call (215) 547-6330.

## Confirmation of Account

### First Publication

DONALD PETRILLE, JR. ESQUIRE, CLERK of the Orphans' Court Division of the Court of Common Pleas of Bucks County:

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and Fiduciaries Code that the following Fiduciaries will present their accounts, heretofore filed with the Clerk, to the Orphans' Court Division for Audit and confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code, at 10:00 A.M. on **July 1, 2013**, in Courtroom #7 on the fifth floor of the BUCKS COUNTY COURTHOUSE, DOYLESTOWN, PA.

ANY PERSON who fails to present his/her claim or make objection in person or by attorney at the audit or confirmation of the account will be barred forever from so doing.

**EDITH LICHTMAN Irrevocable Trust Under Agreement dated 10/20/2007** –

Lynn S. Evans, Esquire, Trustee

**STANLEY STELMACK** – Bernard D. Cullen, Esquire,

DONALD PETRILLE, JR., ESQUIRE,

REGISTER OF WILLS

AND CLERK OF THE

ORPHANS' COURT DIVISION

COURT OF COMMON PLEAS

OF BUCKS COUNTY

## 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

#### BARTL, LEO M., dec'd.

Late of Hilltown Township.

Administratrices: **LYSA B. SCHMITT** and **LYNN B. WEACHTER**, c/o 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446.

#### BOOKHEIMER, JR., JOHN W. a/k/a JOHN WALTER BOOKHEIMER, JR., dec'd.

Late of Telford Borough.

Executors: **JOHN W. BOOKHEIMER, III** and **JAYNE D. LONG**, c/o Diane H. Yazujian, Esquire, P. O. Box 1099, North Wales, PA 19454.

Attorney: **DIANE H. YAZUJIAN**, P. O. Box 1099, North Wales, PA 19454.

#### CARWITHEN, THELMA J., dec'd.

Late of Warminster, Bucks County, PA. Executor: **JOSEPH LITTLE**, c/o John J. Cook, Jr., Esquire, Jackson, Cook, Caracappa & Scott, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

#### CENDROWSKI, MARGARET M., dec'd.

Late of Middletown Township.

Executrix: **DEBORAH O'CONNELL**, 77 Patriot Dr., Chalfont, PA 18914.

Attorney: **WILLIAM F. THOMSON, JR.**, 952 Trenton Road, Fairless Hills, PA 19030.

#### DELFINI, JOSEPH D. a/k/a JOSEPH DELFINI, dec'd.

Late of Churchville, Bucks County, PA.

Executor: **VINCENT J. DELFINI**, 3202 Carriage Ct., North Wales, PA 19454.

#### DI CENZO, GEORGE R., dec'd.

Late of Upper Makefield Township.

Executrix: **DONNA DI CENZO**, c/o Jeffrey C. McCullough, Esquire, 16 N.



Franklin Street, Ste. 300A, Doylestown, PA 18901.

Attorney: **JEFFREY C. MC CULLOUGH**, Bond & McCullough, 16 N. Franklin Street, Ste. 300A, P. O. Box 853, Doylestown, PA 18901.

**DiLUZIO, MARY H.** a/k/a **MARY DiLUZIO**, dec'd.

Late of Warrington, Bucks County, PA. Executrix: **DOLORES BRANNAN**, 139 Stetson Drive, Chalfont, PA 18914.

**EASTON, ELIZABETH**, dec'd.

Late of Middletown Township. Executor: **EDWARD EASTON, III**, c/o Stuckert and Yates, Two North State St., Newtown, PA 18940. Attorney: **DON F. MARSHALL**, Stuckert and Yates, Two North State St., Newtown, PA 18940.

**EWER, LAURA**, dec'd.

Late of West Rockhill Township. Executrix: **MARGARET MILLER**, P. O. Box 266, Dublin, PA 18917.

**EWING, BARBARA A.**, dec'd.

Late of Warminster, Bucks County, PA. Executrices: **NATALIE J. WORTHINGTON**, 643 Reeves Lane, Warminster, PA 18974 and **KELLY P. WEISSMAN**, 100 Hellberg Ave., Chalfont, PA 18914.

**FAILLE, BARBARA M.**, dec'd.

Late of Yardley Borough. Executor: **ROBERT W. FAILLE, JR.**, 1 Hartford Lane, Newtown, PA 18940.

**FILOSI, SALVATORE A.** a/k/a **SALVATORE A. FILOSI, JR.**, dec'd.

Late of Bristol Borough. Executor: **ROBERT T. BROWN**, c/o Maureen T. Gatto, Esquire, 2410 Bristol Road, Bensalem, PA 19020. Attorney: **MAUREEN T. GATTO**, Dorian, Goldstein, Wisniewski & Orchinik, P.C., 2410 Bristol Road, Bensalem, PA 19020.

**GERVASIO, VIRGINIA** a/k/a **VIRGINIA LEOTTA**, dec'd.

Late of Newtown, Bucks County, PA. Executrix: **DENISE CRONK**, 49 Copperleaf Drive, Newtown, PA 18940.

**HOPELY, ANNA L.** a/k/a **ANNA L. KENNEDY**, dec'd.

Late of Northampton Township. Executor: **JOSEPH K. KENNEDY, SR.**, c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

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

Late of Falls Township. Executor: **JOHN McLAUGHLIN HUNTER**, c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007. Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.

**IMBER, PRESTON MILES**, dec'd.

Late of Lower Makefield Township. Executrix: **SHARON IMBER**, 2604 Waterford Rd., Yardley, PA 19067.

**JUDD, RICHARD ALLEN** a/k/a **RICHARD A. JUDD** and **RICHARD JUDD**, dec'd.

Late of Quakertown, Bucks County, PA. Administrator: **DAVID S. JUDD**, c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726. Attorney: **BRADFORD D. WAGNER**, 662 Main Street, Hellertown, PA 18055-1726.

**KLEIBERT, JOSEPH**, dec'd.

Late of Langhorne, Middletown Township. Executrix: **JANE E. KLEIBERT**, 114 Shady Brook Drive, Langhorne, PA 19047.

Attorney: **ANNE SCHEETZ DAMON**, Williams & Scheetz, 935 Second Street Pike, Richboro, PA 18954.

**LANKIN, SYLVIA**, dec'd.

Late of Warminster Township. Executor: **NORMAN RENICK**, c/o Peter E. Kidd, Esquire, 1612 Latimer Street, Philadelphia, PA 19103.

Attorney: **PETER E. KIDD**, Lyman & Ash, 1612 Latimer Street, Philadelphia, PA 19103.

**MALLON, ANTOINETTE THERESA**, dec'd.

Late of Doylestown, Bucks County, PA.

Executrices: **STEPHANIE KARPA**, 4755 Essex Drive, Doylestown, PA 18902 and **DOLORES ROCK**, 7211 Foxtail Court, Lawrence, NJ 08648.

**MENSCH, II, RICHARD N.**, dec'd.

Late of Quakertown, Bucks County, PA. Executor: **WEI MENSCH**, 721 Waterway Court, Quakertown, PA 18951. Attorney: **GREGORY W. PHILLIPS**, Yergey Daylor Allebach Scheffey Picardi, 1129 High Street, P. O. Box 776, Pottstown, PA 19464.

**PARVIS, VIRGINIA B.** a/k/a **VIRGINIA PARVIS**, dec'd.

Late of Bensalem Township. Executor: **GEORGE LUSKUS**, 745 Yorkway Place, Jenkintown, PA 19046. Attorney: **GEORGE LUSKUS**, 745 Yorkway Place, Jenkintown, PA 19046.

**PORRECA, JOAN B.**, dec'd.

Late of Falls Township. Executors: **JOSEPH W. PORRECA, SR.**, 68 Edgewood Lane, Levittown, PA 19054 and **MICHAEL J. PORRECA, SR.**, 613 Beaumont Road, Fairless Hills, PA 19030. Attorney: **RICHARD L. NEWMAN**, P. O. Box 1260, Southampton, PA 18966.

**QUINN, ROBERT D.**, dec'd.

Late of Lower Makefield Township. Executrix: **SANDRA A. MILLER** a/k/a **SANDRA M. QUINN**, 535 River Road, Yardley, PA 19067. Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

**ROMANO, LUCILLE B.**, dec'd.

Late of Warminster, Bucks County, PA. Executor: **DANIEL W. ROSE**, 132 Mallard Drive West, North Wales, PA 19454.

**RUF, DOROTHY L.**, dec'd.

Late of Warminster, Bucks County, PA. Executor: **JOHN F. RUF, JR.**, 858 Fern Road, Warminster, PA 18974.

**SAMO, JILL A.**, dec'd.

Late of Lower Makefield Township. Executor: **ERIC B. ORKIN**, 5810 Pine Tree Drive, Sanibel, FL 33957. Attorney: **HENRY A. CARPENTER II**, 301 Oxford Valley Road, Suite 101B, Yardley, PA 19067.

**SCHAEFER, III, JOSEPH B.** a/k/a **JOSEPH SCHAEFER**, dec'd.

Late of Richlandtown, Bucks County, PA. Executrix: **TRACEY JARRELL**, 229 N. Penrose St., Quakertown, PA 18951.

**SCHLEMMER, MAE L.** a/k/a **MAE LONG SCHLEMMER**, dec'd.

Late of Milford Township. Executor: **BARRY T. SCHLEMMER**, c/o John T. Dooley, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446.

Attorney: **JOHN T. DOOLEY**, Dischell Bartle & Dooley, PC, P. O. Box 107, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446.

**SEACHRIST, ANN E.**, dec'd.

Late of Sellersville, Hilltown Township. Executors: **WILLARD T. SEACHRIST**, 232 Yankee Rd., Lot 236, Quakertown, PA 18951 and **DONNA SWARTLEY**, 5942B Palm Rd., Zionsville, PA 18092.

**SEACHRIST, PAUL R.** a/k/a **PAUL SEACHRIST**, dec'd.

Late of East Rockhill Township.

Executrix: **MARY ANN SARI**, c/o Grim, Biehn & Thatcher, P. O. Box 215, Perkasio, PA 18944.

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

**TARANTINO, JOSEPH C.**, dec'd.

Late of Quakertown, Bucks County, PA.

Executrix: **CONSTANCE L. TARANTINO**, c/o Christopher G. Kokiko, Esquire, Law Offices of Christopher G. Kokiko, 1239 W. Broad Street, P. O. Box 431, Quakertown, PA 18951.

**TATOIAN, JOYCE**, dec'd.

Late of Solebury Township.

Executor: **PHILLIP E. TATOIAN, JR.**, (a/k/a Husband) c/o James Weiner, Esquire, 190 N. Independence Mall West, Ste. 500, 6<sup>th</sup> & Race Streets, Philadelphia, PA 19106.

Attorney: **JAMES WEINER**, Lavin, O'Neil, Ricci, Cedrone & DiSipio, 190 N. Independence Mall West, Ste. 500, 6<sup>th</sup> & Race Streets, Philadelphia, PA 19106.

**WELLS, MARGARET J.**, dec'd.

Late of Tullytown Borough.

Executors: **BRET L. WELLS** and **LISA J. HAYES**, c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**WIECHEC, ELIZABETH A.**, dec'd.

Late of Northampton Township.

Executor: **JOHN J. WIECHEC**, c/o Stuckert and Yates, Two North State Street, Newtown, PA 18940.

Attorney: **RICHARD DANESE, JR.**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.

**WILLIAMS, WALTER**, dec'd.

Late of Bensalem Township.

Executor: **ARTHUR KREVITZ**, c/o Howard M. Soloman, Esquire, 1760 Market Street, Ste. 601, Philadelphia, PA 19103.

Attorney: **HOWARD M. SOLOMAN**, 1760 Market Street, Ste. 601, Philadelphia, PA 19103.

**YATES, DANIEL H.**, dec'd.

Late of Middletown Township.

Administratrix: **RACHEL YATES**, c/o Anthony J. Baratta, Esq., 3500 Reading Way, Huntingdon Valley, PA 19006.

Attorney: **ANTHONY J. BARATTA**, Baratta, Russell & Baratta, The Loft at Woodmont, 3500 Reading Way, Huntingdon Valley, PA 19006.

**ZITO, MAUREEN**, dec'd.

Late of Levittown, Middletown Township.

Administratrix: **JOANN P. BLACKSHIRE**, 11 Quartz Rd., Levittown, PA 19057.

*Second Publication*

**BATEZEL, ROBIN** a/k/a **ROBIN L. BATEZEL**, dec'd.

Late of Middletown Township.

Executrix: **KAREN BATEZEL**, 755 East Parker Street, Langhorne, PA 19047.

Attorney: **DALE A. REICHLEY**, Reichley Law Firm, 4 Timber Brook Drive, Quakertown, PA 18951.

**BERGEY, MARYANN** a/k/a **MARY A. BERGEY**, dec'd.

Late of Perkasio Borough.

Administrators: **CAROLINE HETTELL**, **WILLIAM R. HETTEL**, **DAVID BERGEY** and **ERICA BERGEY**, P. O. Box 24, Chalfont, PA 18914.

**BONGARD, ANNE M.**, dec'd.

Late of Bristol Township.

Executors: **MARGARET A. MOBILIA** and **JUDITH A. HIGGINS**, c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**BRESNEN, EDITH L.**, dec'd.

Late of Morrisville Borough.

Administrator: **WALTER F. BRESNEN**, 494 Melvin Ave., Morrisville, PA 19067.

**BROOKS, FRANCES** a/k/a **FRANCES A. BROOKS**, dec'd.

Late of Newtown Township.

Executrix: **ALICIA B. WALTMAN**, 33 Columbia Ave., Hopewell, NJ 08525.

**CLARK, TOSHIKO E.** a/k/a **TOSHIKO ELLA CLARK**, dec'd.

Late of Trevose, Bucks County, PA.

Administrator: **KATSUO CLARK**, 682 Sparrow Lane, Langhorne, PA 19047.

**COOGAN, EDWARD N.**, dec'd.

Late of New Hope, Bucks County, PA.

Executor: **DAVID A. GUZMAN, JR.**, c/o Williams and Schildt, 1007 W. Broad Street, Quakertown, PA 18951.

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

**COOK, NANCY B.**, dec'd.

Late of Middletown Township.

Executrix: **NANCY FERRIS COOK KRABbenhOFT**, 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.

**COSNER, ROBERT K.** a/k/a **ROBERT COSNER** and **BOB COSNER**, dec'd.

Late of Buckingham Township.

Executrix: **DENISE M. ACKLEY**, 76 Barry Rd., Chalfont, PA 18914.

**EDWARDS, BETTY A.**, dec'd.

Late of Langhorne Borough.

Executor: **JAMES A. EDWARDS**, 200 National Ave., Langhorne, PA 19047.

**GOLDBERG, EUGENE**, dec'd.

Late of Warminster Township.

Executrix: **JoANN M. CARLIN**, 2210 Peony Ct., Jamison, PA 18929.

**GRASSI, VITO M.** a/k/a **V. MICHAEL GRASSI**, dec'd.

Late of Sellersville Borough.

Administrator C.T.A.: **VANCE G. PRICE**, 920 W. Broad Street, Ste. 6, Lansdale, PA 19446.

Attorney: **JOHN W. BRYANT**, Francis, Bryant & Price, 920 W. Broad Street, Ste. 6, Lansdale, PA 19446.

**GROSS, STUART B.**, dec'd.

Late of Bristol Township.

Administratrix C.T.A.: **JANET M. GROSS**, c/o Kenneth G. Harrison, Esquire, 5 Neshaminy Interplex, Ste. 115, Trevose, PA 19053.

Attorney: **KENNETH G. HARRISON**, Law Office of Kenneth G. Harrison, P.C., 5 Neshaminy Interplex, Ste. 115, Trevose, PA 19053.

**HEBDEN, IRENE M.** a/k/a **IRENE HEBDEN**, dec'd.

Late of Southampton, Bucks County, PA.

Executrix: **GEORGANNE L. RAKER**, 7743 Williams St., Pasadena, MD 21122.

**KAMBOUROGLOU, APOSTOLOS**

a/k/a **PAUL KAMBOUROGLOU**, dec'd.

Late of Doylestown, Bucks County, PA.  
Administratrix: **LOULA BARKAS**, 3 Avalon Court, Doylestown, PA 18901.

**KRISKO, ROBERT S.**, dec'd.

Late of Buckingham Township.

Executor: **GREGORY A. NIETO**, c/o Brian R. Price & Associates, Pinehill Professional Center, 140 East Butler Avenue, Chalfont, PA 18914.

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

**LOTOTSKY, FREDRICKA**, dec'd.

Late of Feasterville, Bucks County, PA.  
 Executrix: **MARIA KUSZNIR**,  
 1011 Azalea Park Dr., Montgomery,  
 AL 36106.

**MARTIN, JOSEPH R.**, dec'd.

Late of Langhorne, Bucks County, PA.  
 Executor: **RAYMOND L. CLINE JR.**,  
 4715 N. Second St., Philadelphia,  
 PA 19120.

**MC CLOSKEY, KATHLEEN T.**, dec'd.

Late of Warminster Township.  
 Executrix: **KATHLEEN T. PACITTI**, c/o  
 Brian T. McGuffin, Esquire, 260 West  
 Street Road, Warminster, PA 18974.  
 Attorney: **BRIAN T. MC GUFFIN**, Law  
 Offices of Brian T. McGuffin, LLC, 260  
 West Street Road, Warminster, PA 18974.

**RANDALL, DOROTHY C.**, dec'd.

Late of Yardley, Bucks County, PA.  
 Executrix: **JUDY R. WIERZBICKI**,  
 c/o John J. Cook, Jr., Esquire, Jackson,  
 Cook, Caracappa & Scott, 312 Oxford  
 Valley Road, Fairless Hills, PA 19030.  
 Attorney: **JOHN J. COOK, JR.**,  
 Jackson, Cook, Caracappa & Scott,  
 312 Oxford Valley Road, Fairless Hills,  
 PA 19030.

**RITTER, LAUREN ANNE**, dec'd.

Late of Quakertown, Bucks County, PA.  
 Executor: **JONATHAN GRAYBILL**,  
 4175 Gregory Drive, Doylestown,  
 PA 18902.

**RUTECKY, WALTER S.**, dec'd.

Late of Warminster Township.  
 Executrix: **DOROTHEA A.**  
**ZAJACZUK**, c/o Mark Matthews,  
 Esquire, 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006-5109.  
 Attorney: **MARK MATTHEWS**,  
 2617 Huntingdon Pike, Huntingdon  
 Valley, PA 19006-5109.

**SCHOFIELD, DAVID** a/k/a **DAVID T. SCHOFIELD** and **DAVID THOMAS SCHOFIELD**, dec'd.

Late of Newtown Township.  
 Administrator C.T.A.: **CHRISTOPHER M. SCHOFIELD**, c/o John N. Schaeffer, III, Esquire, 60 E. Court St., Doylestown, PA 18901-0137.  
 Attorney: **JOHN N. SCHAEFFER, III**, Eastburn & Gray, PC, 60 E. Court St.,

P. O. Box 1389, Doylestown, PA 18901-0137.

**SHIGO, ELMER W.**, dec'd.

Late of Washington Crossing, PA.  
 Executrix: **ANN K. SHIGO**, 127 Walker  
 Road, Washington Crossing,  
 PA 18977.  
 Attorney: **MICHAEL A. LASHNER**,  
 12 Terry Drive, Suite 105, Newtown, PA  
 18940.

**SMITH, MILDRED H.** a/k/a **MILDRED SMITH**, dec'd.

Late of Trevoise, Lower Southampton.  
 Executrix: **CHERYL SMITH-KROTOSEK**, 17 Sherman Ave., E.  
 Brunswick, NJ 08816.

**STRAFFE, FREDERICK J.**, dec'd.

Late of Falls Township.  
 Executrix: **DELORES STRAFFE**, c/o  
 Robert Bailey, Jr., Esquire, 312 Oxford  
 Valley Road, Fairless Hills, PA 19030.  
 Attorney: **ROBERT BAILEY, JR.**,  
 Jackson, Cook, Caracappa & Scott,  
 312 Oxford Valley Road, Fairless Hills,  
 PA 19030.

**TAYLOR, EUNICE DAISY** a/k/a **EUNICE D. TAYLOR**, dec'd.

Late of Trevoise, Bensalem Township.  
 Executor: **GROVER TAYLOR**,  
 P. O. Box 591, Feasterville-Trevoise,  
 PA 19053.

**THIEL, ELIZABETH R.**, dec'd.

Late of Langhorne, Bucks County, PA.  
 Executrix: **ELIZABETH C. THIEL**, 77  
 Christopher Drive, Holland, PA 18966.  
 Attorney: **RICHARD L. NEWMAN**,  
 P. O. Box 1260, Southampton,  
 PA 18966.

**TROYANO, SR., ARTHUR ROBERT**, dec'd.

Late of Middletown Township.  
 Executrix: **KATHLEEN COYNE**, 480  
 Quincy Ave., Langhorne, PA 19047.

**WALL, JoANNE**, dec'd.

Late of Bensalem Township.  
 Executrix: **KATHLEEN A. CARR**, c/o  
 Maureen T. Gatto, Esquire, 2410 Bristol  
 Road, Bensalem, PA 19020.  
 Attorney: **MAUREEN T. GATTO**,  
 Dorian, Goldstein, Wisniewski &  
 Orchinik P.C., 2410 Bristol Road,  
 Bensalem, PA 19020.

**WEBBER, EDGAR P. a/k/a EDGAR F. WEBBER and EDGAR WEBBER,** dec'd.

Late of Plumstead Township.

Executor: **JAMES McGUIRE,** c/o Eastburn and Gray, P.C., 60 East Court Street, P. O. Box 1389, Doylestown, PA 18901-0137.

Attorney: **JOHN N. SCHAEFFER, III,** Eastburn and Gray, P.C., 60 East Court Street, P. O. Box 1389, Doylestown, PA 18901-0137.

**WELLS, HELEN G.,** dec'd.

Late of Falls Township.

Executor: **MADELEINE WELLS and THE FIRST NATIONAL BANK AND TRUST COMPANY OF NEWTOWN,** c/o D. Keith Brown, Esquire, Stuckert and Yates, P. O. Box 70, Newtown, PA 18940.

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

**WINTHROP, SHIRLEY L.,** dec'd.

Late of Southampton, Bucks County, PA.

Executrix: **DEBORAH L. DEISSLER,** 830 Roberts Rd., Warminster, PA 18974.

**WISBER, JOANNA V.,** dec'd.

Late of Doylestown Borough.

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

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

**WOLF, ELMER,** dec'd.

Late of Buckingham, Bucks County, PA.

Executrix: **HELEN WOLF,** P. O. Box 704, Lahaska, PA 18931.

*Third and Final Publication*

**BECKER, JOYCE L.,** dec'd.

Late of Middletown Township.

Executor: **MARK W. BECKER,** 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.

**BETTS, JR., JOHN HAROLD,** dec'd.

Late of Solebury Township.

Executrix: **ALICE M. BETTS,** 6176 Pidcock Creek Road, New Hope, PA 18938.

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

**BLUMBERG, CLARENCE H.,** dec'd.

Late of Hilltown Township.

Executrix: **LINDA M. BRAD,** c/o 301 N. Main Street, Telford, PA 18969.

Attorney: **RONALD R. BOLIG,** 301 North Main Street, Telford, PA 18969.

**CHRISTIANSEN, PATRICIA J.,** dec'd.

Late of Springfield Township.

Executrix: **BERTHA JAHN,** c/o Douglas G. Thomas, Esquire, 104 N. York Rd., Hatboro, PA 19040.

Attorney: **DOUGLAS G. THOMAS,** 104 North York Road, Hatboro, PA 19040.

**CLEMMER, E. MARIE,** dec'd.

Late of Telford Borough.

Executrix: **LINDA M. HAGEY,** 711 Godshall Road, Telford, PA 18969.

Attorney: **ROBERT G. BRICKER,** Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P. O. Box 64769, Souderton, PA 18964.

**CONNERS, FRANCIS THOMAS a/k/a FRANK CONNERS,** dec'd.

Late of Falls Township.

Executrix: **KATHLEEN YATSKO,** 128 Lattice Lane, Collegetown, PA 19426.

**DiCAMILLO, CATHERINE a/k/a CATHERINE I. DiCAMILLO and CATHERINE IRENE DiCAMILLO,** dec'd.

Late of Warrington, Bucks County, PA.

Executrix: **MARY HASLAM,** 634 Elbow Lane, Warrington, PA 18976.

**FERRERO, EMMANUEL a/k/a MANNY FERRERO,** dec'd.

Late of Carversville, Solebury Township.

Executrix: **ROSEMARY FERRERO,** P. O. Box 82, Carversville, PA 18913.

**GODFREY, JOAN A.,** dec'd.

Late of Warrington, Doylestown Township.

Executrix: **PATRICIA A. RIETH,** 404 Hagan Court, Doylestown, PA 18901.

**GRESHAM, ROBERT D.**, dec'd.

Late of Upper Southampton Township.  
 Executor: **TIMOTHY C. GRESHAM**,  
 c/o William Pastor, Esq., 600 W.  
 Germantown Pike, Suite 400, Plymouth  
 Meeting, PA 19462.  
 Attorney: **WILLIAM PASTOR**, 600 W.  
 Germantown Pike, Suite 400, Plymouth  
 Meeting, PA 19462.

**HARBISON, KENNETH N.**, dec'd.

Late of Warrington, Bucks County, PA.  
 Administratrix: **TRACIE L.  
 HARBISON**, 19 Charlotte Ave.,  
 Southampton, PA 18966.

**HOLOWCZAK, ROMAN** a/k/a **ROMAN  
 M. HOLOWCZAK**, dec'd.

Late of Bristol Township.  
 Executor: **MICHAEL HIGGINS**, 25 W.  
 St. NW Apt A, Washington, DC 20001-  
 7013.

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

**KOVALSKY, JOAN** a/k/a **JOAN  
 FRANCES KOVALSKY**, dec'd.

Late of Morrisville, Bucks County, PA.  
 Executrix: **JUNE H. CUDA**, 3 Main Dr.,  
 Beacon Falls, CT 06403.

**KREPP, JANE L.**, dec'd.

Late of Falls Township.  
 Executor: **THOMAS KREPP**, 112 Penns  
 Grant Dr., Morrisville, PA 19067.

**LAU, GEORGE E.**, dec'd.

Late of Bristol Township.  
 Administrator: **ALBERT L. LAU**, 1716  
 Spencer Dr., Croydon, PA 19021.

**MATERACKY, JERRY**, dec'd.

Late of Morrisville Borough.  
 Executrix: **HELEN DANBERRY**,  
 3401 Oxford Valley Rd., B-8, Levittown,  
 PA 19057.

Attorney: **JOHN J. WARENDA**,  
 651 N. Pennsylvania Avenue,  
 Morrisville, PA 19067.

**MEGARGEE, KATHLEEN ANNE** a/k/a  
**KATE MEGARGEE**, dec'd.

Late of Bensalem, Bucks County, PA.  
 Executrix: **ALTHEA M. DALEY**, 31  
 Nottingham Way, Mahopac, NY 10541.

**MITCHELL, ELEANOR** a/k/a **ELEANOR  
 BEYER** and **ELEANOR  
 MODZELEWSKI**, dec'd.

Late of New Hope, Solebury, Bucks  
 County, PA.

Executrix: **JOYCE LaFIURA**, 608  
 Weymouth Ct., New Hope, PA 18938,  
**MONTGOMERY, MARY E.** a/k/a **MARY  
 EDYTH MONTGOMERY** and **EDYTH  
 MONTGOMERY**, dec'd.

Late of Chalfont Borough.

Executrix: **SHAWN M. KERSHAW**,  
 c/o Michael Klimpl, Esquire, 131 West  
 State Street, Doylestown, PA 18901.

Attorney: **MICHAEL KLIMPL**, Antheil,  
 Maslow and MacMinn, LLP, 131 West  
 State Street, P. O. Box 50, Doylestown,  
 PA 18901.

**RAMSEY, THELMA E.**, dec'd.

Late of Bensalem Township.  
 Administratrix: **CAROLINE TWAY**, 40  
 Midwood Lane, Levittown, PA 19054.

**REMENTER, NANCY C.** a/k/a **NANCE  
 REMENTER**, dec'd.

Late of Warrington, Bucks County, PA.  
 Executrix: **ANDREA DROBECK**, 1026  
 Lindbergh Ave., Feasterville, PA 19053.

**RICKARDS, JR., LYLE H.**, dec'd.

Late of Doylestown Township.  
 Executrix: **LISA H. PRESTON**, 2788  
 Forge Place, Doylestown, PA 18902.

**ROBBINS, LARRY**, dec'd.

Late of Bensalem, Bucks County, PA.  
 Administratrix: **ILENE ROBBINS**,  
 1382 Abbey Way, Bensalem, PA 19020.

**SCHNECK, TERESA**, dec'd.

Late of Hilltown Township.  
 Administratrix c.t.a. **LESLEY C. DUKE**,  
 c/o Lewis Goodman, Esquire, Rubin,  
 Glickman, Steinberg & Gifford, 2605 N.  
 Broad Street, P. O. Box 1277, Lansdale,  
 PA 19446.

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

**SPENCER, EVELYN**, dec'd.

Late of Bensalem Township.  
 Executor: **BARRY L. SPENCER**, 918  
 Highland Road, Newtown, PA 18940.

**SPINDLER, FLORENCE B.**, dec'd.

Late of Doylestown Borough.  
 Executor: **MICHAEL P. KIRK**, c/o  
 Hopkins & Hopkins, 114 N. Main Street,  
 Doylestown, PA 18901.

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

**SPRUELL, LINDALEE**, dec'd.

Late of Telford Borough.

Executor: **MAX L. SPRUELL**, c/o Joseph H. Wagner, Esquire, 332 North Main Street, Doylestown, PA 18901.

Attorney: **JOSEPH H. WAGNER**, 332 North Main Street, Doylestown, PA 18901.

**STEWART, JR., WALTER C.**, dec'd.

Late of Southampton, Bucks County, PA. Executrix: **PATRICIA A. WERT**, 916 Mann Lane #14, Langhorne, PA 19053.

**WIECZERZYNSKI, JOSEPH MICHAEL** a/k/a **JOE WIECZERZYNSKI**, dec'd.

Late of Trevoise, Lower Southampton Township.

Executrix: **KIMBERLY A. KEHNER**, 3705 Pitt Place, Philadelphia, PA 19114.

**WILLIAMS, SUSANNE A.**, dec'd.

Late of Telford, Bucks County, PA.

Executor: **JOHN R. WILLIAMS, JR.**, 2904 Bente Way, Virginia Beach, VA 23451.

**WITMAN, ALAN DONALD**, dec'd.

Late of Falls Township.

Administratrix: **LISA M. WITMAN**, c/o John F. Cordisco, Esquire, Stark & Stark, 777 Township Line Road, Suite 120, Yardley, PA 19067.

Attorney: **JOHN F. CORDISCO**, Stark & Stark, 777 Township Line Road, Suite 120, Yardley, PA 19067.

**YESKE, CURTIS ELMER** a/k/a **CURTIS E. YESKE**, dec'd.

Late of Doylestown Township.

Executrix: **SUSAN SPRAGUE YESKE**, c/o Alice Hart Hughes, Esquire, 27 South State Street, Newtown, PA 18940.

Attorney: **ALICE HART HUGHES**, 27 South State Street, Newtown, PA 18940.

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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:

**BIG BROTHER & LITTLE SISTER PET SERVICES** with its principal place of business 5050 Winfield Court, Bensalem, PA 19020.

The name and address of the person owning or interested in said business is: Jennifer Calhoun, 5050 Winfield Court, Bensalem, PA 19020.

The certificate will be filed on or after June 4, 2013.

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## Miscellaneous

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

NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE

**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, Defendants**  
**To the Defendants, 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:**  
TAKE NOTICE THAT THE Plaintiff, 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 has filed an action Mortgage Foreclosure, as captioned above.



## NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Bucks County Lawyer Referral Service  
135 E. State St., P.O. Box 300  
Doylestown, PA 18901

**Christopher A. DeNardo, Caitlin M. Donnelly, Kassia Fialkoff & Leonard J. Mucci III**, 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. 2013-01611

**TO: WILLIAM H. and ANNA M. WATKINS, their heirs, personal representatives, executors, administrators, successors and assigns and all persons having or claiming to have any right, lien title interest in or claim against** real properties located in Bensalem, Pennsylvania lots 633, 634, 635 and 636 collectively making up Tax Parcel 2-16-05 as reflected in the records from the tax assessment office, commonly known as 4581 Oak Avenue.

TAKE NOTICE THAT Bank of America, N.A. has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above terms and number, averring their title based on properties located in Bensalem, Pennsylvania lots 633, 634, 635 and 636 collectively making up Tax Parcel 2-16-05, and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

THE LAWYER REFERENCE SERVICE  
OF THE BUCKS COUNTY BAR  
ASSOCIATION  
135 EAST STATE STREET P.O. BOX  
300  
DOYLESTOWN, PA 18901  
(215) 348-9413

**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

decendent are requested to make known the same and all persons indebted to said decendent are requested to make payment without delay to the trustee or the trustee’s attorney as named below:

Attorneys: **REBECCA M. YOUNG** and **LIA K. SNYDER**, Young & Young, 119 E. Main Street, Macungie, PA 18062.

*Second Publication*

**THE KLAUGER FAMILY TRUST**

Dated August 4, 1999  
Late of Bensalem, Bucks County.  
Settlors: **LLOYD N. KLAUGER & ELFRIEDE A. KLAUGER**  
Trustee: **SANDRA L. YOUNG, c/o REBECCA M. YOUNG** and **LIA K. SNYDER**, Young & Young, 119 E. Main Street, Macungie, PA 18062.

**THE KLAUGER FAMILY TRUST**

Dated August 4, 1999  
Late of Bensalem, Bucks County.  
Settlors: **LLOYD N. KLAUGER & ELFRIEDE A. KLAUGER**  
Trustee: **SANDRA L. YOUNG, c/o REBECCA M. YOUNG** and **LIA K. SNYDER**, Young & Young, 119 E. Main Street, Macungie, PA 18062.  
Attorneys: **REBECCA M. YOUNG** and **LIA K. SNYDER**, Young & Young, 119 E. Main Street, Macungie, PA 18062.

**Termination of Civil Cases**

**NOTICE OF PROPOSED TERMINATION OF COURT CASES**

The Court intends to terminate the cases listed below without further notice because the docket shows no activity in the case for at least two years.

You may stop the court from terminating the case by filing a Statement of Intention to Proceed. The Statement of Intention to Proceed should be filed with the Prothonotary of the Court, Patricia L. Bachtle, at the Bucks County Courthouse, 55 East Court Street, Doylestown, Pa. 18901 within 60 days of the date of this publication.

IF YOU FAIL TO FILE THE REQUIRED STATEMENT OF INTENTION TO PROCEED, THE CASE WILL BE TERMINATED.

BY THE COURT:  
Patricia L. Bachtle  
Prothonotary of the Court

**Explanatory Comment**

This notice is provided pursuant to Pa.R.C.P. No. 230.2, effective July 1, 2003. The Required Statement of Intention to Proceed shall be in the following form”

(Caption)  
Statement of Intention to Proceed

To the Court:  
\_\_\_\_\_ intends to proceed with the above captioned matter.  
Date: \_\_\_\_\_  
Attorney for \_\_\_\_\_

A FILING FEE OF \$8.50 PAYABLE TO THE PROTHONOTARY MUST ACCOMPANY THE STATEMENT OF INTENTION TO PROCEED.

Case Number	Class	Plaintiff	Defendant
2011-01651	Assumpsit	MCCORMICK, ALICE	GAGNON, JOSEPH T
2011-01870	Assumpsit	MIDLAND FUNDING LLC	VANDERGRIFT, JANINCE G
2010-13006	Assumpsit	PORTFOLIO RECOVERY ASSOCIATES LLC	BACKENSTOSS, LISA K
2008-10561	Assumpsit	WINDOWIZARDS INC	IANIERI, STEVEN, et al