

Sheriff's Sale*First Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, March 14, 2014 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit.

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

BEDMINSTER TOWNSHIP

DOCKET #2013-05835

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

TAX PARCEL #1-11-230.

PROPERTY ADDRESS: 102 Kulp Farms aka 423 Saddlery Drive, Perkasio, PA 18944.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BETTINA DEFEO AND ANDERIC DEFEO.**

TERRENCE J. MCCABE, Esquire

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

BENSALEM TOWNSHIP

DOCKET #2009-12280

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 #02-007-235.

PROPERTY ADDRESS: 2820 Sussex Avenue, Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LOURDES HERRERA A/K/A LOURDES R. GARCIA.**

TERRENCE J. MCCABE, Esquire

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

DOCKET #2010-02420

SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK v. NATHAN COOPER AND MANAH COOPER owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 940 Clovernook Avenue, Bensalem, PA 19020-5721.

TAX PARCEL #02-061-173-002.

PROPERTY ADDRESS: 940 Clovernook Avenue, Bensalem, PA 19020-5721.

JUDGMENT AMOUNT: \$ 436,689.36.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NATHAN COOPER AND MANAH COOPER.**

PHELAN HALLINAN, Esquire

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

DOCKET #2010-11392

WELLS FARGO BANK, N.A. v. KATHERINE M. SCHNEIDER AND RICHARD W. SCHNEIDER owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 1325 Cheltenham Drive, Bensalem, PA 19020-4268.

TAX PARCEL #02-071-110.

PROPERTY ADDRESS: 1325 Cheltenham Drive, Bensalem, PA 19020-4268.

JUDGMENT AMOUNT: \$ 400,058.18.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KATHERINE M. SCHNEIDER AND RICHARD W. SCHNEIDER.**

PHELAN HALLINAN, Esquire

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

DOCKET #2012-00885

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP v. ANNISSIA M. SMITH owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks

County, Pennsylvania, being 1129 Poquessing Avenue, Bensalem, PA 19020-5627.

TAX PARCEL #02-029-164.

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

JUDGMENT AMOUNT: \$ 236,309.42.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2013-00059

ALL THAT CERTAIN Unit No. 20 in the property known, named and identified in the Declaration Plan referred to below as Duplexes of Andalusia Condominium, renamed Duplex Village Condominium by change of name dated 3/31/1980, recorded 4/7/1980 in Deed Book 2378 page 568, and changed to Lafayette Gardens, by Amended and Restated Declaration of Condominium dated 8/12/1986 and recorded 8/18/1986 in Deed Book 2693 page 91, located at Red Lion Road and Bristol Pike, **TOWNSHIP OF BENSALEM**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #02-021-007-020.

PROPERTY ADDRESS: 20 Lafayette Garden, Unit 20, Bldg C, a/k/a 520-20 Bristol Pike, Bensalem, PA 19020.

IMPROVEMENTS: CONDOMINIUM.

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

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

DOCKET #2013-02886

ALL THAT CERTAIN lot or piece of ground Situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania and described according to a certain Plan thereof known as Plan of "Neshaminy Valley" Section Number One made by Benjamin C. Queen, Registered Land Surveyor, dated April 1968, said Plan being recorded in the Office of the Recorder of Deeds for Bucks County at Doylestown, Pennsylvania in Plan Book 55 page 48.

BEING Lot Number 130 Section Number 1 as shown on the above mentioned Plan.

TAX PARCEL #02-020-173.

PROPERTY ADDRESS: 5820 Griscomb Drive, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LOUIS D'EMILIO.**

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

DOCKET #2013-04457

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

TAX PARCEL #2-52-257.

PROPERTY ADDRESS: 5980 Mark Drive, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JOHN J. BRADY AND JEANNE BRADY.**

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

DOCKET #2013-04800

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

TAX PARCEL #02-095-014-005.

PROPERTY ADDRESS: 1939 Beech Lane, Bensalem, PA 19020-4419.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **DONALD BRINE A/K/A DONALD R. BRINE.**

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

DOCKET #2013-04841

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

TAX PARCEL #2-52-223.

PROPERTY ADDRESS: 1699 Point Drive, Bensalem, PA 19022.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **KRISTEN KOHL A/K/A KRISTEN PAYTON AND SEAN PAYTON.**

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

DOCKET #2013-05488

ALL THAT CERTAIN Unit, designated as Unit Number 21-8, being a Unit in "County Downe Condominium Town Houses," situate in the **TOWNSHIP OF BENSALEM**, County of Bucks, and Commonwealth of Pennsylvania, as designated in Declaration of Condominium, bearing date the 15th day of March, A.D. 1974 in and recorded in the Office of the Recorder of Deeds, in and for the County of Bucks, at Doylestown, Penna., on the 26th day of April A.D. 1974 in Deed Book 2124 page 874 and the Declaration Plan bearing date December of 1973 and recorded in the Office aforesaid, on the 26th day of April A.D. 1974 in Plan Book 121 page 29, etc.

TAX PARCEL #02-095-021-008.

PROPERTY ADDRESS: 1902 Inkberry Lane, Unit 218, Bensalem, PA 19020-4424.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOH DOBOS AND FLORENCE I. BARTOW.**

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

DOCKET #2013-05875

WELLS FARGO BANK, N.A. v. **WILLIAM C. SURRICK, JR.** owner(s) of property situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 1026 Totem Road, Bensalem, PA 19020-4915.

TAX PARCEL #02-076-073.

PROPERTY ADDRESS: 1026 Totem Road, Bensalem, PA 19020-4915.

JUDGMENT AMOUNT: \$ 105,179.65.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM C. SURRICK, JR.**

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

DOCKET #2013-06473

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST SERIES 2007-9 v. **MICHELLE I. GEISS A/K/A MICHELLE GEISS** owner(s) of property situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 2772 Stanwood Lane, Bensalem, PA 19020-2650.

TAX PARCEL #02-036-050.

PROPERTY ADDRESS: 2772 Stanwood Lane, Bensalem, PA 19020-2650.

JUDGMENT AMOUNT: \$ 321,937.04.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHELLE I. GEISS A/K/A MICHELLE GEISS.**

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

DOCKET #2013-07226

WELLS FARGO BANK, N.A. v. **BRYAN HAMBERGER** AND **LIZA HAMBERGER** owner(s) of property situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 4751 Oak Avenue, Feasterville Trevose, PA 19053-4826.

TAX PARCEL #02-016-058.

PROPERTY ADDRESS: 4751 Oak Avenue, Feasterville Trevose, PA 19053-4826.

JUDGMENT AMOUNT: \$ 211,063.31.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRYAN HAMBERGER AND LIZA HAMBERGER.**

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

DOCKET #2013-07527

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. **WALTER WALKER** AND **DIANE WALKER** owner(s) of property situate in the **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania,

being 1423 Alexander Way, Bensalem, PA 19020-3834.

TAX PARCEL #02-092-128.

PROPERTY ADDRESS: 1423 Alexander Way, Bensalem, PA 19020-3834.

JUDGMENT AMOUNT: \$ 281,576.76.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WALTER WALKER AND DIANE WALKER.**

PHELAN HALLINAN, Esquire

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

DOCKET #2013-08084

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

TAX PARCEL #02-050-033.

PROPERTY ADDRESS: 3114 Allison Court, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

MICHAEL MCKEEVER, Esquire

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

BRISTOL BOROUGH

DOCKET #2011-04466

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

BEING more fully described in a Deed dated June 25, 2008, among the land records of the County and State set forth above, in Deed Volume 5688, Page 497.

TAX PARCEL #04-022-051.

PROPERTY ADDRESS: 1240-A Pine Grove Street, Bristol, PA 19007, Borough of Bristol.
IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **JOHN MCDONALD AND KELLI MCDONALD.**

SCOTT A. DIETTERICK, Esquire

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

DOCKET #2012-04124

WELLS FARGO BANK, N.A. v. JEMIMA AYI-KUMI owner(s) of property situate in the **BRISTOL BOROUGH**, Bucks County, Pennsylvania, being 300 Dorrance Street, Bristol, PA 19007-5109.

TAX PARCEL #04-019-244.

PROPERTY ADDRESS: 300 Dorrance Street, Bristol, PA 19007-5109.

JUDGMENT AMOUNT: \$ 166,957.28.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEMIMA AYI-KUMI.**

PHELAN HALLINAN, Esquire

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

DOCKET #2012-08740

ALL THOSE FOUR CERTAIN lots of land, situated in the 2nd Ward of the **BOROUGH OF BRISTOL**, County of Bucks and State of Pennsylvania as more particularly described in Land Record Book 2296 page 303, Bucks County Records.

TAX PARCEL #4-25-47.

PROPERTY ADDRESS: 224 Lafayette Street, Borough of Bristol.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TERI SATTERFIELD.**

ROSEMARY A. SULLIVAN, Esquire

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

DOCKET #2013-03682

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

BEING more fully described in a Deed dated July 26, 2006, among the land records of the County and State set forth above, in Deed Volume 5093, Page 1054.

TAX PARCEL #04-023-305.

PROPERTY ADDRESS: 517 Jefferson Avenue, Bristol, PA 19007-3926, Borough of Bristol.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **MELISSA S. MCGILL AND MARVIN J. MCGILL. SCOTT A. DIETTERICK**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-07033

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

TAX PARCEL #04-008-115.

PROPERTY ADDRESS: 588 Bath Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

TERRENCE J. MCCABE, Esquire

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

DOCKET #2013-07498

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v. CHARLES W. SCHWINGER A/K/A CHARLES SCHWINGER owner(s) of property situate in **BOROUGH OF BRISTOL**, Bucks County, Pennsylvania, being 584 Bath Street, Bristol, PA 19007-3604.

TAX PARCEL #04-008-117.

PROPERTY ADDRESS: 584 Bath Street, Bristol, PA 19007-3604.

JUDGMENT AMOUNT: \$ 187,566.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES W. SCHWINGER A/K/A CHARLES SCHWINGER.**

PHELAN HALLINAN, Esquire

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

DOCKET #2013-08206

FLAGSTAR BANK, FSB v. ROSSANA LANZA F/K/A ROSEANNA LANZA owner(s) of property situate in **BRISTOL BOROUGH**, Bucks County, Pennsylvania, being 200 McKinley Street, a/k/a 2100 Farragut Avenue, Bristol, PA 19007-4421.
TAX PARCEL #04-028-323-002.

PROPERTY ADDRESS: 200 McKinley Street, a/k/a 2100 Farragut Avenue, Bristol, PA 19007-4421.

JUDGMENT AMOUNT: \$ 99,362.32.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROSSANA LANZA F/K/A ROSEANNA LANZA.**

PHELAN HALLINAN, Esquire

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

BRISTOL TOWNSHIP

DOCKET #2009-11357

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

TAX PARCEL #05-015-210.

PROPERTY ADDRESS: 3902 Pine Avenue, Levittown, PA 19056.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSEPH P. CARACAPPA, AS ADMINISTRATOR TO THE ESTATE OF BARRY ROTH, DECEASED.**

MICHAEL T. MCKEEVER, Esquire

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

DOCKET #2010-06476

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

TAX PARCEL #05-021-065.

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

JUDGMENT AMOUNT: \$ 315,058.38.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2010-07686

WELLS FARGO BANK, N.A. v. MARTY BOSTON A/K/A MARTIN BOSTON A/K/A MARTY R. BOSTON AND VALERIE BOSTON owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 510 Indianola Road, Fairless Hills, PA 19030-3005.

TAX PARCEL #05-045-029.

PROPERTY ADDRESS: 510 Indianola Road, Fairless Hills, PA 19030-3005.

JUDGMENT AMOUNT: \$ 316,874.75.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARTY BOSTON A/K/A MARTIN BOSTON A/K/A MARTY R. BOSTON AND VALERIE BOSTON.**

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

DOCKET #2010-09372

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

TAX PARCEL #05-041-012.

PROPERTY ADDRESS: 46 Orangewood Drive, Levittown, PA 19057.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STEFANIE R. CRAWFORD AND CHRISTOPHER D. KINSEY.**

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

DOCKET #2011-09923

ALL THOSE TWO CERTAIN lots, tracts or parcels of land with the building and improvements thereon erected SITUATE in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pennsylvania, known as Lot Nos. 45 and 46.

TAX PARCEL #05-061-210 & 05-061-210-001.

PROPERTY ADDRESS: 1413 Ashby Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM C. STREETER.**

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

DOCKET #2012-02607

WELLS FARGO BANK, N.A. v. AUGUSTIN N. KASSANGOYE A/K/A AUGUSTIN NDIAYE KASSANGOYE AND ARMETA HILLS A/K/A ARMETA KASSANGOYE owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 611 Winder Drive, Bristol, PA 19007-2616.

TAX PARCEL #05-027-158.

PROPERTY ADDRESS: 611 Winder Drive, Bristol, PA 19007-2616.

JUDGMENT AMOUNT: \$ 135,576.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **AUGUSTIN N. KASSANGOYE A/K/A AUGUSTIN NDIAYE KASSANGOYE AND ARMETA HILLS A/K/A ARMETA KASSANGOYE.**

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

DOCKET #2012-03418

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

TAX PARCEL #05-021-437.

PROPERTY ADDRESS: 18 Middle Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LAMAR RIECK AND LISA SWENSON.**

ROBERT W. WILLIAMS, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2012-05843

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF THE

MORGAN STANLEY ABS CAPITAL I INC.
TRUST 2006-HE6, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-
HE6 v. BRIAN M. O'SULLIVAN AND
DENISE P. O'SULLIVAN owner(s) of
property situate in **BRISTOL TOWNSHIP**,
Bucks County, Pennsylvania, being 6 Ravine
Lane, Levittown, PA 19055-1417.

TAX PARCEL #5-38-422.

PROPERTY ADDRESS: 6 Ravine Lane,
Levittown, PA 19055-1417.

JUDGMENT AMOUNT: \$ 190,843.21.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **BRIAN M.
O'SULLIVAN AND DENISE P.
O'SULLIVAN.**

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

DOCKET #2012-06210

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

TAX PARCEL #05-071-314.

PROPERTY ADDRESS: 88 Jonquil Lane,
Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

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

DOCKET #2012-06641

ALL THAT CERTAIN LOT or piece of
ground, situate in **BRISTOL TOWNSHIP**,
Bucks County, PA.

TAX PARCEL #05-047-109.

PROPERTY ADDRESS: 508 Ehret Road,
Fairless Hills, PA 19030-3612.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **MARK
GOLIN AND MICHELE D. GOLIN.**

JILL MANUEL-COUGHLIN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-02119

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION v. ROBERT J. GOWASKIE
A/K/A ROBERT GOWASKIE owner(s) of
property situate in **BRISTOL TOWNSHIP**,
Bucks County, Pennsylvania, being 19
Marifold Circle, a/k/a 19 Marigold Circle,
Levittown, PA 19054.

TAX PARCEL #05-048-494.

PROPERTY ADDRESS: 19 Marifold Circle,
a/k/a 19 Marigold Circle, Levittown, PA
19054.

JUDGMENT AMOUNT: \$ 143,636.08.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT
J. GOWASKIE A/K/A ROBERT
GOWASKIE.**

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

DOCKET #2013-02312

EVERBANK v. ERNEST A. FRYE owner(s)
of property situate in the **TOWNSHIP OF
BRISTOL**, Bucks County, Pennsylvania,
being 9 Indian Park Road, Levittown, PA
19057-2213.

TAX PARCEL #05-032-241.

PROPERTY ADDRESS: 9 Indian Park Road,
Levittown, PA 19057-2213.

JUDGMENT AMOUNT: \$ 119,619.60.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **ERNEST
A. FRYE.**

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

DOCKET #2013-04067

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

BEING more fully described in a Deed dated
November 23, 1998, among the land records
of the County and State set forth above, in
Deed Volume 1720, Page 640.

TAX PARCEL #05-071-291.

PROPERTY ADDRESS: 51 Jonquil Lane,
Levittown, PA 19055-2305, Township of
Bristol.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD
BRAUER AND ELLEN BRAUER.**

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

DOCKET #2013-04155

OCWEN LOAN SERVICING, LLC v. JOHN
P. BEGLEY AND SUSAN M. BEGLEY
A/K/A SUSAN M. MEANS owner(s) of
property situate in **BRISTOL TOWNSHIP**,
Bucks County, Pennsylvania, being 51
Kingapple Lane, Levittown, PA 19055-2410.
TAX PARCEL #05-076-045.

PROPERTY ADDRESS: 51 Kingapple Lane,
Levittown, PA 19055-2410.

JUDGMENT AMOUNT: \$ 196,469.85.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN P.
BEGLEY AND SUSAN M. BEGLEY A/K/A
SUSAN M. MEANS.**

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

DOCKET #2013-05081

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

TAX PARCEL #5-72-273.

PROPERTY ADDRESS: 2 Swan Lake,
Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL REAL
ESTATE.

SOLD AS THE PROPERTY OF: **KIRK C.
OLAVAGE.**

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

DOCKET #2013-05357

ALL THAT CERTAIN lot or parcel of
ground together with the buildings and
improvements thereon erected situate in the
TOWNSHIP OF BRISTOL, County of
Bucks and State of Pennsylvania.

TAX PARCEL #05-024-029.

PROPERTY ADDRESS: 3215 Ford Road,
Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **DIANE M.
ZAPPONE KNOWN SURVIVING HEIR
OF VINCENZA M. ZAPPONE,
DECEASED MORTGAGOR AND REAL
OWNER, VINCENZA M. ZAPPONE,
LOUIS P. ZAPPONE KNOWN
SURVIVING HEIR OF VINCENZA M.
ZAPPONE, DECEASED MORTGAGOR
AND REAL OWNER, UNKNOWN
SURVIVING HEIRS OF VINCENZA
ZAPPONE, DECEASED MORTGAGOR
AND REAL OWNER AND LINDA R.
WEINBERG KNOWN SURVIVING HEIR
OF VINCENZA M. ZAPPONE,
DECEASED MORTGAGOR AND REAL
OWNER.**

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

DOCKET #2013-05692

BRANCH BANKING AND TRUST
COMPANY v. WILLIAM L. SHAW AND
MARGARET MARY SHAW A/K/A
MARGARET MARY T. SHAW owner(s) of
property situate in the **BRISTOL
TOWNSHIP, 4TH**, Bucks County,
Pennsylvania, being 1709 Susan Avenue,
Croydon, PA 19021-5513.

TAX PARCEL #05-009-299.

PROPERTY ADDRESS: 1709 Susan Avenue,
Croydon, PA 19021-5513.

JUDGMENT AMOUNT: \$ 179,917.89.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM
L. SHAW AND MARGARET MARY
SHAW A/K/A MARGARET MARY T.
SHAW.**

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

DOCKET #2013-06447

WELLS FARGO BANK, N.A. v. THOMAS
J. SODANO, JR., THOMAS J. SODANO, SR.
AND MARGARET SODANO owner(s) of
property situate in **BRISTOL TOWNSHIP**,

Bucks County, Pennsylvania, being 1206 State Road, Croydon, PA 19021-6125.
TAX PARCEL #05-012-330.

PROPERTY ADDRESS: 1206 State Road, Croydon, PA 19021-6125.

JUDGMENT AMOUNT: \$ 137,948.37.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS J. SODANO, JR., THOMAS J. SODANO, SR. AND MARGARET SODANO.**

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

DOCKET #2013-06979

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. THOMAS WALSH owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 700 Rosa Avenue, Croydon, PA 19021-6108.

TAX PARCEL #05-012-156-001.

PROPERTY ADDRESS: 700 Rosa Avenue, Croydon, PA 19021-6108.

JUDGMENT AMOUNT: \$ 143,722.54.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2013-07475

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, Pa., shown and designated as Lot No. 4970 on Subdivision Map of Indian Creek, Levittown, Section 47 filed in the Office of Recorder of Deeds of Bucks County, Pa. on Jan. 7, 1954 in Plan Book 7 page 36. BEING known as No. 108 Indian Creek Drive.

TAX PARCEL #05-032-263.

PROPERTY ADDRESS: 108 Indian Creek Drive, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN HUBBS AND JACQUELINE HUBBS.**

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

DOCKET #2013-07683

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION, ALTERNATIVE LOAN TRUST, SERIES 2006-WF1 MORTGAGE PASS-THROUGH CERTIFICATES v. MICHAEL A. FEHRLE owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 2402 Fleetwing Drive, Bristol, PA 19007.

TAX PARCEL #05-040-116.

PROPERTY ADDRESS: 2402 Fleetwing Drive, Bristol, PA 19007.

JUDGMENT AMOUNT: \$ 49,183.95.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2013-07745

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

TAX PARCEL #5-13-289.

PROPERTY ADDRESS: 219 Harris Avenue Croydon, PA 19021 n/k/a 219 Harris Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT DAVIDSON AND SALEENA DAVIDSON A/K/A SALEENA L. DAVIDSON A/K/A SALEENA L. LONGMUIR.**

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

BUCKINGHAM TOWNSHIP

DOCKET #2009-10007

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RFMSI 2007S3 v. JAMES R. BRAME A/K/A JAMES R. BRAME, SR. owner(s) of property situate in the **TOWNSHIP OF BUCKINGHAM**, Bucks

County, Pennsylvania, being 2348 Quarry Road, Buckingham, PA 18912.

TAX PARCEL #06-010-233-001.

PROPERTY ADDRESS: 2348 Quarry Road, Buckingham, PA 18912.

JUDGMENT AMOUNT: \$ 1,655,373.22.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES R. BRAME A/K/A JAMES R. BRAME, SR.**

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, ASSET-BACKED CERTIFICATES, SERIES 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 #06-070-119.

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

JUDGMENT AMOUNT: \$ 388,320.99.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

PHELAN HALLINAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOYLESTOWN BOROUGH

DOCKET #2010-00230

ALL THAT CERTAIN piece or parcel of ground, situate in the **BOROUGH OF DOYLESTOWN**, County of Bucks, Pennsylvania.

TAX PARCEL #8-4-346-1.

PROPERTY ADDRESS: 131 Union Street, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM C. DURLER AND TINA M. DURLER.**

TERRENCE J. MCCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOYLESTOWN TOWNSHIP

DOCKET #2012-06342

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

TAX PARCEL #9-47-151-10.

PROPERTY ADDRESS: 612 North Shady Retreat Road, Apt 10, (Doylestown Township), Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTIAN R. HUNSBERGER.**

MARK J. UDREN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-03553

WEICHERT FINANCIAL SERVICES v. JACQUELINE R. PELLECHIA owner(s) of property situate in **DOYLESTOWN TOWNSHIP**, Bucks County, Pennsylvania, being 183 Victoria Court, Doylestown, PA 18901-2484.

TAX PARCEL #09-060-002-132.

PROPERTY ADDRESS: 183 Victoria Court, Doylestown, PA 18901-2484.

JUDGMENT AMOUNT: \$ 155,386.43.

IMPROVEMENTS: CONDOMINIUM UNIT.

SOLD AS THE PROPERTY OF: **JACQUELINE R. PELLECHIA.**

PHELAN HALLINAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-07824

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

TAX PARCEL #09-20-178.

PROPERTY ADDRESS: 76 Bogey Circle, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ADRIAN BRAILOVSKI AND IRINA BRAILOVSKI.**

TERRENCE J. MCCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DUBLIN BOROUGH

DOCKET #2010-07474

BANK OF AMERICA, N.A. v. SUSAN P. DOYLE A/K/A SUSAN P. MCGRATH, RAYMOND J. MCGRATH, RICHARD MCGRATH, NORA A. SCHLEPPY, RUTH OCHOA AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAYMOND J. MCGRATH, DECEASED owner(s) of property situate in the **DUBLIN BOROUGH**, Bucks County, Pennsylvania, being 156 Maple Avenue, Dublin, PA 18917-2406.

TAX PARCEL #10-003-001-001.

PROPERTY ADDRESS: 156 Maple Avenue, Dublin, PA 18917-2406.

JUDGMENT AMOUNT: \$ 280,802.22.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SUSAN P. DOYLE A/K/A SUSAN P. MCGRATH, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF RAYMOND J. MCGRATH A/K/A RAYMOND J. MCGRATH, SR., RAYMOND J. MCGRATH, IN HIS CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF RAYMOND J. MCGRATH A/K/A RAYMOND J. MCGRATH SR., RICHARD MCGRATH, IN HIS CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF RAYMOND J. MCGRATH A/K/A RAYMOND J. MCGRATH SR., NORA A. SCHLEPPY, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF RAYMOND J. MCGRATH A/K/A RAYMOND J. MCGRATH SR., RUTH OCHOA, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF RAYMOND J. MCGRATH A/K/A RAYMOND J. MCGRATH SR., AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAYMOND J. MCGRATH, DECEASED.**

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

EAST ROCKHILL TOWNSHIP

DOCKET #2013-00004

WELLS FARGO BANK, N.A. v. EDGAR D. HALDEMAN AND WILLIAM J. LACEY owner(s) of property situate in the **TOWNSHIP OF EAST ROCKHILL**, Bucks County, Pennsylvania, being 2203 North Rockhill Road, Sellersville, PA 18960-1924.

TAX PARCEL #12 005 023.

PROPERTY ADDRESS: 2203 North Rockhill Road, Sellersville, PA 18960-1924.

JUDGMENT AMOUNT: \$ 370,332.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EDGAR D. HALDEMAN AND WILLIAM J. LACEY.**

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

DOCKET #2013-06183

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-IN-INTEREST TO WACHOVIA BANK, N.A. AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WWF1 v. TODD W. LONGSTREET AND DONNA M. LONGSTREET owner(s) of property situate in the **EAST ROCKHILL TOWNSHIP**, Bucks County, Pennsylvania, being 420 East Rockhill Road, Sellersville, PA 18960-1715.

TAX PARCEL #12-001-010-001.

PROPERTY ADDRESS: 420 East Rockhill Road, Sellersville, PA 18960-1715.

JUDGMENT AMOUNT: \$ 267,462.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TODD W. LONGSTREET AND DONNA M. LONGSTREET.**

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

FALLS TOWNSHIP

DOCKET #2012-04234

SANTANDER BANK, N.A. FORMERLY KNOWN AS SOVEREIGN BANK, N.A. FORMERLY KNOWN AS SOVEREIGN

BANK v. JAMES A. GERONEMO AND DIANE GERONEMO owner(s) of property situate in **FALLS TOWNSHIP**, Bucks County, Pennsylvania, being 504 Berwyn Road, Morrisville, PA 19067-3503.

TAX PARCEL #13-034-045.

PROPERTY ADDRESS: 504 Berwyn Road, Morrisville, PA 19067-3503.

JUDGMENT AMOUNT: \$ 136,391.20.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES A. GERONEMO AND DIANE GERONEMO. PHELAN HALLINAN**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-00451

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN RUGGHIA, DECEASED owner(s) of property situate in the **FALLS TOWNSHIP**, Bucks County, Pennsylvania, being 211 Birch Drive, Levittown, PA 19054-2810.

TAX PARCEL #13-022-339.

PROPERTY ADDRESS: 211 Birch Drive, Levittown, PA 19054-2810.

JUDGMENT AMOUNT: \$ 171,306.18.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN RUGGHIA, DECEASED.**

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

DOCKET #2013-05828

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

TAX PARCEL #13-022-186.

PROPERTY ADDRESS: 47 Blue Spruce Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY M. WALLS AND CINDY M. HOLMESTEN A/K/A CINDY M. HOLMSTEN A/K/A CINDY M. WALLS.**

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

DOCKET #2013-07370

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

TAX PARCEL #13-017-273.

PROPERTY ADDRESS: 18 Vestry Lane, Levittown, PA 19054-1022.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **HAYLEY DRAKE, AND LARRY DRAKE A/K/A LARRY DRAKE, JR. A/K/A LARRY J. DRAKE A/K/A LARRY J. DRAKE, JR.**

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

HAYCOCK TOWNSHIP

DOCKET #2013-04156

ALL THOSE CERTAIN tract of land situate in the **TOWNSHIP OF HAYCOCK**, County of Bucks and Commonwealth of Pennsylvania, on a Plan made for Arthur C. Boyer, dated July 28, 1972 and recorded in Plan Book 104, Page 44, Bucks County records.

CONTAINING 1.00 acres of land more or less.

BEING LOT NUMBER 1 on the above mentioned Plan.

BEING TAX MAP PARCEL NO. 14-5-2-9. PARCEL IDENTIFICATION NO: 14-005-002-009.

PROPERTY: 1166 Roundhouse Road, Kintnersville, PA 18930.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID A. MALISCHEWSKI AND LISA G. MALISCHEWSKI.**

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

HILLTOWN TOWNSHIP

DOCKET #2011-11341
U.S. BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CITIGROUP
MORTGAGE LOAN TRUST INC. ASSET-
BACKED PASS-THROUGH
CERTIFICATES SERIES 2007-AMC1 v.
MONICA LEON PONCE owner(s) of
property situate in **HILLTOWN
TOWNSHIP**, Bucks County, Pennsylvania,
being 51 Centennial Road, a/k/a 51
Centennial Ridge, Telford, PA 18969-1209.
TAX PARCEL #15-003-008-051.
PROPERTY ADDRESS: 51 Centennial Road,
a/k/a 51 Centennial Ridge, Telford, PA
18969-1209.
JUDGMENT AMOUNT: \$ 231,382.79.
IMPROVEMENTS: RESIDENTIAL
PROPERTY.
SOLD AS THE PROPERTY OF: **MONICA
LEON PONCE**.
PHELAN HALLINAN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-01815
ALL THAT CERTAIN message and tract
of land, together with the dwelling now
therein erected, situate in **HILLTOWN
TOWNSHIP**, Bucks County, and State of
Pennsylvania, known as 618 Callowhill Road,
Perkasie, bounded and described as follows,
to wit.
TAX PARCEL #15-11-46-1.
PROPERTY ADDRESS: 618 Callowhill Road,
Perkasie, PA 18944, Hilltown Township.
IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING AND
RELATED IMPROVEMENTS.
SOLD AS THE PROPERTY OF: **JOSEPH
C. AUDESIRK AND WENDY M.
AUDESIRK**.
JEFFREY G. TRAUGER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-04312

ALL THAT CERTAIN unit in the property
known and identified in the Declaration Plan
referred to below as the Townhouses at
Centennial Ridge located in **HILLTOWN
TOWNSHIP**, County of Bucks and
Commonwealth of Pennsylvania.
TAX PARCEL #15-3-8-44.
PROPERTY ADDRESS: 44 Centennial Ridge,
Telford, PA 18969.
IMPROVEMENTS: A SINGLE FAMILY
RESIDENTIAL DWELLING.
SOLD AS THE PROPERTY OF: **ADELAIDE
C. LEFFEVEER AND EUGENE LEFFEVEER
A/K/A EUGENE G. LEFFEVEER**.
MICHAEL T. MCKEEVER, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

LANGHORNE BOROUGH

DOCKET #2011-11496
WELLS FARGO BANK, N.A. v. CINDY M.
MCDUFFIE owner(s) of property situate in
the **BOROUGH OF LANGHORNE**, Bucks
County, Pennsylvania, being 124 East
Richardson Avenue, Langhorne, PA 19047-
2824.
TAX PARCEL #18-004-212.
PROPERTY ADDRESS: 124 East Richardson
Avenue, Langhorne, PA 19047-2824.
JUDGMENT AMOUNT: \$ 150,653.30.
IMPROVEMENTS: RESIDENTIAL
PROPERTY.
SOLD AS THE PROPERTY OF: **CINDY M.
MCDUFFIE**.
PHELAN HALLINAN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

LOWER MAKEFIELD TOWNSHIP

DOCKET #2008-11690-33-1
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, S/B/M TO CHASE HOME
FINANCE, LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE
CORPORATION v. JOHN B. SCISLY AND
NICOLE UZUPAN owner(s) of property
situate in the **TOWNSHIP OF LOWER
MAKEFIELD**, Bucks County, Pennsylvania,
being 2000 Kirkbride Circle, Yardley, PA
19067-7237.

TAX PARCEL #20-014-144.

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

JUDGMENT AMOUNT: \$ 305,497.48.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2011-09257

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA HOME EQUITY LOAN, INC., ASSET BACKED CERTIFICATES, SERIES 2006-AF1 v. NANCY DERRY AND MICHAEL BRANCH owner(s) of property situate in the **TOWNSHIP OF LOWER MAKEFIELD**, Bucks County, Pennsylvania, being 1289 Belgrave Crescent, Yardley, PA 19067-6003.

TAX PARCEL #20-062-029.

PROPERTY ADDRESS: 1289 Belgrave Crescent, Yardley, PA 19067-6003.

JUDGMENT AMOUNT: \$ 377,942.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NANCY DERRY AND MICHAEL BRANCH.**

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

DOCKET #2012-01631

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

TAX PARCEL #20-60-22.

PROPERTY ADDRESS: 248 South Fieldstone Court, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY M. GROSS AND JILL GROSS.**

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

DOCKET #2012-04817

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

TAX PARCEL #20-080-005.

PROPERTY ADDRESS: 1617 Clydesdale Circle, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BORIS A. SIMKOVICH A/K/A BORIS S. SIMKOVICH AND MAIKE HAEHLE.**

ROBERT W. WILLIAMS, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-07792

ALL THAT CERTAIN lot, tract and parcel of land, hereditaments and appurtenances situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania, known and designated as Lot No. 28 on Plan of Highview Estates and more particularly bounded and described according to a survey thereof prepared by Harry H. Lee, Jr., Registered Surveyor.

TAX PARCEL #20-22-41.

PROPERTY ADDRESS: 312 Langhorne-Yardley Road, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LEE M. MENENDEZ AND STEPHANIE M. MENENDEZ.**

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

DOCKET #2013-07900

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. DENNIS J. MCCORMICK owner(s) of property situate in **LOWER MAKEFIELD TOWNSHIP**, Bucks County, Pennsylvania, being 475 Lang Drive, Yardley, PA 19067-4762.

TAX PARCEL #20-060-163.

PROPERTY ADDRESS: 475 Lang Drive, Yardley, PA 19067-4762.

JUDGMENT AMOUNT: \$ 201,174.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DENNIS J. MCCORMICK.**

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2010-02143

NATIONSTAR MORTGAGE LLC v.
TERESA L. FORESTA owner(s) of property
situate in the **TOWNSHIP OF LOWER
SOUTHAMPTON**, Bucks County,
Pennsylvania, being 1953 Grand Avenue,
a/k/a 1953 Grand Street, Feasterville Trevose,
PA 19053-3438.

TAX PARCEL #21-023-035-002.

PROPERTY ADDRESS: 1953 Grand Avenue,
a/k/a 1953 Grand Street, Feasterville Trevose,
PA 19053-3438.

JUDGMENT AMOUNT: \$ 178,880.21.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **TERESA L. FORESTA.**

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

DOCKET #2010-07609

WELLS FARGO BANK, N.A. v. NEVIN
DOUGHERTY owner(s) of property situate
in the **TOWNSHIP OF LOWER
SOUTHAMPTON**, Bucks County,
Pennsylvania, being 40 Winding Lane,
Feasterville Trevose, PA 19053-6322.

TAX PARCEL #21-9-33.

PROPERTY ADDRESS: 40 Winding Lane,
Feasterville Trevose, PA 19053-6322.

JUDGMENT AMOUNT: \$ 224,872.47.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

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

DOCKET #2011-08144

WELLS FARGO BANK N.A. v. JOSEPH D.
DITRO A/K/A JOSEPH DITRO AND GRACE
A. DITRO A/K/A GRACE ANN DITRO
owner(s) of property situate in the

**TOWNSHIP OF LOWER
SOUTHAMPTON**, Bucks County,
Pennsylvania, being 1234 Clayton Avenue,
Feasterville Trevose, PA 19053-3607.
TAX PARCEL #21-035-054-001.

PROPERTY ADDRESS: 1234 Clayton
Avenue, Feasterville Trevose, PA 19053-
3607.

JUDGMENT AMOUNT: \$ 371,514.97.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH
D. DITRO A/K/A JOSEPH DITRO AND
GRACE A. DITRO A/K/A GRACE ANN
DITRO.**

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

MIDDLETOWN TOWNSHIP

DOCKET #2010-10102

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

TAX PARCEL #22-81-356.

PROPERTY ADDRESS: 252 Paxson Lane,
Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL REAL
ESTATE.

SOLD AS THE PROPERTY OF: **MARIA K.
MAHER AND SHAWN MAHER.**

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

DOCKET #2012-03142

ALL THAT CERTAIN lots or pieces of
ground with the buildings erected thereon
Situate in **MIDDLETOWN TOWNSHIP**,
Bucks County Pennsylvania bounded and
Described according to a certain plan of lots
made by Edward J. Pickering Surveyor for
Andrew W Ruhl and known as Langhorne
Terrace on the Neshaminy and recorded at
Doylestown Pennsylvania.

And

Premises "B"

ALL THAT CERTAIN Lots or pieces of
ground Situate in **MIDDLETOWN
TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #22-009-002 and 22-009-23.

PROPERTY ADDRESS: 461 N Elmwood Avenue, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES DUVA.**

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

DOCKET #2012-04320

SANTANDER BANK, N.A. FORMERLY KNOWN AS SOVEREIGN BANK N.A. v. MARC SILVERMAN AND ROBIN SILVERMAN owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 7 Costa Court, Langhorne, PA 19047-2022.

TAX PARCEL #22 009 131-004.

PROPERTY ADDRESS: 7 Costa Court, Langhorne, PA 19047-2022.

JUDGMENT AMOUNT: \$ 472,782.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARC SILVERMAN AND ROBIN SILVERMAN.**

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

DOCKET #2012-08537

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

TAX PARCEL #22-061-153.

PROPERTY ADDRESS: 68 Cardinal Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **CARA J. WALKER AND KEVIN W. WALKER.**

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

DOCKET #2013-03284

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC.,

FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES v. RODGER D. KRAMER, SR., AND COLLEEN ONEILL-BRUSIUS A/K/A COLLEEN O. BRUSIUS owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, being 225 Tina Drive, Langhorne, PA 19047-5779.

TAX PARCEL #22-039-108.

PROPERTY ADDRESS: 225 Tina Drive, Langhorne, PA 19047-5779.

JUDGMENT AMOUNT: \$ 232,754.90.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RODGER D. KRAMER, SR., AND COLLEEN ONEILL-BRUSIUS A/K/A COLLEEN O. BRUSIUS.**

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

DOCKET #2013-07885

WELLS FARGO BANK, N.A. v. ANTOINETTE T. LOMAS owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, being 624 Heaton's Mill Circle, Langhorne, PA 19047-1522.

TAX PARCEL #22-087-004.

PROPERTY ADDRESS: 624 Heaton's Mill Circle, Langhorne, PA 19047-1522.

JUDGMENT AMOUNT: \$ 399,131.37.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANTOINETTE T. LOMAS.**

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

MILFORD TOWNSHIP

DOCKET #2010-08204

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

TAX PARCEL #23-020-114-002.

PROPERTY ADDRESS: 2040 Upper Ridge Rd., Green Lane, PA 18054.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF:
THEODORE J. SHERRARD.
MARK J. UDREN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2011-08856

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

TAX PARCEL #23-21-87.

PROPERTY ADDRESS: 2535 Tollgate Road, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL P. OLIMPO AND DONNA J. OLIMPO.**

ROBERT W. WILLIAMS, Esquire

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

DOCKET #2012-01190

WELLS FARGO BANK, N.A. v. **ROBERT JOSEPH SOWA** owner(s) of property situate in the **TOWNSHIP OF MILFORD**, Bucks County, Pennsylvania, being 2134 Allentown Road, Milford Square, PA 18935.

TAX PARCEL #23-011-018.

PROPERTY ADDRESS: 2134 Allentown Road, Milford Square, PA 18935.

JUDGMENT AMOUNT: \$ 96,697.00.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT JOSEPH SOWA.**

PHELAN HALLINAN, Esquire

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

MORRISVILLE BOROUGH

DOCKET #2013-03665

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

BEING more fully described in a Deed dated February 27, 2003, among the land records of the County and State set forth above, in Deed Volume 3349, Page 1407.

TAX PARCEL #24-009-326.

PROPERTY ADDRESS: 112 Bank Street, Morrisville, PA 19067-7102, Borough of Morrisville.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF:
CHRISTINA HARTING.

SCOTT A. DIETERICK, Esquire

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

NEW BRITAIN BOROUGH

DOCKET #2012-04846

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

TAX PARCEL #25-006-035 and 25-006-036.
 PROPERTY ADDRESS: 281 E. Butler Avenue, New Britain, PA 18901.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SETH LEWIS.**

MICHAEL T. MCKEEVER, Esquire

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

DOCKET #2013-01785

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in the **BOROUGH OF NEW BRITAIN**, County of Bucks and Commonwealth of Pennsylvania, and described according to a Final Plan of Unami Court, made by Douglas W. Breiting and Associates, Registered Surveyor, dated November 23, 1973 and revised April 8, 1975.

TAX PARCEL #25-1-17-9.

PROPERTY ADDRESS: 18 Unami Trail, Chalfont, PA 18914.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL MCAULEY AND MEREDITH DIGIUSEPPE.**

MARTIN WEISBERG, Esquire

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

NORTHAMPTON TOWNSHIP

DOCKET #2010-01515

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

TAX PARCEL #31-065-210.

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

JUDGMENT AMOUNT: \$ 149,044.64.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2011-05880

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **NORTHAMPTON TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania, being known as Lot No. 125.

PROPERTY OF: Scott A. Snyder and Laurie D. Snyder.

TAX ID: 31-091-020.

JUDGMENT AMOUNT: \$930,089.60.

ALL of the right, title, interest and claim of: Scott A. Snyder and Laurie D. Snyder OF in and to: 139 Edwards Drive, Southampton, PA 18966.

MUNICIPALITY: Northampton Twshp.

IMPROVEMENTS: TWO (2) STORY SINGLE FAMILY DWELLING, 4,530 SQ. FT., 5 BEDROOMS, 4 ½ BATHS.

SOLD AS THE PROPERTY OF: **SCOTT A. SNYDER AND LAURIE D. SNYDER.**

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

PROPERTY ADDRESS: 3433 Norwood Place, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL G. KEENE.**

ROBERT W. WILLIAMS, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-04059

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

TAX PARCEL #31-47-153.

PROPERTY ADDRESS: 34 Monica Drive, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **CARA J. WALKER AND KEVIN W. WALKER.**

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

DOCKET #2013-04314

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration referred to below as "The Condominiums at Tapestry," located in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #31-067-368-721-B.

PROPERTY ADDRESS: 14010 Clark Court, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **REGINA GADENBUSCH A/K/A REGINA GADEBUSCH.**

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

DOCKET #2013-07682

WELLS FARGO BANK, N.A. v. WAYNE E. CALVERT AND CAROL L. CAVERT owner(s) of property situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 254 Sycamore Circle (Lot 154), a/k/a 254 Sycamore Circle, Langhorne, PA 19047.

TAX PARCEL #31-056-164.

DOCKET #2011-09046

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

TAX PARCEL #31-065-377.

PROPERTY ADDRESS: 254 Sycamore Circle
(Lot 154), a/k/a 254 Sycamore Circle,
Langhorne, PA 19047.

JUDGMENT AMOUNT: \$ 148,929.85.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **WAYNE E.
CALVERT AND CAROL L. CAVERT.**

PHELAN HALLINAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

PERKASIE BOROUGH

DOCKET #2010-10196

ALL THAT CERTAIN messuage and lot or
piece of land, Hereditaments and
Appurtenances, SITUATE, in the First Ward
of the **BOROUGH OF PERKASIE**, County
of Bucks and State of Pennsylvania.

TAX PARCEL #33-5-540.

PROPERTY ADDRESS: 514 Arch Street,
Perkasie, PA 18944.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **EDWARD
BOSHELL, JR., STACY BOSHELL AND
FRANCES BOSHELL.**

TERRENCE J. MCCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

PLUMSTEAD TOWNSHIP

DOCKET #2011-09410

WELLS FARGO BANK, N.A. v. MARINA
Y. MILLER AND OLEG MOLDAVSKY
owner(s) of property situate in the
TOWNSHIP OF PLUMSTEAD, Bucks
County, Pennsylvania, being 4606 Louise
Saint Claire Road a/k/a 4606 Louise Saint
Claire Drive, Doylestown, PA 18902-9035.
TAX PARCEL #34-010-067.

PROPERTY ADDRESS: 4606 Louise Saint
Claire Road a/k/a 4606 Louise Saint Claire
Drive, Doylestown, PA 18902-9035.

JUDGMENT AMOUNT: \$ 288,992.85.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **MARINA
Y. MILLER AND OLEG MOLDAVSKY.**

PHELAN HALLINAN, Esquire

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

DOCKET #2012-06084

WELLS FARGO BANK, N.A. v. KATHLEEN
LAFAILLE A/K/A KATHLEEN A.
LAFAILLE owner(s) of property situate in
PLUMSTEAD TOWNSHIP, Bucks County,
Pennsylvania, being 6090 German Road,
Pipersville, PA 18947-1078.

TAX PARCEL #34-032-005.

PROPERTY ADDRESS: 6090 German Road,
Pipersville, PA 18947-1078.

JUDGMENT AMOUNT: \$ 264,789.84.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **KATHLEEN
LAFAILLE A/K/A KATHLEEN A.
LAFAILLE.**

PHELAN HALLINAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-05790

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

TAX PARCEL #34-49-66-80.

PROPERTY ADDRESS: 3679 Nancy Ward
Circle, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.

SOLD AS THE PROPERTY OF:
CONSTANCE BARONE.

MARK J. UDREN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

QUAKERTOWN BOROUGH

DOCKET #2011-07426

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

TAX PARCEL #35-004-229.

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

JUDGMENT AMOUNT: \$ 234,316.62.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

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

DOCKET #2013-04388

BANK OF AMERICA, N.A., AS SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP F/K/A COUNTRYWIDE
HOME LOANS SERVICING, LP v. DAVID
PARADIS owner(s) of property situate in
QUAKERTOWN BOROUGH, Bucks
County, Pennsylvania, being 100 South
Hellertown Avenue, Quakertown, PA 18951-
1730.

TAX PARCEL #35-008-339.

PROPERTY ADDRESS: 100 South
Hellertown Avenue, Quakertown, PA 18951-
1730.

JUDGMENT AMOUNT: \$ 155,458.45.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

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

DOCKET #2013-07122

PNC BANK, N.A., SUCCESSOR BY
MERGER TO NATIONAL CITY BANK v.
KURT E. GERRISH AND TIFFANY L.
GERRISH owner(s) of property situate in
QUAKERTOWN BOROUGH, Bucks
County, Pennsylvania, being 313 Juniper
Street, Quakertown, PA 18951-1603.

TAX PARCEL #35-008-246.

PROPERTY ADDRESS: 313 Juniper Street,
Quakertown, PA 18951-1603.

JUDGMENT AMOUNT: \$ 201,651.63.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **KURT E.
GERRISH AND TIFFANY L. GERRISH.**

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

DOCKET #2013-07542

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

TAX PARCEL #35-013-040.

PROPERTY ADDRESS: 54 Essex Court,
Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID
ROSS AND MICHELLE ROSS.**

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

RICHLAND TOWNSHIP

DOCKET #2012-05795

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

TAX PARCEL #36-025-394.

PROPERTY ADDRESS: 1105 Berkley
Avenue, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **SOPHIA
C. MCKINLEY AND GREG MCKINLEY.**

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

DOCKET #2012-06525

ALL THAT CERTAIN lot or piece of ground
situate in the **TOWNSHIP OF RICHLAND**,
County of Bucks and Commonwealth of
Pennsylvania known as Parcel No. 36-17-
25-3, 105 California Road, Quakertown, PA
18951.

TAX PARCEL #36-17-25-3.

PROPERTY ADDRESS: 105 California Road,
Quakertown, PA 18951, Richland Township.

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY
D. STOVER AND JENNIFER L. STOVER.**

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

DOCKET #2012-06712

ALL THAT CERTAIN lot or piece of ground situate in **RICHLAND TOWNSHIP**, Bucks County, and State of Pennsylvania, known as Cemetery Road, Quakertown, Richland Township, Commonwealth of Pennsylvania bounded and described as follows, to wit.

TAX PARCEL #36-17-25.

PROPERTY ADDRESS: Cemetery Road, Quakertown, PA 18951, Richland Township.

IMPROVEMENTS: COMMERCIAL LOT W/ RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **JEFFREY D. STOVER AND JENNIFER L. STOVER.**

JEFFREY G. TRAUGER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-08671

WELLS FARGO BANK, N.A. v. KENNETH COULL, JR. owner(s) of property situate in the **TOWNSHIP OF RICHLAND**, Bucks County, Pennsylvania, being 1126 Liberty Court, Quakertown, PA 18951-2786.

TAX PARCEL #36-026-091.

PROPERTY ADDRESS: 1126 Liberty Court, Quakertown, PA 18951-2786.

JUDGMENT AMOUNT: \$ 273,997.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KENNETH COULL, JR.**

PHELAN HALLINAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-06142

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

TAX PARCEL #36-025-258.

PROPERTY ADDRESS: 268 Hyacinth Court, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LAKERAM RAMSANKAR.**

TERRENCE J. MCCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-06398

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF RICHLAND**, County of Bucks.

TAX PARCEL #36-025-057.

PROPERTY ADDRESS: 10 Mimosa Court, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **LINDA C. BARTLETT.**

ANDREW J. MARLEY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

RICHLANDTOWN BOROUGH

DOCKET #2008-12893-32-1

ALL THAT CERTAIN lot of land situate in **BOROUGH OF RICHLANDTOWN**, Bucks County, Pennsylvania.

TAX PARCEL #37-003-051.

PROPERTY ADDRESS: 101 N. Main Street, Richlandtown, PA 18955.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **SHAUN C. ADAMCZYK.**

MARK J. UDREN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

TINICUM TOWNSHIP

DOCKET #2012-04301-37-6

ALL THAT interior tract of land, lying to the West of River Road in the **TOWNSHIP OF TINICUM**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #44-007-048-003.

PROPERTY ADDRESS: River Road, Tinicum Township, Pennsylvania.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RIVER ROAD QUARRY, L.L.C.**

JAMES R. WOOD, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

TULLYTOWN BOROUGH

DOCKET #2012-08380

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **TULLYTOWN BOROUGH**, County of Bucks and Commonwealth of Pennsylvania, being known as Lot No. 958.

PROPERTY OF: Tracy L. Curci.

TAX ID: 46 004 128.

JUDGMENT AMOUNT: \$242,807.50.

ALL of the right, title, interest and claim of: Tracy L. Curci.

OF in and to: 36 Laurel Lane, Levittown, PA 19054.

MUNICIPALITY: Tullytown Borough.

IMPROVEMENTS: ONE (1) STORY RANCH SINGLE FAMILY DWELLING, 1 BATH, 2 BEDROOMS, APPROX. 1084 SQ. FT.

SOLD AS THE PROPERTY OF: **TRACY L. CURCI**.

CHANDRA M. ARKEMA, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

WARMINSTER TOWNSHIP

DOCKET #2012-00725

ALL THAT CERTAIN Unit in the Condominium known as Meadowwood Condominium, SITUATE in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania.

TAX PARCEL #49-3-7-432.

PROPERTY ADDRESS: 1575 West Street Road Apartment #432, Unit #432, Warminster, PA 18974.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **IMRAN AHMED**.

TERRENCE J. MCCABE, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

Pennsylvania, being 136 Newtown Rd., Warminster, PA 18974-5204.

TAX PARCEL #49-025-017.

PROPERTY ADDRESS: 136 Newtown Rd., Warminster, PA 18974-5204.

JUDGMENT AMOUNT: \$ 230,822.36.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS J. LEVEN A/K/A THOMAS LEVEN AND ROBIN A. LEVEN**.

PHELAN HALLINAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-06828

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. **SAMUEL J. SHALLEY** owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, being 436 Lemon Street, Warminster, PA 18974-4604.

TAX PARCEL #49-019-060.

PROPERTY ADDRESS: 436 Lemon Street, Warminster, PA 18974-4604.

JUDGMENT AMOUNT: \$ 206,086.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SAMUEL J. SHALLEY**.

PHELAN HALLINAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-04847

ALL THAT CERTAIN Message and tract of land situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks, State of Penna.

TAX PARCEL #49-017-267.

PROPERTY ADDRESS: 741 Cheryl Drive, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **MICHAEL T. MCKEON AND MARIANA MCKEON**.

ANDREW J. MARLEY, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-00931

WELLS FARGO BANK, N.A. v. **THOMAS J. LEVEN A/K/A THOMAS LEVEN AND ROBIN A. LEVEN** owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, Bucks County,

DOCKET #2013-08486

ALL THAT CERTAIN unit in the property known, named and identified as Meadowood Condominium, Situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act by the Recording in the Deeds Office of Bucks County of a Declaration of Condominium, dated August 12, 1985 and recorded in Deed Book 2627 page 601 amendments thereto recorded in Deed Book 266 page 938, and Land Record Book 234 page 96 the plats and plans attached thereto as exhibits. BEING designated thereon as Unit 913.

TOGETHER with a proportionate undivided interest of, in and to the Common Elements as more fully set forth in the aforesaid Declaration and any amendments thereto.

TAX PARCEL #49-003-007-913.

PROPERTY ADDRESS: 1575 West Street Road, Unit No. 913, Warminster, PA 18974.

IMPROVEMENTS: TWO STORY DWELLING.

SOLD AS THE PROPERTY OF: **MELISSA BOSSARD.**

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

WARRINGTON TOWNSHIP

DOCKET #2013-03314

OCWEN LOAN SERVICING, LLC v. ROBERT W. BUTIKIS AND DENISE P. BUTIKIS owner(s) of property situate in the **WARRINGTON TOWNSHIP**, Bucks County, Pennsylvania, being 1102 Jackson Circle a/k/a 1102 Jackson Court, Warrington, PA 18976-1765.

TAX PARCEL #50-022-152.

PROPERTY ADDRESS: 1102 Jackson Circle a/k/a 1102 Jackson Court, Warrington, PA 18976-1765.

JUDGMENT AMOUNT: \$ 82,459.86.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF:
ROBERT W. BUTIKIS AND DENISE P. BUTIKIS.

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

DOCKET #2013-04502

WELLS FARGO BANK, N.A. v. GEORGE REDDING owner(s) of property situate in **WARRINGTON TOWNSHIP**, Bucks County, Pennsylvania, being 1010 Woodview Court, a/k/a 1010 Woodview Court Unit 10, Warrington, PA 18976-2453.

TAX PARCEL #50-032-052-010.

PROPERTY ADDRESS: 1010 Woodview Court, a/k/a 1010 Woodview Court Unit 10, Warrington, PA 18976-2453.

JUDGMENT AMOUNT: \$ 173,185.35.

IMPROVEMENTS: CONDOMINIUM UNIT.

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

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

WARWICK TOWNSHIP

DOCKET #2008-07982-27-1

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. v. THOMAS B. STEVENSON AND TERRI L. STEVENSON owner(s) of property situate in the **WARWICK TOWNSHIP**, Bucks County, Pennsylvania, being 2170 Cambridge Cir., Jamison, PA 18929-1541.

TAX PARCEL #51-019-084.

PROPERTY ADDRESS: 2170 Cambridge Cir., Jamison, PA 18929-1541.

JUDGMENT AMOUNT: \$ 214,193.98.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS B. STEVENSON AND TERRI L. STEVENSON.**

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

DOCKET #2013-06887

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

TAX PARCEL #51-5-10.

PROPERTY ADDRESS: 2152 Meadowview Drive, Warwick, PA 18929.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LAURA ALLEBACH A/K/A LAURA J. ALLEBACH.**

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

YARDLEY BOROUGH

DOCKET # 2013-02684

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

TAX PARCEL NOS. 54-009-013, 54-009-013-001 and 54-009-013-002.

PROPERTY ADDRESS: 114 Pennsylvania Avenue, Borough of Yardley, PA 19067.

IMPROVEMENTS: TWO STORY, SINGLE FAMILY, RESIDENTIAL DWELLING.

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

BARBARA A. FEIN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

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

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

Charter Application Limited Liability Company

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

Notice is hereby given that on January 24, 2014, **PENN LAWN CARE, LLC** filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

Dischell Bartle & Dooley, PC, Solicitors
1800 Pennbrook Pkwy., Ste. 200
Lansdale, PA 19446

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.

NOTICE IS HEREBY GIVEN THAT on January 25, 2014, Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **JADEN A. DENNIS MEMORIAL FOUNDATION, INC.**

The purpose of the corporation is to provide support services and assistance to families with terminally ill children in hospitals in the United States.

Daniel H. O'Connell, Sr., Solicitor
114 N. Main Street
North Wales, PA 19454

Classified Ad

LOWER BUCKS COUNTY

Small, well-established law firm in Bensalem office complex (in desirable Neshaminy Valley area) has one or two adjacent offices for rent (one large, one medium) with nearby secy stations. Use of 3 conference rooms included. Full-time receptionist services & hi-speed internet access also available. Convenient, free parking. Minutes from PA Turnpike and I-95. Call (215) 702-2750.

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 **March 3, 2014**, 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.
ARTEMIS HAJIOANNOA – Despina Melonas, Executor

JULIUS SHIMBERG – Sandra-Lynn Platnick, former Executrix/Agent
IDA VanHART a/k/a IDA A VanHART – Annette Woods, Executrix

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

BODINE, JR., CLARENCE H., dec'd.

Late of New Hope Borough.

Executrix: **SARAH V. GANTZ**, 5 Joelle Way, Telford, PA 18969.

Attorney: **J. OLIVER GINGRICH**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P. O. Box 64769, Souderton, PA 18964.

BURNS, JR., FRANCIS P., dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **NADINE GONSIOR**, 2 White Birch Lane, Horsham, PA 19044.

CALDWELL, JOHN C. a/k/a JACK CALDWELL, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **MARY M. CALDWELL**, 192 Harmony Court, Bensalem, PA 19020.

GRASSO, ROBERT A., dec'd.

Late of Northampton Township.

Administrator: **ADRIAN L. MEYER**, Esquire, 62 N. Church Street, Doylestown, PA 18901.

HENDERSON, CORA C., dec'd.

Late of Newtown Township.

Executor: **RODMAN M. ROSENBERGER**, One Summit Street, Philadelphia, PA 19118.

Attorney: **RODMAN M. ROSENBERGER**, Barber, Sharpe & Rosenberger, One Summit Street, Philadelphia, PA 19118.

KLEIN, WILLIAM JOSEPH, dec'd.

Late of Middletown Township.

Executor: **WILLIAM P. KLEIN**, c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

KROTZ, ANNE MARIE, dec'd.

Late of Bensalem Township.

Executrix: **CAROLE ANN BUCH**, 24 Beidler Drive, Washington Crossing, PA 18977.

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

LEVIN, ELAINE, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **ANDREA LIPSON**, 5260 Merganser Way, Bensalem, PA 19020.

MARKEY, JAMES P., dec'd.

Late of Solebury Township.

Executor: **THOMAS O. MARKEY**, 2448 Aquetong Road, New Hope, PA 18938.

Attorney: **THOMAS J. PROFY, IV**, 680 Middletown Blvd., Langhorne, PA 19047-0308.

MARONCELLI, ROBERT R., dec'd.

Late of Buckingham Township.

Executrix: **ANN M. MARONCELLI-MAY** (a/k/a ANN MARIE MAY), c/o Linda McDonough, Esquire, P. O. Box 694, Doylestown, PA 18901.

Attorney: **LINDA MC DONOUGH**, P. O. Box 694, Doylestown, PA 18901.

MODZIANOWSKI, DORIS, dec'd.

Late of Levittown, Falls Township.

Executrix: **AMANDA RAYNOR**, 301 West Front Street, Florence, NJ 08518.

PAUL, SARAH, dec'd.

Late of Bensalem Township.

Executrix: **BARBARA ANN MCNASBY**, c/o Joseph P. Caracappa, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

Attorney: **JOSEPH P. CARACAPPA**, Jackson, Cook, Caracappa & Scott, 312 Oxford Valley Road, Fairless Hills, PA 19030.

PHAYRE, CHARLES J. a/k/a CHARLIE PHAYRE, dec'd.

Late of Warrington, Bucks County, PA.

Executor: **C. RUSSELL PHAYRE**, 1650 Janney Terrace, Langhorne, PA 19047.

RICHARDSON, JOHN C., dec'd.

Late of Bristol Township.

Administratrices: **CYNTHIA**

RICHARDSON, 3112 Fairfield Street,
Philadelphia, PA 19136 and **JUDITH**

RICHARDSON, 5 North Jefferson
Avenue, Wenonah, NJ 08090.

Attorney: **THOMAS J. PROFY, IV**,
680 Middletown Blvd., Langhorne,
PA 19047-0308.

ROCCO, JOHN, dec'd.

Late of Hilltown Township.

Executrix: **KELTON MICCICHE**
(a/k/a **KELTON F. MICCICHE**), c/o
Jacqueline J. Shafer, Esquire, 21 E.
Lincoln Ave., Hatfield, PA 19440.

Attorney: **JACQUELINE J. SHAFER**,
Shafer Elder Law, 21 E. Lincoln Ave.,
Hatfield, PA 19440.

ROMANCHEK, AGNES J., dec'd.

Late of Bristol Township.

Executor: **JAMES S. ROMANCHEK**,
7 Katie Drive, Langhorne, PA 19047.

STRICKLAND, ELEANOR D., dec'd.

Late of Middletown Township.

Executor: **JAMES B. GIVEN, IV**, c/o
Roger M. Whiteman, Esquire, 325
Chestnut Street, Ste. 1300, Philadelphia,
PA 19106.

Attorney: **ROGER M. WHITEMAN**,
325 Chestnut Street, Ste. 1300,
Philadelphia, PA 19106.

*Second Publication***BARONE, CAROL J.**, dec'd.

Late of Upper Black Eddy, Bucks County,
PA.

Administrator: **PETER BARONE**, 42
Rocktown Road, Ringoes, NJ 08551.

BOGIA, RUTH H., dec'd.

Late of Southampton Township.

Executor: **THOMAS BOGIA**, PO Box
1246, Newtown, PA 18940.

CALAGIAS, HELEN, dec'd.

Late of Yardley Borough.

Executrix: **MARCELLA CALAGIAS**,
147 S. Delaware Avenue, Yardley,
PA 19067.

DOYLE, JOHN J., dec'd.

Late of Bristol Township.

Administrator: **GERARD S. DOYLE, JR.**, c/o Stuckert and Yates, Two North
State St., Newtown, PA 18940.

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

ECKBOLD, LeROY G., dec'd.

Late of Bristol, Bucks County, PA.

Executrix: **CLAIRE L. BAUER**, 9910
Yosemite Circle, Bloomington,
MN 55437.

Attorney: **NEIL J. HUNT**, Dilts, Macary
& Calvin, 540 Pennsylvania Avenue,
Suite 318, Fort Washington, PA 19034.

GROSHOLZ, JAMES R., dec'd.

Late of Doylestown Borough.

Executor: **T. JAMES LOCKHART**, c/o
Brian R. Price & Associates, Pinehill
Professional Center, 140 East Butler
Avenue, Chalfont, PA 18914.

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

JONES, SANDRA, dec'd.

Late of New Hope, Bucks County, PA.

Executor: **JASON CARR**, c/o Fiore &
Barber LLC, 425 Main St., Suite 200,
Harleysville, PA 19438.

Attorney: **CHRISTOPHER P. FIORE**,
Fiore & Barber LLC, 425 Main St., Suite
200, Harleysville, PA 19438.

LEVENGOD, DOROTHY C., dec'd.

Late of Southampton Township.

Executors: **ANDREA LEVENGOOD-
LYNCH** and **KENNETH J.
LEVENGOD**, 7003 Santa Clara Blvd.,
Fort Pierce, FL 34951.

MALONEY, SR., DANIEL F., dec'd.

Late of Southampton Township.

Executor: **DANIEL F. MALONEY, JR.**,
1 Woodstream Lane, Upper Black Eddy,
PA 18972.

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

McCRANEY, SCOTT ALEXANDER, dec'd.

Late of Newtown Township.

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

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

MIKULSKI, ROBERT E., dec'd.

Late of Levittown, Middletown
Township.

Administratrix: **ANGELA S. FRY**, 1870
Forough Circle, Port Orange, FL 32128.

O'BRIEN, DENNIS M., dec'd.

Late of Upper Southampton Township.

Executrix: **TONI L. O'BRIEN**, c/o Marte
and Toadvine, 344 South Bellevue
Avenue, Langhorne, PA 19047.

Attorney: **TRACY L. CASSEL-
BROPHY**, Marte and Toadvine,
344 South Bellevue Avenue, Langhorne,
PA 19047.

PITONYAK, MARTHA A., dec'd.

Late of Newtown Township.

Executor: **FRANCIS PITONYAK**,
243 Bernick Dr., Langhorne, PA 19047.

RABAGO, EDNA A., dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **JOCELYN ADRIAN**, 784
Highpointe Drive, Langhorne, PA 19047.
Attorney: **JEREMY A. WECHSLER**,
2300 Computer Ave., H-42A, Willow
Grove, PA 19090.

SMITH, WALTER J., dec'd.

Late of West Rockhill Township.

Executrix: **CAROLYN LANDIS**, 175
W. Broad St., Telford, PA 18969.

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

STROHL, PATRICIA B., dec'd.

Late of Hilltown Township.

Executor: **JAMES R. STROHL**, c/o
Grim, Biehn & Thatcher, 104 South
Sixth Street, P. O. Box 215, Perkasio,
PA 18944-0215.

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

THOMAS, ARLENE R., dec'd.

Late of Bristol Township.

Executrix: **BARBARA BUCCI**, 2004
Hammond St., Bristol, PA 19007.

TONREY, SARAH V., dec'd.

Late of Levittown, Middletown
Township.

Executrix: **SARAH V. WILKINSON**,
15 Rambler Lane, Levittown, PA 19055.
Attorney: **THOMAS J. PROFY, III**,
Begley, Carlin & Mandio, LLP,
680 Middletown Boulevard, Langhorne,
PA 19047-0308.

WAIBEL, KATHLEEN ANN a/k/a

KATHLEEN A. WAIBEL, dec'd.

Late of Lower Southampton Township.

Executors: **FRANCIS A. SALERNO**,
c/o Vaughn A. Terrinoni, Esq.,
3976 Township Line Road, Bethlehem,
PA 18020 and **VAUGHN A.
TERRINONI**, Esq., 3976 Township Line
Road, Bethlehem, PA 18020

Attorney: **VAUGHN A. TERRINONI**,
3976 Township Line Road, Bethlehem,
PA 18020

WILKINSON, EVELYN M., dec'd.

Late of Southampton Township.

Executor: **WILLIAM J. WILKINSON**,
515 Burgess St., Philadelphia,
PA 19116.

WOLOSHIN, ALICE R., dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **HOLLI ELIAS**, 3 Norfolk
Ct., Princeton Jct., NJ 08550.

*Third and Final Publication***ABRAHAMS, BEATRICE**, dec'd.

Late of Levittown, Falls Township.

Executors: **RUTH K. ABRAHAMS**,
100 Manhattan Ave., #708, Union City,
NJ 07087 and **MARK ABRAHAMS**,
41 Buttonwood Lane, Levittown,
PA 19054.

ARDIZZI, JOSEPHINE K., dec'd.

Late of Warminster Township.

Executor: **JOSEPH P. ARDIZZI**,
525 W. Main Street, Bloomsburg,
PA 17815.

BAKER, MADELINE S. a/k/a MADELINE BAKER and MADELINE P. BAKER, dec'd.

Late of Washington Township, Berks County.

Executor: **WINFIELD BAKER, JR.**, 105
Farmers Lane, Sellersville, PA 18960.

BAUER, JOSEPHINE, dec'd.

Late of Bristol Township.

Executrix: **TINA MARIE HERZEK**,
55 Lilac Lane, Levittown, PA 19054.
Attorney: **JOY DICKSTEIN**, 457
Woodbourne Road, Suite 102, Langhorne,
PA 19047.

BRAMHALL, BETTY J., dec'd.

Late of Warrington Township.

Administrator: **JOHN WOOLLEY**, c/o
Peter L. Reiss, Esquire, 107 E. Oakland
Avenue, Doylestown, PA 18901.

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

BRYCE, WILLIAM E. a/k/a WILLIAM JOSEPH EDWARD BRYCE, dec'd.

Late of Morrisville Borough.

Executor: **LAWRENCE F. BRYCE**, c/o
John F. McKenna, Esquire, 17 W. Miner
Street, West Chester, PA 19382-0660.

Attorney: **JOHN F. MC KENNA**,
MacElree Harvey Ltd., 17 W. Miner
Street, P. O. Box 660, West Chester,
PA 19382-0660.

BURKE, JAMES K., dec'd.

Late of Newtown Borough.

Executrix: **MARIA ISABEL BURKE**,
c/o Larry Scott Auerbach, Esquire, 1000
Easton Road, Abington, PA 19001.

Attorney: **LARRY SCOTT AUERBACH**, 1000 Easton Road,
Abington, PA 19001.

CONNELL, CLAIRE M., dec'd.

Late of Middletown Township.

Executor: **DAVID J. CONNELL**, 2932
España Court, Fairfax, VA 22031.

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

CRAWFORD, ELEANOR MARIE, dec'd.

Late of Morrisville Borough.

Executrix: **CHRISTINE C. NETTER**,
1021 Brick House Farm, Newtown Square,
PA 19073.

DELVECCHIO, FREDESUINDA P., dec'd.

Late of Bristol Township.

Administrator: **CHARLES DELVECCHIO**, c/o William J. Salerno,
Esquire, 220 Radcliffe Street, Bristol,
PA 19007.

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

DUNN, VIRGINIA MARIE, dec'd.

Late of Warminster Township.

Executor: **MICHAEL J. DUNN**, 418 E.
Broad St., Quakertown, PA 18951.

Attorney: **JOHN B. KALINKOS**,
P. O. Box 611, Quakertown, PA 18951.
FORBES, RONALD G., dec'd.

Late of Doylestown Township.

Executor: **SAMUEL A. McNAUGHT**,
162 Roanoke Dr., Hertford, NC 27944.

FORBERG, RUTH B., dec'd.

Late of Lower Makefield Township.

Executrix: **DANI-ELLA BETZ**, 343 Iron
Lake Drive, Exton, PA 19341.

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

GODSHALL, RACHEL D., dec'd.

Late of Sellersville, Bucks County, PA

Executors: **BEVERLY LEATHERMAN**,
215 Mifflin Street, Souderton, PA 18964;
SHARON SWARTLEY, 307 Broad
Street, Harleysville, PA 19438; and
CHARLES GODSHALL, 676
Haldeman Road, Harleysville, PA 19438.

GROSSMAN, MINERVA E. a/k/a
MINERVA E. GROSSMAN and
MINERVA WEST GROSSMAN, dec'd.
Late of Warminster Township.

Executor: **RAYMOND R. BUSS**, c/o
Jacqueline M. Morley, Esquire, 16B Buck
Village Professional Commons, 1200
Bustleton Pike, Feasterville, PA 19053.
Attorney: **JACQUELINE M. MORLEY**,
16B Buck Village Professional
Commons, 1200 Bustleton Pike,
Feasterville, PA 19053.

HAJOANNOU, ARTEMIS, dec'd.

Late of Bristol Township.

Executrix: **DESPINA MELONAS**, 237
East Parkway, Weirton, WV 26062.

Attorney: **THOMAS M. BUTZ**, 125
Technology Dr., Ste. 202, Canonsburg,
PA 15317.

HALL, JR., EDWARD a/k/a **EDWARD
HALL**, dec'd.

Late of Levittown, Bucks County, PA.

Administratrix: **LINDA HALL**, 1816
Grieb Avenue, Levittown, PA 19055.

Attorney: **CHARITY K. WILT**,
325 Chestnut St., Suite 710,
Philadelphia, PA 19106.

HALLOWELL, RALPH PAUL a/k/a
RALPH P. HALLOWELL, dec'd.

Late of Newtown, Bucks County, PA.

Executrix: **MARGARET BROOKE
HALLOWELL**, 15155 Hooper Ridge
Road, Millfield, OH 45761.

HILBERT, ALLEN D., dec'd.

Late of Milford Township.

Executrix: **CHRISTINE COHEN**, 4083
River Rd., Fairfield, OH 45014.

Attorney: **JOHN B. KALINKOS**,
Kalinkos Law Offices, P. O. Box 611,
Quakertown, PA 18951.

JAGOE, WILLIAM HARVEY a/k/a
HARVEY JAGOE, dec'd.

Late of Solebury Township.

Executrix: **SARAH JANE JAGOE**,
P. O. Box 13, New Hope, PA 18938.

Attorney: **BRIAN R. KEYES**, P. O. Box
727, New Hope, PA 18938-0727.

KERR, KENNETH R., dec'd.

Late of Bensalem Township.

Executrix: **KAREN WHETSTINE**, c/o
Joseph P. Caracappa, Esquire,
312 Oxford Valley Road, Fairless Hills,
PA 19030.

Attorney: **JOSEPH P. CARACAPPA**,
Jackson, Cook, Caracappa & Scott,
312 Oxford Valley Road, Fairless Hills,
PA 19030.

KEYS, THOMAS J., dec'd.

Late of West Rockhill Township.

Administrators c.t.a.: **SUSANNAH
CASEY**, 506 Hunters Run, Perkasio, PA
18944 and **PATRICK KEYS**,
675 Allentown Rd., Sellersville,
PA 18960.

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

LOMAX, JR., WALTER PLEASANT, dec'd.

Late of Hilltown, Bucks County, PA.

Executors: **W. THOMAS LOMAX**
and **BENNETT P. LOMAX**, 200
Highpoint Drive, Suite 215, Chalfont,
PA 18914.

Attorney: **JULIET STANLEY
CORDEIRO**, Law Offices of James J.
Laman, LLC, 1235 Westlakes Drive,
Suite 295, Berwyn, PA 19312

LOUX, LILLIAN LOUISE, dec'd.

Late of Perkasio Borough.

Executor: **CAROL SNYDER**, 349
Towamencin Ave., Hatfield, PA 19440.

MAUST, CLINTON R. a/k/a **CLINTON R. MAUST, SR.**, dec'd.

Late of Warrington, Bucks County, PA.
 Executor: **CLINTON R. MAUST, JR.**,
 2276 Moss Ave., Warrington, PA 18976.

McALINN, ALBERTA M., dec'd.

Late of Bensalem, Bucks County, PA.
 Executrix: **PATRICIA BANIEWICZ**,
 5012E N. Convent Lane, Philadelphia,
 PA 19114.

MICHNIEWICZ, JOSEPH L., dec'd.

Late of Richboro, Northampton Township.
 Executrix: **JANE L. CAPECCI**, 43
 Woodside Lane, New Hope, PA 18938.

MILINOVICH, OSCAR a/k/a **OSCAR S. MILINOVICH**, dec'd.

Late of Warminster Township.
 Executor: **ROBERT YOUNG**, c/o
 Michael W. Mills, Esquire, 131 West State
 Street, Doylestown, PA 18901.
 Attorney: **MICHAEL W. MILLS**,
 Antheil, Maslow and MacMinn, LLP, 131
 West State Street, P. O. Box 50,
 Doylestown, PA 18901.

MILLER, JANET, dec'd.

Late of Middletown Township.
 Executrix: **SHARON KELLY**, 11 Quarter
 Turn West Road, Levittown, PA 19057.
 Attorney: **WILLIAM M. COWAN, JR.**,
 402 Middletown Blvd., Suite 202,
 Langhorne, PA 19047.

MILLER, JOAN, dec'd.

Late of Pennel Borough.
 Executrix: **LILLIAN R. MANNON**, 958
 Jeffrey Lane, Langhorne, PA 19047.

MILNOR, L. TAYLOR, dec'd.

Late of Newtown Township.
 Executrix: **SHIRLEY A. MILNOR**, c/o
 Stuckert and Yates, Two North State St.,
 Newtown, PA 18940.
 Attorney: **RICHARD DANESE, JR.**,
 Stuckert and Yates, Two North State
 Street, Newtown, PA 18940.

NEFF, EDNA M., dec'd.

Late of Upper Makefield Township.
 Executrix: **JOYCE L. DEEMS**, c/o
 Joseph P. Caracappa, Esquire,
 312 Oxford Valley Road, Fairless Hills,
 PA 19030.
 Attorney: **JOSEPH P. CARACAPPA**,
 Jackson, Cook, Caracappa & Scott,

312 Oxford Valley Road, Fairless Hills,
 PA 19030.

PACZKOSKI, FRANCINE a/k/a
FRANCINE WISDO PACZKOSKI,
 dec'd.

Late of Bensalem Township.

Executors: **ANTHONY JON WISDO**,
 1117 Elbridge Street, Philadelphia, PA
 19111 and **JASON LOUIS WISDO**,
 3634 Canby Drive, Philadelphia,
 PA 19154.

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

PAWLOWICZ, STEPHEN J. a/k/a
STEPHEN PAWLOWICZ, dec'd.

Late of Northampton Township.
 Executrix: **ROSE C. KNAPPICK**, c/o
 Lyn Eisner, Esquire, 261 Old York Road,
 Ste. 200, Jenkintown, PA 19046.
 Attorney: **LYN EISNER**, Plotnick &
 Ellis, P.C., 261 Old York Road, Ste. 200,
 Jenkintown, PA 19046.

REICHARD, RUTH, dec'd.

Late of Middletown Township.
 Executor: **SCOT R. REICHARD**, c/o
 Stuckert and Yates, Two North State St.,
 Newtown, PA 18940.
 Attorney: **DON F. MARSHALL**,
 Stuckert and Yates, Two North State
 Street, Newtown, PA 18940.

RIDEOUT, GLADYS P., dec'd.

Late of Lower Makefield Township.
 Executor: **JAY RIDEOUT**, c/o 952
 Trenton Road, Fairless Hills, PA 19030.
 Attorney: **WILLIAM F. THOMSON**,
JR., 952 Trenton Road, Fairless Hills,
 PA 19030.

RUBY, ASTRID ENGABORG, dec'd.

Late of Falls Township.
 Executor: **DENNIS A. RUBY**, c/o Curtin
 & Heefner LLP, 250 N. Pennsylvania
 Avenue, P. O. Box 217, Morrisville,
 PA 19067.
 Attorney: **FRANCIS X. STECKLAIR**,
 Curtin & Heefner LLP, 250 N.
 Pennsylvania Avenue, P. O. Box 217,
 Morrisville, PA 19067.

SCOTT, ALEXANDRA M., dec'd.

Late of Levittown, Falls Township.
 Executrix: **ARLENE MARTIN**,
 16 Concord Road, Lebanon, NJ 08833.

SILLARS, CHARLES H. a/k/a **CHARLES HENRY SILLARS**, dec'd.

Late of Doylestown Township.

Executors: **CHARLES H. SILLARS JR.** and **CAROLE L. SILLARS**, 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.

SMOLSKY, LEONARD J., dec'd.

Late of Middletown Township.

Executors: **MARIE D. ROONEY**, c/o Grim, Biehn & Thatcher, P. O. Box 215, Perkasio, PA 18944-0215 and **DAVID N. SMOLSKY, SR.**, 1302 Mohawk Drive, Port Charlotte, FL 33952-1208. Attorney: **DIANNE C. MAGEE**, Grim, Biehn & Thatcher, 104 S. Sixth St., P. O. Box 215, Perkasio, PA 18944-0215.

STAHL, DOROTHY K., dec'd.

Late of Warminster Township.

Executors: **ROBERT NELSON**, 854 Almshouse Road, Ivyland, PA 1874 and **MARGARET DORWART**, 2327 Huntingdon Pike, 2nd Floor, Huntingdon Valley, PA 19006.

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

TEIFEL, JOSEPH S., dec'd.

Late of Warminster Township.

Executrix: **MARIANNA K. WHITE**, c/o Jacqueline M. Morley, Esquire, 16B Buck Village Professional Commons, 1200 Bustleton Pike, Feasterville, PA 19053. Attorney: **JACQUELINE M. MORLEY**, 16B Buck Village Professional Commons, 1200 Bustleton Pike, Feasterville, PA 19053.

WAEGERLE, JOAN LOUISE a/k/a **JOAN HELSEL WAEGERLE**, dec'd.

Late of Chalfont, New Britain Township. Administratrix: **LIANNE DOYLE**, 539 Melody Ln., Glenside, PA 19038.

WARREN, EDITH M., dec'd.

Late of Falls Township.

Executrix: **LORENE WARREN**, c/o E. Garrett Gummer, III, Esquire, 1260 Bustleton Pike, Feasterville, PA 19053.

Attorney: **E. GARRETT GUMMER, III**, Gummer Elder Law, 1260 Bustleton Pike, Feasterville, PA 19053.

YURA, MARIE RITA, dec'd.

Late of Bristol, Bucks County, PA.

Executor: **RYAN YURA**, 105 Althea Avenue, Morrisville, PA 19067.

ZUTTER, HANS A. a/k/a **HANS A. ZUTTER**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **PETER F. ZUTTER** a/k/a **PETER ZUTTER**, 1440 S. Broad Street, Philadelphia, PA 19146.

Attorney: **JOHN PHILIP DIEFENDERFER**, P. O. Box 43, Lake Ariel, PA 18436.

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:

RAL Environmental Services with its principal place of business 809 North 7th Street, Perkasio, PA 18944.

The name and address of the person/entity owning or interested in said business is: Robert A. Leiby, 809 North 7th Street, Perkasio, PA 18944.

The certificate will be filed on or after February 4, 2014.

Miscellaneous*Second Publication*

**NOTICE OF MARSHAL'S SALE OF
REALESTATE
IN THE UNITED STATES DISTRICT
COURT
FOR THE EASTERN DISTRICT OF
PENNSYLVANIA
No. 13-cv-2698**

**U.S. BANK NATIONAL ASSOCIATION,
et al., Plaintiff**
v.

OXFORD INVESTORS, LLC, Defendant
Marshal's Sale of Real Estate on March
14, 2014, at 10:00 AM, at the U.S. Marshals
Service, 2110 U.S. Courthouse, 601 Market
Street, Philadelphia, PA 19106.

All that certain tract of land known as
the Oxford Court Business Center, located

at 580 Middletown Boulevard, Middletown
Township, Bucks County, PA (tax parcel ##
22-57-56, 22-57-57, and 22-57-59), as more
particularly described in Exhibit A to the
Mortgage recorded on July 11, 2006, and
kept at Book 5016, Page 2010, in the Bucks
County Recorder of Deeds Office.

Seized in Execution as the property of
Oxford Investors, LLC. Judgment amount:
\$22,420,577.41 plus interest and costs
through the date of sale.

The improvements are: Commercial.

10% of the bid is due at the time of sale
in the form of money order, cashier's check,
or certified funds (no cash). The balance is
due 10 days after the Court confirms the
sale. Other terms and conditions to be
announced at the sale. Schedule of
Distribution will be filed by the Marshal
within 30 days of date of sale.

For more information contact Steven
M. Nadel, Esq. at 215-665-8500.