

Sheriff's Sale

Second Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, January 10th, 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 #2012-03881

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOLDERS OF THE GSAA HOME EQUITY TRUST 2007-5 ASSET-BACKED CERTIFICATES SERIES 2007-5 v. JULIAN C. DRAGOS AND GABRIEL K. DRAGOS owner(s) of property situate in the **TOWNSHIP OF BEDMINSTER**, Bucks County, Pennsylvania, being 207 Barnhill Road, Perkasio, PA 18944-4414.

TAX PARCEL #01-025-014.

PROPERTY ADDRESS: 207 Barnhill Road, Perkasio, PA 18944-4414.

JUDGMENT AMOUNT: \$ 506,069.59.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JULIAN C. DRAGOS AND GABRIEL K. DRAGOS.**

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

DOCKET #2012-04712

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BEDMINSTER**, County of Bucks, Commonwealth of Pennsylvania, filed in the Office of the Recorder of Deeds of Bucks

County, Pennsylvania, on 4/4/1986 in Land Record Book 2666 at page 747.

TAX PARCEL #01-011-050-001.

PROPERTY ADDRESS: Lot 3 Bedminster Rd., Bedminster Township, Pennsylvania.

IMPROVEMENTS: VACANT

RESIDENTIAL – 0.5 TO 1.0 ACRES.

SOLD AS THE PROPERTY OF: **HOWARD A. KOENIG BUILDER, INC.**

DAVID E. STERN, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2012-07879

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. SCOTT FLEISCHER owner(s) of property situate in **BEDMINSTER TOWNSHIP**, Bucks County, Pennsylvania, being 6840 Old Easton Road, Pipersville, PA 18947-9763.

TAX PARCEL #01-012-094.

PROPERTY ADDRESS: 6840 Old Easton Road, Pipersville, PA 18947-9763.

JUDGMENT AMOUNT: \$ 420,862.33.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SCOTT FLEISCHER.**

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

DOCKET #2013-01591

ALL THAT CERTAIN tract of land, with the buildings thereon erected, situate in the **TOWNSHIP OF BEDMINSTER**, County of Bucks, Commonwealth of Pennsylvania, according to a survey and plan thereof dated April 15, 1969, made by Edward B. Blumrick. TAX PARCEL #01-015-027 and 01-015-017.

PROPERTY ADDRESS: 7424 Old Easton Road, Pipersville, PA 18947.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BARBARA J. WORTHINGTON.**

RICHARD BRENT SOMACH., Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

BENSALEM TOWNSHIP

DOCKET #2012-03706

PARCEL No.: #02-023-119.

Location of property: 941 Locust Avenue,
Bensalem, PA 19020. (**BENSALEM
TOWNSHIP.**)

Seized and taken in execution as the property
of: Gregori S. Phelan and Jennifer G. Phelan.
Real Debt: \$209,878.10 (plus interest and
costs).

IMPROVEMENTS: RANCH HOME WITH
3 BEDROOMS, 1 BATH, FULL
BASEMENT,
SOLD AS THE PROPERTY OF: **GREGORI
S. PHELAN, SR. AND JENNIFER G.
PHELAN.**

EVERETT K. SHEINTOCH, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2012-04982

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

TAX PARCEL #02-091-443.

PROPERTY ADDRESS: 6520 Senator Lane,
Bensalem, PA 19020-1960.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL
E. JORDON.**

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

DOCKET #2013-02244

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

SITUATE in **BENSALEM TOWNSHIP**,
Bucks County Pennsylvania and described
according to a Final Subdivision Plan of the
Coves at Hidden Valley made for Hidden
Valley Development Corp., Inc. on 9/4/1974
by Benjamin C. Queen, Registered Surveyor
and recorded in Bucks County on 12/18/1974
in Plan Book 129, Page 14, and also described
according to an "As Build Survey," Easton
Court, the Coves at Hidden Valley, made by
Benjamin C. Queen, Registered Surveyor
dated 5/17/1977.

TAX PARCEL #02-042-243.

PROPERTY ADDRESS: 5107 Euston Court,
Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **SHERYL
ANN PRAGER.**

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

DOCKET #2013-03453

JPMC SPECIALTY MORTGAGE LLC
F/K/A WM SPECIALTY MORTGAGE LLC
v. JAMES WALTER SCOTT, III owner(s) of
property situate in **BENSALEM
TOWNSHIP**, Bucks County, Pennsylvania,
being 6343 Craig Avenue, Bensalem, PA
19020-2525.

TAX PARCEL #02-053-028.

PROPERTY ADDRESS: 6343 Craig Avenue,
Bensalem, PA 19020-2525.

JUDGMENT AMOUNT: \$ 166,255.88.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES
WALTER SCOTT, III.**

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

DOCKET #2013-05833

WELLS FARGO BANK, N.A. S/B/M TO
WACHOVIA BANK, N.A. v. NANCY A.
WILSON AND LEONARD WILSON A/K/A
LEONARD J. WILSON owner(s) of property
situate in **BENSALEM TOWNSHIP**, Bucks
County, Pennsylvania, being 2466 Finley
Avenue, Bensalem, PA 19020-5249.

TAX PARCEL #02-062-283.

PROPERTY ADDRESS: 2466 Finley Avenue,
Bensalem, PA 19020-5249.

JUDGMENT AMOUNT: \$ 272,660.14.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **NANCY
A. WILSON AND LEONARD WILSON
A/K/A LEONARD J. WILSON.**

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

BRIDGETON TOWNSHIP

DOCKET #2009-10008

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BANC OF AMERICA MORTGAGE SECURITIES, INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-F v. JAMES R. VOORHEES AND KATHY A. GAUGHAN owner(s) of property situate in the **BRIDGETON TOWNSHIP**, Bucks County, Pennsylvania, being 1323 Lodi Hill Road, Upper Black Eddy, PA 18972-9750. TAX PARCEL #03-010-029. PROPERTY ADDRESS: 1323 Lodi Hill Road, Upper Black Eddy, PA 18972-9750. JUDGMENT AMOUNT: \$ 524,898.56. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **JAMES R. VOORHEES AND KATHY A. GAUGHAN. PHELAN HALLINAN**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

BRISTOL BOROUGH

DOCKET #2009-09939

ALL THAT CERTAIN Message and lot of land located in the **BOROUGH OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #04-008-007. PROPERTY ADDRESS: 622 Bath Street, Bristol, PA 19007. IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **MELISSA D. BURNETT. MICHAEL T. MCKEEVER**, Esquire EDWARD J. DONNELLY, Sheriff Sheriff's Office, Doylestown, PA

DOCKET #2012-02013

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP v. CARLOS MARRERO AND CLAUDIA INIESTRA owner(s) of property situate in the **BOROUGH OF BRISTOL**, 4th Bucks County, Pennsylvania, being 1025 Garden Street, Bristol, PA 19007-4109.

TAX PARCEL #04-010-198.

PROPERTY ADDRESS: 1025 Garden Street, Bristol, PA 19007-4109.

JUDGMENT AMOUNT: \$ 203,181.41.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CARLOS MARRERO AND CLAUDIA INIESTRA. PHELAN HALLINAN**, Esquire

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

DOCKET #2012-08596

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

TAX PARCEL #4-23-323-2.

PROPERTY ADDRESS: 429 Jefferson Avenue, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TANEISHA M. MCGOWAN AND MALLIE YOUNG.**

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

DOCKET #2013-04019

ALL THAT CERTAIN message and lot of lands, situate in the Fifth Ward of the **BOROUGH OF BRISTOL**, aforesaid bounded and described as follows.

TAX PARCEL #04-023-290.

PROPERTY ADDRESS: 334 Jefferson Avenue, Bristol, PA 19007.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT W. QUIGLEY AND JENNIFER M. FRIBERG.**

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

DOCKET #2013-05363

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. CAROLYN M. AMATO owner(s) of property situate in **BRISTOL BOROUGH**, Bucks County, Pennsylvania, being 2 Lincoln Avenue, Bristol, PA 19007-5311.

TAX PARCEL #04-025-176.

PROPERTY ADDRESS: 2 Lincoln Avenue,
Bristol, PA 19007-5311.

JUDGMENT AMOUNT: \$ 131,930.25.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **CAROLYN
M. AMATO.**

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

DOCKET #2013-05975

ALL THAT CERTAIN MESSAGE AND
LOT OF LAND, situate in the SIXTH
WARD of the **BOROUGH OF BRISTOL**,
in the County of Bucks and State of
Pennsylvania, BOUNDED AND DESCRIBED
as follows, to wit.

TAX PARCEL #04-022-054.

PROPERTY ADDRESS: 1200 Pine Grove
Street, Bristol, PA 19007.

IMPROVEMENTS: A RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF:
CHRISTINE THOMPSON.

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

BRISTOL TOWNSHIP

DOCKET #2011-02882

ALL THE FOLLOWING described Real
Estate situated in the **TOWNSHIP OF
BRISTOL**, County of Bucks,
Commonwealth of Pennsylvania. Having
erected thereon a dwelling known and
numbered 307 Logan Avenue, Bensalem, PA
19021. Deed Book 2964, Page 1163, Parcel
Number 5-13-320-2.

TAX PARCEL #5-13-320-2.

PROPERTY ADDRESS: 307 Logan Avenue,
Croydon, PA 19021.

IMPROVEMENTS: A 1 ½ STORY
RESIDENTIAL DWELLING

APPROXIMATELY 60 X 125'.

SOLD AS THE PROPERTY OF: **ROBERT
J. ADAMS, II AND MELISSA R. ADAMS.**

KERI P. EBECK, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2011-09528

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 1, 2007, among the land records
of the County and State set forth above, in
Deed Volume 5617, Page 1049.

TAX PARCEL #05-054-069-001.

PROPERTY ADDRESS: 2604 State Road,
Croydon, PA 19021, Township of Bristol.

IMPROVEMENTS: SINGLE FAMILY
DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM
GESNAKER AND SARAH E. GESNAKER
A/K/A SARAH GESNAKER.**

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

DOCKET #2011-09632

JPMORGAN CHASE BANK, N.A. v.
RAYMOND E. DUNN owner(s) of property
situate in the **BRISTOL TOWNSHIP**, Bucks
County, Pennsylvania, being 1402 Nancy
Drive, Croydon, PA 19021-6246.

TAX PARCEL #05-013-001.

PROPERTY ADDRESS: 1402 Nancy Drive,
Croydon, PA 19021-6246.

JUDGMENT AMOUNT: \$ 196,397.06.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **RAYMOND
E. DUNN.**

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

DOCKET #2012-00426

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

TAX PARCEL #05-043-204.

PROPERTY ADDRESS: 99 Oaktree Drive,
Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL REAL
ESTATE.

SOLD AS THE PROPERTY OF: **STEVEN
B. BLAIR AND NATALIA E. BLAIR.**

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

DOCKET #2012-03060

ALL THAT CERTAIN LOT or piece of land, Situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #05-028-627.

PROPERTY ADDRESS: 2013 Cross Road, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RAMON MIZRAI FERNANDEZ**.

JILL MANUEL-COUGHLIN, Esquire

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

DOCKET #2012-04259

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in **BRISTOL TOWNSHIP**, County of Bucks, Commonwealth of Pennsylvania, known and designated as Lot Number 2336-R on a certain map entitled "Subdivision Map, Crabtree Hollow, Levittown, Section '30' situated in Bristol Township, Bucks County, Pennsylvania owned by Levitt and Sons Incorporated, dated May, 1953, survey and map by C.A. Monroe, P.E., & L.S.," recorded on June 24, 1953 at Doylestown in the Office for the Recording of Deeds in and for Bucks County, in Plan Book 6, page 38 and which lot is more fully bounded and described according to a survey thereof by C.A. Monroe, P.E., & L.S., dated 12/31/1953.

SEWER EASEMENT as shown on recorded map above mentioned.

UNDER AND SUBJECT to Covenants, Restrictions, Easements, and Agreements of record. BEING known as 24 Cypress Lane, Levittown, PA.

PARCEL IDENTIFICATION NO: 05-048-420.

PROPERTY: 24 Cypress Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FREDERICK C. HATHAWAY AND MICHELLE HESSON HATHAWAY**.

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

DOCKET #2012-07250

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CH2, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-CH2 v. LINDA F. MANN A/K/A LINDA MANN AND HARPAL S. MANN A/K/A HARPAL MANN owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 2206 Airacobra Street, Levittown, PA 19057-4102.

TAX PARCEL #05 040 302.

PROPERTY ADDRESS: 2206 Airacobra Street, Levittown, PA 19057-4102.

JUDGMENT AMOUNT: \$ 126,263.31.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LINDA F. MANN A/K/A LINDA MANN AND HARPAL S. MANN A/K/A HARPAL MANN**.

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

DOCKET #2012-07331

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. ARMANDO OLIVAS owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 1008 Spencer Drive, Croydon, PA 19021-6277.

TAX PARCEL #05-008-519.

PROPERTY ADDRESS: 1008 Spencer Drive, Croydon, PA 19021-6277.

JUDGMENT AMOUNT: \$ 252,236.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ARMANDO OLIVAS**.

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

DOCKET #2012-07942

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

TAX PARCEL #05-046-324.

PROPERTY ADDRESS: 533 Cassingham Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **THONG TRAN AND DO T. VO.**

MARK J. UDREN, Esquire

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

DOCKET #2012-08605

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

TAX PARCEL #05-048-437.

PROPERTY ADDRESS: 22 Cornflower Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BONNIE MOREE, CO-EXECUTRICES OF THE ESTATE OF MARY GRACE FLESCH A/K/A GRACE FLESCH, SHERRY BOWERS CARPENTER, CO-EXECUTRICES OF THE ESTATE OF MARY GRACE FLESCH A/K/A GRACE FLESCH.**

GREGORY JAVARDIAN, Esquire

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

DOCKET #2012-08928

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

TAX PARCEL #5-21-176.

PROPERTY ADDRESS: 19 Pumpkin Hill Road, Levittown, PA 19056.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FILOMENA CLARK AND KEVIN M. CLARK.**

MICHAEL T. MCKEEVER, Esquire

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

DOCKET #2013-01192

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

TAX PARCEL #05-071-510.

PROPERTY ADDRESS: 68 Kenwood Drive North, Levittown, PA 19055.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS OF DONALD J. DRYER, DECEASED, PHILLIP DRYER, SOLELY IN HIS CAPACITY AS HEIR OF DONALD J. DRYER, DECEASED.**

MICHAEL T. MCKEEVER, Esquire

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

DOCKET #2013-01873

WELLS FARGO BANK, N.A. v. WENDY E. DAVIS A/K/A WENDY DAVIS owner(s) of

property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 826

Keystone Street, Croydon, PA 19021-6841.

TAX PARCEL #05-012-381.

PROPERTY ADDRESS: 826 Keystone Street, Croydon, PA 19021-6841.

JUDGMENT AMOUNT: \$ 213,807.97.

IMPROVEMENTS: RESIDENTIAL

PROPERTY.

SOLD AS THE PROPERTY OF: **WENDY E. DAVIS A/K/A WENDY DAVIS.**

PHELAN HALLINAN, Esquire

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

DOCKET #2013-02430

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS

SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v.

CHRISTINE LYNN owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks

County, Pennsylvania, being 59 Rolling Lane, Levittown, PA 19055-1114.

TAX PARCEL #05-034-236.007.

PROPERTY ADDRESS: 59 Rolling Lane, Levittown, PA 19055-1114.

JUDGMENT AMOUNT: \$ 191,704.18.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF:
CHRISTINE LYNN.

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

DOCKET #2013-02985

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

TAX PARCEL #5-18-59.

PROPERTY ADDRESS: 1915 Willow Avenue, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CRYSTAL A. KRIEG AND JOSEPH S. KRIEG.**

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

DOCKET #2013-03752

WELLS FARGO BANK, N.A. v. MARY E. FOX owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 907 Hilary Avenue, Croydon, PA 19021-5559.

TAX PARCEL #05-008-378.

PROPERTY ADDRESS: 907 Hilary Avenue, Croydon, PA 19021-5559.

JUDGMENT AMOUNT: \$ 163,109.33.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARY E. FOX.**

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

DOCKET #2013-04075

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. DANIEL V. MATTIACCI AND NICOLE A. MATTIACCI owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 530 Magnolia Avenue, Croydon, PA 19021-6012.

TAX PARCEL #05-008-159.

PROPERTY ADDRESS: 530 Magnolia Avenue, Croydon, PA 19021-6012.

JUDGMENT AMOUNT: \$ 183,880.31.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DANIEL V. MATTIACCI AND NICOLE A. MATTIACCI.**

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

DOCKET #2013-04283

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and State of Pennsylvania.

TAX PARCEL #05-012-105.

PROPERTY ADDRESS: 1016 Pennsylvania Avenue, Croydon, PA 19021.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PERRY STRAUSS AND COLLEEN STRAUSS.**

JOSEPH R. LOVERDI, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-04311

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

TAX PARCEL #5-11-7-1.

PROPERTY ADDRESS: 811 Sixth Avenue, Croydon, PA 19021.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANGELA BRUNK.**

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

DOCKET #2013-04364

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. ILDEFONSO ANGLERO owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 9 Micahill Road, Levittown, PA 19056-3610.

TAX PARCEL #05-021-503.
 PROPERTY ADDRESS: 9 Micahill Road,
 Levittown, PA 19056-3610.
 JUDGMENT AMOUNT: \$ 215,859.27.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF:
ILDEFONSO ANGLERO.
PHELAN HALLINAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-04619

NATIONSTAR MORTGAGE LLC v.
 ROBERT G. MARSHALL AND LONNA S.
 MARSHALL owner(s) of property situate in
BRISTOL TOWNSHIP, Bucks County,
 Pennsylvania, being 81 Ivyhill Road,
 Levittown, PA 19057-2309.
 TAX PARCEL #05-033-007.
 PROPERTY ADDRESS: 81 Ivyhill Road,
 Levittown, PA 19057-2309.
 JUDGMENT AMOUNT: \$ 108,988.88.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **ROBERT G.**
MARSHALL AND LONNA S. MARSHALL.
PHELAN HALLINAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-04718

ALL THAT CERTAIN lot or piece of land
 with the buildings and improvements thereon
 erected located in the **TOWNSHIP OF**
BRISTOL, County of Bucks and
 Commonwealth of Pennsylvania.
 TAX PARCEL #05-039-519.
 PROPERTY ADDRESS: 2 Ailanthus Lane,
 Levittown, PA 19055.
 IMPROVEMENTS: A SINGLE FAMILY
 RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: **LORI**
KOZICKI AND MICHAEL J. KOZICKI.
MICHAEL MCKEEVER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-04789

ALL THOSE FIVE CERTAIN lots or pieces
 of ground, situate in the **TOWNSHIP OF**
BRISTOL, County of Bucks, and
 Commonwealth of Pennsylvania.

TAX PARCEL #05-007-042.
 PROPERTY ADDRESS: 400 Princess Avenue,
 Croydon, PA 19021.
 IMPROVEMENTS: RESIDENTIAL REAL
 ESTATE.
 SOLD AS THE PROPERTY OF: **RYAN**
CARBONI AND BEVERLY CARBONI.
CHRISTINA C. VIOLA, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-05040

ALL THAT CERTAIN lot or piece of ground
 situate in **TOWNSHIP OF BRISTOL**,
 County of Bucks, and Commonwealth of
 Pennsylvania.
 TAX PARCEL #5-75-91.
 PROPERTY ADDRESS: 51 Kingswood Lane,
 Levittown, PA 19055.
 IMPROVEMENTS: RESIDENTIAL
 DWELLING.
 SOLD AS THE PROPERTY OF: **KATHLEEN**
ERHARD AND ELMER P. ERHARD, JR.
PATRICK J. WESNER, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-05085

PENNYMAC LOAN SERVICES, LLC v.
 DIANNA HESS owner(s) of property situate
 in the **TOWNSHIP OF BRISTOL**, Bucks
 County, Pennsylvania, being 928 Winder
 Drive, Bristol, PA 19007-2623.
 TAX PARCEL #05-027-121.
 PROPERTY ADDRESS: 928 Winder Drive,
 Bristol, PA 19007-2623.
 JUDGMENT AMOUNT: \$ 197,412.03.
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY.
 SOLD AS THE PROPERTY OF: **DIANNA**
HESS.
PHELAN HALLINAN, Esquire
 EDWARD J. DONNELLY, Sheriff
 Sheriff's Office, Doylestown, PA

DOCKET #2013-05194

BANK OF AMERICA, N.A., AS SUCCESSOR
 BY MERGER TO BAC HOME LOANS
 SERVICING, LP F/K/A COUNTRYWIDE
 HOME LOANS SERVICING, LP v. THOMAS
 V. VENDETTI AND KATHLEEN A.
 VENDETTI owner(s) of property situate in
 the **BRISTOL TOWNSHIP**, Bucks County,

Pennsylvania, being 1029 Green Lane, Levittown, PA 19057-3104.

TAX PARCEL #05-036-428.

PROPERTY ADDRESS: 1029 Green Lane, Levittown, PA 19057-3104.

JUDGMENT AMOUNT: \$ 218,703.04.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS V. VENDETTI AND KATHLEEN A. VENDETTI.**

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

DOCKET #2013-05302

ALL THAT CERTAIN Lot or piece of ground Situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #05-047-106.

PROPERTY ADDRESS: 514 Ehret Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM A. JONES AND DENISE L. JONES.**

TERRENCE J. MCCABE, Esquire

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

DOCKET #2013-05621

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

TAX PARCEL #05-033-248.

PROPERTY ADDRESS: 216 Indian Creek Drive, Levittown, PA 19057.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STEVEN W. FILER.**

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

DOCKET #2013-05672

WELLS FARGO BANK, N.A. v. SARAH PACELLA owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 24 Greenbriar

Road, a/k/a 24 Greenbrier Road, Levittown, PA 19057-3306.

TAX PARCEL #05-037-458.

PROPERTY ADDRESS: 24 Greenbrier Road, a/k/a 24 Greenbrier Road, Levittown, PA 19057-3306.

JUDGMENT AMOUNT: \$ 154,681.70.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SARAH PACELLA.**

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

DOCKET #2013-06173

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

TAX PARCEL #5-27-29.

PROPERTY ADDRESS: 1304 Wyndale Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

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

BUCKINGHAM TOWNSHIP

DOCKET #2010-09459

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC v. KATHERINE L. LAYTON owner(s) of property situate in the **TOWNSHIP OF BUCKINGHAM**, Bucks County, Pennsylvania, being 3053 East Brighton Street, Furlong, PA 18925-1551.

TAX PARCEL #06-070-252-070.

PROPERTY ADDRESS: 3053 East Brighton Street, Furlong, PA 18925-1551.

JUDGMENT AMOUNT: \$ 395,529.90.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2013-05605

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Final Plan (for Phase I - VI A recording only), Record Plan Nanlyn Farms, Section 1, made by Gilmore & Associates, Inc., dated 7/30/1991, last revised 7/26/1996, and recorded at Doylestown, Bucks County, in Plan Book 285 page 20.

BEING Lot No. 114 as shown on the aforementioned plan.

CONTAINING

COUNTY PARCEL NUMBER 6-59-106.

PROPERTY: 3864 East Brandon Way, Doylestown, PA 18902.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **VINCENT MUTO AND CATHERINE MUTO.**

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

DOCKET #2013-06656

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

TAX PARCEL #06-010-040-002.

PROPERTY ADDRESS: 4324 Church Road, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **ELIZABETH DEVINEY A/K/A ELIZABETH C. DEVINEY A/K/A ELIZABETH S. DEVINEY.**

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

DOYLESTOWN TOWNSHIP**DOCKET #2012-01943**

ALL THOSE CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, SITUATE in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks and State of Pennsylvania, known as 700 Old York Road and 750 Old York Road, Doylestown Township, Pennsylvania.

TAX PARCEL NOs. 9-28-2, 9-28-3, 9-28-4, 9-28-4-1 and 9-22-139.

PROPERTY ADDRESSES: 700 Old York Road and 750 Old York Road, Doylestown Township, Pennsylvania.

IMPROVEMENTS: UNDEVELOPED PROPERTY/VACANT LOT.

SOLD AS THE PROPERTY OF: **YORK & SWAMP ASSOCIATES LLC.**

WILLIAM A. HARVEY, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-01870

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

TAX PARCEL #9-47-151-54.

PROPERTY ADDRESS: 612 North Shady Retreat, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CARLOS ROEDAN AND MARIA R. ROEDAN.**

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

EAST ROCKHILL TOWNSHIP**DOCKET #2013-05763**

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **EAST ROCKHILL TOWNSHIP**, Bucks County, and State of Pennsylvania, known as 2350 Three Mile Run Road, Perkasio, bounded and described as follows, to wit.

TAX PARCEL #12-009-249.

PROPERTY ADDRESS: 2350 Three Mile Run Road, Perkasio, PA 18944, East Rockhill Township.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING AND RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **NANCY COURTNEY, CO-TRUSTEE UNDER DEED OF TRUST OF VIRGINIA C. SUTTER DATED 9/12/1991, ET. AL.**

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

FALLS TOWNSHIP

DOCKET #2011-11394

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

TAX PARCEL #13-16-589.

PROPERTY ADDRESS: 809 Fairfield Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD V. TARABA AND GLORIA R. LANZI.**

GREGORY JAVARDIAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-05706

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

TAX PARCEL #13-34-6.

PROPERTY ADDRESS: 511 Oxford Road, Morrisville, PA 19067.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SANDRA ARCE ADMINISTRATRIX OF THE ESTATE OF ZELMA ROSENBERG, DECEASED AND FERN S. STEPHAN.**

MICHAEL T. MCKEEVER, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-08675

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. v. KEVIN ALEXANDER AND ELIZABETH ALEXANDER owner(s) of property situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, being 332 Elderberry Drive, Levittown, PA 19054-3220.

TAX PARCEL #13-026-545.

PROPERTY ADDRESS: 332 Elderberry Drive, Levittown, PA 19054-3220.

JUDGMENT AMOUNT: \$ 233,598.85.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KEVIN ALEXANDER AND ELIZABETH ALEXANDER.**

PHELAN HALLINAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-04562

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2007-AR4, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-AR4 v. THERESA D. REID owner(s) of property situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, being 1 Thaliabush Lane, Levittown, PA 19054-2901.

TAX PARCEL #13-023-541.

PROPERTY ADDRESS: 1 Thaliabush Lane, Levittown, PA 19054-2901.

JUDGMENT AMOUNT: \$ 219,157.30.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THERESA D. REID.**

PHELAN HALLINAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-05869

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

TAX PARCEL #13-006-287.

PROPERTY ADDRESS: 122 Trenton Cir, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **MICHAEL E. CAHILL AND ROSE L. CAHILL.**

M. TROY FREEDMAN, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-06604

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

TAX PARCEL #13-26-41.

PROPERTY ADDRESS: 108 Everturn Lane, Levittown, PA 19054-2726.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **ALLEN HARMON A/K/A ALLEN W. HARMON AND SANDRA M. HARMON A/K/A SANDRA M. WALL.**

MARK J. UDREN, Esquire

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

HILLTOWN TOWNSHIP

DOCKET #2009-09957

DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE RALI 2003-QS15 v. JOHN MALINOWSKI, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF JESSE Z. MALINOWSKI AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JESSE Z. MALINOWSKI, DECEASED owner(s) of property situate in the **TOWNSHIP OF HILLTOWN**, Bucks County, Pennsylvania, being 2426 Diamond Street, Sellersville, PA 18960-3426.

TAX PARCEL #15-022-142.

PROPERTY ADDRESS: 2426 Diamond Street, Sellersville, PA 18960-3426.

JUDGMENT AMOUNT: \$ 233,284.08.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN MALINOWSKI, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF JESSE Z. MALINOWSKI AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JESSE Z. MALINOWSKI, DECEASED.**

PHELAN HALLINAN, Esquire

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

DOCKET #2010-02659

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

TAX PARCEL #15-016-188.

PROPERTY ADDRESS: 2546 Peachtree Drive, Perkasio, PA 18944-5440.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **THE UNITED STATES OF AMERICA, DENISE A. ACKER AND THOMAS V. LOUGHIN.**

MARK J. UDREN, Esquire

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

DOCKET #2012-01761

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M/T CHASE HOME FINANCE, LLC, S/B/M/T CHASE MANHATTAN MORTGAGE CORPORATION v. MATTHEW DROWNS AND MELISSA DROWNS owner(s) of property situate in **HILLTOWN TOWNSHIP**, Bucks County, Pennsylvania, being 730 Mill Road, Hatfield, PA 19440-1027.

TAX PARCEL #15-060-026.

PROPERTY ADDRESS: 730 Mill Road, Hatfield, PA 19440-1027.

JUDGMENT AMOUNT: \$ 451,042.81.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MATTHEW DROWNS AND MELISSA DROWNS.**

PHELAN HALLINAN, Esquire

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

LANGHORNE BOROUGH

DOCKET #2012-07663

ALL THAT CERTAIN message and lot of land Situate on Richardson Avenue, **LANGHORNE BOROUGH**, Bucks County, Pennsylvania.

TAX PARCEL #18-003-079.

PROPERTY ADDRESS: 138 West Richardson Avenue, Langhorne, PA 19047-2843.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS B. BETZ AND PAMELA ANN BETZ.**

GREGORY JAVARDIAN, Esquire

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

LOWER MAKEFIELD TOWNSHIP

DOCKET #2011-01161

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

TAX PARCEL #20-016-076-001.

PROPERTY ADDRESS: 536 Stony Hill Road,
Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL HOUSE
DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM
G. FRIEMANN, JR.**

MARK J. UDREN, Esquire

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

DOCKET #2011-10954

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, S/B/M/T CHASE HOME
FINANCE LLC, S/B/M/T CHASE
MANHATTAN MORTGAGE
CORPORATION v. SCOTT HELMUS AND
DEBRA HELMUS owner(s) of property
situate in **LOWER MAKEFIELD
TOWNSHIP**, Bucks County, Pennsylvania,
being 1905 Sterling Road, Yardley, PA 19067-
7236.

TAX PARCEL #20-076-002-005.

PROPERTY ADDRESS: 1905 Sterling Road,
Yardley, PA 19067-7236.

JUDGMENT AMOUNT: \$ 290,647.85.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **SCOTT
HELMUS AND DEBRA HELMUS.**

PHELAN HALLINAN, Esquire

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

DOCKET #2013-05068

CITIMORTGAGE, INC. v. MALGORZATA
MLOTKOWSKA owner(s) of property
situate in the **LOWER MAKEFIELD
TOWNSHIP**, Bucks County, Pennsylvania,
being 1632 Bluebird Drive, a/k/a 1632 A
Bluebird Drive, Yardley, PA 19067-6321.

TAX PARCEL #20-015-032.

PROPERTY ADDRESS: 1632 Bluebird Drive,
a/k/a 1632 A Bluebird Drive, Yardley, PA
19067-6321.

JUDGMENT AMOUNT: \$ 343,588.97.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF:
MALGORZATA MLOTKOWSKA.

PHELAN HALLINAN, Esquire

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

LOWER SOUTHAMPTON TOWNSHIP

DOCKET #2012-05542

ALL THAT CERTAIN lots, pieces or parcels
of land, with the buildings and improvements
thereon erected located in the **TOWNSHIP
OF LOWER SOUTHAMPTON**, County of
Bucks and Commonwealth of Pennsylvania.
TAX PARCEL #21-16-418-1.

PROPERTY ADDRESS: 622 East Myrtle
Avenue, Trevose, PA 19053.

IMPROVEMENTS: SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTA
GWEN WHARTON AND ARTHUR
ROLAND WHARTON.**

MICHAEL T. MCKEEVER, Esquire

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

DOCKET #2012-08235

CITIMORTGAGE, INC. v. MARC D.
KAMAN AND CATHERINE KAMAN
owner(s) of property situate in **LOWER
SOUTHAMPTON TOWNSHIP**, Bucks
County, Pennsylvania, being 1916 Midfield
Road, Feasterville Trevose, PA 19053-2349.

TAX PARCEL #21-019-015-003.

PROPERTY ADDRESS: 1916 Midfield Road,
Feasterville Trevose, PA 19053-2349.

JUDGMENT AMOUNT: \$ 136,161.37.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **MARC D.
KAMAN AND CATHERINE KAMAN.**

PHELAN HALLINAN, Esquire

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

MIDDLETOWN TOWNSHIP

DOCKET #2010-10946

BANK OF AMERICA, N.A., AS SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP v. BONITA NASE A/K/A

BONITA L. NASE owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 1046 Woodvale Avenue, Langhorne, PA 19047-3758.

TAX PARCEL #22-016-100.

PROPERTY ADDRESS: 1046 Woodvale Avenue, Langhorne, PA 19047-3758.

JUDGMENT AMOUNT: \$ 108,602.95.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BONITA NASE A/K/A BONITA L. NASE.**

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

DOCKET #2012-02597

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

TAX PARCEL #22-52-20.

PROPERTY ADDRESS: 120 Twin Oak Drive, Levittown, PA 19056.

IMPROVEMENTS: 1 STORY CONVENTIONAL, 4 BEDROOMS, 2 FULL BATHS, FINISHED BASEMENT, ESTIMATED 1,550 SQUARE FEET.

SOLD AS THE PROPERTY OF: **MICHAEL MISERO A/K/A MICHAEL L. MISERO AND DESIREE MISERO A/K/A DESIREE J. MISERO A/K/A DESIREE PRING.**

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

DOCKET #2012-03943

GMAC MORTGAGE, LLC v. **AARON SPELLER A/K/A AARON C. SPELLER** owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 1623 Langhorne Newtown Road, Langhorne, PA 19047-1001.

TAX PARCEL #22-005-002.

PROPERTY ADDRESS: 1623 Langhorne Newtown Road, Langhorne, PA 19047-1001.

JUDGMENT AMOUNT: \$ 446,863.39.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **AARON SPELLER A/K/A AARON C. SPELLER.**

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

DOCKET #2012-04198

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. **GIOVANNI BARRETO AND LISA BARRETO** owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, being 1047 West Gillam Avenue, Langhorne, PA 19047-2626.

TAX PARCEL #22-017-001-001.

PROPERTY ADDRESS: 1047 West Gillam Avenue, Langhorne, PA 19047-2626.

JUDGMENT AMOUNT: \$ 383,051.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GIOVANNI BARRETO AND LISA BARRETO.**

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

DOCKET #2013-02003

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. **JEFFREY MELE AND KIMBERLEE D. MELE** owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, being 107 North Forsythia Drive, Levittown, PA 19056-1935.

TAX PARCEL #22-050-368.

PROPERTY ADDRESS: 107 North Forsythia Drive, Levittown, PA 19056-1935.

JUDGMENT AMOUNT: \$ 182,070.21.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY MELE AND KIMBERLEE D. MELE.**

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

DOCKET #2013-05997

WELLS FARGO BANK, N.A. v. **DIANNE E. CVETKOVIC A/K/A DIANNE CVETKOVIC** owner(s) of property situate

in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, being 69 Danby Way, Langhorne, PA 19047-1163.

TAX PARCEL #22-073-151.

PROPERTY ADDRESS: 69 Danby Way, Langhorne, PA 19047-1163.

JUDGMENT AMOUNT: \$ 224,733.70.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DIANNE E. CVETKOVIC A/K/A DIANNE CVETKOVIC.**

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

MILFORD TOWNSHIP

DOCKET #2011-09321

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. JOHN D. GATTONE, JR. AND AVA H. GATTONE, DECEASED owner(s) of property situate in **MILFORD TOWNSHIP**, Bucks County, Pennsylvania, being 2660 Allentown Road, Quakertown, PA 18951-4003.

TAX PARCEL #23-006-009.

PROPERTY ADDRESS: 2660 Allentown Road, Quakertown, PA 18951-4003.

JUDGMENT AMOUNT: \$ 281,973.39.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN D. GATTONE, JR. AND AVA H. GATTONE, DECEASED.**

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

DOCKET #2012-06961

ALL THAT CERTAIN unit designated as Unit Number 309 in the property known, named and identified as Willow Stream Condominium, situate in **MILFORD TOWNSHIP**, Bucks County, and State of Pennsylvania, known as 309 Bedford Court, Quakertown, bounded and described as follows, to wit.

TAX PARCEL #23-22-44-309.

PROPERTY ADDRESS: 309 Bedford Court, Quakertown, PA 18951, Milford Township.

IMPROVEMENTS: RESIDENTIAL CONDOMINIUM DWELLING AND RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **KENNETH R. MORY AND JAMIE L. STANLEY.**

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

MORRISVILLE BOROUGH

DOCKET #2013-01774

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. CLIFFORD A. REED owner(s) of property situate in the **MORRISVILLE BOROUGH**, Bucks County, Pennsylvania, being 430 Harper Avenue, Morrisville, PA 19067-6606.

TAX PARCEL #24-008-365.

PROPERTY ADDRESS: 430 Harper Avenue, Morrisville, PA 19067-6606.

JUDGMENT AMOUNT: \$ 113,766.55.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CLIFFORD A. REED.**

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

NEW BRITAIN TOWNSHIP

DOCKET #2013-02078

ALL THAT CERTAIN Parcel of land located in the **TOWNSHIP OF NEW BRITAIN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #26-030-007.

PROPERTY ADDRESS: 103 Stockton Court, Chalfont, PA 18914.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CATHLEEN A. BERRY AND GEORGE H. BERRY.**

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

DOCKET #2013-06642

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

TAX PARCEL #26-11-68-3.

PROPERTY ADDRESS: 35 Ferry Road, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **LAURA L. SCHREINER**.

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

NEW HOPE BOROUGH

DOCKET #2012-10918

PREMISES: 354 West Bridge Street, York Place Condominium, Unit 354, New Hope Borough, Bucks County, PA.

TAX PARCEL: 27-001-001-002-354.

ALL THAT CERTAIN Unit in the property known, named and identified as York Place, a Condominium, situate in the **BOROUGH OF NEW HOPE**, County of Bucks and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act of Pennsylvania, Act of 1980, July 2, No. 82 (68 PA C. S. A. 3101 et seq.) by the recording in the Office of the Recorder of Deeds of Bucks County of a Declaration of Condominium dated 1/15/1988 and recorded in Deed Book 2797 Page 510 and a Declaration Plan dated 1/4/1988 and recorded in Plan Book 243 Page 65 being designated as Unit No. 354, as more fully described in said Declaration of Condominium and Declaration Plan.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

IMPROVEMENTS: UNIT 354 – 1,225 S/F COMMERCIAL CONDO. UNIT 356 – 981 S/F COMMERCIAL CONDO.

PREMISES: 356 West Bridge Street, York Place Condominium, Unit 356, New Hope Borough, Bucks County, PA.

TAX PARCEL: 27-001-001-002-356.

ALL THAT CERTAIN Unit in the property known, named and identified as York Place,

a Condominium, situate in the **BOROUGH OF NEW HOPE**, County of Bucks and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act of Pennsylvania, Act of 1980, July 2, No. 82 (68 PA C. S. A. 3101 et seq.) by the recording if the Office of the Recorder of Deeds of Bucks County of a Declaration of Condominium dated 1/15/1988 and recorded in Deed Book 2797 Page 510 and a Declaration Plan dated 1/4/1988 and recorded in Plan Book 243 Page 65 being designated as Unit No. 356, as more fully described in said Declaration of Condominium and Declaration Plan.

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

IMPROVEMENTS: 981 S/F COMMERCIAL CONDO.

SOLD AS THE PROPERTY OF: **MARC E. NAIDS**.

JERROLD S. KULBACK, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

NEWTOWN TOWNSHIP

DOCKET #2009-11259

ALL THAT CERTAIN unit in the property known, named and identified as Liberty Square Condominium, formerly known as Fresh Impressions Condominiums, located in the **TOWNSHIP OF NEWTOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #29-024-261-97.

PROPERTY ADDRESS: 262 Leedom Way, Newtown, PA 18940.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **JOSEPH SIANO A/K/A JOSEPH J. SIANO**.

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

DOCKET #2012-03039

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

TAX PARCEL #29-045-023.

PROPERTY ADDRESS: 33 Kirkwood Drive,
Newtown, PA 18940.

IMPROVEMENTS: SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOAN
CHARLOTTE HONER AND JAMES
MULRINE, JR.**

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

JUDGMENT AMOUNT: \$ 728,807.28.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH
MCDANIEL A/K/A JOSEPH CLAUDE
MCDANIEL.**

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

DOCKET #2012-03733

BANK OF AMERICA, N.A. AS SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP v. UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER PAUL J. MAURO,
DECEASED owner(s) of property situate in
the **TOWNSHIP OF NEWTOWN**, Bucks
County, Pennsylvania, being 55 Brecknock
Court, Newtown, PA 18940-2412.

TAX PARCEL #29-045-172.

PROPERTY ADDRESS: 55 Brecknock Court,
Newtown, PA 18940-2412.

JUDGMENT AMOUNT: \$ 288,808.31.

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
PAUL J. MAURO, DECEASED.**

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

NORTHAMPTON TOWNSHIP

DOCKET #2008-02328-26-1

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR CREDIT SUISSE FIRST
BOSTON, MBS ARMT 2005-2 v. JOSEPH
MCDANIEL A/K/A JOSEPH CLAUDE
MCDANIEL owner(s) of property situate in
the **TOWNSHIP OF NORTHAMPTON**,
Bucks County, Pennsylvania, being 111 Gwyn
Lynn Drive, Ivyland, PA 18974-5803.

TAX PARCEL #31-052-086.

PROPERTY ADDRESS: 111 Gwyn Lynn
Drive, Ivyland, PA 18974-5803.

DOCKET #2008-08019

ALL THAT CERTAIN Messuage and three
lots of land located in the **TOWNSHIP OF
NORTHAMPTON**, County of Bucks and
Commonwealth of Pennsylvania.

TAX PARCEL #31-18-50.

PROPERTY ADDRESS: 41 Burdsall Avenue
a/k/a Burdsal Avenue, Richboro, PA 18954.

IMPROVEMENTS: SINGLE FAMILY
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WAYNE
LEITZ AND ROBIN MACNAUGHTON
LEITZ.**

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

DOCKET #2012-03331

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

TAX PARCEL #31-060-015.

PROPERTY ADDRESS: 34 Cedarbrook
Drive, Churchville, PA 18966.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL
CEBZANOV AND VICTORIA B.
CEBZANOV.**

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

DOCKET #2013-05912

ALL THAT CERTAIN Unit in the property
known, named and identified as Classic/
Colonnade Condominium, located in
NORTHAMPTON TOWNSHIP, Bucks
County, Commonwealth of Pennsylvania,
which has heretofore been submitted to the
Provisions of the Uniform Condominium Act,
68 Pa., C.S. 3101 et seq., by the recording in
the Bucks County Department of Records of

a Declaration dated 5/3/1988 and recorded 5/9/1988 in Deed Book 2815 page 315 and a First Amendment thereto recorded in Deed Book 2836 page 459 and a Second Amendment thereto recorded in Deed Book 2841 page 443 being and designated as Unit No. 780-A together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 2.380952%.

TAX PARCEL #31-067-369-780A.

PROPERTY ADDRESS: 2101 Hopkins Court, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRIAN K. BROWN.**

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

DOCKET #2013-06692

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

TAX PARCEL #31-55-74.

PROPERTY ADDRESS: 12 Charles Drive, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **MARY E. LAURELLI-MUDRICK AND JOHN MUDRICK.**

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

PERKASIE BOROUGH

DOCKET #2013-05693

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. JOSEPH D. BORRAJO owner(s) of property situate in the **PERKASIE BOROUGH**, 1ST WARD, Bucks County, Pennsylvania, being 246 North 3rd Street, Perkasio, PA 18944-1837.

TAX PARCEL #33-10-48.

PROPERTY ADDRESS: 246 North 3rd Street, Perkasio, PA 18944-1837.

JUDGMENT AMOUNT: \$ 194,893.58.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH D. BORRAJO.**

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

PLUMSTEAD TOWNSHIP

DOCKET #2013-02902

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2005-EFC4 v. MARIE L. ALMEIDA owner(s) of property situate in the **TOWNSHIP OF PLUMSTEAD**, Bucks County, Pennsylvania, being 4538 Summerhill Drive, Doylestown, PA 18902-8802.

TAX PARCEL #34-013-058.

PROPERTY ADDRESS: 4538 Summerhill Drive, Doylestown, PA 18902-8802.

JUDGMENT AMOUNT: \$ 275,390.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARIE L. ALMEIDA.**

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

QUAKERTOWN BOROUGH

DOCKET #2013-00734

ALL THAT CERTAIN lot of land situate in 3rd WARD OF THE **BOROUGH OF QUAKERTOWN**, Bucks County, Pennsylvania.

TAX PARCEL #35-9-202.

PROPERTY ADDRESS: 41 North Penrose Street, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL D. GUTTMAN AND MICHELE ZUBAK.**

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

DOCKET #2013-03839

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

TAX PARCEL #35-002-217.

PROPERTY ADDRESS: 26 Braithwaite Lane, Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBYN LYNN HEEGARD**.

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

DOCKET #2013-04839

ALL THAT CERTAIN lot or piece of ground with the Buildings and improvements thereon erected, situate in the **BOROUGH OF QUAKERTOWN**, County of Bucks.

TAX PARCEL #35-1-241.

PROPERTY ADDRESS: 22 Berks Court, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTOPHER M. HERTLEIN AND EMILY B. HERTLEIN**.

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

DOCKET #2013-05369

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2005-AC2, ASSET-BACKED CERTIFICATES, SERIES 2005-AC2 v. KRISTA SUE ROCHELLE AND PAUL DAVID ROCHELLE owner(s) of property situate in **QUAKERTOWN BOROUGH**, Bucks County, Pennsylvania, being 204 Washington Court, Quakertown, PA 18951-1422.

TAX PARCEL #35-006-048-072.

PROPERTY ADDRESS: 204 Washington Court, Quakertown, PA 18951-1422.

JUDGMENT AMOUNT: \$ 110,190.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KRISTA SUE ROCHELLE AND PAUL DAVID ROCHELLE**.

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

DOCKET #2013-06514

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **BOROUGH OF QUAKERTOWN**, County of Bucks, Commonwealth of Pennsylvania, described according to a survey made by Milford Survey Associates, dated 3/13/1979 as follows to wit.

TAX PARCEL #35-011-018.

PROPERTY ADDRESS: 202 S. Front Street, Quakertown, PA 18951.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN R. FREY, JR. AND SARAH MARKLEY**.

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

RICHLAND TOWNSHIP**DOCKET #2011-09981**

PNC BANK, NATIONAL ASSOCIATION SBM NATIONAL CITY MORTGAGE COMPANY, A DIVISION OF NATIONAL CITY BANK v. JENNIFER K. FRYE AND TIMOTHY J. GODSHALL owner(s) of property situate in the **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania, being 286 Johnson Lane, Quakertown, PA 18951-2737.

TAX PARCEL #36-025-273.

PROPERTY ADDRESS: 286 Johnson Lane, Quakertown, PA 18951-2737.

JUDGMENT AMOUNT: \$ 222,699.04.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JENNIFER K. FRYE AND TIMOTHY J. GODSHALL**.

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

DOCKET #2012-10078

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **RICHLAND TOWNSHIP**, Bucks County, and State of Pennsylvania, known as 675 Rock Hill Road, Perkaspie, bounded and described as follows, to wit.

TAX PARCEL #36-39-88.

PROPERTY ADDRESS: 675 Rock Hill Road, Quakertown, PA 18951, Richland Township. IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM WILLIAMS AND MARY PAT WILLIAMS. JEFFREY G. TRAUGER**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-05832

WELLS FARGO BANK, N.A. v. JOSEPH A. RIOS owner(s) of property situate in **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania, being 1057 Huntington Road, Quakertown, PA 18951-5054.

TAX PARCEL #36-025-028-002.

PROPERTY ADDRESS: 1057 Huntington Road, Quakertown, PA 18951-5054. JUDGMENT AMOUNT: \$ 356,263.62.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH A. RIOS.**

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

DOCKET #2013-05898

WELLS FARGO BANK, N.A. v. JENNIFER K. DAVIS AND NATHANIEL A. DAVIS owner(s) of property situate in **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania, being 59 Ivy Court, Quakertown, PA 18951-2766.

TAX PARCEL #36-025-100.

PROPERTY ADDRESS: 59 Ivy Court, Quakertown, PA 18951-2766. JUDGMENT AMOUNT: \$ 163,148.98.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JENNIFER K. DAVIS AND NATHANIEL A. DAVIS.**

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

SOLEBURY TOWNSHIP

DOCKET #2010-03264

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

TAX PARCEL #41-8-39-1.

PROPERTY ADDRESS: 5979 Route 202 Road, Lahaska, PA 18931.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KRZYSZTOF DYNDAL AND KRYSTA DYNDAL A/K/A KRYSTYNA DYNDAL. MICHAEL T. MCKEEVER**, Esquire
EDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA

DOCKET #2013-05274

NATIONSTAR MORTGAGE LLC v. HARRY A. DEBARI AND NANCY K. HOM owner(s) of property situate in **SOLEBURY TOWNSHIP**, Bucks County, Pennsylvania, being 6054 Honey Hollow Road, Doylestown, PA 18902-9472.

TAX PARCEL #41-008-013-003.

PROPERTY ADDRESS: 6054 Honey Hollow Road, Doylestown, PA 18902-9472.

JUDGMENT AMOUNT: \$ 395,453.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **HARRY A. DEBARI AND NANCY K. HOM.**

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

SPRINGFIELD TOWNSHIP

DOCKET #2012-01161

CITIMORTGAGE, INC. v. DAVID PALUMBO A/K/A DAVID J. PALUMBO AND JENNIFER PALUMBO A/K/A JENNIFER F. PALUMBO owner(s) of property situate in the **TOWNSHIP OF SPRINGFIELD**, Bucks County,

Pennsylvania, being 1875 Tulpe Way, Riegelsville, PA 18077-9555.

TAX PARCEL #42-021-037-005.

PROPERTY ADDRESS: 1875 Tulpe Way, Riegelsville, PA 18077-9555.

JUDGMENT AMOUNT: \$ 511,429.37.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID PALUMBO A/K/A DAVID J. PALUMBO AND JENNIFER PALUMBO A/K/A JENNIFER F. PALUMBO.**

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

DOCKET #2013-06329

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. RANDALL L. HARKLEROAD AND SHARON M. HARKLEROAD owner(s) of property situate in **SPRINGFIELD TOWNSHIP**, Bucks County, Pennsylvania, being 5938 Route 412 Riegelsville, PA 18077-9739.

TAX PARCEL #42-022-002 and 42-022-003.

PROPERTY ADDRESS: 5938 Route 412 Riegelsville, PA 18077-9739.

JUDGMENT AMOUNT: \$ 230,164.79.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RANDALL L. HARKLEROAD AND SHARON M. HARKLEROAD.**

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

TINICUM TOWNSHIP

DOCKET #2013-01140

WELLS FARGO BANK, N.A. v. SCOTT D. MIGNOGNA owner(s) of property situate in **TINICUM TOWNSHIP**, Bucks County, Pennsylvania, being 14 Meadow Lane, Ottsville, PA 18942-9767.

TAX PARCEL #44-036-031.

PROPERTY ADDRESS: 14 Meadow Lane, Ottsville, PA 18942-9767.

JUDGMENT AMOUNT: \$ 263,766.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SCOTT D. MIGNOGNA.**

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

TULLYTOWN BOROUGH

DOCKET #2012-07212

BANK OF AMERICA, N.A SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. ROBERT MASTERSON AND RACHEL MASTERSON A/K/A RACHELE MASTERSON owner(s) of property situate in the **TULLYTOWN BOROUGH**, Bucks County, Pennsylvania, being 331 Lakeside Drive, Levittown, PA 19054-3932.

TAX PARCEL #46-007-043.

PROPERTY ADDRESS: 331 Lakeside Drive, Levittown, PA 19054-3932.

JUDGMENT AMOUNT: \$ 275,344.26.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT MASTERSON AND RACHEL MASTERSON A/K/A RACHELE MASTERSON.**

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

DOCKET #2013-05668

WELLS FARGO BANK, N.A. v. JANINE P. WILKINS owner(s) of property situate in **TULLYTOWN BOROUGH**, Bucks County, Pennsylvania, being 241 Lakeside Drive, Levittown, PA 19054-3905.

TAX PARCEL #46-005-033.

PROPERTY ADDRESS: 241 Lakeside Drive, Levittown, PA 19054-3905.

JUDGMENT AMOUNT: \$ 236,342.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JANINE P. WILKINS.**

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

UPPER MAKEFIELD TOWNSHIP

DOCKET #2012-04555

ALL THAT CERTAIN lot or piece of land, SITUATE in the **TOWNSHIP OF UPPER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania, bounded and described, according to Major Subdivision Plan, Quail Ridge, made by Czop/Spector, Inc., Consulting Engineers & Surveyors, dated 04/15/1991, last revised 06/15/1995 and recorded at Doylestown, Bucks County, PA in Plan Book 282 page 58 as follows, to wit.

TAX PARCEL #47-004-083-001.

PROPERTY ADDRESS: 1 Bryce Lane, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN T. VANNI AND BERNICE M. VANNI**.

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

UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2010-01572

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

TAX PARCEL #48-023-108.

PROPERTY ADDRESS: 10 Snowflake Road, Huntingdon Valley, PA 19006.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MOSHE SWISS**.

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

DOCKET #2012-04603

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

TAX PARCEL #48-20-77.

PROPERTY ADDRESS: 1364 Cushmore Road, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **RAE-ANNE M. RAVERT AND WILLIAM E. RAVERT**.
MARK J. UDREN, Esquire

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

WARMINSTER TOWNSHIP

DOCKET #2009-11335

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC v. JOSEPH D. FLEISCH AND CYNTHIA SIGAFOOS owner(s) of property situate in the **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, being 180 Magnolia Road, Warminster, PA 18974-4381.

TAX PARCEL #49-014-243.

PROPERTY ADDRESS: 180 Magnolia Road, Warminster, PA 18974-4381.

JUDGMENT AMOUNT: \$ 283,788.68.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH D. FLEISCH AND CYNTHIA SIGAFOOS**.
PHELAN HALLINAN, Esquire

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

DOCKET #2012-01451

WELLS FARGO BANK, N.A. v. MILA BELKOVSKY AND THE BELKOVSKY TRUST owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, being 974 Meadow Glen Road, Warminster, PA 18974-4052.

TAX PARCEL #49-11-292.

PROPERTY ADDRESS: 974 Meadow Glen Road, Warminster, PA 18974-4052.

JUDGMENT AMOUNT: \$ 332,296.28.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MILA BELKOVSKY AND THE BELKOVSKY TRUST**.

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

DOCKET #2012-08572

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE

HOME LOANS SERVICING, L.P. v. DEBORAH A. TASICH owner(s) of property situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, being 718 Mueller Road, Warminster, PA 18974-2753. TAX PARCEL #49-017-028.

PROPERTY ADDRESS: 718 Mueller Road, Warminster, PA 18974-2753.

JUDGMENT AMOUNT: \$ 427,301.39.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DEBORAH A. TASICH**.

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

DOCKET #2013-02256

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

TAX PARCEL #49-27-176.

PROPERTY ADDRESS: 193 Washington Drive, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JAMIE DORSEY AND PATRICK M. DORSEY**.

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

DOCKET #2013-04566

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

TAX PARCEL #49-45-5.

PROPERTY ADDRESS: 936 Decker Lane, Warminster, PA 18974.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KIMBERLY S. GAVIN AS EXECUTRIX OF THE ESTATE OF MELVIN REESE, DECEASED**.

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

DOCKET #2013-05158

PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC v. MARY MILLER A/K/A MARY G. MILLER AND COLLEEN MILLER owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, being 1055 Orchid Road, Warminster, PA 18974-2439.

TAX PARCEL #49-032-158.

PROPERTY ADDRESS: 1055 Orchid Road, Warminster, PA 18974-2439.

JUDGMENT AMOUNT: \$ 311,195.07.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARY MILLER A/K/A MARY G. MILLER AND COLLEEN MILLER**.

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

DOCKET #2013-05487

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

TAX PARCEL #49-018-213.

PROPERTY ADDRESS: 369 Fir Street,
Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF:
CHRISTOPHER M. DANSBY.

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

DOCKET #2013-05698

WELLS FARGO BANK, N.A. v. MARIO
RODRIGUEZ owner(s) of property situate
in **WARMINSTER TOWNSHIP**, Bucks
County, Pennsylvania, being 453 Byron
Road, a/k/a 453 Byron St., Warminster, PA
18974-2903.

TAX PARCEL #49-045-091.

PROPERTY ADDRESS: 453 Byron Road,
a/k/a 453 Byron St., Warminster, PA 18974-
2903.

JUDGMENT AMOUNT: \$ 296,525.74.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

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

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

WARRINGTON TOWNSHIP

DOCKET #2012-08597

BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING LP v. OLGA
ROSIK AND OLEG NIKISHIN owner(s) of
property situate in **WARRINGTON
TOWNSHIP**, Bucks County, Pennsylvania,
being 211 Wayside Drive, Warrington, PA
18976-2904.

TAX PARCEL #50-010-108-001.

PROPERTY ADDRESS: 211 Wayside Drive,
Warrington, PA 18976-2904.

JUDGMENT AMOUNT: \$ 179,955.75.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **OLGA
ROSIK AND OLEG NIKISHIN.**

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

DOCKET #2013-02895

WELLS FARGO BANK, N.A. v. MARTIN
CERVERA AND LORI A. CERVERA
owner(s) of property situate in
WARRINGTON TOWNSHIP, Bucks
County, Pennsylvania, being 2161 Wodock
Avenue, Warrington, PA 18976-2316.

TAX PARCEL NUMBER 1: 50-023-029.

TAX PARCEL NUMBER 2: 50-023-029-
001.

TAX PARCEL NUMBER 3: 50-023-030.

PROPERTY ADDRESS: 2161 Wodock
Avenue, Warrington, PA 18976-2316.

JUDGMENT AMOUNT: \$ 273,443.76.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **MARTIN
CERVERA AND LORI A. CERVERA.**

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

DOCKET #2013-03110

WELLS FARGO BANK, N.A. v. THOMAS
J. PFAFF, IN HIS CAPACITY AS HEIR OF
WILLIAM H. PFAFF, DECEASED AND
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
WILLIAM H. PFAFF, DECEASED owner(s)
of property situate in **WARRINGTON
TOWNSHIP**, Bucks County, Pennsylvania,
being 2134 Dapple Drive, Warrington, PA
18976-1914.

TAX PARCEL #50-51-220.

PROPERTY ADDRESS: 2134 Dapple Drive,
Warrington, PA 18976-1914.

JUDGMENT AMOUNT: \$ 204,121.40.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS
J. PFAFF, IN HIS CAPACITY AS HEIR
OF WILLIAM H. PFAFF, DECEASED AND
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
WILLIAM H. PFAFF, DECEASED.**

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

WRIGHTSTOWN TOWNSHIP

DOCKET #2013-06303

ALL THAT CERTAIN messuage and tract of land in the Village of Penns Park, **TOWNSHIP OF WRIGHTSTOWN**, County of Bucks and Commonwealth of Pennsylvania, adjoining lands of Miss Sarah Atkinson and Mrs. E. B. Fesmire, bounded and described as follows.

TAX PARCEL #53-014-002.

PROPERTY ADDRESS: 2336 2nd Street Pike, Township of Wrightstown.

IMPROVEMENTS: TWO STORY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEREMY H. PRESTON.****DOUGLAS G. THOMAS**, EsquireEDWARD J. DONNELLY, Sheriff
Sheriff's Office, Doylestown, PA**YARDLEY BOROUGH**

DOCKET #2012-10491

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGO L. DUBOSE

A/K/A MARGO LYNN DUBOSE, DECEASED owner(s) of property situate in the **BOROUGH OF YARDLEY**, Bucks County, Pennsylvania, being 8 Letchworth Avenue, Yardley, PA 19067-1732.

TAX PARCEL #54-007-080.

PROPERTY ADDRESS: 8 Letchworth Avenue, Yardley, PA 19067-1732.

JUDGMENT AMOUNT: \$ 182,601.00.

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 MARGO L. DUBOSE A/K/A MARGO LYNN DUBOSE, DECEASED.**

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

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

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

Charter Application

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

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

Mann Law Associates, P.C., Solicitors
One Oxford Valley, Suite 850
Langhorne, PA 19047

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.

CABINETRWAY.COM LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

LANGHORNE TRAINING & EVENT CENTER, LLC has been incorporated under the provisions of the Limited Liability Company Law of 1994, 15 Pa. C.S.A. Sec. 8901 et seq.

Francis J. Sullivan, Solicitor
Hill Wallack LLP
777 Township Line Road, Suite 250
Yardley, PA 19067

Charter Application Professional

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

KARDOS, RICKLES, HAND & BIDLINGMAIER, P.C. has been incorporated under the provisions of the Pennsylvania Professional Corporation Law of 1988 as amended.

Robert J. Donaghy, Solicitor
301 South State Street, E-100
Newtown, PA 18940

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 **January 6, 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.

MICHAEL BURKLUND – Dean E. Burkland, Executor
MABEL D. FRIES – Pamela C. McMullen, Executrix

DONALD PETRILLE, JR., ESQUIRE,
REGISTER OF WILLS
AND CLERK OF THE
ORPHANS' COURT DIVISION
COURT OF COMMON PLEAS
OF BUCKS COUNTY

Corporate Dissolution

Pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended, notice is hereby given that **WYM ITC USA**, is currently in the process of voluntarily dissolving.

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

ARIETTA, CATHERINE I., dec'd.

Late of Yardley, Bucks County, PA.
Administratrix: **NANCY M. KUTCH**,
c/o Bruce Weida, Esq., 245 Main St.,
Emmaus, PA 18049.
Attorney: **BRUCE WEIDA**, 245 Main
St., Emmaus, PA 18049.

BIANCONI, BLANCHE, dec'd.

Late of Hilltown Township.
Executrix: **KATHRYN M. BIANCONI**,
c/o Law Office of Michelle C. Berk, P.C.,
400 Maryland Drive, Suite 200, Fort
Washington, PA 19034.
Attorney: **LAW OFFICE OF
MICHELLE C. BERK, P.C.**, 400
Maryland Drive, Suite 200, Fort
Washington, PA 19034.

GIBBS, GENIE C. a/k/a **GENIE GIBBS**,
dec'd.

Late of Warminster Township.
Executor: **SEAN L. GIBBS**, c/o
Theodore S. Cox, Jr., Esquire,
919 Conestoga Rd., Bldg. Two, Ste. 309,
Rosemont, PA 19010-1353.
Attorney: **THEODORE S. COXE, JR.**,
919 Conestoga Rd., Bldg. Two, Ste. 309,
Rosemont, PA 19010-1353.

GUTH, JR., JACOB a/k/a **JACOB J.
GUTH, JR.**, dec'd.

Late of Bridgeton Township.
Executrix: **BARBARA H. GUTH**, c/o
Grim, Biehn & Thatcher, 104 S. 6th
Street, P. O. Box 215, Perkasio,
PA 18944-0215.
Attorney: **JOEL STEINMAN**, Grim,
Biehn & Thatcher, 104 S. 6th Street,
P. O. Box 215, Perkasio, PA 18944-0215.

HULBURD, PHYLLIS N., dec'd.

Late of Doylestown Borough.
Executrix: **ELAINE SEEB**, c/o D.
Rodman Eastburn, Esquire, 60 E. Court
Street, Doylestown, PA 18901-0137.
Attorney: **D. RODMAN EASTBURN**,
Eastburn & Gray, PC, 60 E. Court Street,
P. O. Box 1389, Doylestown, PA 18901-
0137.

KRIEBEL, FLOYD L., dec'd.

Late of Hilltown Township.

Executrices: **KELLY ANN**

SCHNEIDER, KIMBERLY RAE

BARGHER and KRISTA RACHELLE

ALDERFER, c/o Robert A. Walper,

Esquire, Ten Sentry Parkway, Ste. 200,

Blue Bell, PA 19422-3001.

Attorney: **ROBERT A. WALPER**, Fox

Rothschild LLP, Ten Sentry Parkway,

Ste. 200, P. O. Box 3001, Blue Bell,

PA 19422-3001.

LANDIS, JOHN W., dec'd.

Late of Perkasio Borough.

Administrator: **THOMAS A. LANDIS**,

P. O. Box 9561, Reno, NV 89507.

Attorney: **SAMUEL J. TRUEBLOOD**,

P. O. Box 987, Valley Forge,

PA 19482.

MC KEE, JR., JOHN CHARLES a/k/a

JOHN MC KEE, dec'd.

Late of Warrington Township.

Administrator: **WILLIAM MC KEE**,

2335 Willow Brook Drive, Huntingdon

Valley, PA 19006.

Attorney: **THOMAS E. SHEA**, Stern &

Eisenberg, PC, 1581 Main Street, Ste.

200, Warrington, PA 18976.

ORPHANIDES, BARBARA a/k/a

BARBARA W. ORPHANIDES, dec'd.

Late of Buckingham Township.

Executors: **ANDREA L. ORPHANIDES**

and **DAVID G. ORPHANIDES**, c/o

D. Rodman Eastburn, Esquire,

60 E. Court Street, Doylestown, PA

18901-0137.

Attorney: **D. RODMAN EASTBURN**,

Eastburn & Gray, PC, 60 E. Court Street,

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

0137.

ORTENDAHL, JUNE F., dec'd.

Late of Northampton Township.

Executrix: **ELLEN J. JONES**,

c/o Don F. Marshall, Esquire, Stuckert

and Yates, P. O. Box 70, Newtown,

PA 18940.

Attorney: **DON F. MARSHALL**,

Stuckert and Yates, P. O. Box 70,

Newtown, PA 18940.

PAWLISHYN, JUSTINE a/k/a **JUDY**

PAWLISHYN, dec'd.

Late of Feasterville, Lower Southampton.

Executor: **WILLIAM PAWLISHYN**,

2178 Sarahs Lane, Warrington,

PA 18976.

PISTORIO, ANGELA a/k/a **ANGELA**

COLE, dec'd.

Late of Croydon, Bristol Township.

Executor: **CHARLES S. PISTORIO**,

1317 Maryland Avenue, Croydon,

PA 19021.

SKLODOWSKI, LUCY M., dec'd.

Late of Northampton Township.

Executor: **MATTHEW G.**

SKLODOWSKI, JR., c/o William J.

Benz, Esquire, 307 Lakeside Drive,

Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, 307

Lakeside Drive, Southampton, PA 18966.

SLACK, SR., FREDERICK J. a/k/a

FREDERICK J. SLACK, dec'd.

Late of Buckingham Township.

Executrix: **CONNIE M. EVANS**, c/o

William T. Dudeck, Esquire, 60 E. Court

Street, Doylestown, PA 18901-0137.

Attorney: **WILLIAM T. DUDECK**,

Eastburn & Gray, PC, 60 E. Court Street,

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

0137.

THIESSEN, JOAN E. a/k/a **JOAN**

THIESSEN, dec'd.

Late of Buckingham Township.

Executor: **WERNER THIESSEN**, c/o

Thomas O. Hiscott, Esquire, 100 Four

Falls, Ste. 300, West Conshohocken,

PA 19428.

Attorney: **THOMAS O. HISCOTT**,

Heckscher, Teillon, Terrill & Sager, 100

Four Falls, Ste. 300, West Conshohocken,

PA 19428.

WILKINSON, LORETTA S. a/k/a

SUE WILKINSON, dec'd.

Late of Doylestown Township.

Executors: **DAVID S. ROHRBAUGH**,

2905 Oak Ridge Road, Huntingdon Valley,

PA 19006 and **JOSEPH W.**

ROHRBAUGH III, 140 York Road,

Milford, NJ 08848.

Second Publication

ACKER, ANNA MAY, dec'd.

Late of Upper Southampton, Bucks

County, PA.

Executor: **ROBERT ACKER**, 922
Manor Lane, Southampton, PA 18966.

BAIER, MARY C., dec'd.

Late of Trevoise, Bensalem Township.
Executrix: **MARY G. SEELY**, 4850
Weldon Ave., Trevoise, PA 19053.

BALL, LAURA, dec'd.

Late of Bristol Township.
Executrix: **LAUREN BALL**, 1034 Second
Ave., Croydon, PA and **ARLENE**
DRZYMALA, No. 5 Cobalt Cross Rd.,
Levittown, PA.

BROSOVICH, FRANK J., dec'd.

Late of Levittown, Falls Township.
Executor: **SHAWN J. BROSOVICH**,
c/o John J. Cook, Jr., Esquire, Jackson,
Cook, Caracappa & Scott, 312 Oxford
Valley Road, Fairless Hills, PA 19030.
Attorney: **JOHN J. COOK, JR.**,
Jackson, Cook, Caracappa & Scott,
312 Oxford Valley Road, Fairless Hills,
PA 19030.

BROWN, DAVID WILLIAM, dec'd.

Late of Churchville, Northampton.
Administratrix: **BARBARA G.**
BROWN, 282 Stratford Dr.,
Churchville, PA 18966.

CASTRANTAS, JOAN W., dec'd.

Late of Newtown Township.
Executor: **PAUL D. CASTRANTAS**, c/o
William J. Benz, Esquire, Suite 307,
Lakeside Office Park, Southampton,
PA 18966.
Attorney: **WILLIAM J. BENZ**, Suite
307, Lakeside Office Park, Southampton,
PA 18966.

COSTELLO, BERNICE a/k/a **BERNICE F.**
COSTELLO, dec'd.

Late of Bristol Township.
Executor: **FRANK G. COSTELLO**, c/o
William J. Salerno, Esquire, 220 Radcliffe
Street, Bristol, PA 19007.
Attorney: **WILLIAM J. SALERNO**,
220 Radcliffe Street, Bristol,
PA 19007.

D'ALONZO, SR., GILBERT E., dec'd.
 Late of Newtown, Bucks County, PA.
 Executor: **GILBERT E. D'ALONZO, JR.**, c/o F. Craig La Rocca, Esquire, 800 N. Broad Street, Lansdale, PA 19446.

DERSTINE, ELIZABETH S., dec'd.
 Late of West Rockhill Township.
 Executor: **R. LAWRENCE DERSTINE**, 488 Harleysville Pike, Harleysville, PA 19438.
 Attorney: **JEFFREY K. LANDIS**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P. O. Box 64769, Souderton, PA 18964.

DETWEILER, PAUL D., dec'd.
 Late of Sellersville Borough.
 Executors: **DAVID DETWEILER** and **JULIE DETWEILER**, 316 Lawn Avenue, Sellersville, PA 18960.
 Attorney: **MICHAEL F. FRISBIE**, P. O. Box 258, 847 West Market Street, Perkasio, PA 18944.

DICKS, MELVIN D., dec'd.
 Late of Bedminster Township.
 Executor: **LEMUEL W. DICKS, JR.**, c/o Gregory J. Lake, Esquire, Lakeland Farm, 2552 Dark Hollow Road, Jamison, PA 18929.
 Attorney: **GREGORY J. LAKE**, Lakeland Farm, 2552 Dark Hollow Road, Jamison, PA 18929.

EVANS, HILDA K., dec'd.
 Late of Quakertown Borough.
 Executor: **ROBERT B. EVANS**, 520 Redwood Street, Harrisburg, PA 17109.
 Attorney: **J. OLIVER GINGRICH**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P. O. Box 64769, Souderton, PA 18964.

GUTFELD, HONEY, dec'd.
 Late of Bucks County, PA.
 Administratrix: **JENNIFER HILL**, c/o Lynelle A. Gleason, Esquire, 626 South State Street, Newtown, PA 18940.
 Attorney: **LYNELLE A. GLEASON**, Kardos, Rickles, Hand & Bidlingmaier, 626 South State Street, Newtown, PA 18940.

ISAACS, JEAN A., dec'd.
 Late of Middletown Township.
 Executors: **JILL GIVLER** and **ANDERSON ISAACS**, c/o Thomas F.

Goldman, Esquire, 138 N. State Street, Newtown, PA 18940.

Attorney: **THOMAS F. GOLDMAN**, 138 N. State Street, Newtown, PA 18940.

JANNEY, MARGARET J., dec'd.
 Late of Newtown Township.
 Executrices: **KAYE L. MOHLINE** and **BARBARA L. TANNER**, 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.

KENNEDY, RICHARD W., dec'd.
 Late of Warminster, Bucks County, PA.
 Executrix: **NANCY K. TRIBLEY**, 206 Crestview Dr., Telford, PA 18969.

KNAUSS, RUSSELL W., dec'd.
 Late of Richboro, Bucks County, PA.
 Executrix: **PATRICIA BAXTER**, P. O. Box 95, Mifflinburg, PA 17844 and **EILEEN ROTH**, 110 Tranquil Ave., Butler, PA 16006.

KOLAR, DAVID L., dec'd.
 Late of Bristol Township.
 Executrix: **NANCY A. KOLAR**, c/o Bridget M. Whitley, Esq., 17 S. Second Street, 6th Fl., Harrisburg, PA 17101-2039.

Attorney: **BRIDGET M. WHITLEY**, Skarlatos Zonarich LLC, 17 S. Second Street, 6th Fl., Harrisburg, PA 17101-2039.

LOHAN, MARY D., dec'd.
 Late of Falls Township.
 Executrix: **MARIANNE VonBADINS**, 217 Winding Way, Morrisville, PA 19067 and **KATHRYN E. LIEBHABER**, Esquire, f/k/a **KATHRYN E. VonBADINS**, Esquire, 1063 Mosser Rd., Apt. W101, Breinigsville, PA 18031.

LUBOWITZ, BERNARD, dec'd.
 Late of Warrington Township.
 Executor: **JORDAN LUBOWITZ**, 5 Shalimar Lane, Maple Glen, PA 19002.
 Attorney: **JAMES E. EGBERT**, Egbert & Barnes, PC, 1494 Old York Road, Ste. 200, Abington, PA 19001.

MARX, HELEN E. a/k/a **HELEN MARX**, dec'd.
 Late of Warrington Township.

Executor: **MARTIN J. MARX**, c/o Joseph J. Witiw, Esquire, 1140-B York Road, Warminster, PA 18974-2072.

Attorney: **JOSEPH J. WITIW**, 1140-B York Road, Warminster, PA 18974-2072.

MARX, HOWARD, dec'd.

Late of Northampton Township.

Executors: **JOEL W. MARX** and **DANIEL R. MARX**, c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

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

MC GRATH, FRANCIS a/k/a **FRANCIS J. MC GRATH**, dec'd.

Late of Lower Southampton Township. Executrix: **JUNE ANDERSON**, c/o Embery, Outterson & Fuges, Esquires, 300 Huntingdon Pike, Rockledge, PA 19046.

Attorneys: **EMBERY, OUTTERSON & FUGES**, 300 Huntingdon Pike, Rockledge, PA 19046.

NICKERSON, DORIS MAY a/k/a **DORIS BECK** and **DORIS STREEPER NICKERSON**, dec'd.

Late of Bristol Township.

Executor: **DEAN NICKERSON**, 7200 Riverview Ave., Bristol, PA 19007.

PAGE, DORIS F. nee **DORIS MAE FLICKINGER**, dec'd.

Late of Buckingham Township.

Executrices: **PENNY PAGE**, 37 Tupelo Lane, Langhorne, PA 19047 and **SUSAN PAGE**, 130 Liberty Blvd., Bensalem, PA 19020.

PIANKO, CHARLES B. a/k/a **CHARLES B. PIANKO, SR.**, dec'd.

Late of Warminster, Bucks County, PA. Executor: **CHARLES B. PIANKO, JR.**, 3726 North Easton Road, Doylestown, PA 18902.

RANSKI, EDWARD S., dec'd.

Late of Bensalem Township.

Administrator: **JAMES E. EGBERT**, Esquire, 1494 Old York Road, Ste. 200, Abington, PA 19001.

Attorney: **JAMES E. EGBERT**, Egbert & Barnes, PC, 1494 Old York Road, Ste. 200, Abington, PA 19001.

ROXBERRY, BRIAN JOHN, dec'd.

Late of Bensalem, Bucks County, PA.

Administratrix: **SUSAN G. ROXBERRY**, 224 Grant Ave., Croydon, PA 19021.

SHEEHAN, ELEANOR R., dec'd.

Late of Levittown, Falls Township.

Executors: **JAMES SHEEHAN**, 555 Fernwood Lane, Fairless Hills, PA 19030 and **DONALD SHEEHAN**, 2011 Cross Road, Bristol, PA 19007.

SMAKULA, HAROLD, dec'd.

Late of Hilltown Township.

Administratrix: **JULIA DETWEILER**, c/o Grim, Biehn & Thatcher, 104 S. 6th Street, P. O. Box 215, Perkasio, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, Grim, Biehn & Thatcher, 104 S. 6th Street, P. O. Box 215, Perkasio, PA 18944-0215.

STEEVER, THOMAS W. a/k/a **THOMAS W. STEEVER, SR.**, dec'd.

Late of Falls Township.

Administratrix CTA: **YVETTE E. TAYLOR-HACHOOSE**, 1234 River Road, Washington Crossing, PA 18977.

Attorney: **MELISSA V. BOND**, Bond & McCullough, 16 N. Franklin Street, Ste. 300A, Doylestown, PA 18901.

STRIPO, JOSEPH W., dec'd.

Late of Bensalem, Bucks County, PA.

Administrator: **MICHAEL J. STRIPO**, 1700 Fuller Street, Philadelphia, PA 19152.

Attorney: **MICHAEL A. LASHNER**, 12 Terry Drive, Suite 105, Newtown, PA 18940.

VITZTHUM, MARIA, dec'd.

Late of Lower Southampton Township.

Executors: **ROBERT VITZTHUM** and **WILFRED VITZTHUM**, c/o Bowen & Burns, 530 Street Road, P. O. Box 572, Southampton, PA 18966.

Attorney: **GERALD L. BOWEN, JR.**, Bowen & Burns, 530 Street Road, P. O. Box 572, Southampton, PA 18966.

WOOD, DONALD E., dec'd.

Late of Morrisville Borough.

Executrices: **JOY BELL**, 177 Share Drive, Morrisville, PA 19067 and **FAITH HOLMES**, 605 Dutcherville Rd., Constantia, NY 13044.

ZAZZARINO, VINCENT a/k/a **VINCENT J. ZAZZARINO**, dec'd.
Late of Bristol Borough.
Executor: **JAMES ZAZZARINO**, c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.
Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.

Third and Final Publication

AUGENBLICK, NADENE, dec'd.
Late of Northampton Township.
Administrator: **DREW AUGENBLICK**, c/o Jenei & Cohen, P.C., 123 West Bridge Street, New Hope, PA 18938.
Attorney: **PAUL R. COHEN**, Jenei & Cohen, P.C., 123 West Bridge Street, New Hope, PA 18938.
BONATELLI, DOLORES P., dec'd.
Late of Bristol Borough.
Executor: **WILLIAM M. WAITE, JR.**, 70 Firtree Rd., Levittown, PA 19056.

BOSCH, VIRGINIA M., dec'd.
Late of Northampton Township.
Executor: **LEO R. BOSCH**, 275 Upper Holland Road, Richboro, PA 18954.
BYRNES, CATHERINE, dec'd.
Late of Lower Makefield Township.
Executrices: **PATRICIA BYRNES** and **KATHLEEN CURRIER**, c/o Highpoint Law Offices, 200 Highpoint Drive #211, Chalfont, PA 18914.
Attorney: **PETER J. GILBERT**, Highpoint Law Offices, 200 Highpoint Drive #211, Chalfont, PA 18914.

DIGIORGIO, PHILOMENA a/k/a **PHILOMENA Di GIORGIO**, dec'd.
Late of Doylestown Township.
Executor: **JOHN S. Di GIORGIO**, 1706 Race Street, Ste. 404, Philadelphia, PA 19103.
Attorney: **JOHN S. Di GIORGIO**, 1706 Race Street, Ste. 404, Philadelphia, PA 19103.

DONNELLY, TIMOTHY JOSEPH, dec'd.
Late of Lower Makefield Township.
Administrator: **LAWRENCE P. DONNELLY, SR.**, 669 Gravel Pk., East Greenville, PA 18041.

Attorney: **HARRY J. GLOSSER, JR.**, 331 W. Bridge Street, Morrisville, PA 19067.

FARLEY, CHRIS ANN a/k/a **ChrisAnn FARLEY**, dec'd.
Late of Bristol Township.
Executor: **KEVIN A. FABRIZIO**, 129 Riverwoods Drive, New Hope, PA 18938.
Attorney: **JOY DICKSTEIN**, 457 Woodbourne Road Suite 102, Langhorne, PA 19047.

GRISI, IRENE M., dec'd.
Late of Buckingham Township.
Executor: **MARK P. GRISI**, c/o Robert A. Godwin, Esquire, 110 South State Street, Newtown, PA 18940.
Attorney: **ROBERT A. GODWIN**, 110 South State Street, P. O. Box 450, Newtown, PA 18940.

HARRISON, MARGARET C., dec'd.
Late of Warrington, Bucks County, PA.
Executor: **RAY DAVIS HARRISON**, 20 W. Peace Valley Rd., Chalfont, PA 18914.

LOVETT, HELENE M. a/k/a **HELENE MARYLOVETT** and **HELENE LOVETT**, dec'd.
Late of Langhorne Manor Borough.
Executor: **HENRY A. LOVETT**, 871 Hulmeville Road, Langhorne, PA 19047-2756.

MAWHINNEY, MARGARET J., dec'd.
Late of Doylestown Township.
Executor: **THOMAS J. MAWHINNEY**, 118 Blue Ribbon Drive, North Wales, PA 19454.
Attorney: **SCOTT A. PETRI**, Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.

McCAULEY, DOROTHY M., dec'd.
Late of Hilltown Township.
Executor: **JAMES W. MCGAULEY** a/k/a **JAMES MCGAULEY**, c/o Thomas A. Cunningham, Esquire, 7990 Oxford Avenue, 1st Fl., Philadelphia, PA 19111.
Attorney: **THOMAS A. CUNNINGHAM**, 7990 Oxford Avenue, 1st Fl., Philadelphia, PA 19111.

MULHERIN, ASHTYN JEANNE, dec'd.
Late of Middletown Township.
Administrators: **DONALD J. MULHERIN, SR.** and **CHRISTINE D.**

MULHERIN, 429 Grove Avenue, Penn del, PA 19047.

Attorney: **FREDERICK M. NICE**, 2755 Century Boulevard, Wyomissing, PA 19610.

NASE, PAULINE F., dec'd.

Late of Telford, Bucks County, PA.

Executrix: **NANCY CLIFF**, c/o Mark M. Medvesky, Medvesky Law Office, 15 Harbor Place, Souderton, PA 18964.

Attorney: **MARK M. MEDVESKY**, Medvesky Law Office, 15 Harbor Place, Souderton, PA 18964.

PARKER, CLAIRE L., dec'd.

Late of Northampton Township.

Executor: **WAYNE N. CORDES**, 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.

PASTORELLA, SR., CHARLES a/k/a **CHARLES J. PASTORELLA, SR.**, dec'd.

Late of Middletown Township.

Executrix: **SHIRLEY J. PASTORELLA**, 19 Quickset Rd., Levittown, PA 19047.

PILEGGI, SR., JOHN J., dec'd.

Late of New Britain Township.

Executor: **JOHN J. PILEGGI, JR.**, c/o F. Craig La Rocca, Esquire, 800 N. Broad Street, Lansdale, PA 19446.

POWELL, VIRGINIA S., dec'd.

Late of Upper Southampton Township.

Executor: **FIRST NATIONAL BANK & TRUST COMPANY OF NEWTOWN**, Sandra Halas, Trust Officer, c/o Bowen & Burns, 530 Street Road, P. O. Box 572, Southampton, PA 18966.

Attorney: **GERALD L. BOWEN, JR.**, Bowen & Burns, 530 Street Road, P. O. Box 572, Southampton, PA 18966.

RICHARDS, MARY C., dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **OTTO W. RICHARDS**, 49 Pinevale Road, Doylestown, PA 18901.

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

SAMSEL, BENJAMIN A., dec'd.

Late of Langhorne Borough.

Executrices: **KAREN E. SAMSEL** and **CHERYL A. SAMSEL**, c/o Joseph P.

McGowan, Esquire, 6221 Rising Sun Avenue, Philadelphia, PA 19111.

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

STOLTZ, HALLE C. a/k/a **HALLE CORSON STOLTZ** and **HALLE MERTLE**, dec'd.

Late of Lower Southampton Township. Executrix: **FELICE WULC**, 219 Willow Wood Drive, New Britain, PA 18901.

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

WAITER, DANIEL, dec'd.

Late of Bristol Township.

Administratrix: **DEBORAH J. WAITER**, 1409 Oxford Valley Road, Levittown, PA 19057.

Attorney: **JOY DICKSTEIN**, 457 Woodbourne Road Suite 102, Langhorne, PA 19047.

WEIMAN, THERESA P., dec'd.

Late of Bristol Township.

Executor: **PAUL LABANCE**, 204 Juniper Drive, Levittown, PA 19056.

Attorney: **JOY DICKSTEIN**, 457 Woodbourne Road Suite 102, Langhorne, PA 19047.

WEISS, MARION F., dec'd.

Late of Upper Makefield Township.

Executor: **SHELDON L. FORTUNE**, c/o Renata T. Pabisz, Esquire, 2410 Bristol Road, Bensalem, PA 19020.

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

WHITE, WALTER M., dec'd.

Late of Falls Township.

Administratrix: **BARBARA P. STEWART**, c/o Michael D. Rubin, Esquire, 90 Snowflake Road, Huntingdon Valley, PA 19006.

Attorney: **MICHAEL D. RUBIN**, Law Office of Michael D. Rubin, 90 Snowflake Road, Huntingdon Valley, PA 19006.

WILLARD, MARTIN LEE a/k/a **M. LEE WILLARD**, dec'd.

Late of Bucks County, PA.

Executor: **CHRISTOPHER D. WILLARD** a/k/a **CHRISTOPHER**

WILLARD, c/o John D. Blumenthal, 179 N. Broad Street, Doylestown, PA 18901.
 Attorney: **JOHN D. BLUMENTHAL**, 179 N. Broad Street, Doylestown, PA 18901.

WILLIG, ERICA a/k/a **ERICA R. WILLIG**, dec'd.

Late of East Rockhill Township.

Administratrix: **SALLY WILLIG**, c/o Jonathan D. Sokoloff, Esquire, 1608 Walnut Street, Ste. 900, Philadelphia, PA 19103.

Attorney: **JONATHAN D. SOKOLOFF**, Diamond, Polsky & Bauer, P.C., 1608 Walnut Street, Ste. 900, Philadelphia, PA 19103.

Miscellaneous

NOTICE OF SHERIFF'S SALE
 IN THE COURT OF COMMON PLEAS
 OF BUCKS COUNTY, PENNSYLVANIA
 NO. 2010-07474

BANK OF AMERICA, N.A.

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAYMOND J. MCGRATH, DECEASED

NOTICE TO: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAYMOND J. MCGRATH, DECEASED**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 156 MAPLE AVENUE, DUBLIN, PA 18917-2406

Being in DUBLIN BOROUGH, County of BUCKS, Commonwealth of Pennsylvania, tax parcel 10-003-001-001

Improvements consist of 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 RAYMOND J. MCGRATH, DECEASED**

Your house (real estate) at 156 MAPLE AVENUE, DUBLIN, PA 18917-2406 is scheduled to be sold at the Sheriff's Sale on 3/14/2014 at 11:00 AM, at the BUCKS County Courthouse, 55 East Court Street, P.O. Box 269, Doylestown, PA 18901, to enforce the Court Judgment of \$234,484.16 obtained by, BANK OF AMERICA, N.A. (the mortgagee), against the above premises.

Phelan Hallinan, LLP, Attorney for Plaintiff

NOTICE OF SHERIFF'S SALE
 IN THE COURT OF COMMON PLEAS
 OF BUCKS COUNTY, PENNSYLVANIA
 NO. 2012-05647

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P.

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALPHONSO L. ROWSER, DECEASED

NOTICE TO: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALPHONSO L. ROWSER, DECEASED**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 2400 PARIS AVENUE, TREVOSE, PA 19053-6921

Being in BENSALEM TOWNSHIP, County of BUCKS, Commonwealth of Pennsylvania, tax parcel 02-007-064

Improvements consist of 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 ALPHONSO L. ROWSER, DECEASED**

Your house (real estate) at 2400 PARIS AVENUE, TREVOSE, PA 19053-6921 is scheduled to be sold at the Sheriff's Sale on 2/14/2014 at 11:00 AM, at the BUCKS County Courthouse, 55 East Court Street,

P.O. Box 269, Doylestown, PA 18901, to enforce the Court Judgment of \$276,837.99 obtained by, BANK OF AMERICA, N.A SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. (the mortgagee), against the above premises.

Phelan Hallinan, LLP, Attorney for Plaintiff

NOTICE OF SHERIFF'S SALE

IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY, PENNSYLVANIA
NO. 0903733-27-1

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-WF1 ASSET-BACKED CERTIFICATES, SERIES 2006-WF1

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY CLARK, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY CLARK, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 2846 SUSSEX ROAD A/K/A 2846 SUSSEX AVENUE, TREVOSE, PA 19053-6732

Being in Township of Bensalem, County of BUCKS, Commonwealth of Pennsylvania, tax parcel 02-007-232

Improvements consist of 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 CLARK, DECEASED**

Your house (real estate) at 2846 SUSSEX ROAD A/K/A, 2846 SUSSEX AVENUE, TREVOSE, PA 19053-6732 is scheduled to be sold at the Sheriff's Sale on 2/14/2014 at

11:00 AM, at the BUCKS County Courthouse, 55 East Court Street, P.O. Box 269, Doylestown, PA 18901, to enforce the Court Judgment of \$160,295.82 obtained by, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-WF1 ASSET-BACKED CERTIFICATES, SERIES 2006-WF1 (the mortgagee), against the above premises.

Phelan Hallinan, LLP, Attorney for Plaintiff

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

No. 2013-04788

OCWEN LOAN SERVICING, LLC,
Plaintiff

vs.

JEFFREY S. MAINES, IN HIS CAPACITY AS HEIR OF RUBEN M. MAINES, BRIAN KEITH MAINES, IN HIS CAPACITY AS HEIR OF RUBEN M. MAINES, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUBEN M. MAINES, DECEASED,
Defendants

NOTICE

To **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUBEN M. MAINES, DECEASED**

You are hereby notified that on June 25, 2013, Plaintiff, OCWEN LOAN SERVICING, LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County Pennsylvania, docketed to No. 2013-04788. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 276 HAYES STREET, BRISTOL, PA 19007-4410 whereupon your

property would be sold by the Sheriff of BUCKS County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

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

Notice to Defend:

Lawyer Referral Service of the Bucks County
Bar Association
135 East State Street
P.O. Box 300
Doylestown, PA 18901
(215) 348-9413

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
BUCKS COUNTY
No. 2013-02334

REVERSE MORTGAGE SOLUTIONS, INC., Plaintiff

vs.

BETTY SHILKITUS, CHARLOTTE E. WORLEY, GEORGE MCCLELLAN,

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLOTTE MCCLELLAN, DECEASED, CHARLOTTE MCCLELLAN REVOCABLE LIVING TRUST DATED MAY 13, 2009, UNKNOWN BENEFICIARIES OF THE CHARLOTTE MCCLELLAN REVOCABLE LIVING TRUST DATED MAY 13, 2009, UNKNOWN SUCCESSOR TRUSTEE OF THE CHARLOTTE MCCLELLAN REVOCABLE LIVING TRUST DATED MAY 13, 2009, Defendants

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLOTTE MCCLELLAN, DECEASED, UNKNOWN BENEFICIARIES OF THE CHARLOTTE MCCLELLAN REVOCABLE LIVING TRUST DATED MAY 13, 2009, UNKNOWN SUCCESSOR TRUSTEE OF THE CHARLOTTE MCCLELLAN REVOCABLE LIVING TRUST DATED MAY 13, 2009, CHARLOTTE E. WORLEY, UNKNOWN BENEFICIARIES OF THE CHARLOTTE MCCLELLAN REVOCABLE LIVING TRUST DATED MAY 13, 2009, UNKNOWN SUCCESSOR TRUSTEE OF THE CHARLOTTE MCCLELLAN REVOCABLE LIVING TRUST DATED MAY 13, 2009 and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLOTTE MCCLELLAN, DECEASED

You are hereby notified that on April 2, 2013, Plaintiff, REVERSE MORTGAGE SOLUTIONS, INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County Pennsylvania, docketed to No. 2013-02334. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 25 INLAND ROAD, LEVITTOWN, PA 19057-2305

whereupon your property would be sold by the Sheriff of BUCKS County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

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

Notice to Defend:

Lawyer Referral Service of the Bucks County
Bar Association
135 East State Street
P.O. Box 300
Doylestown, PA 18901
(215) 348-9413

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
BUCKS COUNTY
No. 2013-05932

WELLS FARGO BANK, N.A., Plaintiff
vs.

**PAUL ROSE, in his capacity as Heir of
PAULA M. ROSE, Deceased, KEVIN
ROSE, in his capacity as Heir of PAULA**

**M. ROSE, Deceased, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER PAULA M. ROSE,
DECEASED, Defendants**

NOTICE

**To UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
PAULA M. ROSE, DECEASED**

You are hereby notified that on August 5, 2013, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County Pennsylvania, docketed to No. 2013-05932. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1575 WEST STREET ROAD, UNIT 416, WARMINSTER, PA 18974-3120 whereupon your property would be sold by the Sheriff of BUCKS County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

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

Notice to Defend:
 Lawyer Referral Service of the Bucks County
 Bar Association
 135 East State Street
 P.O. Box 300
 Doylestown, PA 18901
 (215) 348-9413

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

Trust Notice

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

Second Publication

TRUST OF **JULE SCARPILL**

Late of Warminster Township.
 Successor Trustee: **PHYLLIS
 FREDERICK SCARPILL**, c/o Brian R.

Third and Final Publication

TRUST OF **ORPHIA O. GARDIAN**

Late of Milford Township.
 Trustees: **DIANE F. RICHARD** and
SHEILA M. ALBERTSON, c/o Henry
 & Henry, LLP, P. O. Box 499,
 Quakertown, PA 18951-0499.
 Attorney: **RODNEY D. HENRY**, Henry
 & Henry, LLP, P. O. Box 499,
 Quakertown, PA 18951-0499.

TRUST OF **ELEANORA R VANNI** a/k/a **ELEANORA RUTH VANNI**

Late of Doylestown, Bucks County, PA.
 Trustee: **KARIN LENNON**, 1050
 Seasons Chase Road, Winston Salem,
 NC 27103.
 Attorney: **BRETT B. WEINSTEIN**,
 705 W. DeKalb Pike, King of Prussia,
 PA 19406.