

## Sheriff's Sale

### *Second Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, December 13<sup>th</sup>, 2013 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit.

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

### **BEDMINSTER TOWNSHIP**

DOCKET #2013-04008

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

TAX PARCEL #01-017-129.

PROPERTY ADDRESS: 147 Pipers Inn Drive, Fountainville, PA 18923.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ALAN D. ALBERY AND VICKI L. ALBERY.**

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

### **BENSALEM TOWNSHIP**

DOCKET #2010-03029

ALL THAT CERTAIN lot or piece of ground described according to a plan made thereof by Edward Pickering, Jr., Licensed Surveyor on the Second day of January A.D., 1924 called "Linconia" in **BENSALEM TOWNSHIP** Bucks County and State of Pennsylvania being Lot Number 304 on the said Plan recorded at Doylestown in Plan Book 1 page 174.

TAX PARCEL #2-7-22.

PROPERTY ADDRESS: 2544 Buffalo Avenue, Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RODNEY MOORE AND SHIRLEY MOORE.**

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

DOCKET #2010-05683

WILMINGTON TRUST COMPANY AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION (SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION) AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUSTEE 2007-10XS v. PATRICIA RICHARDS AND CLAIRMONTE RICHARDS owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 2340 Linconia Avenue, Feasterville Trevose, PA 19053-6911.

TAX PARCEL #2-6-9/2-6-5, 2-6-6.

PROPERTY ADDRESS: 2340 Linconia Avenue, Feasterville Trevose, PA 19053-6911.

JUDGMENT AMOUNT: \$ 299,693.07.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PATRICIA RICHARDS AND CLAIRMONTE RICHARDS.**

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

DOCKET #2012-06833

JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE, LLC v. FRANK JAZLOVIETCKI owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 3852 Dreshner Road, Bensalem, PA 19020.

TAX PARCEL #02-011-290.

PROPERTY ADDRESS: 3852 Dreshner Road, Bensalem, PA 19020.

JUDGMENT AMOUNT: \$ 188,338.25.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FRANK JAZLOVIETCKI.**

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

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DOCKET #2013-01299

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

TAX PARCEL #02-036-162.

PROPERTY ADDRESS: 2689 Colmar Avenue, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ELIJAH ODUMOSU AND GLORIA ODUMOSU**.

**MICHAEL T. MCKEEVER**, Esquire

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

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## DOCKET #2013-02180

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE GSAA HOME EQUITY TRUST 2006-11 v. MICHAEL MURRAY A/K/A MICHAEL J. MURRAY owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 6174 Mark Circle, Bensalem, PA 19020-2473.

TAX PARCEL #02-097-090.

PROPERTY ADDRESS: 6174 Mark Circle, Bensalem, PA 19020-2473.

JUDGMENT AMOUNT: \$ 434,098.44.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL MURRAY A/K/A MICHAEL J. MURRAY**.

**PHELAN HALLINAN**, Esquire

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

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## DOCKET #2013-02886

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

COUNTY PARCEL NUMBER 2-20-173.

BEING the same premises which Louis D'Emilio by Deed dated 03/09/2007 and recorded 03/29/2007 in Bucks County in

Deed Book 5333, page 2088, granted and conveyed unto Louis D'Emilio, Life Tenant and Marlena E. D'Emilio, Remainderman.

TAX PARCEL #02-020-173.

PROPERTY: 5820 Griscomb Drive, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**MARTHA E. VON ROSENSTIEL**, Esquire

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

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## DOCKET #2013-04436

ALL THAT CERTAIN lot or piece of ground, situate in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of "Neshaminy Valley VI" Portions of Section, 5, 6 & 7 revised, dated 8/26/1977 made by Pickering Corte & Summerson, Inc., Consulting Engineers and Surveyors, and Recorded on 1/27/1978 in Plan Book 165 page 15, as follows, to wit.

BEING Lot 27 on said Plan.

PARCEL NO. 02-049-407.

Premises: 3057 Meredith Place, Neshaminy Village IV, Lot #27, Bensalem Township, PA.

IMPROVEMENTS: TWO STORY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS J. CLEMENTS AND CYNTHIA CLEMENTS**.

**HUGH J. GILLESPIE**, Esquire

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

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## DOCKET #2013-04478

OCWEN LOAN SERVICING, LLC v. JACQUELINE I. BASKERVILLE owner(s) of property situate in the **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 1144 Dana Avenue a/k/a 1144 Dana Road, Bensalem, PA 19020-5611.

TAX PARCEL #02-029-207.

PROPERTY ADDRESS: 1144 Dana Avenue a/k/a 1144 Dana Road, Bensalem, PA 19020-5611.

JUDGMENT AMOUNT: \$ 151,245.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF:  
**JACQUELINE I. BASKERVILLE.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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**BRISTOL BOROUGH**

DOCKET #2012-06585

ALL THAT CERTAIN LOTS situate in the  
**BOROUGH OF BRISTOL.**

TAX PARCEL #04-009-141.

PROPERTY ADDRESS: 625 Corson Street,  
 Bristol, PA 19007.

IMPROVEMENTS: A DWELLING.

SOLD AS THE PROPERTY OF:  
**MERCEDES DIAZ AND JOHN D. YOUNG.**

**LOUIS P. VITTI**, Esquire

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

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DOCKET #2013-01519

FLAGSTAR BANK, FSB v. JOSEPH FIELD  
 AND KATHLEEN FIELD owner(s) of  
 property situate in the **BRISTOL**  
**BOROUGH**, Bucks County, Pennsylvania,  
 being 247 Jackson Street, Bristol, PA 19007-  
 4209.

TAX PARCEL #04-028-167.

PROPERTY ADDRESS: 247 Jackson Street,  
 Bristol, PA 19007-4209.

JUDGMENT AMOUNT: \$ 172,302.70.

IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH**  
**FIELD AND KATHLEEN FIELD.**

**PHELAN HALLINAN**, Esquire

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

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DOCKET #2013-03765

ALL THAT CERTAIN lot of land, with the  
 buildings and improvements thereon erected,  
 situate in the Fourth Ward of the  
**BOROUGH OF BRISTOL**, County of  
 Bucks and Commonwealth of Pennsylvania.  
 SOURCE of title is book 0489, page 0368  
 (recorded 06/30/92).

PROPERTY address 670 Spring Street,  
 Bristol, PA 19007-3802.

PARCEL IDENTIFICATION NO: 04-011-  
 055.

PROPERTY: 670 Spring Street, Bristol, PA  
 19007.

IMPROVEMENTS: RESIDENTIAL  
 DWELLING.

SOLD AS THE PROPERTY OF: **CECILIA**  
**SARACHILLI.**

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

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**BRISTOL TOWNSHIP**

DOCKET #2009-11155

SUNTRUST MORTGAGE, INC. v.  
 STEPHEN C. GALLAGHER AND  
 KATHLEEN GALLAGHER owner(s) of  
 property situate in the **TOWNSHIP OF**  
**BRISTOL**, Bucks County, Pennsylvania,  
 being 1 Dove Circle, Fairless Hills, PA 19030-  
 4015.

TAX PARCEL #05-031-102.

PROPERTY ADDRESS: 1 Dove Circle,  
 Fairless Hills, PA 19030-4015.

JUDGMENT AMOUNT: \$ 277,849.92.

IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHEN**  
**C. GALLAGHER AND KATHLEEN**  
**GALLAGHER.**

**PHELAN HALLINAN**, Esquire

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

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DOCKET #2011-01694

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

TAX PARCEL #5-73-74.

PROPERTY ADDRESS: 1413 Hanford Street,  
 Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL HOUSE  
 DWELLING.

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

**MARK J. UDREN**, Esquire

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

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DOCKET #2012-02455

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. JOSE F.

RAMOS owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 832 Excelsior Avenue, Croydon, PA 19021-6110.

TAX PARCEL #05-012-334.

PROPERTY ADDRESS: 832 Excelsior Avenue, Croydon, PA 19021-6110.

JUDGMENT AMOUNT: \$ 163,907.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSE F. RAMOS.**

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

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DOCKET #2012-04589

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

TAX PARCEL #05-037-173.

PROPERTY ADDRESS: 85 Wildflower Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS, EXECUTORS AND DEVEISEES OF THE ESTATE OF JOHN O. WRIGHT, AND JANICE CAMERON.**

**M. TROY FREEDMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-05729

PENNYMAC CORP. v. ROY MILLER AND KATHLEEN MILLER owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 312 Westview Avenue, Bristol, PA 19007-2535.

TAX PARCEL #05-058-125.

PROPERTY ADDRESS: 312 Westview Avenue, Bristol, PA 19007-2535.

JUDGMENT AMOUNT: \$ 125,662.08.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROY MILLER AND KATHLEEN MILLER.**

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

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DOCKET #2012-06045

CITIMORTGAGE, INC. v. JOHN ZOLDI owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 33 Red Maple Lane, Levittown, PA 19055-1406.

TAX PARCEL #05-039-207.

PROPERTY ADDRESS: 33 Red Maple Lane, Levittown, PA 19055-1406.

JUDGMENT AMOUNT: \$ 152,435.48.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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DOCKET #2012-07350

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

TAX PARCEL #05-046-413.

PROPERTY ADDRESS: 513 Queen Anne Drive, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

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DOCKET #2012-08351

GMAC MORTGAGE, LLC v. ROBERT E. NEVILLE owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 51 Parkside Circle, Levittown, PA 19056-3501.

TAX PARCEL #05-021-241.

PROPERTY ADDRESS: 51 Parkside Circle, Levittown, PA 19056-3501.

JUDGMENT AMOUNT: \$ 229,741.86.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT E. NEVILLE.**

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

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DOCKET #2012-08487

GMAC MORTGAGE, LLC v. **MICHAEL J. GOSPODAREK, JR. AND EILEEN GOSPODAREK** owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 939 Wyoming Avenue, Croydon, PA 19021-7920.

TAX PARCEL #05-012-435.

PROPERTY ADDRESS: 939 Wyoming Avenue, Croydon, PA 19021-7920.

JUDGMENT AMOUNT: \$ 153,707.81.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL J. GOSPODAREK, JR. AND EILEEN GOSPODAREK.**

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

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## DOCKET #2012-08522

CITIMORTGAGE, INC. v. **DANIEL J. DUGAN AND ALICE D. DUGAN A/K/A ALICE D. LYNCH** owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 1001 Pennsylvania Avenue, Croydon, PA 19021-6133.

TAX PARCEL #05-008-268.

PROPERTY ADDRESS: 1001 Pennsylvania Avenue, Croydon, PA 19021-6133.

JUDGMENT AMOUNT: \$ 141,376.15.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DANIEL J. DUGAN AND ALICE D. DUGAN A/K/A ALICE D. LYNCH.**

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

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## DOCKET #2013-00085

WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA MORTGAGE CORPORATION v. **MICHELE M. BREMME AND JOSEPH C. BREMME** owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 57 Black Walnut Road, Levittown, PA 19057-3015.

TAX PARCEL #05-036-236.

PROPERTY ADDRESS: 57 Black Walnut Road, Levittown, PA 19057-3015.

JUDGMENT AMOUNT: \$ 199,524.54.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHELE M. BREMME AND JOSEPH C. BREMME. PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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## DOCKET #2013-00229

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. **CAROL MEYERLE AND DENNIS MEYERLE** owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 9 Margin Turn, Levittown, PA 19056-3602.

TAX PARCEL #05 021 577.

PROPERTY ADDRESS: 9 Margin Turn, Levittown, PA 19056-3602.

JUDGMENT AMOUNT: \$ 180,687.20.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CAROL MEYERLE AND DENNIS MEYERLE.**

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

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## DOCKET #2013-00329

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. **ROBERT P. MORRIS** owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 604 Rosa Avenue, Croydon, PA 19021-6108.

TAX PARCEL #05-012-154.

PROPERTY ADDRESS: 604 Rosa Avenue, Croydon, PA 19021-6108.

JUDGMENT AMOUNT: \$ 52,159.06.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

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## DOCKET #2013-01015

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR DEUTSCHE ALT-B SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-

AB1 MORTGAGE PASS-THROUGH CERTIFICATES v. THOMAS LACOCK A/K/A THOMAS H. LACOCK owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 31 Arbor Lane, Levittown, PA 19055-1201.

TAX PARCEL #05-039-576.

PROPERTY ADDRESS: 31 Arbor Lane, Levittown, PA 19055-1201.

JUDGMENT AMOUNT: \$ 143,004.59.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS LACOCK A/K/A THOMAS H. LACOCK. PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-01195

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. MIRLINE HENRY owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 2 Schoolhouse Lane, Levittown, PA 19055-2002.

TAX PARCEL #05-072-307.

PROPERTY ADDRESS: 2 Schoolhouse Lane, Levittown, PA 19055-2002.

JUDGMENT AMOUNT: \$ 268,033.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MIRLINE HENRY.**

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

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DOCKET #2013-01934

WELLS FARGO BANK, N.A. v. GEORGE T. LONG, III A/K/A G T. L, III owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 906 Elmhurst Avenue, Bristol, PA 19007-2610.

TAX PARCEL #05-059-056.

PROPERTY ADDRESS: 906 Elmhurst Avenue, Bristol, PA 19007-2610.

JUDGMENT AMOUNT: \$ 110,526.86.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GEORGE T. LONG, III A/K/A G T. L, III.**

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

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DOCKET #2013-03295

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

SITUATE in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania bounded and described according to a "Subdivision Map of Greenbrook" Section 4, made by C.A. Monroe, P.E. & L.S. dated April 1952 and recorded in the Office for the Recording of Deeds in and for the County of Bucks at Doylestown, Pa., in Plan Book 4 Page 49. BEING Lot Number 1730 on the above mentioned Plan.

TAX PARCEL #05-072-005.

JUDGMENT: \$ 80,716.68, plus costs.

PROPERTY ADDRESS: 154 Farmbrook Drive, Levittown, PA 19055.

IMPROVEMENTS: A ONE (1) STORY SINGLE RANCH DWELLING, CONSISTING OF LIVING ROOM, KITCHEN, 3 BEDROOMS & 1 BATH; WITH PORCH & CARPORT.

SOLD AS THE PROPERTY OF: **JOHN C. NYCE AND ROSALIA M. NYCE, HUSBAND & WIFE.**

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

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DOCKET #2013-03337

ALL THAT CERTAIN Lot, Piece or Parcel of Land with the Buildings and Improvements thereon, situate, Lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #05-021-102.

PROPERTY ADDRESS: 37 Pine Needle Road, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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



## DOCKET #2013-03657

OCWEN LOAN SERVICING, LLC v. ROSSANA SCACCIOTTI AND ROY E. HUDEC, JR. owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 27 Wildflower Road, Levittown, PA 19057-3209.  
 TAX PARCEL #05-036-435.  
 PROPERTY ADDRESS: 27 Wildflower Road, Levittown, PA 19057-3209.  
 JUDGMENT AMOUNT: \$ 220,107.45.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **ROSSANA SCACCIOTTI AND ROY E. HUDEC, JR. PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2013-03782

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon. Situate lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #5-21-216.  
 PROPERTY ADDRESS: 76 Pumpkin Hill Road, Levittown, PA 19056.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **ANTHONY PELUSO. TERRENCE J. MCCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2013-04200

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #05-026-136.  
 PROPERTY ADDRESS: 3105 Penn Valley Avenue, Bristol, PA 19007.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **CHARLES A. J. HALPIN III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF VANKIRK E. WILSON, DECEASED.**

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

## DOCKET #2013-04210

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #05-026-136.  
 PROPERTY ADDRESS: 3105 Penn Valley Avenue, Bristol, PA 19007.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **CHARLES A. J. HALPIN III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF VANKIRK E. WILSON, DECEASED. GREGORY JAVARDIAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2013-04409

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, Situate, being and lying at Levittown, in **BRISTOL TOWNSHIP**, Bucks County and the Commonwealth of Pennsylvania.  
 TAX PARCEL #05-042-268.  
 PROPERTY ADDRESS: 268 Dogwood Drive, Levittown, PA 19055.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **PAUL J. SMITH AND SUZANNE L. SMITH. TERRENCE J. MCCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2013-04420

OCWEN LOAN SERVICING, LLC v. SHERYL BENSON AND JOHN BENSON owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 395 Magnolia Drive, Levittown, PA 19054-2038.  
 TAX PARCEL #05-048-537.  
 PROPERTY ADDRESS: 395 Magnolia Drive, Levittown, PA 19054-2038.  
 JUDGMENT AMOUNT: \$ 166,611.73.

IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **SHERYL BENSON AND JOHN BENSON. PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-04565

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. KEMALETTIN HANCER A/K/A KAMALETIN HANCER AND HATICE HANCER owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 24 Rambler Lane, Levittown, PA 19055-1402.  
TAX PARCEL #05-038-450.  
PROPERTY ADDRESS: 24 Rambler Lane, Levittown, PA 19055-1402.  
JUDGMENT AMOUNT: \$ 185,169.05.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **KEMALETTIN HANCER A/K/A KAMALETIN HANCER AND HATICE HANCER. PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-04812

WELLS FARGO BANK, N.A. v. JERRY T. CAMPBELL, JR. AND JERRY T. CAMPBELL, III owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 266 Indian Creek Drive, Levittown, PA 19057-2737.  
TAX PARCEL #05-033-483.  
PROPERTY ADDRESS: 266 Indian Creek Drive, Levittown, PA 19057-2737.  
JUDGMENT AMOUNT: \$ 175,147.21.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **JERRY T. CAMPBELL, JR. AND JERRY T. CAMPBELL, III. PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-04845

ALL THAT CERTAIN lot or piece or parcel of land, situate in the **TOWNSHIP OF**

**BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania.  
TAX PARCEL #5-43-194.  
PROPERTY ADDRESS: 60 Orchard Lane, Levittown, PA 19055.  
IMPROVEMENTS: RESIDENTIAL REAL ESTATE.  
SOLD AS THE PROPERTY OF: **LINDA J. PHIPPS AND HERBERT ELWOOD PHIPPS A/K/A HERBERT E. PHIPPS. CHRISTINA C. VIOLA**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-04917

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, Situate, lying and being at Levittown, **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #5-38-535.  
PROPERTY ADDRESS: 21 Ruby Lane, Levittown, PA 19055.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **DAVID L. SPINKS AND DEBORAH J. SPINKS. TERRENCE J. MCCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-05354

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected located in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #05-049-216.  
PROPERTY ADDRESS: 100 Magnolia Drive, Levittown, PA 19054.  
IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **MILDRED RODRIGUEZ. MICHAEL T. MCKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-05949

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



TAX PARCEL #5-77-48.  
 PROPERTY ADDRESS: 2102 Palmer Avenue, Bristol, PA 19007.  
 IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
 SOLD AS THE PROPERTY OF: **UNITED STATES OF AMERICA, DENISE MCCLEARY AND MARK MCCLEARY A/K/A MARK M. MCCLEARY.**  
**MARK J. UDREN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### BUCKINGHAM TOWNSHIP

DOCKET #2013-01023  
 ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of PA.  
 TAX PARCEL #06-005-008.  
 PROPERTY ADDRESS: 4897 Mechanicsville Road, Doylestown, PA 18901.  
 IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **LORETTA JOHNSON.**  
**TERRENCE J. MCCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### CHALFONT BOROUGH

DOCKET #2012-05051  
 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC v. MELANIE KAYSER A/K/A MELANIE M. WEIR AND JERRY KAYSER owner(s) of property situate in the **BOROUGH OF CHALFONT**, Bucks County, Pennsylvania, being 151 Pennsylvania Avenue, Chalfont, PA 18914-3007.  
 TAX PARCEL #07-007-009.  
 PROPERTY ADDRESS: 151 Pennsylvania Avenue, Chalfont, PA 18914-3007.  
 JUDGMENT AMOUNT: \$ 311,635.39.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **MELANIE KAYSER A/K/A MELANIE M. WEIR AND JERRY KAYSER.**

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

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DOCKET #2012-07719  
 CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v. MARY R. MCDERMOTT AND EVA M. KOZARI owner(s) of property situate in the **CHALFONT BOROUGH**, Bucks County, Pennsylvania, being 347 Lenape Lane, Chalfont, PA 18914-3122.  
 TAX PARCEL #07-009-031.  
 PROPERTY ADDRESS: 347 Lenape Lane, Chalfont, PA 18914-3122.  
 JUDGMENT AMOUNT: \$ 392,546.38.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **MARY R. MCDERMOTT AND EVA M. KOZARI.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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#### DOYLESTOWN TOWNSHIP

DOCKET #2012-05260  
 ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected located in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #09-066-077.  
 PROPERTY ADDRESS: 25 Brinker Drive, Doylestown, PA 18901.  
 IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **BERNADETTE VENTRESCA AND MICHAEL VENTRESCA.**  
**MICHAEL T. MCKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2013-02426  
 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-4 v. CAMERON W. MORGAN AND DEBRA C. MORGAN owner(s) of property

situate in **DOYLESTOWN TOWNSHIP**, Bucks County, Pennsylvania, being 102 Ridings Lane, Doylestown, PA 18901-2043. TAX PARCEL #09-001-001-005.

PROPERTY ADDRESS: 102 Ridings Lane, Doylestown, PA 18901-2043.

JUDGMENT AMOUNT: \$ 494,121.15.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CAMERON W. MORGAN AND DEBRA C. MORGAN.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

### EAST ROCKHILL TOWNSHIP

DOCKET #2013-04359

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH5, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH5 v. CHRIS KOTCHETOVSKY AND DONNA KOTCHETOVSKY owner(s) of property situate in **EAST ROCKHILL TOWNSHIP**, Bucks County, Pennsylvania, being 2521 Old Bethlehem Pike, Sellersville, PA 18960-1725.

TAX PARCEL #12-003-006.

PROPERTY ADDRESS: 2521 Old Bethlehem Pike, Sellersville, PA 18960-1725.

JUDGMENT AMOUNT: \$ 354,771.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHRIS KOTCHETOVSKY AND DONNA KOTCHETOVSKY.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

### FALLS TOWNSHIP

DOCKET #2010-04869

ALL THAT CERTAIN lot or parcel of ground with all of the improvements erected thereon, Hereditaments and Appurtenances, Situate in the **TOWNSHIP OF FALLS**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #13-029-007.

PROPERTY ADDRESS: 180 Woolston Dr., Falls Township, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **NOSHENA KHAN AND KAMRAN KHAN.**

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-00512

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

TAX PARCEL #13-023-020.

PROPERTY ADDRESS: 37 Twinleaf Lane, Levittown, PA 19054.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TRACI BROWN.**

**MICHAEL T. MCKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-02313

ALL THAT CERTAIN right, title, interest and claim of: Nassau Tower Holdings, L.L.C. a/k/a Nassau Tower Holdings, LLC

Of in and to:

MUNICIPALITY: **FALLS TOWNSHIP.**

ADDRESS: 275 Lincoln Highway, County of Bucks, Pennsylvania.

PARCEL NO.: 13-003-015.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NASSAU TOWER HOLDINGS, L.L.C. A/K/A NASSAU TOWER HOLDINGS LLC.**

**JENNIFER D. GOULD**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-06981

JPMORGAN CHASE BANK, N.A v. WILLIAM E. DAYTON, JR. AND WREN R. DAYTON owner(s) of property situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, being 22 Needlepine Lane, Levittown, PA 19054-3808.

TAX PARCEL #13-042-255.

PROPERTY ADDRESS: 22 Needlepine Lane,  
Levittown, PA 19054-3808.

JUDGMENT AMOUNT: \$ 215,306.36.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM  
E. DAYTON, JR. AND WREN R.  
DAYTON.**

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

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DOCKET #2013-00752

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

TAX PARCEL #13-029-161.

PROPERTY ADDRESS: 20 Christina Court,  
Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **CHARLES  
M. BOCKER AND REBECCA J.  
BOCKER.**

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

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DOCKET #2013-02842

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

TAX PARCEL #13-26-485.

PROPERTY ADDRESS: 15 Evergreen Lane,  
Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF: **DANNY  
N. PAUL.**

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

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DOCKET #2013-03505

WELLS FARGO BANK, N.A. v. CHRISTINE  
KUEBLER AND BRIAN KUEBLER  
owner(s) of property situate in **FALLS  
TOWNSHIP**, Bucks County, Pennsylvania,  
being 152 Rice Drive, Morrisville, PA 19067-  
5964.

TAX PARCEL #13-029-113.

PROPERTY ADDRESS: 152 Rice Drive,  
Morrisville, PA 19067-5964.

JUDGMENT AMOUNT: \$ 393,703.50.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF:  
**CHRISTINE KUEBLER AND BRIAN  
KUEBLER.**

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

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DOCKET #2013-04305

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

TAX PARCEL #13-24-145.

PROPERTY ADDRESS: 187 Thornridge  
Drive, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN  
COCHRAN AND DENISE M.  
COCHRAN.**

**M. TROY FREEDMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-04955

WELLS FARGO BANK, N.A. v. CAROL A.  
CLARK AND DAVID J. CLARK owner(s) of  
property situate in **FALLS TOWNSHIP**,  
Bucks County, Pennsylvania, being 248

Willow Drive, Levittown, PA 19054-3119.

TAX PARCEL #13-025-108.

PROPERTY ADDRESS: 248 Willow Drive,  
Levittown, PA 19054-3119.

JUDGMENT AMOUNT: \$ 280,819.73.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **CAROL  
A. CLARK AND DAVID J. CLARK.**

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

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DOCKET #2013-05704

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

TAX PARCEL #13-015-239.

PROPERTY ADDRESS: 404 Ingram Road,  
Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL REAL  
ESTATE.

SOLD AS THE PROPERTY OF: **JAMES D.  
GRIFFIN AND SUSAN J. GRIFFIN.**

**M. TROY FREEDMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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### HAYCOCK TOWNSHIP

DOCKET #2004-07906-18-1

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

TAX PARCEL #14-10-76-1.

PROPERTY ADDRESS: 573 Haycock Run  
Road, Kintnersville, PA 18930.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF: **GREGORY  
N. SPANIER AND MARGARET E.  
SPANIER.**

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

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DOCKET #2012-08834

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

TAX PARCEL #14-010-017 & 14-010-014.

PROPERTY ADDRESS: 1340 Reed Lane,  
Kintnersville, PA 18930.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **CRYSTAL  
R. HUBER AND WINFIELD P. HUBER.**

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

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### LOWER MAKEFIELD TOWNSHIP

DOCKET #2009-12831

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

TAX PARCEL #20042010.

PROPERTY ADDRESS: 1528 Makefield  
Road, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **LORI L.  
ROSS.**

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

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DOCKET #2012-04824

ALL THAT CERTAIN lot or piece of ground  
with the buildings and improvements thereon  
erected, SITUATE in the **TOWNSHIP OF  
LOWER MAKEFIELD**, County of Bucks  
and State of Pennsylvania, known as 75  
Bedford Place, Yardley, PA 19067.

TAX PARCEL #20-046-134 and 20-046-  
191.

PROPERTY ADDRESS: 75 Bedford Place,  
Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **BRIAN  
MCCLURE AND LEAH MCCLURE.**

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

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DOCKET #2013-01007

WELLS FARGO BANK, N.A. v. MELISSA  
FAE HYNES AND KENNETH HYNES, II  
A/K/A KENNETH JOSEPH HYNES, II  
owner(s) of property situate in **LOWER  
MAKEFIELD TOWNSHIP**, Bucks County,  
Pennsylvania, being 1652 Trellis Circle Unit  
B, a/k/a 1652 B Trellis Circle, Yardley, PA  
19067-6334.

TAX PARCEL #20-14-128-1652-00B.

PROPERTY ADDRESS: 1652 Trellis Circle  
Unit B, a/k/a 1652 B Trellis Circle, Yardley,  
PA 19067-6334.

JUDGMENT AMOUNT: \$ 191,253.89.

IMPROVEMENTS: CONDOMINIUM  
UNIT.

SOLD AS THE PROPERTY OF: **MELISSA  
FAE HYNES AND KENNETH HYNES, II  
A/K/A KENNETH JOSEPH HYNES, II.**

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

## DOCKET #2013-03366

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

TAX PARCEL #20-051-011.001.

PROPERTY ADDRESS: 314 West Ferry Road, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FAIQ PERVEZ AND SAEEDAH F. AWAN.**

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**LOWER SOUTHAMPTON TOWNSHIP**

## DOCKET #2012-07599

GMAC MORTGAGE, LLC v. LINDA PUCKETT owner(s) of property situate in the **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 507 Redcone Street, Feasterville Trevose, PA 19053-4541.

TAX PARCEL #21-015-172.

PROPERTY ADDRESS: 507 Redcone Street, Feasterville Trevose, PA 19053-4541.

JUDGMENT AMOUNT: \$ 155,354.48.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LINDA PUCKETT.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2013-05438

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

TAX PARCEL #21-036-037.

PROPERTY ADDRESS: 2068 Summit Avenue, Oakford, PA 19053.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **EDWARD M. KAIN AND JANE M. KAIN.**

**ANDREW J. MARLEY**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**MIDDLETOWN TOWNSHIP**

## DOCKET #2010-09027

NATIONSTAR MORTGAGE, LLC v. MICHAEL CAMPANA AND REBECCA CAMPANA owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 691 Baldwin Lane, Langhorne, PA 19047-8516.

TAX PARCEL #22-081-437.

PROPERTY ADDRESS: 691 Baldwin Lane, Langhorne, PA 19047-8516.

JUDGMENT AMOUNT: \$ 345,473.57.

IMPROVEMENTS: RESIDENTIAL

PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL CAMPANA AND REBECCA CAMPANA.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2011-09104

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. SHEILA A. BLONDER owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 57 Danby Way, Langhorne, PA 19047-1163.

TAX PARCEL #22-073-154.

PROPERTY ADDRESS: 57 Danby Way, Langhorne, PA 19047-1163.

JUDGMENT AMOUNT: \$ 253,085.62.

IMPROVEMENTS: RESIDENTIAL

PROPERTY.

SOLD AS THE PROPERTY OF: **SHEILA A. BLONDER.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2011-10429

BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, L.P. v. JEFFREY K. LITTLE owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 867 Poplar Street, Langhorne, PA 19047-3761.

TAX PARCEL #22-017-100.

PROPERTY ADDRESS: 867 Poplar Street, Langhorne, PA 19047-3761.

JUDGMENT AMOUNT: \$ 428,219.18.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY K. LITTLE.**

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

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DOCKET #2012-05038

GMAC MORTGAGE, LLC v. LEE ANN GREGORIA AND MICHAEL GREGORIA owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, being 1535 Prospect Avenue, Langhorne, PA 19047-3737.

TAX PARCEL #22-016-158.

PROPERTY ADDRESS: 1535 Prospect Avenue, Langhorne, PA 19047-3737.

JUDGMENT AMOUNT: \$ 193,464.87.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **LEE ANN GREGORIA AND MICHAEL GREGORIA.**

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

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DOCKET #2012-08668

OCWEN LOAN SERVICING, LLC v. KRISTINE M. MEYER owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, being 20 Oxford Court, Langhorne, PA 19047-1645.

TAX PARCEL #22-028-115.

PROPERTY ADDRESS: 20 Oxford Court, Langhorne, PA 19047-1645.

JUDGMENT AMOUNT: \$ 256,246.23.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **KRISTINE M. MEYER.**

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

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DOCKET #2013-02512

CITIMORTGAGE, INC. v. JOHN K. MURRAY AND CHERYL MURRAY owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, being 190 Red Rose Drive, Levittown, PA 19056-2328.

TAX PARCEL #22-054-191.

PROPERTY ADDRESS: 190 Red Rose Drive, Levittown, PA 19056-2328.

JUDGMENT AMOUNT: \$ 304,650.10.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN K. MURRAY AND CHERYL MURRAY.**

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

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DOCKET #2013-02981

ALL THAT CERTAIN Unit in the property known, numbered and identified in Declaration Plan referred to below as Summit Ridge, located in **MIDDLETOWN TOWNSHIP**, Bucks County, PA.

TAX PARCEL #22-66-12-12.

PROPERTY ADDRESS: 12 Oakridge Drive, Middletown, PA 19047.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **JOHN P. HOGAN A.K.A. JOHN V. HOGAN.**

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

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## MILFORD TOWNSHIP

DOCKET #2013-04236

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v. JAMES W. HUGHES, III AND TRACY M. HUGHES owner(s) of property situate in the **MILFORD TOWNSHIP**, Bucks County, Pennsylvania, being 2123 Gable Lane, Quakertown, PA 18951-3890.

TAX PARCEL #23-003-055.

PROPERTY ADDRESS: 2123 Gable Lane, Quakertown, PA 18951-3890.

JUDGMENT AMOUNT: \$ 218,726.25.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES W. HUGHES, III AND TRACY M. HUGHES.**

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



**MORRISVILLE BOROUGH**

DOCKET #2010-09730

CITIMORTGAGE, INC. v. DAVID M. MOYER owner(s) of property situate in the **BOROUGH OF MORRISVILLE**, Bucks County, Pennsylvania, being 433 North Delmorr Avenue, Morrisville, PA 19067-6207.

TAX PARCEL #24-008-309.

PROPERTY ADDRESS: 433 North Delmorr Avenue, Morrisville, PA 19067-6207.

JUDGMENT AMOUNT: \$ 276,717.66.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID M. MOYER**.

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

DOCKET #2011-08222

BANK OF AMERICA, N.A. v. MICHAEL CASH owner(s) of property situate in the **BOROUGH OF MORRISVILLE**, Bucks County, Pennsylvania, being 132 West Hendrickson Avenue, Morrisville, PA 19067-6609.

TAX PARCEL #24-008-185.

PROPERTY ADDRESS: 132 West Hendrickson Avenue, Morrisville, PA 19067-6609.

JUDGMENT AMOUNT: \$ 251,721.06.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL CASH**.

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

DOCKET #2013-02015

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. KARL-HANS J. RUDL AND ALISON R. RUDL owner(s) of property situate in the **MORRISVILLE BOROUGH**, Bucks County, Pennsylvania, being 38 East Hendrickson Avenue, Morrisville, PA 19067-6218.

TAX PARCEL #24-008-245.

PROPERTY ADDRESS: 38 East Hendrickson Avenue, Morrisville, PA 19067-6218.

JUDGMENT AMOUNT: \$ 173,391.20.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KARL-HANS J. RUDL AND ALISON R. RUDL**.

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

DOCKET #2013-03338

ALL THAT CERTAIN Lot of Land together with the improvements thereon erected located in the **BOROUGH OF MORRISVILLE**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #24-008-024.

PROPERTY ADDRESS: 713 Crown Street, Morrisville, PA 19067.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KATHLEEN A. DIBLASSIO**.

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

DOCKET #2013-04798

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M CHASE HOME FINANCE, LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. NORMAN J. KREMER AND CHRISTINA L. KREMER owner(s) of property situate in the **MORRISVILLE BOROUGH**, Bucks County, Pennsylvania, being 21 Carlisle Circle, Morrisville, PA 19067-6821.

TAX PARCEL #24-002-015.

PROPERTY ADDRESS: 21 Carlisle Circle, Morrisville, PA 19067-6821.

JUDGMENT AMOUNT: \$ 74,126.38.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NORMAN J. KREMER AND CHRISTINA L. KREMER**.

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

**DOCKET #2013-05236**

ALL THAT CERTAIN lot of land, together with the dwelling house thereon erected, situate, lying and being in the Second Ward of the **BOROUGH OF MORRISVILLE**, in the County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #24-010-131.

PROPERTY ADDRESS: 739 South Pennsylvania Avenue, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANK M. NEMETH, SR. AND PATRICIA C. NEMETH.**

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

**NEW BRITAIN TOWNSHIP****DOCKET #2011-08196**

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

TAX PARCEL #26-22-175.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **ILYA FEDOSOV AND LIDIYA KOZMA.**

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

**DOCKET #2013-04625**

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF NEW BRITAIN**, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a final plan of George K. Brommer Tract, made by Herbert H. Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, dated 5/23/1962 and recorded at Doylestown in Plan Book 30 page 8.

TAX PARCEL #26-001-089-008.

PROPERTY ADDRESS: 371 Township Line Road, New Britain, PA 18914.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WALTER STUDLEY, ACTIVE REALTY PROFIT SHARING, ALSO KNOWN AS THE ACTIVE REALTY COMPANY PROFIT SHARING PLAN.**

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

**NEWTOWN TOWNSHIP****DOCKET #2013-00978**

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. NEAL S. TESSLER owner(s) of property situate in the **NEWTOWN TOWNSHIP**, Bucks County, Pennsylvania, being 13 Kanon Court, Newtown, PA 18940-1861.

TAX PARCEL #29-047-120.

PROPERTY ADDRESS: 13 Kanon Court, Newtown, PA 18940-1861.

JUDGMENT AMOUNT: \$ 331,697.78.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NEAL S. TESSLER.**

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

**NORTHAMPTON TOWNSHIP****DOCKET #2010-01668**

ALL THAT CERTAIN lot or piece of ground hereditaments and appurtenances situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, State of Pennsylvania bounded and described according to a Phase 1 Subdivision Plan Townhouses of Hundred Acre Wood made by Charles E. Shoemaker, Inc., Engineers and Surveyors dated April 2, 1984, revised June 8, 1994 and recorded May 23, 1985 in Plan Book 227 Page 49 as follows, to wit.

TAX PARCEL #31-079-268.

PROPERTY ADDRESS: 7 Old Mill Lane, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TYANNE BURANDT**.

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

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DOCKET #2011-05040

ALL THE FOLLOWING described real estates situated in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks, Commonwealth of Pennsylvania:

Having erected thereon a dwelling known and numbered 449 Golden Gate Drive, Richboro, PA 18954. Deed Book 2426 Page 1154, parcel number 31-77-193.

TAX PARCEL #31-77-193.

PROPERTY ADDRESS: 449 Golden Gate Drive, Richboro, PA 18954.

IMPROVEMENTS: TWO STORY DWELLING, APPROX. 4,214 S/F.

SOLD AS THE PROPERTY OF: **ELLEN BARI REGENBOGEN**.

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

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DOCKET #2012-04355

WELLS FARGO BANK, N.A. v. JANE GREGORY A/K/A JANE M. GREGORY owner(s) of property situate in the **TOWNSHIP OF NORTHAMPTON**, Bucks County, Pennsylvania, being 75 West Norton Drive, Churchville, PA 18966-1117.

TAX PARCEL #31-60-100.

PROPERTY ADDRESS: 75 West Norton Drive, Churchville, PA 18966-1117.

JUDGMENT AMOUNT: \$ 437,000.46.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JANE GREGORY A/K/A JANE M. GREGORY**.

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

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DOCKET #2013-01356

WELLS FARGO BANK, N.A. v. CHERYL C. MCFADDEN owner(s) of property situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 51 Plumly Way, a/k/a 51 Plumly Way, Southampton, PA 18966-2664.

TAX PARCEL #31-036-266.

PROPERTY ADDRESS: 51 Plumly Way, a/k/a 51 Plumly Way, Southampton, PA 18966-2664.

JUDGMENT AMOUNT: \$ 256,498.04.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHERYL C. MCFADDEN**.

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

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DOCKET #2013-03022

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

TAX PARCEL #31-8-23; 31-59-231-1.

PROPERTY ADDRESS: 37 Surrey Drive, Southampton, PA 18966.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TRACY J. CROOKS**.

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

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DOCKET #2013-04073

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HOME EQUITY ASSET TRUST 2004-8 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2004-8 v. DAVID L. ROTHMAN AND LISA J. ROTHMAN owner(s) of property situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 92 Windy Knoll Drive, Richboro, PA 18954-1409.

TAX PARCEL #31-057-278.

PROPERTY ADDRESS: 92 Windy Knoll Drive, Richboro, PA 18954-1409.

JUDGMENT AMOUNT: \$ 415,165.53.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID L. ROTHMAN AND LISA J. ROTHMAN**.

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

**PLUMSTEAD TOWNSHIP**

DOCKET #2013-01674

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks, Commonwealth of Pennsylvania, described in accordance with a Plan of Property conveyed to James Moran, made by Reuben Morlick, Professional Engineer, Philadelphia, PA.

CONTAINING in area 4.122 acres of land, more or less.

TAX PARCEL NUMBER: 34-018-136-002.

PROPERTY: 4921 Toll Gate Road, Point Pleasant, PA 18950.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FREDRICK W. GLASBY, JR. AND MARY ELIZABETH GLASBY.**

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

**QUAKERTOWN BOROUGH**

DOCKET #2010-09210

CAPITAL MORTGAGE FINANCE CORPORATION v. MEERA S. SOLANKI A/K/A MEERA S. VOLENSKY owner(s) of property situate in **BOROUGH OF QUAKERTOWN**, Bucks County, Pennsylvania, being 216 Washington Court, Quakertown, PA 18951-1422.

TAX PARCEL #35-006-048-113.

PROPERTY ADDRESS: 216 Washington Court, Quakertown, PA 18951-1422.

JUDGMENT AMOUNT: \$ 224,364.47.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MEERA S. SOLANKI A/K/A MEERA S. VOLENSKY. PHELAN HALLINAN**, Esquire

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

DOCKET #2013-03016

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

TAX PARCEL #35-009-251.

PROPERTY ADDRESS: 220 Yardley Court, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOSHUA DERRY.**

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

**RICHLAND TOWNSHIP**

DOCKET #2012-01687

WELLS FARGO BANK, N.A. v. JAMES M. DOCKSTADER AND STACEY M. DOCKSTADER owner(s) of property situate in the **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania, being 149 Cypress Drive, Quakertown, PA 18951-3516.

TAX PARCEL #36 049 133.

PROPERTY ADDRESS: 149 Cypress Drive, Quakertown, PA 18951-3516.

JUDGMENT AMOUNT: \$ 197,237.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES M. DOCKSTADER AND STACEY M. DOCKSTADER.**

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

**SOLEBURY TOWNSHIP**

DOCKET #2012-00309

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2007-2 MORTGAGE PASS-THROUGH CERTIFICATES v. MICHAEL W. MCHALE AND EDWARD J. WHITE owner(s) of property situate in **SOLEBURY TOWNSHIP**, Bucks County, Pennsylvania, being 3005 Aquetong Road, a/k/a 6171 Upper York Road, New Hope, PA 18938-5614.

TAX PARCEL #41-013-009-001.

PROPERTY ADDRESS: 3005 Aquetong Road, a/k/a 6171 Upper York Road, New Hope, PA 18938-5614.

JUDGMENT AMOUNT: \$ 915,424.30.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL W. MCHALE AND EDWARD J. WHITE. PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**TELFORD BOROUGH**

DOCKET #2010-05881

ALL THAT CERTAIN Unit in the property known, named and identified as the Telford Hills Condominium, situate in the **BOROUGH OF TELFORD**, County of Bucks and Township of Telford, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA CS. 3101 et seq, by the recording in the Office of the Recorder of Deeds of Bucks County of a Declaration of Condominium dated April 12, 1990 and recorded April 17, 1990 in Land Record Book 166 Page 356, Land Record Book 174 Page 1168, Land Record Book 203 Page 1630, Land Record Book 220 Page 2001, Land Record Book 267 Page 1355, Land Record Book 350 Page 1184, Land Record Book 445 Page 535, Land Record Book 553 Page 176 and Land Record Book 697 Page 975. Parcel # Bucks – 43-04-005-OE3 / Montgomery – 22-01-00798-12-4. PROPERTY ADDRESS: 505 Wexford Way a/k/a 505 Wexford Way, Unit E3, Telford, PA 18969. IMPROVEMENTS: A RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **GEORGE POWIS, JR. CHRISTOPHER A. DENARDO**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-04500

WELLS FARGO BANK, N.A. v. JANET L. SHOEMAKER, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF DAVID HOOPER AND JANET PESINI, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF DAVID HOOPER owner(s) of property situate in **TELFORD BOROUGH**, Bucks County, Pennsylvania, being 202 Country Side Lane, Telford, PA 18969-1858.

TAX PARCEL #43-002-191.  
PROPERTY ADDRESS: 202 Country Side Lane, Telford, PA 18969-1858.  
JUDGMENT AMOUNT: \$ 168,705.48.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **JANET L. SHOEMAKER, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF DAVID HOOPER AND JANET PESINI, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF DAVID HOOPER. PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**TINICUM TOWNSHIP**

DOCKET #2013-01408

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN ALTERNATIVE LOAN TRUST 2006-S3 v. SCOTT A. RAUBENSTINE owner(s) of property situate in the **TOWNSHIP OF TINICUM**, Bucks County, Pennsylvania, being 204 Upper Tinicum Church Road, Upper Black Eddy, PA 18972-9580. TAX PARCEL #44 035 001. PROPERTY ADDRESS: 204 Upper Tinicum Church Road, Upper Black Eddy, PA 18972-9580. JUDGMENT AMOUNT: \$ 427,262.84. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **SCOTT A. RAUBENSTINE. PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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**UPPER MAKEFIELD TOWNSHIP**

DOCKET #2010-09116

ALL THAT CERTAIN lot or piece of land. SITUATE in **UPPER MAKEFIELD TOWNSHIP**, Bucks County, PA on a plan and survey of the Final Plan of Lots of Dolington Acres, surveyed by H.H. Lee, Registered Surveyor on 11/29/1963 and recorded in Bucks County in Plan Book 28, page 2. BEING Lot No. 11 on said plan  
TAX PARCEL #47-017-014-011.

PROPERTY ADDRESS: 868 Dolington Acres Road, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARTIN ATANASSOV.**

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

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### UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2012-08552

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA v. RUSSELL STEFANELLI A/K/A RUSSELL E. STEFANELLI AND HEATHER STEFANELLI A/K/A HEATHER M. STEFANELLI owner(s) of property situate in **UPPER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 595 Kutcher Road, Southampton, PA 18966-4120.

TAX PARCEL #48-016-145.

PROPERTY ADDRESS: 595 Kutcher Road, Southampton, PA 18966-4120.

JUDGMENT AMOUNT: \$ 238,890.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RUSSELL STEFANELLI A/K/A RUSSELL E. STEFANELLI AND HEATHER STEFANELLI A/K/A HEATHER M. STEFANELLI.**

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

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DOCKET #2013-02881

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

TAX PARCEL #48-016-111.

PROPERTY ADDRESS: 517 Cushmore Road, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS OF ROY A. BARONE.**

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

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### WARMINSTER TOWNSHIP

DOCKET #2013-03214

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

BEING PARCEL # 49-09-44.

PROPERTY: 606 York Road, Warminster, PA 18974.

IMPROVEMENTS: SHOPPING CENTER.  
SOLD AS THE PROPERTY OF: **WSC WARMINSTER PLAZA ASSOCIATES LP.**

**LAUREN TAYLOR**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2013-03900

ALL THOSE CERTAIN Lots or pieces of ground, situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, described as Parcel No. 1, being all of Lot No. 30 and part of Lot No. 31, as shown on a plan made by Richard W. Clauser, Registered Surveyor, dated November 14, 1966.

BEING PARCEL # 49-018-141.

PROPERTY: 312 Cedar Street, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **OSCAR EDWARD KOSMA, JR. A/K/A OSCAR E. KOSMA, JR. AND JOYCE KOSMA AND THE UNITED STATES OF AMERICA.**

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

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### WARRINGTON TOWNSHIP

DOCKET #2013-02606

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF**



**WARRINGTON**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #50-048-097.

PROPERTY ADDRESS: 902 Red Coat Farm Drive, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DAVID W. BRADLEY AND ROSEMARY C. BRADLEY**.

**TERRENCE J. MCCABE**, Esquire

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

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#### **WARWICK TOWNSHIP**

DOCKET #2013-04444

ALL THAT CERTAIN lot or piece of ground located in **WARWICK TOWNSHIP**, Bucks County, Pa., as shown on a Plan of Pennsylvania as shown on a Plan of Subdivision prepared for Deerfield Estates, prepared by Protract Engineering Inc., Hatboro Pa, dated 2/2/1999 and last revised 9/10/1999 and recorded in Plan Book 300 page 23 as follows to wit.

TAX PARCEL #51-003-066-003.

PROPERTY ADDRESS: 1560 Meeting House Road, Warminster, PA 18974.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN D. MISCENICH AND REBECCA MISCENICH**.

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

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#### **WRIGHTSTOWN TOWNSHIP**

DOCKET #2013-04419

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

TAX PARCEL #53-12-075-020.

PROPERTY ADDRESS: 121 Jane Chapman Drive West, Wrightstown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHAEL F. MCFADDEN AND DEBORAH A. MCFADDEN**.

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

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

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

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**Change of Name**

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2013-04945

NOTICE IS HEREBY GIVEN THAT the  
Petition for the Change of Name has been filed in  
the above named Court, praying for a Decree to  
change the name(s) of **GIULIA McLAUGHLIN  
CARACO**’ and **ALEXANDER McLAUGHLIN  
CARACO**’ to **GIULIA McLAUGHLIN** and  
**ALEXANDER McLAUGHLIN**.

The Court has fixed the 20th day of  
December, 2013 at 9:30 a.m. in Court Room  
No. 7, Bucks County Courthouse,  
Doylestown, Pennsylvania, as the time and  
place for the hearing of said Petitioner, when  
and where all persons interested may appear  
and show cause, if any they have, why the  
prayer of said Petition should not be granted.  
**Shannon L. Doman**, Attorney for  
Petitioners  
281 Tabor Road  
Ottsville, PA 18942

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2013-05473

NOTICE IS HEREBY GIVEN THAT the  
Petition for the Change of Name has been  
filed in the above named Court, praying for  
a Decree to change the name of **TianJin  
Wu** to **Kate TianJin Wu**.

The Court has fixed the 20th day of  
December, 2013 at 9:30 a.m. in Court Room  
No. 7, Bucks County Courthouse,  
Doylestown, Pennsylvania, as the time and  
place for the hearing of said Petitioner, when  
and where all persons interested may appear  
and show cause, if any they have, why the  
prayer of said Petition should not be granted.

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**Charter Application**

NOTICE IS HEREBY GIVEN THAT  
Articles of Incorporation have been filed with  
the Department of State of the  
Commonwealth of Pennsylvania at  
Harrisburg, Pennsylvania, for the purpose of

obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on October 24, 2013, for: **JC Langhorne, Inc.**, 2380 Durham Road, Langhorne, PA 19047.

The Corporation has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

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### **Charter Application Nonprofit**

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

The name of the corporation is: **THE NF TEAM FOUNDATION.**

Articles of Incorporation have been filed on November 8, 2013.

The purpose for which it was organized is exclusively for charitable and educational purposes and more specifically to raise awareness, support research and provide support to individuals and families affected by the neurofibromatosis diagnosis.

**John H. Filice**, Solicitor  
Rubin, Glickman, Steinberg and Gifford  
2605 North Broad Street  
P. O. Box 1277  
Lansdale, PA 19446

### **Confirmation of Account**

#### *Second and Final 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 **December 2, 2013**, in Courtroom #7 on the fifth floor of the BUCKS COUNTY COURTHOUSE, DOYLESTOWN, PA.

ANY PERSON who fails to present his/her claim or make objection in person or by attorney at the audit or confirmation of the account will be barred forever from so doing.  
**JAMES C. HARM, JR.** – Lori S. Harm, Executrix

**ALBERT G. LUDWIG** – Robert D. Ludwig, Executor

**JAMES C. McDADE** – Eileen M. Loesser, Executrix

**PHYLLIS OLLIS** – Irenne Mangin, Agent  
**TRUST U/D OF TANIS G. PAGE** – Robert F. Ruehl, Successor Trustee

**FRANK J. WICEN REAL ESTATE TRUST**  
**dttd 06/22/2005** – Joseph M. Wicen, Successor Trustee and D. Rodman Eastburn, Successor Trustee

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

## Estate Notice

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the person named. All persons having claims or demands against said estates are requested to make known the same, and all person indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

### *First Publication*

**ABRAHAMS, BLANCHE GRINBERG,**  
dec'd.

Late of Doylestown Township.

Executrix: **ESSIE ABRAHAMS-GOLDBERG** (a/k/a **ESTHERANNE ABRAHAMS-GOLDBERG**), c/o  
Melissa V. Bond, Esquire, 16 N. Franklin  
Street, Ste. 300A, Doylestown,  
PA 18901.

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

**AMOROSI, VINCENT J. a/k/a VINCENT  
JAMES AMOROSI and VINCENT  
AMOROSI,** dec'd.

Late of Bristol Township.

Executor: **MARK AMOROSI**, c/o Barry  
H. Oxenburgh, Esquire, 3800 Horizon  
Blvd., Ste. 101, Trevose, PA 19053.

Attorney: **BARRY H. OXENBURG**,  
3800 Horizon Blvd., Ste. 101, Trevose,  
PA 19053.

**BHARDWAJA, KUSHAL,** dec'd.

Late of Upper Southampton Township.  
Administratrix: **GAYATRI MANIAR**,  
c/o Kenneth E. Ahl, Esquire,  
1650 Market Street, 32<sup>nd</sup> Fl.,  
Philadelphia, PA 19103-7393.

Attorney: **KENNETH E. AHL**, Archer &  
Greiner, P.C., 1650 Market Street, 32<sup>nd</sup>  
Fl., Philadelphia, PA 19103-7393.

**BLANKENBERG, WENDY DOLORES**  
a/k/a **WENDY D. BLANKENBERG,** dec'd.

Late of Warrington Township.

Executor: **DANIEL JAMES  
BLANKENBERG**, P. O. Box 1035, State  
College, PA 16804-1035.

**BROOKS, MARGARET A.,** dec'd.

Late of Lower Makefield Township.

Executor: **THOMAS P. BROOKS**, 113  
Bellview Way, Chalfont, PA 18914.

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

**DORAN, CAROL A.,** dec'd.

Late of Telford, Bucks County, PA.

Executor: **JEFFREY A. DORAN**,  
502 Northridge Rd., Collegeville,  
PA 19426.

**FOREMAN, ROSEMARY** a/k/a  
**ROSEMARY P. FOREMAN,** dec'd.

Late of Holland, Bucks County, PA.

Executrices: **DIANE M. FOREMAN** and  
**JOANNE M. SICILIANO**, c/o  
Catherine Anne Porter, Esquire, Smith  
and Porter, P.C., 301 South State Street,  
Newtown, PA 18940.

Attorney: **CATHERINE ANNE  
PORTER**, Smith and Porter, P.C.,  
301 South State Street, Newtown,  
PA 18940.

**KENNY, JAMES A.**, dec'd.

Late of Warminster, Bucks County, PA.  
 Executrix: **JACQUELINE A. KANE**, 680  
 Arbor Lane, Warminster, PA 18974.

**KLAZMER, ELEANOR**, dec'd.

Late of Warminster Township.  
 Executor: **GARY KLAZMER**, c/o  
 Jonathan H. Ellis, Esquire, 261 Old  
 York Road, Ste. 200, Jenkintown,  
 PA 19046.

Attorney: **JONATHAN H. ELLIS**,  
 Plotnick & Ellis, P.C., 261 Old York  
 Road, Ste. 200, Jenkintown, PA 19046.

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

Late of Bensalem Township.  
 Executrices: **DORIS E. LYNN** and  
**JUDITH E. MARSHALL**, c/o  
 D. Rodman Eastburn, Esquire,  
 60 E. Court Street, Doylestown, PA  
 18901-0137.

Attorney: **D. RODMAN EASTBURN**,  
 Eastburn & Gray, P.C., 60 E. Court Street,  
 P. O. Box 1389, Doylestown, PA 18901-  
 0137.

**RUCH, SR., GEORGE A.**, dec'd.

Late of Lower Southampton Township.  
 Executors: **LAURA CICCIMARO**,  
 1949 Acorn Street, Feasterville, PA  
 19053 and **JAMES O. E. RUCH**,  
 124 Washington Drive, Warminster,  
 PA 18974.

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

Late of West Rockhill Township.  
 Executrix: **DIANE F. PURCELL**, c/o  
 Denis W. Lanctot, Esquire, 312 Oxford  
 Valley Road, Fairless Hills, PA 19030.

Attorney: **DENIS W. LANCTOT**,  
 312 Oxford Valley Road, Fairless Hills,  
 PA 19030.

**TUCCI, FRANCIS J.**, dec'd.

Late of Bensalem, Bucks County, PA.  
 Executrix: **ANNETTE JENKINS**, 4420  
 Francesca Lane, Bensalem, PA 19020.

**WEAVER, DAN W.** a/k/a **DAN WILLIAM WEAVER**, dec'd.

Late of Richland Township.  
 Executrix: **PATRICIA R. WEAVER**, c/o  
 Rodney D. Henry, P. O. Box 499,  
 Quakertown, PA 18951-0499.

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

**YODER, DOROTHY**, dec'd.

Late of Milford Township.  
 Executors: **WILLIAM YODER**, 106  
 Braithwaite Lane, Quakertown,  
 PA 18951 and **YVONNE KUTYNA**, 742  
 Jefferson Street, Red Hill, PA 18076.  
 Attorney: **JOHN J. FIORAVANTI, JR.**,  
 Law Offices of John J. Fioravanti, 93  
 East Court Street, Doylestown, PA 18901.

*Second Publication***AUGUSTYN, JULIA** a/k/a **JULIA MILOSZAR**, dec'd.

Late of Lower Makefield Township.  
 Executor: **ALBERT M. DIGREGORIO, JR.**, Esquire, 155 Pinnacle Circle,  
 Yardley, PA 19068-5820.

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

Late of Bristol Township.  
 Executrices: **JEANINE HILLESLAND**  
 and **MARIA SMITH**, c/o Begley, Carlin  
 & Mandio, LLP, P. O. Box 308,  
 Langhorne, PA 19047.

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

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

Late of Trumbauersville Borough.  
 Executrix: **DEBORAH BAUM**,  
 3266 New Hanover Sq. Rd., Gilbertsville,  
 PA 19525.

Attorney: **STEPHEN P. IMMS, JR.**,  
 396 Main Street, Harleysville, PA 19438.

**FINKBEINER, DOROTHY F.** a/k/a **DOROTHY FRED A FINKBEINER**, dec'd.

Late of Milford Township.  
 Executrix: **DOROTHY F. FUESS**, 2518  
 Cedarfield Lane, Quakertown, PA 18951.

**FRIEDRICH, JUDITH E.** a/k/a **JUDITH FRIEDRICH**, dec'd.

Late of Doylestown Borough.  
 Executrix: **EVELYN FRIEDRICH**  
**PATTERSON**, c/o Kevin P. Gilboy,  
 Esquire, 1835 Market Street,  
 Philadelphia, PA 19103-2968.

Attorney: **KEVIN P. GILBOY**, Teeters  
 Harvey Gilboy & Kaier LLP, 1835  
 Market Street, Philadelphia, PA 19103-  
 2968.

**FRITSCH, ELEANOR A.**, dec'd.

Late of Middletown Township.

Executor: **CHARLES THEODORE FRITSCH, JR.**, 68 Bennett Drive, Doylestown, PA 18901.

**HEAVENER, FRANCES M.** a/k/a **FRAN HEAVENER**, dec'd.

Late of Warminster, Bucks County, PA.  
Executor: **RUSSELL L. GROVE**, 336 Newtown Rd., Warminster, PA 18974.

Attorney: **EDWARD J. GILSON, JR.**, Smylie Times Building, 8001 Roosevelt Blvd., Ste. 501B, Philadelphia, PA 19152.

**JACKER, JAMES B.**, dec'd.

Late of Bristol Township.

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

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

**JENNEY, ELIZABETH H.**, dec'd.

Late of Newtown Township.

Executor: **THE FIRST NATIONAL BANK AND TRUST COMPANY OF NEWTOWN**, 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.

**KADE, JEANETTE V.** a/k/a **JEANETTE B. KADE** and **JEANETTE KADE**, dec'd.

Late of Richlandtown, Bucks County, PA.

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

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

**KENT, JOHN R.**, dec'd.

Late of Middletown Township.

Executors: **STEVEN C. KENT** and **JAMES D. KENT**, c/o Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P. O. Box 217, Morrisville, PA 19067.

Attorney: **FRANCIS X. STECKLAIR**, Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P. O. Box 217, Morrisville, PA 19067.

**KOHL, TESSIE D.** a/k/a **TESSIE DEMUSZ**, dec'd.

Late of Plumstead Township.

Executrix: **DIANE SPARKS MALECKI**, 4521 Tollgate Road, New Hope, PA 18938.

**KOSLOSKY, ROBERT**, dec'd.

Late of Lower Makefield Township.

Administratrix: **VERONICA KOSLOSKY**, c/o James M. Martin, Esquire, 7250 Frankford Avenue, Philadelphia, PA 19135.

Attorney: **JAMES M. MARTIN**, Martin and Martin, P.C., 7250 Frankford Avenue, Philadelphia, PA 19135.

**MAGEE, JEROME J.**, dec'd.

Late of Bristol Township.

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

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

**MAGUIRE, CATHERINE**, dec'd.

Late of Falls Township.

Executors: **DEBRA TOMLINSON** and **JOSEPH TOMLINSON**, c/o 952 Trenton Road, Fairless Hills, PA 19030.

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

**MANSON, JEAN C.**, dec'd.

Late of Bensalem Township.

Executrix: **KAROL DEANGELIS**, c/o Larry Scott Auerbach, Esquire, 1000 Easton Road, Abington, PA 19001.

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

**MAUST, DORIS WAGNER**, dec'd.

Late of Richboro, Bucks County, PA.

Executrix: **NANCY J. McGOUGH**, 156 Cloverly Drive, Richboro, PA 18954.

Attorney: **WENDY J. ASHBY**, Ashby Law Offices, LLC, 246 West Broad Street, Suite 3, Quakertown, PA 18951.

**O'HARA, DONALD H.**, dec'd.

Late of Doylestown Township.

Executrix: **LYNNE J. O'HARA**, 5420 Silo Hill Rd., Doylestown, PA 18902.



**OLEJKOWSKI, LAURA C.**, dec'd.

Late of Chalfont Borough.

Executrix: **DEBORAH ANN BERUF**, c/o Jack J. Hetherington, Esquire, 1700 Horizon Drive, Suite #104, Chalfont, PA 18914.

Attorney: **JACK J. HETHERINGTON**, 1700 Horizon Drive, Suite #104, Chalfont, PA 18914.

**PLATT, FRANCES V.**, dec'd.

Late of Warrington, Bucks County, PA.

Executors: **KEVIN C. PLATT**, 5342 Kerger Road, Ellicott City, MD 21043 and **KAREN L. NAIM**, 1225 New Church Court, Ambler PA 19002.

**RAIDY, KATHLEEN D.**, dec'd.

Late of New Britain Township.

Executors: **JOHN F. RAIDY** and **KEVIN J. RAIDY**, c/o Lewis Goodman, Esquire, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P. O. Box 1277, Lansdale, PA 19446.

Attorney: **LEWIS GOODMAN**, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P. O. Box 1277, Lansdale, PA 19446.

**SCHNEIDER, GUNTHER G.**, dec'd.

Late of Sellersville Borough.

Executor: **PAUL G. SCHNEIDER**, c/o Robert A. Lechowicz Law Office, 301 N. Main Street, Telford, PA 18969.

Attorney: **ROBERT A. LECHOWICZ**, 301 N. Main Street, Telford, PA 18969.

**SCOTT, CATHERINE M.**, dec'd.

Late of Upper Southampton Township.

Executor: **RICHARD W. KEENAN**, c/o R. Leonard Davis, III, Esq., Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P. O. Box 1306, Doylestown, PA 18901.

Attorney: **R. LEONARD DAVIS, III**, Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P. O. Box 1306, Doylestown, PA 18901.

**SEEFART, ARTHUR M.**, dec'd.

Late of New Britain, Bucks County, PA.

Executrix: **MELINDA SEEFART**, 215 Pueblo Road, New Britain, PA 18901-5057.

Attorney: **NEIL M. HILKERT**, Reidenbach & Associates, LLC, 1008 Upper Gulph Rd., Ste. 300, Wayne, PA 19087.

**SHEAHAN, ROBERT F.** a/k/a **BOB**

**SHEAHAN**, dec'd.

Late of Bensalem Township.

Executrix: **ANITA M. CORALUZZI**, 7048 Shelbourne St., Philadelphia, PA 19111-3935.

**SOBIESKI, LAURA D.**, dec'd.

Late of Bensalem Township.

Executors: **CAROLE A. WIZDA** and **RONALD E. WIZDA**, 111 Verdant Rd., Levittown, PA 19057.

**SOWERBUTTS, MARY I.** a/k/a **MARY**

**IRENE SOWERBUTTS**, dec'd.

Late of Southampton, Bucks County, PA. Executor: **DAVID J. SOWERBUTTS**, Esquire, 7 Rockwood Road, Levittown, PA 19056.

**SPARKS, STELLA D.** a/k/a **STELLA DEMUSZ**, dec'd.

Late of Plumstead Township.

Executors: **DIANE SPARKS MALECKI**, 4521 Tollgate Road, New Hope, PA 18938 and **JEFFREY SPARKS**, 7110 Sladek Rd., New Hope, PA 18938.

**THOMAS, HAROLD A.**, dec'd.

Late of Bristol Township.

Executors: **SANDRA T. WEYNA** and **JOHN R. THOMAS**, 205 Parkway Circle, Fairless Hills, PA 19030 and **JOHN R. THOMAS**, 67 Border Road, Levittown, PA 19057.

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

**VIERATH, CAROL A.**, dec'd.

Late of Buckingham Township.

Executor: **DOUGLAS VIERATH**, 5078 Sagewood Ct., Doylestown, PA 18902.

**WADE, CATHERINE M.** a/k/a **CATHERINE WADE**, dec'd.

Late of Bristol Borough.

Executrix: **KATHLEEN McDONOUGH**, 4 Brook Dr., Burlington, NJ 08016.

**WEINER, FAY B.**, dec'd.

Late of Lower Makefield Township.

Executrix: **CYNTHIA A. WEINER**, 1922 Westover Road, #A, Yardley, PA 19067.

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

**WOOLSEY, LENA F. a/k/a LENA WOOLSEY and LENA FELLOWS WOOLSEY**, dec'd.

Late of Buckingham Township.

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

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

*Third and Final Publication*

**ACKERMANN, ELIZABETH M.**, dec'd.

Late of Fairless Hills, Falls Township.

Executor: **PAUL R. ACKERMANN**, 48 Cedar Court, Limerick, PA 19468.

**ADAMSON, MICHAEL D.**, dec'd.

Late of Plumstead, Bucks County, PA.

Administratrix: **DARLENE M. DEAN**, P. O. Box 557, Plumsteadville, PA 18929-0557.

**ALESKI, JEAN A. a/k/a GENEVIEVE S. ALESKI, GENEVIEVE A. ALESKI and GENEVIEVE ANN ALESKI**, dec'd.

Late of Buckingham Township.

Administratrix: **JOSEPHINE BERNICE SKOWRONSKI**, c/o Richard Hale Pratt, Esquire, Pratt, Brett & Luce, P.C., 68 East Court Street, P. O. Box 659, Doylestown, PA 18901-0659. Attorney: **RICHARD HALE PRATT**, Pratt, Brett & Luce, P.C., 68 East Court Street, P. O. Box 659, Doylestown, PA 18901-0659.

**BEANS, CECELIA A. a/k/a CECELIA BEANS**, dec'd.

Late of Warminster Township.

Executor: **BRUCE E. BEANS**, c/o James M. Martin, Esquire, One Neshaminy Interplex, Ste. 202, Trevose, PA 19053.

Attorney: **JAMES M. MARTIN**, Martin and Martin, P.C., One Neshaminy Interplex, Ste. 202, Trevose, PA 19053.

**BOYD, MARY B.**, dec'd.

Late of Southampton and Newtown, Bucks County, PA.

Executors: **LAURA LEE JUSTIN**, 12 Regina Dr., Cape May, NJ 08204 and **STEPHEN B. SHERRETTA**, 2229 Panama St., Philadelphia, PA 19103.

**CONKLIN, GERALD J.**, dec'd.

Late of Warminster Township.

Executrix: **DIANE IOVINE**, 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.

**CONNOLLY, JAMES A.**, dec'd.

Late of Middletown, Bucks County, PA. Executrix: **COLLEEN M. CONNOLLY**, 200 Chestnut Street, Glendora, NJ 08029-1102.

Attorney: **THOMAS J. PROFY, IV**, 680 Middletown Boulevard, Langhorne, PA 19047.

**D'ANGELICO, JR., ANTHONY J. a/k/a REV. MSGR. ANTHONY D'ANGELICO, JR.**, dec'd.

Late of Southampton Township.

Executor: **THEODORE J. GEITNER, JR.**, c/o Thomas I. Puleo, Esquire, 701

Market Street, Ste. 5000, Philadelphia, PA 19106.

Attorney: **THOMAS I. PULEO**, KML Law Group P.C., 701 Market Street, Ste. 5000, Philadelphia, PA 19106.

**DOMAN, GLENN J.**, dec'd.

Late of Tinicum Township.

Executor: **BRUCE K. DOMAN**, 298 Rock Ridge Road, Upper Black Eddy, PA 18972.

**DURANTE, JAVEON OMARION**, dec'd.

Late of Bristol Township.

Administrator: **DONALD J. WILLIFORD**, Esquire, 114 Radcliffe Street, Bristol, PA 19007.

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

**MARTIN, FLORENCE**, dec'd.

Late of Bristol Township.

Administrator: **PHILLIP J. MARTIN**, 5918 Griscomb Dr., Bensalem, PA 19020.

**MASSCOTTE, MARGARET**, dec'd.

Late of Warrington, Bucks County, PA. Executrix: **DIANE METZGER**, 1223 Foal Circle, Warrington, PA 18976.

**MORAN, PATRICIA L.**, dec'd.

Late of Warminster, Bucks County, PA. Administrator: **TIMOTHY M. MORAN**, 11 Drummers Way, Hatboro, PA 19040.

**PAZDAN, HELEN T.** a/k/a **HELEN PAZDAN**, dec'd.

Late of Newtown Township.

Executor: **RICHARD PAZDAN**, c/o Harvey Abramson, Esquire, 86 Buck Road, Holland, PA 18966.

Attorney: **HARVEY ABRAMSON**, Law Offices of Harvey Abramson, P.C., 86 Buck Road, Holland, PA 18966.

**THALER, MARIE F.**, dec'd.

Late of Plumstead Township.

Executrix: **BRENDA PRAETZEL**, P. O. Box 738, Buckingham, PA 18912.

Attorney: **WILLIAM A. GROSS**, 515 Kellers Road, Quakertown, PA 18951.

**THORNHILL, EDNA F.** a/k/a **EDNA FLORENCE THORNHILL**, dec'd.

Late of Falls Township.

Executrix: **EDNA FOWLER**, c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**WILLIAMS, JR., CLARENCE DANIEL**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **CLARENCE D. WILLIAMS, III**, 18802 Forest Glen Court, Tampa, FL 33647.

**WILLIAMS, JR., GEORGE S.**, dec'd.

Late of Lower Southampton Township. Administratrix: **BARBARA WILLIAMS**, 16 Elbow Lane,

Feasterville, PA 19053.

**WINTERS, EVELYN** a/k/a **EVELYN E. WINTERS**, dec'd.

Late of Langhorne Manor, Bucks County, PA.

Executor: **JOHN E. KEASHON**, 767 Adams Ave., Langhorne, PA 19047.

**WIRSCH, DOROTHY K.**, dec'd.

Late of Warrington Township.

Executrix: **WENDY B. WIRSCH**, 2530 Park Road, Warrington, PA 18976.

Attorney: **MARK D. FREEMAN**, P. O. Box 457, Media, PA 19063.

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## Foreign Corporation

The name of the corporation is **MiiCs & Partners America, Inc.**, duly incorporated under the laws of the State of Delaware.

The address of the principal office of the corporation under the laws of the State of Delaware in which it is incorporated is 1220 N. Market Street, Ste. 806, Wilmington, DE, 19801.

The registered office of the corporation in the Commonwealth of Pennsylvania is 749 Haycock Run Road, Kintnersville, Bucks County, Pennsylvania.

The corporation has filed its application for the Foreign Corporation Certificate of Authority on August 2<sup>nd</sup>, 2013.

**Miscellaneous***Second Publication*

COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PA  
Docket No. 2012-05339-25

**PALISADES SCHOOL DISTRICT**  
vs.  
**STEPHEN A. NEGOESCU**

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2011 real estate taxes for property located at 451 Perry Auger Road, Nockamixon Twp., PA, Tax Parcel No. 30-016-039. A Writ of Scire Facias for \$1,635.98 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Bucks County Bar Association, 135 E. State St., P.O. Box 300, Doylestown, PA 18901, (215) 348-9413 or (800) 273-2929  
**Portnoff Law Associates, Ltd.**  
P.O. Box 391  
Norristown, PA 19404-0391