

## Sheriff's Sale

### Second Publication

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, February 8<sup>th</sup>, 2013 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit.

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

### BEDMINSTER TOWNSHIP

DOCKET #2012-05658

JPMORGAN CHASE BANK, N.A. S/B/M TO CHASE HOME FINANCE, LLC v. LAWRENCE T. LONGACRE AND DOROTHY L. LONGACRE owner(s) of property situate in the **TOWNSHIP OF BEDMINSTER**, Bucks County, Pennsylvania, being 1250 Kellers Church Road, Perkasie, PA 18944-4021.

TAX PARCEL #01-008-018.

PROPERTY ADDRESS: 1250 Kellers Church Road, Perkasie, PA 18944-4021.

JUDGMENT AMOUNT: \$ 214,414.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LAWRENCE T. LONGACRE AND DOROTHY L. LONGACRE.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

### BENSALEM TOWNSHIP

DOCKET #2010-01859

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

TAX PARCEL #02-090-013.

PROPERTY ADDRESS: 6442 Neshaminy Valley Drive, Bensalem, PA 19020.  
IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **LOUIS MAIAROTO AND ALEENE RAE MAIAROTO.**

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

DOCKET #2011-09105

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-12 v. CHERYL EDWARDS owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 1912 Inkberry Lane, Bensalem, PA 19020-4424.

TAX PARCEL #02-095-022-008.

PROPERTY ADDRESS: 1912 Inkberry Lane, Bensalem, PA 19020-4424.

JUDGMENT AMOUNT: \$ 220,791.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHERYL EDWARDS.**

**PHELAN HALLINAN & SCHMIEG, LLP**, Esquires

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

DOCKET #2011-09484

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

TAX PARCEL #02-011-112.

PROPERTY ADDRESS: 2525 Madara Road, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KELLIE ANN FITZPATRICK, EXECUTRIX OF THE ESTATE OF FRANCES TROCHUM, DECEASED MORTGAGOR AND REAL OWNER.**

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

## DOCKET #2012-01829

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE3 v. MARISA J. HELD A/K/A MARISA J. MULLICA owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 5413 Yarmouth Road, Bensalem, PA 19020-3911. TAX PARCEL #02-084-257.

PROPERTY ADDRESS: 5413 Yarmouth Road, Bensalem, PA 19020-3911.

JUDGMENT AMOUNT: \$ 226,723.09.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARISA J. HELD A/K/A MARISA J. MULLICA.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2012-04101

The following described property with the buildings and improvements thereon erected:

SITUATE in the **TOWNSHIP OF BENSALEM** County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan, made by Bensalem Executive Park, Inc., by Creative Design Associates, Inc., Warminster, PA on June 17, 1977, and last revised August 28, 1977 which plan is recorded in the Office of the Recorder of Deeds in and for the County of Bucks at Doylestown, PA in Plan Book 160 page 30 and more fully bounded and described according to a Plan of Lot Line Change Lot 41 and 42, Executive Park, made by Surveying Services, Inc., Doylestown, PA on 9/19/1979 which last mentioned plan is recorded in the Office of the Recorder of Deeds, aforesaid in Plan Book 191 page 38, as follows, to wit:

BEING Part of Lot No. 41 as shown on said subdivision plan, and being Lot No. 41, as shown on said lot line change plan.

PROPERTY ADDRESS: 3601 Big Barn Lane, Bensalem, PA 19020.

BEING COUNTY PARCEL #2-44-143.

BEING the same premises which Todd Patrick Mallon by Indenture bearing date of 5/30/03 and recorded on June 5, 2003, in the Office for the Recorder of Deeds at

Doylestown, County of Bucks, Pennsylvania, granted and conveyed unto Dmitry Fedorovsky and Natalie Fedorovsky, in fee. IMPROVEMENTS: TWO STORY DWELLING.

SOLD AS THE PROPERTY OF: **ESTATE OF DMITRY FEDOROVSKY, WALTER PATRUN, ADMINISTRATOR AND NATALIE FEDOROVSKY.**

**JOSEPH M. GINDHART**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2012-05685

ALL THAT CERTAIN Lot, piece or parcel of land with the building and improvements thereon erected, situate lying in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #2-39-145.

PROPERTY ADDRESS: 2906 Asbury Avenue, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING CONTAINING APPROX. 6 ROOMS.

SOLD AS THE PROPERTY OF: **RONALD K. MILLER AND SHERI A. BARLOW.**

**PETER S. THOMPSON**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2012-06436

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. SAMUEL A. NEEDLE AND BRENDA L. NEEDLE owner(s) of property situate in the **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 2526 Bellview Drive, Bensalem, PA 19020-1307.

TAX PARCEL #2-13-121.

PROPERTY ADDRESS: 2526 Bellview Drive, Bensalem, PA 19020-1307.

JUDGMENT AMOUNT: \$ 173,509.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SAMUEL A. NEEDLE AND BRENDA L. NEEDLE.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2012-06446

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

TAX PARCEL #2-62-350.

PROPERTY ADDRESS: 2509 Finley Avenue, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **FRANCIS GUERRA A/K/A FRANCIS R. GUERRA AND CHERI CARCEL**.

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

## DOCKET #2012-07464

ALL THAT CERTAIN lot, or parcel of land situate in Bensalem in **BENSALEM TOWNSHIP**, Bucks County, PA. designated as Lot No. 504 on a certain map entitled Plan of Crafton Village, Section 4, prepared by William S. Erwin, Registered Professional Engineer, dated September 16, 1954 and recorded in the Office of the Recorder of Deeds, Bucks County.

TAX PARCEL #02-013-051.

PROPERTY ADDRESS: 3509 Windsor Drive, Bensalem, PA 19020.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **LOURDES VERONICA SAQUICELA A/K/A LOURDES V. SAQUICELA**.

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

## DOCKET #2012-07533

BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, L.P. v. **MICHAEL DINARDO** owner(s) of property situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, being 4337 Brownsville Road, Trevoise, PA 19053-3461.

TAX PARCEL #02-016-029.

PROPERTY ADDRESS: 4337 Brownsville Road, Trevoise, PA 19053-3461.

JUDGMENT AMOUNT: \$ 231,495.91.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

## DOCKET #2012-08001

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

TAX PARCEL #2-42-163.

PROPERTY ADDRESS: 5073 Winfield Court, Bensalem, PA 19020.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TEMPLE E. MOORE**.

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

## BRISTOL BOROUGH

## DOCKET #2011-01497

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

TAX PARCEL #04-024-101-006.

PROPERTY ADDRESS: 411 West Circle, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CLARE THATCHER AND JAMES K. THATCHER**.

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

## DOCKET #2012-07884

ALL THAT CERTAIN messuage, tenement and tract of land, Situate in the Sixth Ward of the **BOROUGH OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, being designated as No. 262, Block No. 15.

TAX PARCEL #4-24-181.

PROPERTY ADDRESS: 262 Madison Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHARLES L. GROFF, II.**

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

### BRISTOL TOWNSHIP

DOCKET #2008-01672-29-1

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate at Levittown in the **TOWNSHIP OF BRISTOL**, in the County of Bucks, Pennsylvania, shown and designated as Lot 6084R on Subdivision Map of Birch Valley Levittown, Section 14, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on February 1, 1955 in Plan Book 9, Page 18.

TAX PARCEL #5-49-282.

PROPERTY ADDRESS: 50 Begonia Lane, (Bristol Township) Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

**MARK J. UDREN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2008-02298-29-1

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR HOME EQUITY LOAN TRUST SERIES ACE 2006-HE1 v. MITCHELL DAMBACH AND JACKLYN CRINES owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 68 Robin Hill Lane, Levittown, PA 19055-1411.

TAX PARCEL #05-039-178.

PROPERTY ADDRESS: 68 Robin Hill Lane, Levittown, PA 19055-1411.

JUDGMENT AMOUNT: \$ 222,518.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MITCHELL DAMBACH AND JACKLYN CRINES.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2008-02717-29-1

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC v. ROBERT A. STANLEY owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 307 Louise Avenue, Croydon, PA 19021-0000.

TAX PARCEL #05-008-354.

PROPERTY ADDRESS: 307 Louise Avenue, Croydon, PA 19021-0000.

JUDGMENT AMOUNT: \$ 147,365.46.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT A. STANLEY.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2009-04490

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. KEISHA JOHNSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF JENNIFER L. JOHNSON, DECEASED, JOSHUA JOHNSON, IS HIS CAPACITY AS HEIR OF JENNIFER L. JOHNSON, DECEASED, UNKNOWN

SUCCESSOR ADMINISTRATOR OF THE ESTATE OF JENNIFER L. JOHNSON, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JENNIFER JOHNSON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MAURICE JOHNSON, DECEASED owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 5715 Mitchell Road, Levittown, PA 19057-4139.

TAX PARCEL #05-040-149.

PROPERTY ADDRESS: 5715 Mitchell Road, Levittown, PA 19057-4139.

JUDGMENT AMOUNT: \$ 17,016.71.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KEISHA JOHNSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF JENNIFER L. JOHNSON, DECEASED, JOSHUA JOHNSON, IS HIS CAPACITY AS HEIR OF JENNIFER L. JOHNSON, DECEASED, UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF JENNIFER L. JOHNSON, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JENNIFER JOHNSON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MAURICE JOHNSON, DECEASED. PHELAN HALLINAN & SCHMIEG, Esquires**

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

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DOCKET #2009-04963-34-1

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

TAX PARCEL #5-71-84.

PROPERTY ADDRESS: 184 Dogwood Drive, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT J. COWAN AND ANTOINETTE LEGGIERI.**

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

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DOCKET #2010-03122

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

TAX PARCEL #5-71-233.

PROPERTY ADDRESS: 17 Jolly Lane, Levittown, PA 19055.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **SOJEONG HAM AND BRIAN M. MCKEE.**

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

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DOCKET #2010-06476

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

TAX PARCEL #05-021-065.

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

JUDGMENT AMOUNT: \$ 257,816.12.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN & SCHMIEG, Esquires**

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

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DOCKET #2011-01680

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

TAX PARCEL # 05-026-620.

PROPERTY ADDRESS: 3515 Dixon Avenue, Croydon, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES R. FETCH AND AMY CULLEN FETCH.**

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

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DOCKET #2011-09425

CITIMORTGAGE, INC. v. CHARLES J. SYLVESTER, JR. owner(s) of property

situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 4507 Newportville Road, Levittown, PA 19056-3254.

TAX PARCEL #05-015-018.

PROPERTY ADDRESS: 4507 Newportville Road, Levittown, PA 19056-3254.

JUDGMENT AMOUNT: \$ 277,295.56.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES J. SYLVESTER, JR.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2011-10183

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. MARCELLIN BALKAN A/K/A MARCELLIN J. BALKAN owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 30 Great Oak Road, Levittown, PA 19057-3314.

TAX PARCEL #5-37-368.

PROPERTY ADDRESS: 30 Great Oak Road, Levittown, PA 19057-3314.

JUDGMENT AMOUNT: \$ 199,828.59.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARCELLIN BALKAN A/K/A MARCELLIN J. BALKAN.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-00097

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

TAX PARCEL #05-026-596.

PROPERTY ADDRESS: 3506 Dixon Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MICHELLE ECHEVARRIA AND LUIS ECHEVARRIA, JR.**

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-00306

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

BEING Parcel No. 5-35-91.

SAID PROPERTY ADDRESS being 58 Rocky Pool Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM MCKINLEY AND CATHERINE MCKINLEY.**

**BENJAMIN E. WITMER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-01009

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v. RYAN J. HIRES, SR. A/K/A RYAN JOSEPH HIRES, SR. AND CARA L. HIRES A/K/A CARA LYNN HIRES owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 1007 2nd Avenue, Croydon, PA 19021-7429.

TAX PARCEL #05-011-255.

PROPERTY ADDRESS: 1007 2nd Avenue, Croydon, PA 19021-7429.

JUDGMENT AMOUNT: \$ 133,479.58.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RYAN J. HIRES, SR. A/K/A RYAN JOSEPH HIRES, SR. AND CARA L. HIRES A/K/A CARA LYNN HIRES.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-02014

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

TAX PARCEL #05-048-352.

PROPERTY ADDRESS: 332 Crabtree Drive, Levittown, PA 19055.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS OF HOWARD DUNBAR, DECEASED, FRANCES DUNBAR, INDIVIDUALLY AND AS KNOWN HEIR OF HOWARD DUNBAR, DECEASED.**

**MICHAEL T. MCKEEVER**, Esquire

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

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DOCKET #2012-02723

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP v. JASON E. BALL owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 1825 Ritter Avenue, Bristol, PA 19007-6721.

TAX PARCEL #05-018-009.

PROPERTY ADDRESS: 1825 Ritter Avenue, Bristol, PA 19007-6721.

JUDGMENT AMOUNT: \$ 146,597.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JASON E. BALL.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

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DOCKET #2012-02825

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v. CHARLES H. SCHULTZ, III AND MARY A. SCHULTZ owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 2201 Avenue A, Levittown, PA 19056-3201.

TAX PARCEL #05-015-112.

PROPERTY ADDRESS: 2201 Avenue A, Levittown, PA 19056-3201.

JUDGMENT AMOUNT: \$ 96,670.97.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES H. SCHULTZ, III AND MARY A. SCHULTZ.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

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DOCKET #2012-03225

BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. LERMA WOLFE AND FREDERICK WOLFE, JR. owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 912 Spencer Drive, Croydon, PA 19021-6292.

TAX PARCEL #05-008-458.

PROPERTY ADDRESS: 912 Spencer Drive, Croydon, PA 19021-6292.

JUDGMENT AMOUNT: \$ 103,969.14.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LERMA WOLFE AND FREDERICK WOLFE, JR. PHELAN HALLINAN & SCHMIEG**, Esquires

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

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DOCKET #2012-04559

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 #05-33-298.

PROPERTY ADDRESS: 17 Indian Red Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN A. MORETON AKA JOHN A. MORETON AND EILEEN MORETON.**

**TERRENCE J. MCCABE**, Esquire

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

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DOCKET #2012-04743

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

TAX PARCEL #5-73-22.

PROPERTY ADDRESS: 15 Green Lane,  
Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:  
**VERONICA S. BUEALE AND JAMES W.  
BUEALE.**

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

DOCKET #2012-05189

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, shown and  
designated as Lot 4745-R on Subdivision Map  
of "Plumbridge", Levittown, Section 54, filed  
in the Office of the Recorder of Deeds of  
Bucks County, Pennsylvania, on January 7,  
1954 in Plan Book 7, Page 40.

TAX PARCEL #5-21-239.

PROPERTY ADDRESS: 55 Parkside Lane,  
Levittown, PA 19056.

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

SOLD AS THE PROPERTY OF: **KRISTINE  
A. FRANZ A/K/A KRISTINE ANN FRANZ.**

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

DOCKET #2012-06545

ALL THAT CERTAIN LOTS **TOWNSHIP  
OF BRISTOL**.

TAX PARCEL #5-32-222.

PROPERTY ADDRESS: 58 Indian Park Road,  
Levittown, PA 19057.

IMPROVEMENTS: A DWELLING.

SOLD AS THE PROPERTY OF: **SELIM  
GOKGOZ, AFIFE GOKGOZ AND KADIR  
YA VUZ.**

**LOUIS P. VITTI**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-07195

ALL THAT CERTAIN lot, or parcel of land  
situate in Levittown in **BRISTOL  
TOWNSHIP**, Bucks County, PA. designated

as Lot No. 8080 on a certain map entitled  
"Blue Ridge", Levittown, Section 46, dated  
December 3, 1953 and recorded in the Office  
of the Recorder of Deeds of Bucks County,  
Pennsylvania in Plan Book 7 Page 25.

TAX PARCEL #05-036-063.

PROPERTY ADDRESS: 106 Border Rock  
Road, Levittown, PA 19057.

IMPROVEMENTS: SINGLE FAMILY  
DWELLING.

SOLD AS THE PROPERTY OF: **DAVID H.  
SEARLE, JR. AND ELIZABETH SEARLE.**

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

DOCKET #2012-07319

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, being Lot  
No. 107 on a Final Plan of Laurel Bend  
Section No. 3, made by Benjamin C. Queen,  
Registered Land Surveyor of Fairless Hills,  
Pennsylvania, on the 29th day of June A.D.  
1956, which Plan is recorded in the Office  
for the Recording of Deeds in and for the  
County of Bucks at Doylestown, in Plan  
Book No. 13 page 7 and last revised by  
William S. Erwin, Registered Professional  
Engineer on the 11th day of August A.D.  
1960, and described as follows, to wit.

TAX PARCEL #05-024-147.

PROPERTY ADDRESS: 4503 Brookside  
Avenue, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **PAUL F.  
HEATER AND MARIA N. HEATER.**

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

DOCKET #2012-07759

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

TAX PARCEL #5-48-289.

PROPERTY ADDRESS: 76 Huckleberry  
Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF: **LEON CICCARELLO, FRANCES MCCLOSKEY, U.S. ATTORNEY FOR EASTERN DISTRICT OF PA.**

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

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DOCKET #2012-08014

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

TAX PARCEL #05-037-048.

PROPERTY ADDRESS: 89 Whitewood Drive, Levittown, PA 19057.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STACY A. BISHER.**

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

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**BUCKINGHAM TOWNSHIP**

DOCKET #2011-02689

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

TAX PARCEL #06-005-003-010.

PROPERTY ADDRESS: 3385 Gail Circle, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHARLES BURT AND ROSALYN C. BURT.**

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

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DOCKET #2012-04491

BANK OF AMERICA, N.A. v. JENNIFER ENNIS owner(s) of property situate in the **BUCKINGHAM, TOWNSHIP**, Bucks County, Pennsylvania, being 5827 Stoney Hill Road, a/k/a 5827 Stony Hill Road, New Hope, PA 18938-5434.

TAX PARCEL #06-021-089-003.

PROPERTY ADDRESS: 5827 Stoney Hill Road, a/k/a 5827 Stony Hill Road, New Hope, PA 18938-5434.

JUDGMENT AMOUNT: \$ 378,693.20.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JENNIFER ENNIS.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

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**DOYLESTOWN TOWNSHIP**

DOCKET #2012-04828

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v. ROSEMARIE A. MAZUREK owner(s) of property situate in the **TOWNSHIP OF DOYLESTOWN**, Bucks County, Pennsylvania, being 1526 Lower State Road, Doylestown, PA 18901-7035.

TAX PARCEL #09-007-028-003.

PROPERTY ADDRESS: 1526 Lower State Road, Doylestown, PA 18901-7035.

JUDGMENT AMOUNT: \$ 246,987.51.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROSEMARIE A. MAZUREK.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

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DOCKET #2012-06912

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. CHRISTOPHER M. WARREN AND LAURA R. WARREN owner(s) of property situate in the **TOWNSHIP OF DOYLESTOWN**, Bucks County, Pennsylvania, being 65 Oak Drive, Doylestown, PA 18901-2729.

TAX PARCEL #09-034-056.

PROPERTY ADDRESS: 65 Oak Drive, Doylestown, PA 18901-2729.

JUDGMENT AMOUNT: \$ 349,491.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF:  
**CHRISTOPHER M. WARREN AND  
 LAURA R. WARREN.**  
**PHELAN HALLINAN & SCHMIEG,**  
 Esquires  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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**DUBLIN BOROUGH**

DOCKET #2012-06959

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **DUBLIN BOROUGH**, Bucks County, and State of Pennsylvania, known as 108 Maple Avenue, Dublin, bounded and described as follows, to wit.

TAX PARCEL #10-4-13.

PROPERTY ADDRESS: 108 Maple Avenue, Dublin, PA 18917, Dublin Borough.

IMPROVEMENTS: A SINGLE FAMILY, RESIDENTIAL DWELLING AND RELATED IMPROVEMENTS.

SOLD AS THE PROPERTY OF: **DAVID S. WILLIAMS AND JILL S. WILLIAMS.**

**JEFFREY G. TRAUGER**, Esquire

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

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**FALLS TOWNSHIP**

DOCKET #2007-05126-31-1

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

TAX PARCEL #13-27-335.

PROPERTY ADDRESS: 3 Nectar Lane, Levittown, PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF:  
**NICHOLAS A. MURPHY AND EVA A. MURPHY.**

**TERRENCE J. MCCABE**, Esquire

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

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DOCKET #2009-03670-34-1

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE

HOME LOANS SERVICING, LP v. THEODORE WALP, JR. AND HILARY WALP owner(s) of property situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, being 172 Simons Drive, Morrisville, PA 19067-5914.

TAX PARCEL #13-054-076.

PROPERTY ADDRESS: 172 Simons Drive, Morrisville, PA 19067-5914.

JUDGMENT AMOUNT: \$ 368,476.19.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF:  
**THEODORE WALP, JR. AND HILARY WALP.**

**PHELAN HALLINAN & SCHMIEG,**  
 Esquires

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

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DOCKET #2010-02092

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC v. MELANIE HOGAN A/K/A MELANIE NOLET owner(s) of property situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, being 10 Everturn Lane, Levittown, PA 19054-2724.

TAX PARCEL #13-026-138.

PROPERTY ADDRESS: 10 Everturn Lane, Levittown, PA 19054-2724.

JUDGMENT AMOUNT: \$ 247,482.83.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MELANIE HOGAN A/K/A MELANIE NOLET.**

**PHELAN HALLINAN & SCHMIEG,**  
 Esquires

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

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DOCKET #2011-09898

ALL THAT CERTAIN lot or piece of land, situate in the **TOWNSHIP OF FALLS**, County of Bucks, Pennsylvania, being Lot No. 326 as shown on the Plan of Fairless Hills, Pennsylvania, Revision 2 Unit E Section 1 laid out by Danhurst Corporation and recorded in the Office for the Recording of Deeds in and for Bucks County, Pennsylvania, in Plan Book Volume 32, page 33 A and B.

TAX PARCEL #13-015-181.  
 PROPERTY ADDRESS: 810 Hanford Road,  
 Fairless Hills, PA 19030.  
 IMPROVEMENTS: SINGLE FAMILY TWO  
 STORY COLONIAL, 2,544 S.F. GROSS  
 LIVING AREA ABOVE GRADE, 4  
 BEDROOMS.  
 SOLD AS THE PROPERTY OF: **DAVID S.  
 MARLIN AND DEBORAH L. NATAL.  
 CRAIG H. FOX**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2012-04352

ALL THAT CERTAIN lot or piece of land,  
 situate in **FALLS TOWNSHIP**, Bucks  
 County and Commonwealth of Pennsylvania.  
 TAX PARCEL #13-6-254.  
 PROPERTY ADDRESS: 266 Trenton Road,  
 Fairless Hills, PA 19030.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **THERESE  
 BYRNE, EXECUTRIX OF THE ESTATE OF  
 HELEN T. PIDGEON, DECEASED  
 MORTGAGOR AND REAL OWNER.  
 TERENCE J. MCCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2012-05446

ALL THAT CERTAIN lot, piece of parcel  
 of land with the building and improvements  
 thereon located in the **TOWNSHIP OF  
 FALLS**, County of Bucks and  
 Commonwealth of Pennsylvania.  
 TAX PARCEL #13-27-371.  
 PROPERTY ADDRESS: 297 Northpark  
 Drive, Levittown, PA 19054.  
 IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **DANIEL  
 C. SPONG AND SUSAN M. SPONG.  
 MICHAEL T. MCKEEVER**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2012-06129

CITIMORTGAGE, INC. v. **TOD A.  
 HARBISON AND SARAH BOKAN-  
 HARBISON** owner(s) of property situate in  
 the **TOWNSHIP OF FALLS**, Bucks County,

Pennsylvania, being 15 East Trenton  
 Avenue, Fallsington, PA 19054-1101.  
 TAX PARCEL #13-028-006-002.  
 PROPERTY ADDRESS: 15 East Trenton  
 Avenue, Fallsington, PA 19054-1101.  
 JUDGMENT AMOUNT: \$ 404,661.17.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **TOD A.  
 HARBISON AND SARAH BOKAN-  
 HARBISON.  
 PHELAN HALLINAN & SCHMIEG**,  
 Esquires  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2012-08291

Bucks Federal Credit Union vs. Lorraine L.  
 Bertino, owner of property situate in the  
**TOWNSHIP OF FALLS**, Bucks County,  
 Pennsylvania, being 138 Lebbie Lane,  
 Fairless Hills, PA 19030.  
 TAX PARCEL #13-016-082.  
 PROPERTY ADDRESS: 138 Lebbie Lane,  
 Fairless Hills, (Falls Township), PA 19030.  
 JUDGMENT AMOUNT: \$ 115,171.67.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **LORRAINE  
 L. BERTINO.  
 J. TODD SAVARESE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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DOCKET #2012-08546

ALL THAT CERTAIN lot or piece of land,  
 with the buildings and improvements thereon  
 erected, situate at Levittown, in the  
**TOWNSHIP OF FALLS**, and  
 Commonwealth of Pennsylvania, bounded  
 and described according to a "Subdivision  
 Map of Levittown, section No. 6, made by  
 C.A. Monroe, Professional Engineer and  
 Land Surveyor, dated January 1952, and  
 recorded in the Office for the Recording of  
 Deeds, in and for Bucks County, at  
 Doylestown, Pennsylvania, in Plan Book No.  
 4 page 43, as follows, to wit.  
 TAX PARCEL #13-041-209.  
 PROPERTY ADDRESS: 57 Lakeside Drive  
 a/k/a 57 Lakeside Drive West, Levittown,  
 PA 19054.

IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **GREGORY M. KILMER AND DANIELLE M. KILMER. CHRISTOPHER A. DENARDO**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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### HILLTOWN TOWNSHIP

DOCKET #2011-10951  
ALL THAT CERTAIN lot or piece of ground situate in **HILLTOWN TOWNSHIP**, County of Bucks, and Commonwealth of Pennsylvania.  
TAX PARCEL #15-28-37-3.  
PROPERTY ADDRESS: 603 Green Street, Sellersville, PA 18960.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **BRYAN G. ROZINSKI AND DANIELLE C. ROZINSKI**.  
**PATRICK J. WESNER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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### LANGHORNE BOROUGH

DOCKET #2009-07571  
ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, Situate in the **BOROUGH OF LANGHORNE**, County of Bucks, and Commonwealth of Pennsylvania.  
TAX PARCEL #18-004-019.  
PROPERTY ADDRESS: 120 North Bellevue Avenue, Borough of Langhorne, PA.  
IMPROVEMENTS: THREE STORY MULTI-FAMILY DWELLING.  
SOLD AS THE PROPERTY OF: **REIN P. CLABBERS, BRENDA T. CLABBERS AND THE UNITED STATES OF AMERICA. JAMES W. HENNESSEY**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-00092  
US BANK NATIONAL ASSOCIATION, AS CO-TRUSTEE FOR THE GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1 v. **BERNARD E. BROWN, JR.** owner(s) of property situate in the **BOROUGH OF**

**LANGHORNE**, Bucks County, Pennsylvania, being 131 North Green Street, Langhorne, PA 19047-2111.  
TAX PARCEL #18-001-013.  
PROPERTY ADDRESS: 131 North Green Street, Langhorne, PA 19047-2111.  
JUDGMENT AMOUNT: \$ 145,846.85.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **BERNARD E. BROWN, JR.**  
**PHELAN HALLINAN & SCHMIEG**, Esquires  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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### LOWER MAKEFIELD TOWNSHIP

DOCKET #2007-08140-18-1  
WELLS FARGO BANK, NA v. **BRIAN F. HATHAWAY AND PAMELA J. HATHAWAY** owner(s) of property situate in **LOWER MAKEFIELD TOWNSHIP**, Bucks County, Pennsylvania, being 1804 Waterford Road, Yardley, PA 19067-5428.  
TAX PARCEL #20-071-146-070.  
PROPERTY ADDRESS: 1804 Waterford Road, Yardley, PA 19067-5428.  
JUDGMENT AMOUNT: \$ 194,109.02.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **BRIAN F. HATHAWAY AND PAMELA J. HATHAWAY**.  
**PHELAN HALLINAN & SCHMIEG**, Esquires  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2008-11690-33-1  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. **JOHN B. SCISLY AND NICOLE UZUPAN** owner(s) of property situate in the **TOWNSHIP OF LOWER MAKEFIELD**, Bucks County, Pennsylvania, being 2000 Kirkbride Circle, Yardley, PA 19067-7237.  
TAX PARCEL #20-014-144.  
PROPERTY ADDRESS: 2000 Kirkbride Circle, Yardley, PA 19067-7237.

JUDGMENT AMOUNT: \$ 305,497.48.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **JOHN B.  
 SCISLY AND NICOLE UZUPAN.  
 PHELAN HALLINAN & SCHMIEG,**  
 Esquires  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2010-00024

ALL THAT CERTAIN lot of land situate in  
 the **TOWNSHIP OF LOWER  
 MAKEFIELD**, County of Bucks and  
 Commonwealth of Pennsylvania.  
 TAX PARCEL #20-49-152.  
 PROPERTY ADDRESS: 280 Anderson Road,  
 Lower Makefield, PA 19067.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **JOSEPH  
 ROBERT MCCLERNON AND JUNE  
 MCCLERNON.**  
**TERRENCE J. MCCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2012-05544

JPMORGAN CHASE BANK, NATIONAL  
 ASSOCIATION S/B/M TO CHASE HOME  
 FINANCE LLC, S/B/M TO CHASE  
 MANHATTAN MORTGAGE  
 CORPORATION, F/K/A CHEMICAL  
 RESIDENTIAL MORTGAGE  
 CORPORATION v. WALTER JOHN  
 MAULE, III AND LISA A. KANE owner(s)  
 of property situate in the **TOWNSHIP OF  
 LOWER MAKEFIELD**, Bucks County,  
 Pennsylvania, being 1508 Yardley-  
 Morrisville Road, Yardley, PA 19067.  
 TAX PARCEL #20-043-079.  
 PROPERTY ADDRESS: 1508 Yardley-  
 Morrisville Road, Yardley, PA 19067.  
 JUDGMENT AMOUNT: \$ 101,811.80.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **WALTER  
 JOHN MAULE, III AND LISA A. KANE.  
 PHELAN HALLINAN & SCHMIEG,**  
 Esquires  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

**LOWER SOUTHAMPTON TOWNSHIP**

## DOCKET #2010-00761

ALL THOSE CERTAIN lots or parcels of  
 ground, situate in the **TOWNSHIP OF  
 LOWER SOUTHAMPTON**, County of  
 Bucks, and State of Pennsylvania, being  
 known and designated as Lot #39 to 42,  
 inclusive, Section "D," on Plan #1 of  
 "Somerton Highlands," made by Charles H.  
 Moon, C.E., Woodbourne, Pennsylvania,  
 dated the first day of May, A.D. 1922, and  
 remaining of record in the Office of the  
 Recorder of Deeds in and for Bucks County,  
 Pennsylvania in Plan Book 1 page 130.  
 TAX PARCEL #21-10-205.  
 PROPERTY ADDRESS: 17 Fourth Street,  
 Feasterville Trevose, PA 19053.  
 IMPROVEMENTS: RESIDENTIAL HOUSE  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **JOELLEN  
 ESWORTHY, ADMINISTRATRIX OF THE  
 ESTATE OF TERRY L. ESWORTHY.**  
**MARK J. UDREN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2011-05141

ALL THAT CERTAIN lot or piece of land,  
 situate in the **TOWNSHIP OF LOWER  
 SOUTHAMPTON**, in Bucks County and  
 Commonwealth of Pennsylvania.  
 TAX PARCEL #21-038-018.  
 PROPERTY ADDRESS: 419 Fox Hollow  
 Drive, Langhorne, PA 19053.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **ALEX  
 NEGINSKI AND VICTORIA NEGINSKI.**  
**TERRENCE J. MCCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2012-07221

JPMORGAN CHASE BANK, NATIONAL  
 ASSOCIATION, SUCCESSOR IN  
 INTEREST BY PURCHASE FROM THE  
 FDIC AS RECEIVER OF WASHINGTON  
 MUTUAL BANK F/K/A WASHINGTON  
 MUTUAL BANK, FA v. JAMES F. FOX AND  
 JACQUELINE FOX owner(s) of property  
 situate in the **TOWNSHIP OF LOWER  
 SOUTHAMPTON**, Bucks County,

Pennsylvania, being 215 Rosewood Avenue, Feasterville Trevose, PA 19053-4457.

TAX PARCEL #21-012-144.

PROPERTY ADDRESS: 215 Rosewood Avenue, Feasterville Trevose, PA 19053-4457.

JUDGMENT AMOUNT: \$ 331,669.49.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES F. FOX AND JACQUELINE FOX.**

**PHELAN HALLINAN & SCHMIEG,** Esquires

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

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DOCKET #2012-08137

ALL THAT CERTAIN lot, or parcel of land situate in Trevose in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, PA. designated as Lot No. 23 Section L on a certain map entitled Feasterville Gardens prepared by C. Howard Hazard, Reg. Surveyor, dated March 26, 1949 and recorded in the Office of the Recorder of Deeds, Doylestown, Bucks County in Plan Book 3 page 4.

TAX PARCEL #21-011-127.

PROPERTY ADDRESS: 1405 Center Avenue, Trevose, PA 19053.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **ANTHONY SENECA AND THE UNITED STATES OF AMERICA.**

**KRISTINE M. ANTHOU,** Esquire

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

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**MIDDLETOWN TOWNSHIP**

DOCKET #2007-03035-32-1

METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. v. DAVID MONTGOMERY AND CAROLYN MORTGOMERY A/K/A CAROLYN SNUFFLER owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 442 Quincy Avenue, Langhorne, PA 19047-7529.

TAX PARCEL #22-045-155.

PROPERTY ADDRESS: 442 Quincy Avenue, Langhorne, PA 19047-7529.

JUDGMENT AMOUNT: \$ 128,122.77.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID MONTGOMERY AND CAROLYN MORTGOMERY A/K/A CAROLYN SNUFFLER.**

**PHELAN HALLINAN & SCHMIEG,** Esquires

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

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DOCKET #2007-10640-19-1

WELLS FARFO BANK, N.A. v. MICHAEL J. CARSON AND KELLY A. CARSON A/K/A KELLY CARSON owner(s) of property situate in the **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, being 1735 Highland Avenue, Langhorne, PA 19047-3720.

TAX PARCEL #22-016-039.

PROPERTY ADDRESS: 1735 Highland Avenue, Langhorne, PA 19047-3720.

JUDGMENT AMOUNT: \$ 185,018.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL J. CARSON AND KELLY A. CARSON A/K/A KELLY CARSON.**

**PHELAN HALLINAN & SCHMIEG,** Esquires

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

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DOCKET #2008-04744-33-1

WACHOVIA MORTGAGE, FSB F/K/A WORLD SAVINGS BANK, FSB v. JACQUELINE GRAHAM A/K/A JACQUELINE M. GRAHAM AND ERIC L. MILNES owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 539 Snowball Drive, Levittown, PA 19056.

TAX PARCEL #22-053-119.

PROPERTY ADDRESS: 539 Snowball Drive, Levittown, PA 19056.

JUDGMENT AMOUNT: \$ 418,236.10.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JACQUELINE GRAHAM A/K/A JACQUELINE M. GRAHAM AND ERIC L. MILNES.**

**PHELAN HALLINAN & SCHMIEG,**  
Esquires  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2011-09058

THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS  
CWABS, INC., ASSET-BACKED  
CERTIFICATES, SERIES 2006-17 v. ANNA  
CIARI owner(s) of property situate in the  
**TOWNSHIP OF MIDDLETOWN**, Bucks  
County, Pennsylvania, being 102 Harrow  
Road, Levittown, PA 19056-1440.  
TAX PARCEL #22-051-130.  
PROPERTY ADDRESS: 102 Harrow Road,  
Levittown, PA 19056-1440.  
JUDGMENT AMOUNT: \$ 255,421.59.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **ANNA  
CIARI.**  
**PHELAN HALLINAN & SCHMIEG,**  
Esquires  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-01191

ALL THAT CERTAIN lot or parcel of  
ground, together with the improvements  
therein erected SITUATE in the  
**TOWNSHIP OF MIDDLETOWN**, County  
of Bucks and Commonwealth of  
Pennsylvania.  
TAX PARCEL #22-086-006.  
PROPERTY ADDRESS: 19 Gunning Lane,  
Langhorne, PA 19047.  
IMPROVEMENTS: RESIDENTIAL  
DWELLING.  
SOLD AS THE PROPERTY OF: **MARC  
SIGAL AND MICHELE ACHUFF.**  
**TERRENCE J. MCCABE,** Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-02089

ALL THAT CERTAIN lot, piece or parcel  
of land with the building and improvements  
thereon, located in the **TOWNSHIP OF  
MIDDLETOWN**, County of Bucks and  
Commonwealth of Pennsylvania.  
TAX PARCEL #22-064-164.

PROPERTY ADDRESS: 64 Queen Anne  
Road, Levittown, PA 19057.  
IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **JOSEPH  
R. ROSSI JR.**  
**MICHAEL T. MCKEEVER,** Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-06496

ALL THAT CERTAIN lot, piece or parcel  
of land with the building and improvements  
thereon situate lying and being at Levittown  
in the **TOWNSHIP OF MIDDLETOWN**,  
County of Bucks, Commonwealth of  
Pennsylvania, shown and designated as Lot  
No. 72183 on Subdivision Map of "Cobalt  
Ridge", Levittown, Section 67.  
TAX PARCEL #22-61-197.  
PROPERTY ADDRESS: 56 Canoebirch Road,  
Levittown, PA 19057.  
IMPROVEMENTS: A ONE STORY  
DWELLING APPROXIMATELY 1550  
SQUARE FEET 3 BEDROOM, 2 BATH.  
SOLD AS THE PROPERTY OF:  
**CATHERINE HAINES AND KENNETH J.  
HAINES A/K/A KENNETH J. HAINES, SR.  
THOMAS M. FEDERMAN,** Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-07090

ALL THAT CERTAIN lot or piece of ground  
situate in **MIDDLETOWN TOWNSHIP**,  
County of Bucks, and Commonwealth of  
Pennsylvania.  
TAX PARCEL #22-48-109.  
PROPERTY ADDRESS: 2 Turf Road,  
Levittown, PA 19056.  
IMPROVEMENTS: RESIDENTIAL  
DWELLING.  
SOLD AS THE PROPERTY OF: **MICHAEL  
J. BOLLI, JR. A/K/A MICHAEL J. BOLLI  
AND JENNIFER A. BOLLI.**  
**PATRICK J. WESNER,** Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-07215

HSBC BANK USA, NATIONAL  
ASSOCIATION, AS TRUSTEE OF THE  
FIRST NLC TRUST 2005-4 MORTGAGE-

BACKED CERTIFICATES SERIES 2005-4  
v. DAVID R. BROSKLEY AND JOAN M. BROSKLEY owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, being 6 Silverspruce Road, Levittown, PA 19056-1710.  
TAX PARCEL #22-049-137.  
PROPERTY ADDRESS: 6 Silverspruce Road, Levittown, PA 19056-1710.  
JUDGMENT AMOUNT: \$ 332,888.47.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **DAVID R. BROSKLEY AND JOAN M. BROSKLEY. PHELAN HALLINAN & SCHMIEG**, Esquires  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-08537  
ALL THAT CERTAIN lot of land situate in **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania.  
TAX PARCEL #22-061-153.  
PROPERTY ADDRESS: 68 Cardinal Road, Levittown, PA 19057.  
IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
SOLD AS THE PROPERTY OF: **CARA J. WALKER AND KEVIN W. WALKER. MARK J. UDREN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

#### MILFORD TOWNSHIP

DOCKET #2011-09397  
WELLS FARGO BANK, N.A. v. MARY E. ALUISE owner(s) of property situate in the **TOWNSHIP OF MILFORD**, Bucks County, Pennsylvania, being 1360 Sleepy Hollow Road, Pennsburg, PA 18073-2407.  
TAX PARCEL #23-001-053.  
PROPERTY ADDRESS: 1360 Sleepy Hollow Road, Pennsburg, PA 18073-2407.  
JUDGMENT AMOUNT: \$ 378,590.22.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **MARY E. ALUISE. PHELAN HALLINAN & SCHMIEG**, Esquires  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-08656  
ALL THAT CERTAIN lot of land situate in **TOWNSHIP OF MILFORD**, Bucks County, Pennsylvania.  
TAX PARCEL #23-11-31.  
PROPERTY ADDRESS: 2110 Allentown Road, (Township of Milford), Milford Square, PA 18935.  
IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.  
SOLD AS THE PROPERTY OF: **GREGORY WYNKOOP. MARK J. UDREN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

#### MORRISVILLE BOROUGH

DOCKET #2010-05558  
ALL THAT CERTAIN lot, tract or parcel of land together with the dwelling house known as Number 9 Lenora Avenue and other buildings thereon, SITUATE, lying and being in the Fourth Ward of the **BOROUGH OF MORRISVILLE**, in the County of Bucks County, and Commonwealth of Pennsylvania.  
TAX PARCEL #24-010-336.  
PROPERTY ADDRESS: 9 Lenora Avenue, Morrisville, PA 19067.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **MARK MAZZOLA A/K/A MARK FRANK MAZZOLA AND AMY MAZZOLA A/K/A AMY M. MAZZOLA. TERRENCE J. MCCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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 a/k/a 433 Delmorr Avenue, Morrisville, PA 19067-6207.  
TAX PARCEL #24-008-309.  
PROPERTY ADDRESS: 433 North Delmorr Avenue a/k/a 433 Delmorr Avenue, Morrisville, PA 19067-6207.  
JUDGMENT AMOUNT: \$ 276,717.66.

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

**PHELAN HALLINAN & SCHMIEG,**  
Esquires

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

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DOCKET #2010-12100

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

TAX PARCEL #24-12-4.

PROPERTY ADDRESS: 48 Green Street,  
Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **WAYNE A.  
STAMPS AND ANGELIQUE F. STAMPS.**

**STEVEN K. EISENBERG**, Esquire

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

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DOCKET #2011-11144

BANK OF AMERICA, N.A. SUCCESSOR BY  
MERGER TO BAC HOME LOANS  
SERVICING, LP v. JEFFREY J. SCHNEE  
AND CYNTHIA SCHNEE owner(s) of  
property situate in the **BOROUGH OF  
MORRISVILLE**, Bucks County,  
Pennsylvania, being 205 Anderson Avenue,  
Morrisville, PA 19067-2434.

TAX PARCEL #24-010-218.

PROPERTY ADDRESS: 205 Anderson  
Avenue, Morrisville, PA 19067-2434.

JUDGMENT AMOUNT: \$ 121,131.00

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **JEFFREY  
J. SCHNEE AND CYNTHIA SCHNEE.**

**PHELAN HALLINAN & SCHMIEG,**  
Esquires

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

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DOCKET #2011-11458

CITIMORTGAGE, INC. S/B/M TO ABN  
AMRO MORTGAGE GROUP, INC. v.  
WILLIAM SHAW AND MELISSA A.  
MESWICK A/K/A MELISSA A.M. SHAW  
owner(s) of property situate in the

**BOROUGH OF MORRISVILLE**, Bucks  
County, Pennsylvania, being 120 Althea  
Avenue, Morrisville, PA 19067-2264.

TAX PARCEL #24-003-103.

PROPERTY ADDRESS: 120 Althea Avenue,  
Morrisville, PA 19067-2264.

JUDGMENT AMOUNT: \$ 179,831.73.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM  
SHAW AND MELISSA A. MESWICK  
A/K/A MELISSA A.M. SHAW.**

**PHELAN HALLINAN & SCHMIEG,**  
Esquires

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

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**NEW BRITAIN TOWNSHIP**

DOCKET #2010-03395

JP MORGAN CHASE BANK, NATIONAL  
ASSOCIATION, SUCCESSOR BY MERGER  
TO CHASE HOME FINANCE, LLC v.  
DONNA CIMINO A/K/A DONNA LASORDA  
CIMINO AND EDWARD CIMINO A/K/A  
EDWARD R. CIMINO, JR. owner(s) of  
property situate in the **TOWNSHIP OF  
NEW BRITAIN**, Bucks County,  
Pennsylvania, being 2 Creek Road, Chalfont,  
PA 18914-1523.

TAX PARCEL #26-003-136-002.

PROPERTY ADDRESS: 2 Creek Road,  
Chalfont, PA 18914-1523.

JUDGMENT AMOUNT: \$ 337,148.02.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **DONNA  
CIMINO A/K/A DONNA LASORDA  
CIMINO AND EDWARD CIMINO A/K/A  
EDWARD R. CIMINO, JR.**

**PHELAN HALLINAN & SCHMIEG,**  
Esquires

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

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DOCKET #2012-05650

WELLS FARGO BANK, N.A., S/B/M  
WELLS FARGO HOME MORTGAGE, INC.  
v. JOSEPH CICCIMARO A/K/A JOSEPH F.  
CICCIMARO owner(s) of property situate  
in the **NEW BRITAIN TOWNSHIP**, Bucks  
County, Pennsylvania, being 305 Remington  
Court, Chalfont, PA 18914-2207.

TAX PARCEL #26-007-394-305.

PROPERTY ADDRESS: 305 Remington Court, Chalfont, PA 18914-2207.

JUDGMENT AMOUNT: \$ 108,946.83.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH CICCIMARO A/K/A JOSEPH F. CICCIMARO.**

**PHELAN HALLINAN & SCHMIEG,** Esquires

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

DOCKET #2012-05869

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. JOAN BENNETT AND TRAVIS BENNETT owner(s) of property situate in the **NEW BRITAIN TOWNSHIP**, Bucks County, Pennsylvania, being 114 Tartan Terrace, Chalfont, PA 18914-2265.

TAX PARCEL #26-007-349.

PROPERTY ADDRESS: 114 Tartan Terrace, Chalfont, PA 18914-2265.

JUDGMENT AMOUNT: \$ 203,906.11.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOAN BENNETT AND TRAVIS BENNETT.**

**PHELAN HALLINAN & SCHMIEG,** Esquires

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

#### NOCKAMIXON TOWNSHIP

DOCKET #2012-04676

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. THEODORE P. KOVI owner(s) of property situate in the **TOWNSHIP OF NOCKAMIXON**, Bucks County, Pennsylvania, being 4244 Durham Road, Ottsville, PA 18942-9618.

TAX PARCEL #30-011-017-001.

PROPERTY ADDRESS: 4244 Durham Road, Ottsville, PA 18942-9618.

JUDGMENT AMOUNT: \$ 180,615.88.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THEODORE P. KOVI.**

**PHELAN HALLINAN & SCHMIEG,** Esquires

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.

JUDGMENT AMOUNT: \$ 595,250.42.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN & SCHMIEG,** Esquires

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

DOCKET #2008-02660-33-1

WELLS FARGO BANK, N.A. v. CHARLES M. MUCHNICK A/K/A MORRIS MUCHNICK owner(s) of property situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 891 New Road, Churchville, PA 18966-1037.

TAX PARCEL #31-070-024.

PROPERTY ADDRESS: 891 New Road, Churchville, PA 18966-1037.

JUDGMENT AMOUNT: \$ 245,574.65.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES M. MUCHNICK A/K/A MORRIS MUCHNICK.**

**PHELAN HALLINAN & SCHMIEG,** Esquires

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

DOCKET #2009-07172

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH1 v. JOSEPH DOUGHERTY owner(s) of

property situate in **NORTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 55 Mill Race Drive, Langhorne, PA 19053-1562.

TAX PARCEL #31-033-051.

PROPERTY ADDRESS: 55 Mill Race Drive, Langhorne, PA 19053-1562.

JUDGMENT AMOUNT: \$ 178,610.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

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DOCKET #2010-01515

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

TAX PARCEL #31-065-210.

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

JUDGMENT AMOUNT: \$ 149,044.64.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

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DOCKET #2012-08207

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

TAX PARCEL #31-078-015.

PROPERTY ADDRESS: 83 Misty Meadow Drive, Richboro, PA 18954.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **VITALIY KROSHNEV**.

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

**PERKASIE BOROUGH**

DOCKET #2011-04233

First Savings Bank of Perkasio vs. John L. Herzstein and Laurie J. Herzstein, owner(s) of property situate in the **BOROUGH OF PERKASIE**, Bucks County, Pennsylvania, being 233 South Ridge Road, Perkasio, PA 18944-1040.

TAX PARCEL #33-001-010.

PROPERTY ADDRESS: 233 South Ridge Road, Perkasio (Perkasio Borough), PA 18944-1040.

JUDGMENT AMOUNT: \$ 185,607.68.

IMPROVEMENTS: ONE STORY RANCH DWELLING WITH APPROXIMATELY 3 BEDROOMS AND TWO BATHS AND VARIOUS DETACHED ACCESSORY STRUCTURES.

SOLD AS THE PROPERTY OF: **JOHN L. HERZSTEIN AND LAURIE J. HERZSTEIN**.

**J. TODD SAVARESE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2012-04409

ALL THAT CERTAIN property situate in the **BOROUGH OF PERKASIE**, in the County of Bucks, and Commonwealth of Pennsylvania.

TAX PARCEL #33-005-175.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

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**PLUMSTEAD TOWNSHIP**

DOCKET #2008-11540-29-1

ALL THAT CERTAIN tract of land, with buildings thereon erected, Situate in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks and Commonwealth of Pennsylvania, according to a survey and plan thereof made September 15, 1967 by Edward B. Blumrick, Registered Land Surveyor, bounded and described as follows to wit.

TAX PARCEL #34-18-79-1.  
 PROPERTY ADDRESS: 4525 Wismer Road,  
 Doylestown a/k/a Plumstead, PA 18902.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.

SOLD AS THE PROPERTY OF: **STEVEN  
 ERIC LAU AKA STEVE LAU.**

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

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DOCKET #2009-13652

THE BANK OF NEW YORK MELLON  
 TRUST COMPANY, N.A. F/K/A THE  
 BANK OF NEW YORK TRUST COMPANY,  
 N.A., AS TRUSTEE FOR CHASEFLEX  
 TRUST SERIES 2007-2 v. NANCY HIEBER  
 AND CHARLES HIEBER owner(s) of  
 property situate in the **TOWNSHIP OF  
 PLUMSTEAD**, Bucks County, Pennsylvania,  
 being 5328 Windtree Drive, Doylestown, PA  
 18902-9779.

TAX PARCEL #34-035-145.  
 PROPERTY ADDRESS: 5328 Windtree  
 Drive, Doylestown, PA 18902-9779.

JUDGMENT AMOUNT: \$ 508,980.95.

IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

SOLD AS THE PROPERTY OF: **NANCY  
 HIEBER AND CHARLES HIEBER.**

**PHELAN HALLINAN & SCHMIEG**,  
 Esquires

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

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DOCKET #2011-07592-35

ALL THAT CERTAIN message and tract  
 or parcel of land situate in the **TOWNSHIP  
 OF PLUMSTEAD**, County of Bucks and  
 Commonwealth of Pennsylvania, on the  
 Final Subdivision Plan of the Camburn  
 Property by All County, Inc., Surveying  
 Engineers of Washington Crossing,  
 Pennsylvania, recorded in the Office for the  
 Recording of Deeds for Bucks County on July  
 2, 1980, in Plan Book 197, page 28A.

TAX PARCEL #34-18-15.

PROPERTY ADDRESS: 6433 Ferry Road,  
 Doylestown, PA 18901.

IMPROVEMENTS: A TWO STORY  
 DWELLING WITH APPROXIMATELY 2, 153  
 SQUARE FEET WITH APPROXIMATELY 10  
 ROOMS AND 1 BATH.

SOLD AS THE PROPERTY OF: **JON ATKIN.  
 RICHARD BRENT SOMACH**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

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**QUAKERTOWN BOROUGH**

DOCKET #2012-01460  
 WELLS FARGO BANK, N.A. v. LOUIS E.  
 RORRER, JR. AND LUCY RORRER  
 owner(s) of property situate in the  
**BOROUGH OF QUAKERTOWN**, Bucks  
 County, Pennsylvania, being 940 West Mill  
 Street, Quakertown, PA 18951-1122.

TAX PARCEL #35-005-040.

PROPERTY ADDRESS: 940 West Mill  
 Street, Quakertown, PA 18951-1122.

JUDGMENT AMOUNT: \$ 234,025.24.

IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

SOLD AS THE PROPERTY OF: **LOUIS E.  
 RORRER, JR. AND LUCY RORRER.**

**PHELAN HALLINAN & SCHMIEG**,  
 Esquires

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

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DOCKET #2012-07536

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 #35-1-166.

PROPERTY ADDRESS: 46 Dewsbury Lane,  
 Quakertown, PA 18951.

IMPROVEMENTS: A SINGLE FAMILY  
 RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GLADYS  
 A. BREHM AND JOHN L. BREHM.**

**MICHAEL T. MCKEEVER**, Esquire

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

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**RICHLAND TOWNSHIP**

DOCKET #2010-01075

ALL THAT CERTAIN lot or piece of ground  
 situate in **RICHLAND TWP.** Bucks Co, PA  
 described according to a Plan of Subdivision  
 as part of Brayton Gardens II prepared for  
 T.H. Properties made by Stout, Tacconelli  
 & Assoc, Inc dated 11-3-00 last revised

4-1-02 and recorded in Plan Book 309 page 2 as follows to wit.

TAX PARCEL #36-53-1.

PROPERTY ADDRESS: 2168 Claymont Drive, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHRIS CARROLL AND JAMES CARROLL.**

**KRISTINE M. ANTHOU**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2011-08306

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

TAX PARCEL #36-43-49-2.

PROPERTY ADDRESS: 1305 Oak Tree Drive, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JEFFREY KOT.**

**MARK J. UDREN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2011-11253

PHH MORTGAGE CORPORATION v. SCOTT T. WEAVER owner(s) of property situate in the **TOWNSHIP OF RICHLAND**, Bucks County, Pennsylvania, being 1144 Farm House Lane, Quakertown, PA 18951-2450.

TAX PARCEL #36-022-042.

PROPERTY ADDRESS: 1144 Farm House Lane, Quakertown, PA 18951-2450.

JUDGMENT AMOUNT: \$ 183,697.26.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SCOTT T. WEAVER.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2012-05645

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP v. JOE L.

LEWIS owner(s) of property situate in the **TOWNSHIP OF RICHLAND**, Bucks County, Pennsylvania, being 1311 Harvest Lane, Quakertown, PA 18951-2622.

TAX PARCEL #36-015-037.

PROPERTY ADDRESS: 1311 Harvest Lane, Quakertown, PA 18951-2622.

JUDGMENT AMOUNT: \$ 302,609.40.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOE L. LEWIS.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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DOCKET #2012-06246

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK v. EMMANUEL J. ORTIZ owner(s) of property situate in the **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania, being 98 Laurel Court, Quakertown, PA 18951-2762.

TAX PARCEL #36-025-124.

PROPERTY ADDRESS: 98 Laurel Court, Quakertown, PA 18951-2762.

JUDGMENT AMOUNT: \$ 172,710.74.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EMMANUEL J. ORTIZ.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

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### SIVLERDALE BOROUGH

DOCKET #2012-03066

ALL THAT CERTAIN message and tract of land, situate in the **BOROUGH OF SILVERDALE**, County of Bucks and Commonwealth of Pennsylvania, being known as 122 North Walnut Street aka 122 Walnut Street, Borough of Silverdale, Bucks County, Pennsylvania.

BEING PARCEL NUMBER 40-003-024 and described in the Deed recorded in the Office of the Recorder of Deeds in and for Bucks County as Instrument No. 2006129455 in

Book 5190, Page 1069 on November 28, 2006.

PROPERTY ADDRESS: 122 North Walnut Street, aka 122 Walnut St, Silverdale, PA.  
IMPROVEMENTS: SINGLE FAMILY HOME (3 BEDROOMS, 1.5 BATH).

SOLD AS THE PROPERTY OF: **DOUGLAS W. TILLEY**.

**RYAN C. THOMPSON**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

### SOLEBURY TOWNSHIP

DOCKET #2008-12042-307

CITIMORTGAGE, INC. v. GEORGE FISHER AND COLLEEN LYONS FISHER owner(s) of property situate in the **TOWNSHIP OF SOLEBURY**, Bucks County, Pennsylvania, being 412 Byerly Drive, New Hope, PA 18938-5808.

TAX PARCEL #41-047-137.

PROPERTY ADDRESS: 412 Byerly Drive, New Hope, PA 18938-5808.

JUDGMENT AMOUNT: \$ 282,653.54.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **GEORGE FISHER AND COLLEEN LYONS FISHER**.

**PHELAN HALLINAN & SCHMIEG**, Esquires  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2010-00791

ALL THAT CERTAIN lot, or parcel of land situate in New Hope in **SOLEBURY TOWNSHIP**, Bucks County, PA. on a Final Plan made for Robert N. and Jane A. Dusek, prepared George Rice, dated June 4, 1979 and recorded in the Office of the Recorder of Deeds, Bucks County in Plan Book 185 page 36.

TAX PARCEL #41-013-052-002 and 41-013-052.

PROPERTY ADDRESS: 6609 Paxson Road, New Hope, PA 18938.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **RICHARD E. BURR**.

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

### SPRINGFIELD TOWNSHIP

DOCKET #2012-08058

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

TAX PARCEL #42-021-072.

PROPERTY ADDRESS: 3421 Winding Road, Kintnersville, PA 18930.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **RAY BRITT AND AMANDA BRITT**.

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

### TINICUM TOWNSHIP

DOCKET #2009-13378

ALL THAT CERTAIN message and two adjoining tracts of land constituting one farm, situate in the **TOWNSHIP OF TINICUM**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #44-14-84.

PROPERTY ADDRESS: 118 Hollow Horn Road, Erwinna, PA 18920.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES E. SCHWARTZ**.

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

### UPPER SOUTHAMPTON TOWNSHIP

DOCKET #2010-11956

BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. KESTUTIS MIKUSAUSKAS AND MILDA MIKUSAUSKIENE owner(s) of property situate in the **UPPER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 357 Coldspring Road, Southampton, PA 18966-3529.

TAX PARCEL #48-008-287.

PROPERTY ADDRESS: 357 Coldspring Road, Southampton, PA 18966-3529.

JUDGMENT AMOUNT: \$ 393,657.11.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **KESTUTIS  
MIKUSAUSKAS AND MILDA  
MIKUSAUSKIENE.**

**PHELAN HALLINAN & SCHMIEG**, Esquires  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2010-13110

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR HSI ASSET  
SECURITIZATION CORPORATION  
MORTGAGE PASS-THROUGH  
CERTIFICATES SERIES 2006-WMC1 v.  
MICHELE GRIBBIN AND STEPHEN T.  
GRIBBIN owner(s) of property situate in the  
**TOWNSHIP OF UPPER SOUTHAMPTON**,  
Bucks County, Pennsylvania, being 461 Tabor  
Avenue a/k/a 461 Tabor Road, Southampton,  
PA 18966-3413.

TAX PARCEL #48-007-245.

PROPERTY ADDRESS: 461 Tabor Avenue  
a/k/a 461 Tabor Road, Southampton, PA  
18966-3413.

JUDGMENT AMOUNT: \$ 95,571.08.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **MICHELE  
GRIBBIN AND STEPHEN T. GRIBBIN.**

**PHELAN HALLINAN & SCHMIEG**,  
Esquires

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

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DOCKET #2012-05018

1265 Industrial Boulevard, Southampton, PA  
18966.

Real Estate Parcel Identification No. 48-020-  
045-007.

**UPPER SOUTHAMPTON TOWNSHIP.**

Commonly Known as: 1265 Industrial  
Boulevard, Southampton, PA 18966.

IMPROVEMENTS: INDUSTRIAL BLDG. IN  
INDUSTRIAL PARK – ONE STORY/UP TO  
25,000 S/F. LOT/LAND: 200 X 251, ACRES  
1.1810, LAND S/F 52,444.

SOLD AS THE PROPERTY OF: **1265  
INDUSTRIAL BLVD, LLC.**

**ROBERT L. SALDUTTI**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-07936

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

TAX PARCEL #48-017-077-001.

PROPERTY ADDRESS: 851 Churchville  
Road, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF: **BARRY J.  
MCCAFFERY.**

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

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DOCKET #2012-08173

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

TAX PARCEL #48-017-192.

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

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

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

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

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DOCKET #2012-08556

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

TAX PARCEL #48-006-127.

PROPERTY ADDRESS: 420 Dogwood  
Drive, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL HOUSE  
DWELLING.

SOLD AS THE PROPERTY OF:  
**MICHAEL DIPIAZZA AND STACIEANN  
DIPIAZZA A/K/A STACIE ANN  
DIPIAZZA.**

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

**WARMINSTER TOWNSHIP**

DOCKET #2008-08209

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, described according to a survey and plan made of Rosewood Park made by Charles F. Shoemaker, registered professional engineer Abington Pennsylvania on November 9, 1954 which said plan is recorded in the office for the recording of deeds in and for the County of Bucks at Doylestown on February 14, 1955 in plan book 9, page 19.

TAX PARCEL #49-11-23.

PROPERTY ADDRESS: 1024 Birch Road, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **EUGENE J. ROSE, JR. AND TRACY ANN ROSE.**

**MARK J. UDREN**, Esquire

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

DOCKET #2010-08642

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the **TOWNSHIP OF WARMINSTER**, County of Bucks, and State of Pennsylvania and described according to the Plan of Willow Farms Section No. 3 made by Charles E. Shoemaker, Registered Professional Engineer Abington, Pennsylvania, on October 20, 1954.

TAX PARCEL #49-005-007.

PROPERTY ADDRESS: 1513 Pheasant Drive, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **REMIGIUSZ SIENICKI.**

**MARK J. UDREN**, Esquire

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

DOCKET #2012-04247

ALL THAT CERTAIN lot, or parcel of land situate in Warminster in **WARMINSTER TOWNSHIP**, Bucks County, PA. designated as Lot No. 204 on a certain map entitled "Rosewood Park," prepared by Charles E.

Shoemaker, Registered Professional Engineer, dated November 9, 1954 and recorded in the Office of the Recorder of Deeds, Doylestown, Bucks County in Plan Book 9 page 19.

TAX PARCEL #49-011-134.

PROPERTY ADDRESS: 261 Gibson Avenue, Warminster, PA 18974.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **VICTORIA L. DUCHMAN.**

**KRISTINE M. ANTHOU**, Esquire

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

**WARWICK TOWNSHIP**

DOCKET #2010-03665

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. THOMAS E. ROGERS, JR. owner(s) of property situate in the **TOWNSHIP OF WARWICK**, Bucks County, Pennsylvania, being 2015 Meetinghouse Road, Jamison, PA 18929-1144.

TAX PARCEL #51-008-036.

PROPERTY ADDRESS: 2015 Meetinghouse Road, Jamison, PA 18929-1144.

JUDGMENT AMOUNT: \$ 435,316.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS E. ROGERS, JR.**

**PHELAN HALLINAN & SCHMIEG**, Esquires

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

DOCKET #2010-03910

ALL THAT CERTAIN lot or tract of ground, situate in **WARWICK TOWNSHIP**, Bucks County, Pennsylvania, and described according to a certain plan thereof known as Final Plan-Site Plan - Section 4-Phase \_\_\_ of Orchard Valley Farms North, made by Carroll Engineering Corporation, dated February 8, 1979, last revised March 24, 1986 and recorded April 14, 1986 in Plan Book 232, Page 46.

TAX PARCEL #51-23-74.

PROPERTY ADDRESS: 1878 Sunrise Way,  
Jamison, PA 18928.

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF:  
**LISA J. CICCHINO AND THEODORE  
CICCHINO.**

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

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**WRIGHTSTOWN TOWNSHIP**

DOCKET #2012-05159

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION v. ED DALY AND BESSIE  
DALY owner(s) of property situate in the  
**TOWNSHIP OF WRIGHTSTOWN**,  
Bucks County, Pennsylvania, being 952  
Penns Park Road, Wrightstown, PA 18940-  
4100.

TAX PARCEL #53-001-090.

PROPERTY ADDRESS: 952 Penns Park  
Road, Wrightstown, PA 18940-4100.

JUDGMENT AMOUNT: \$ 299,973.25.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **ED DALY  
AND BESSIE DALY.**

**PHELAN HALLINAN & SCHMIEG**,  
Esquires

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. 2012-09670

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 names of **JORDYN** and **JADE JEFFERSON ERDMAN** to **JORDYN JEFFERSON** and **JADE JEFFERSON**.

The Court has fixed the 12<sup>th</sup> day of February, 2013 at 10:30 a.m. in Courtroom 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.

**THE ORRINO AGENCY, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Don F. Marshall**, Solicitor  
Stuckert and Yates  
Two North State Street  
P. O. Box 70  
Newtown, PA 18940

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NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania,

and approved on January 11, 2013, for the purpose of obtaining a Certificate of Incorporation of a business corporation to be organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is: **TPS Zoning and Planning, Inc.**

The purpose for which it is to be organized is to have unlimited power to engage in and perform any and all lawful acts authorized by the Business Corporation Law of the Commonwealth of Pennsylvania.

**William E. Scott**, Solicitor  
Jackson, Cook, Caracappa & Scott  
312 Oxford Valley Road  
Fairless Hills, PA 19030

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## Classified Ad

### ATTORNEY POSITION

Weber, Kracht & Chellew, an Upper Bucks County law firm, seeks an attorney with 5 to 10 years experience in the practice areas of family law and civil litigation. This position requires excellent writing and analytical skills, strong attention to detail, interpersonal skills and the ability to work in a team environment. We offer a competitive salary, an excellent benefits package and growth opportunities.

Interested applicants can send their resume including current or recent salary (NOTE - CURRENT or most RECENT SALARY REQUIRED FOR RESUME TO BE CONSIDERED) to P.O. Box 258, Perkasio, PA 18944; fax - 215-257-0506; or to [resumes@wkclaw.net](mailto:resumes@wkclaw.net).

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### POSITION AVAILABLE

Bricker, Landis, Hunsberger & Gingrich of Souderton, PA has an opening for a member of our support staff to work in estate administration. The ideal candidate will have some familiarity with routine tax and accounting issues, will be comfortable with computer programs, and be willing to learn on the job. If interested, please send resume in confidence to [jlandis@blhlglaw.com](mailto:jlandis@blhlglaw.com).

## 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 **FEBRUARY 4, 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.

**THAD R. MURWIN, Deceased** – William  
C. Roeger, Jr., Executor

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

## Corporate Dissolution

The shareholders of **RPM Mfg., Inc.**  
have approved a proposal that the  
corporation dissolve voluntarily, and the  
Board of Directors is now engaged in the  
winding up and settling the affairs of the  
corporation in the manner prescribed in  
Section 1975 of the PA Business Corporation  
Law of 1988, as amended.

**Jonathan Samel**, Solicitor  
Hamburg, Rubin, Mullin, Maxwell & Lupin,  
P.C.  
375 Morris Rd., P.O. Box 1479  
Lansdale, PA 19446-0773

## 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*

**CARR, ESTELLA M.**, dec'd.

Late of Langhorne, Bucks County, PA.  
Executrix: **ESTELLA KRISTINIAK**, 662  
Hulmeville Ave., Pennel, PA 19047.

**CLARK, MARGARET**, dec'd.

Late of Bristol Township.  
Executrix: **CAROL J. CLARK**, c/o  
Lifespan Legal Svs. LLC, P. O. Box 8321,  
Philadelphia, PA 19101-8321.

Attorney: **ROBERT P. GASPARRO**,  
Lifespan Legal Services, LLC, P. O. Box  
8321, Philadelphia, PA 19101-8321.

**CONWAY, GRACE MARGARET a/k/a  
GRACE M. CONWAY**, dec'd.

Late of Doylestown, Bucks County, PA.  
Executrix: **LAURA R. LEVIN**, 1715  
Lookaway Court, New Hope, PA 18938.

**COOK, RAYMOND C.**, dec'd.

Late of Levittown, Bristol Township.  
Executor: **THOMAS E. COOK**, c/o  
Jeanne M. Sninski, Esq., #119  
Neshaminy Plaza I, 3070 Bristol Pike,  
Bensalem, PA 19020.

Attorney: **JEANNE M. SNINSKI**, #119  
Neshaminy Plaza I, 3070 Bristol Pike,  
Bensalem, PA 19020.

**DECKER, BLAIR J.**, dec'd.

Late of Bensalem Township.  
Administratrix: **JOSEPHINE A. DECKER**,  
1034 Cedar Ave., Bensalem, PA 19020.

**ERB, THOMAS C.**, dec'd.

Late of Middletown Township.  
Administratrix: **JILL ERB**, 15 Tawny  
Road, Levittown, PA 19056.

Attorney: **TODD M. SAILER**, Begley,  
Carlin & Mandio, P. O. Box 308,  
Langhorne, PA 19047.

**FAWKES, MARY**, dec'd.

Late of Bristol Township.

Executors: **HARRY W. FAWKES, JR.**, 918 Washington Avenue, Croydon, PA 19020 and **APRIL LEE CLARK**, 501 Summerwood Place, Galloway, NJ 08205. Attorney: **THOMAS J. PROFY, III**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047-0308.

**GALLAGHER, MARJORIE A.** a/k/a **MARJORIE A. HOFF**, dec'd.

Late of Levittown, Middletown Township.

Executors: **SHARON PFEIFFER**, 43 Downey Dr., Horhsam, PA 19044; **TERRENCE GALLAGHER**, 41 Quiet Rd., Levittown, PA 19067 and **SEAN GALLAGHER**, 9 Vista Rd., Levittown, PA 19057.

**HAMPTON, JOHN**, dec'd.

Late of Bristol, Bucks County, PA.

Administrator: **LINCOLN JOSEPH III**, 9905 Hampshire Ct., SE, Olympia, WA 98513.

**HEISE, ELVA GLATZ** a/k/a **ELVA G. HEISE** and **ELVA A. HEISE**, dec'd.

Late of Doylestown Township.

Executor: **H. MICHAEL HEISE** a/k/a **HERMAN MICHAEL HEISE**, c/o Charles Bender, Esquire, 2700 Kelly Road, Suite 300, Warrington, PA 18976-3624.

Attorney: **CHARLES BENDER**, Fox Rothschild LLP, 2700 Kelly Road, Suite 300, Warrington, PA 18976-3624.

**HORTON, ALICE LORETTA** a/k/a **ALICE L. HORTON**, dec'd.

Late of Bensalem Township.

Administrator: **HARRY HORTON**, 152 Liberty Drive, Bensalem, PA 19020.

**HUGHES, JR., JOHN R.**, dec'd.

Late of Warrington, Bucks County, PA. Administrator: **GREGORY HUGHES**, 600 Valley Rd. B-12, Warrington, PA 18976.

**KLINE, SR., EARL R.**, dec'd.

Late of Richland Township.

Executor: **EARL R. KLINE JR.**, 1518 Marietta Avenue, Lancaster, PA 17603.

Attorney: **ROBERT G. MOFFETT**,  
415 West Broad Street, Quakertown,  
PA 18951.

**LaBRANCHE, PAUL**, dec'd.

Late of Bristol Township.

Administratrix: **CHRISTA LaBRANCHE**, c/o Dean E. Weisgold, Esquire, 1835 Market St., Suite 1215, Philadelphia, PA 19103.

Attorney: **DEAN E. WEISGOLD**, Law Offices of Dean E. Weisgold, P.C., 1835 Market St., Suite 1215, Philadelphia, PA 19103.

**LOWE, ALBERT**, dec'd.

Late of Warminster Township.

Executor: **JEFFREY P. LOWENTHAL**, 555 City Line Avenue, Suite 500, Bala Cynwyd, PA 19004.

Attorney: **JEFFREY P. LOWENTHAL**, Lowenthal and Abrams, 555 City Line Avenue, Suite 500, Bala Cynwyd, PA 19004.

**LUKE, ESTHER M.**, dec'd.

Late of Hilltown Township.

Administrator: **JOSEPH POLITO**, 151 Bridge Street, Collegeville, PA 19426.

Attorney: **THOMAS E. CARLUCCIO**, 1000 Germantown Pike, Suite D3, Plymouth Meeting, PA 19462.

**McCONVILLE, CHARLES B.**, dec'd.

Late of Doylestown Borough.

Administratrix: **ANNE M. CLIVER**, 214 Hartel Ave., Philadelphia, PA 19111.

**McCORMACK, HOWARD L.**, dec'd.

Late of Morrisville Borough.

Administratrix: **CAROL JENKINS**, 889 North Sekol Avenue, Scranton, PA 18504.

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

**MELLOR, MADELINE F. a/k/a MADELINE FLINN MELLOR**, dec'd.

Late of Warminster Township.

Executor: **STEPHEN M. MELLOR, SR.** a/k/a **STEPHEN M. MELLOR**, 202 Eaton Court, Lansdale, PA 18951.

Attorney: **DAVID SCHACHTER**, 1528 Walnut Street, Suite 1507, Philadelphia, PA 19102.

**MELVILLE, CHARLOTTE LANDRETH**, dec'd.

Late of Bristol Township.

Executrix: **ANN SWIFT MELVILLE**, c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**RAFFERTY, FRANK J. a/k/a FRANCIS RAFFERTY**, dec'd.

Late of Buckingham Township.

Executrix: **FRANCES KELLOUGH**, c/o Laura M. Mercuri, Esquire, 104 N. York Rd., Hatboro, PA 19040.

Attorney: **LAURA M. MERCURI**, 104 North York Road, Hatboro, PA 19040.

**ROMER, SOPHIE M.**, dec'd.

Late of Bristol Township.

Executors: **ROBERT ROMER**, 5 Hydrangea Road, Levittown, PA 19056 and **BERNADETTE M. ZONCA**, 78 Chatham Place, Newtown, PA 18940.

Attorney: **DARRELL M. ZASLOW**, Walder & Zaslow, P.C., One Oxford Valley, Suite 312, Langhorne, PA 19047.

**SCHASCHEK, ELIZABETH**, dec'd.

Late of Warminster, Bucks County, PA. Executrix: **CHRISTINE RAFA**, 1218 Wedgewood Dr., Warminster, PA 18974.

**SLOAN, ROBERT H.**, dec'd.

Late of Lower Southampton Township.

Executrix: **JANICE M. NAIRNS**, c/o William J. Benz, Esquire, 307 Lakeside Drive, Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, 307 Lakeside Drive, Southampton, PA 18966.

**STELTZ, DORIS K.**, dec'd.

Late of Telford Borough.

Executors: **WILLIAM J. STELTZ** and **J. DANIEL BRETT**, c/o 68 East Court St., P. O. Box 659, Doylestown, PA 18901.

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

**SUTKO, RONALD RICHARD a/k/a RONALD R. SUTKO**, dec'd.

Late of Falls Township.

Executrix: **LORI J. GERMAN**, c/o Robin S. Holmes, Esquire, Yardley, Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

Attorney: **ROBIN S. HOLMES**,  
Yardley, Legal Services, P.C., 301 Oxford  
Valley Road, Suite 603B, Yardley,  
PA 19067.

**VALARI, PATRICIA AGNES** a/k/a  
**PATRICIA A. VALARI**, dec'd.

Late of Bensalem Township.

Executor: **RENEE P. MARSHALL**, 555  
Stanford Rd., Fairless Hills, PA 19030.

**ZOGORSKI, THOMAS E.**, dec'd.

Late of Lower Southampton Township.

Executrix: **LUCY ZOGORSKI**, c/o Don  
J. Solomon, Esquire, 300 North York  
Road, Hatboro, PA 19040.

Attorney: **DON J. SOLOMON**, 300  
North York Road, Hatboro, PA 19040.

#### *Second Publication*

**AFFLECK, JEANETTE**, dec'd.

Late of Yardley Borough.

Executor: **DAVID R. BAKER**, 31  
Lookover Lane, Yardley, PA 19067.

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

Late of Langhorne Borough.

Executrix: **JEAN M. WHITE**, 149 W.  
Richardson Ave., Langhorne, PA 19047.

Attorney: **CATHERINE ANNE PORTER**,  
301 S. State Street, Newtown, PA 18940.

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

Late of Buckingham Township.

Executrix: **NANCY J. FRICKE**, c/o  
Jeffrey A. Drake, Esq., Drake, Hileman &  
Davis, Bailiwick Office Campus, Suite 15,  
P. O. Box 1306, Doylestown, PA 18901.

Attorney: **JEFFREY A. DRAKE**, Drake,  
Hileman & Davis, Bailiwick Office  
Campus, Suite 15, P. O. Box 1306,  
Doylestown, PA 18901.

**CARDELL, JILL N.**, dec'd.

Late of West Rockhill Township.

Executor: **EDWARD R. CARDELL**,  
2555 County Line Rd., Telford,  
PA 18969.

**CARUSO, REGINA T.**, dec'd.

Late of Newtown Township.

Executrices: **BERNADETTE VENTRESCA**  
and **ISABEL CARUSO**, c/o F. Craig  
La Rocca, Esquire, 800 N. Broad Street,  
Lansdale, PA 19446.

**CLAUS, DOROTHY S.**, dec'd.

Late of Bensalem Township.

Executor: **HARRY S. CLAUS, III**, c/o  
300 West Trenton Avenue, Morrisville,  
PA 19067.

Attorney: **DENIS W. LANCTOT**,  
300 West Trenton Avenue, Morrisville,  
PA 19067.

**CROMPTON, THOMAS D.**, dec'd.

Late of Northampton Township.

Administratrix: **JOANNE CROMPTON**,  
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.

**DUFFY, IRENE ALICE** a/k/a **IRENE A.**  
**DUFFY**, dec'd.

Late of Northampton Township, Bucks  
County, PA.

Executrix: **JOANNE M. HERMAN**,  
125 Buckshire Dr., Holland, PA 18966.

**FENOFF, ARLENE VIRGINIA** a/k/a  
**ARLENE FENOFF**, dec'd.

Late of East Rockhill Township.

Administrator: **TERRY FENOFF**,  
1640 Rosalie Drive, Hellertown,  
PA 18055.

**FORREST, JANET T.**, dec'd.

Late of Bristol Township.

Administratrix: **KIMBERLY A. SCHAEFER**, c/o Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

**FRICK, STELLA R.**, dec'd.

Late of Richlandtown Borough.

Executor: **ALAN S. FRICK**, c/o Charles Bender, Esquire, 2700 Kelly Road, Suite 300, Warrington, PA 18976-3624.

Attorney: **CHARLES BENDER**, Fox Rothschild LLP, 2700 Kelly Road, Suite 300, Warrington, PA 18976-3624.

**GENEVIE, LOUIS E.** a/k/a **LOUIS E. GENEVIE, SR.**, dec'd.

Late of Bristol Township.

Executor: **RICHARD T. GENEVIE**, c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

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

**GODSHALL, KATHRYN L.** a/k/a **KATHRYN GODSHALL**, dec'd.

Late of West Rockhill Township.

Executor: **LARRY L. GODSHALL**, c/o Grim, Biehn & Thatcher, P. O. Box 215, Perkaspie, PA 18944.

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

**GOTTSCALL, JOHN RAYMOND** a/k/a **JOHN R. GOTTSCALL**, dec'd.

Late of Levittown, Middletown Township.

Executrix: **JUDITH A. SCHNEIDER**, 40 Copperfield Dr., Hamilton, NJ 08610.

**HARDING, DORIS K.**, dec'd.

Late of Northampton Township.

Executor: **JOHN M. HARDING, JR.**, 12 Weilwood Drive, Slidell, LA 70460.

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

**HARNED, JANYCE SARANZAK** a/k/a

**JANICE S. MACKENZIE, JANYCE SARANZAK** and **JANYCE S. HARNED**, dec'd.

Late of Bristol Township.

Administrator: **MICHAEL P. KELLY**, Esquire, 402 Middletown Blvd., Suite 202, Langhorne, PA 19047.

Attorney: **MICHAEL P. KELLY**, 402 Middletown Blvd., Suite 202, Langhorne, PA 19047.

**HENDEL, FAITH**, dec'd.

Late of Warrington Township.

Administratrix: **LORRAINE MURRAY**, 655 Elk Road, Monroeville, NJ 08343.

**HENRY, ROGER T.**, dec'd.

Late of Lower Makefield Township.

Executor: **THOMAS HENRY**, 49 Black Road Rd., Yardley, PA 19067.

**HOLTZIN, KATHIE M.** a/k/a **KATHIE M. COP** and **KATHIE COP**, dec'd.

Late of New Hope, Bucks County, PA.

Executor: **ROBERT W. ARNOLD**, c/o Edward Benoff, Esq., 5 Neshaminy Interplex, Suite 205, Trevoise, PA 19053.

Attorney: **EDWARD BENOFF**, 5 Neshaminy Interplex, Suite 205, Trevoise, PA 19053.

**HUTCHINSON, CHARLES PETER**, dec'd.

Late of Bristol Township.

Administratrix: **TRACY LAVERTY**, 515 Valmore Rd., Fairless Hills, PA 19030.

**JOHNSON, ARLEEN SUZANNE**, dec'd.

Late of Northampton Township.

Administrators: **MICHAEL SHADLE**, **BRIAN E. SHADLE** and **GREGORY D. SHADLE**, c/o Maselli Warren, P.C., Attn: Brian A. Mills, Esquire, The Stocking Works, 301 S. State Street, Suite N-103, Newtown, PA 18940.

**JOHNSON, JR., EVERETT F.** a/k/a **RETT JOHNSON**, dec'd.

Late of Newtown Township.

Executor: **J. ERIC JOHNSON**, 242 South State Street, Newtown, PA 18940.

Attorney: **THOMAS J. WALSH III**, 2005 South Easton Road, Suite 203, Doylestown, PA 18901.

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

Late of Bristol Township.

Executor: **FRANKLIN M. KAEIN, III**,  
1207 Summit Court, Warminster,  
PA 18974.

Attorney: **ARLENE GLENN  
SIMOLIKE**, 1200 Bustleton Pike, Suite  
15A, Feasterville, PA 19053.

**KUNST, MARCELLE G. a/k/a MARCELLE  
G. AUSTIN**, dec'd.

Late of Upper Southampton Township.  
Executrix: **CYNTHIA A. BIRD**, c/o Grim,  
Biehn & Thatcher, P. O. Box 215,  
Perkasie, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, Grim,  
Biehn & Thatcher, 104 S. Sixth St.,  
P. O. Box 215, Perkasie, PA 18944-0215.

**LOVETT, WILLIAM J.**, dec'd.

Late of Bristol Borough.

Executrix: **ROXANNE MC KINNEY**,  
4251 Snyder Road, Glen Rock, PA 17327.

Attorney: **DARRELL M. ZASLOW**,  
One Oxford Valley, Suite 312, Langhorne,  
PA 19047.

**MONAHAN, MARY T.**, dec'd.

Late of Bristol Township.

Executrix: **MARYANN CLARKE**, 39  
Beechtree Rd., Levittown, PA 19057.

**MUIR, ELIZABETH R. a/k/a LIBBY MUIR**,  
dec'd.

Late of Warrington, Bucks County, PA.  
Administrator: **MICHAEL B. MUIR**,  
720 Honora St., Warrington, PA 18976.

**NAPOLI, JOAN D.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **VICTOR W.  
MUSCARELLA**, 1395 Arundel Way,  
Bensalem, PA 19020.

**OBRZUT, JOHN J.**, dec'd.

Late of Quakertown, Bucks County, PA.  
Executor: **CHARLES G. CHELEDEN**,  
Esquire, 21A E. Ashland St., Doylestown,  
PA 18901.

**PEROTTI, JOHN**, dec'd.

Late of Bensalem Township.

Executors: **JOHN PEROTTI** and  
**THOMAS PEROTTI**, 30 Thomas  
Speakman Drive, Glen Mills, PA 19342.

**PICCILLO, JOSEPHINE a/k/a  
JOSEPHINE MARY PICCILLO**,  
dec'd.

Late of Bristol Township.

Executor: **BENEDICT PICCILLO**, 22  
Fortune Lane, Levittown, PA 19055.

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

**POWELL, DOROTHY R.**, dec'd.

Late of Northampton, Bucks County, PA.  
Executors: **JOHN M. ROBINSON**, 361  
Elm Ave., Churchville, PA 18966 and  
**MARGARET B. LUTZ**, 6013 Valley  
Forge Dr., Coopersburg, PA 18036.

**REEDER, MARGARET E. a/k/a  
MARGARET REEDER**, dec'd.

Late of Telford, Bucks County, PA.

Executrix: **JUDITH H. STALFORD**, 85  
Westin Rd., Douglassville, PA 19518.

**RONDINELLI, BRUNO L.**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **MICHAEL RONDINELLI**,  
1799 Beth Lane, Towamencin, PA 19446.

Attorney: **JAMES E. EGBERT**, 1494 Old  
York Road, Suite 200, Abington,  
PA 19001.

**SAILER, CHRISTINE L.**, dec'd.

Late of Tinicum Township.

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

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

**SAMUELS, JANICE HELEN** a/k/a **JANICE H. SAMUELS**, dec'd.

Late of Bristol Township.

Executrix: **ALISON GAFFNEY**, 1112 Second Avenue, Croydon, PA 19021.

Attorney: **RUSSELL P. SACCO**, 53 S. Main Street, Yardley, PA 19067.

**SATTLER, MARVIN J.** a/k/a **MARVIN JEROME SATTLER**, dec'd.

Late of Upper Southampton Township.

Executrix: **BETH FEHR SATTLER**, 149 South Myrtlewood Ave., Langhorne, PA 19047.

**SHOSTACK, ALBERT L.**, dec'd.

Late of Middletown Township.

Executor: **GREGORY E. NAGY**, c/o Stuckert and Yates, Two North State St., Newtown, PA 18940.

Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, Two North State Street, Newtown, PA 18940.

**SLATOFF, JEFFERSON DEAN**, dec'd.

Late of Lower Makefield Township.

Administratrix: **SHARON S. SLATOFF**, c/o Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

Attorney: **LISA K. SCHUBEL**, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067.

**STRUS, MICHAEL J.**, dec'd.

Late of Quakertown, Bucks County, PA. Administrators: **ROXANNE STRUS**, 18 S. Linda Ct., P. O. Box 243, Richlandtown, PA 18955 and **GREG STRUS**, 53 Essex Ct., Quakertown, PA 18951.

**SMITH-CARVER, LUCILLE D.** a/k/a **LUCILLE D. C. SMITH**, dec'd.

Late of Upper Southampton Township.

Executor: **JOSEPH P. SCULLIN**, c/o Carla Trongone, Esquire, 104 N. Main

Street, First Floor, North Wales, PA 19454.

Attorney: **CARLA TRONGONE**, 104 N. Main Street, First Floor, North Wales, PA 19454.

**STOKES, MARION M.** a/k/a **MARION MARGUERITE STOKES**, dec'd.

Late of New Hope Borough.

Executors: **MICHAEL H. METELITS** and **MINTURN T. WRIGHT, III**, c/o Arthur R.G. Solmssen, Jr., Esquire, Cira Centre, 2929 Arch Street, Philadelphia, PA 19104-2808.

Attorney: **ARTHUR R.G. SOLMSSEN, JR.**, Dechert LLP, Cira Centre, 2929 Arch Street, Philadelphia, PA 19104-2808.

**VERBEEK, YETTY**, dec'd.

Late of Northampton Township.

Executor: **EARL R. VERBEEK**, c/o George M. Riter, Esquire, 400 Maryland Drive, Fort Washington, PA 19034-7544.

Attorney: **GEORGE M. RITER**, Timoney Knox, LLP, 400 Maryland Drive, P. O. Box 7544, Fort Washington, PA 19034-7544.

**VILLANTE, ANTOINETTE**, dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **THOMAS VILLANTE**, P. O. Box 431, Mt. Tabor, NJ 07878.

**ZITO, ANTHONY**, dec'd.

Late of Bristol Township.

Executor: **THOMAS ZITO**, 17 Barclay Rd., Hainesport, NJ 08036.

**ZUCHERO, DIANA A.**, dec'd.

Late of Middletown Township.

Administrator: **MICHAEL P. KELLY**, Esquire, 402 Middletown Blvd., Suite 202, Langhorne, PA 19047.

Attorney: **MICHAEL P. KELLY**, 402 Middletown Blvd., Suite 202, Langhorne, PA 19047.

**ZUMSTEIN, MICHAEL E.**, dec'd.

Late of Warrington, Bucks County, PA.

Administratrix: **TAMMY ZUMSTEIN**, 1750 Allentown Road, Quakertown, PA 18951.

*Third and Final Publication***ANSEL, ILSE**, dec'd.

Late of Bensalem Township.

Executor: **RAINER ANSEL**, c/o Richard D. Soltan, Esquire, 320 Levick Street, Philadelphia, PA 19111-5635.

Attorney: **RICHARD D. SOLTAN**, Soltan & Dougherty, 320 Levick Street, Philadelphia, PA 19111-5635.

**BERGMAIER, ELLEN B.**, dec'd.

Late of Bensalem Township.

Executrices: **DONNA MARIE MANHERZ**, 12 N. 39<sup>th</sup> Street, Harrisburg, PA 17109; **CAROLYN MARIE SISTO**, 28 Bryant Road, Turnersville, NJ 08012 and **LINDA MARIE CONWAY**, 2808 Nightingale Road, Philadelphia, PA 19154.

Attorney: **FRANCES J. CANNON**, McCreesh, McCreesh & Cannon, 7053 Terminal Square, Upper Darby, PA 19082.

**BUCKLIN, BERTHA M.**, dec'd.

Late of Warminster Township.

Executors: **STEPHEN J. HARASCHAK**, 1026 Pelham Drive, Hatfield, PA 19440 and **JAMES DAVID BUCKLIN, SR.**, 7029 Roundtree Rd., Falls Church, VA 22042.

Attorney: **DAVID L. GLASSBERG**, Glassberg & Doganiero, 81 North Laurel St., Hazleton, PA 18201.

**CLASHAUS, JUNE CLAIRE** a/k/a **JUNE CLAIRE BORELL**, dec'd.

Late of Northampton, Bucks County, PA.

Executrix: **LORI KUBALA**, 193 Cecelia Acres Dr., Ivyland, PA 18974.

**CURLEY, RUTH H.**, dec'd.

Late of Sellersville, Bucks County, PA.

Executor: **JOSEPH M. CURLEY**, 119 Town Bank Rd., N. Cape May, NJ 08204.

**DOVIDIO, EUGENE C.** a/k/a **GENE DOVIDIO**, dec'd.

Late of Revere, Nockamixon Township.

Executor: **STEVEN DOVIDIO**, 231 Elmer St., Trenton, NJ 08611.

Attorney: **SHANNON L. DOMAN**, 281 Tabor Road, Ottsville, PA 18942.

**FERIOD, JOHN C.**, dec'd.

Late of Langhorne Borough.

Executor: **JOHN C. FERIOD, JR.**, c/o Joseph P. Caracappa, Esquire, 312 Oxford Valley Road, Fairless Hills, PA 19030.

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

**GILLELAND, JEAN A.**, dec'd.

Late of Falls Township.

Executrix: **LOU ANNE GILLELAND**, c/o Robin S. Holmes, Esquire, Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

Attorney: **ROBIN S. HOLMES**, Yardley Legal Services, P.C., 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

**HOFFMAN, ROBERT E.** a/k/a **ROBERT HOFFMAN**, dec'd.

Late of Falls Township.

Executrix: **SONDRA D. BACHMAN**, c/o Maureen T. Gatto, Esquire, 2410 Bristol Road, Bensalem, PA 19020.

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

**HUGHES, LOUISE F.**, dec'd.

Late of Bristol Township.

Administrator: **WILLIAM D. HUGHES**, c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.

Attorney: **ERIC W. HOPKINS**, Hopkins & Hopkins, 114 North Main Street, Doylestown, PA 18901.

**KRATZ, SR., GERALD W.**, dec'd.

Late of Sellersville, Bucks County, PA.

Executrix: **JILL E. FINLAYSON**, 173 East Cherry Rd., Quakertown, PA 18951.

**LAMB, LINDA J.**, dec'd.

Late of Richlandtown Borough.

Executors: **MICHAEL B. LAMB** and **BRIDGET GAIL LAMB**, c/o Williams and Schildt, 1007 W. Broad Street, Quakertown, PA 18951.

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

**McCARTHY, REGINA M.**, dec'd.

Late of Bensalem, Bucks County, PA.  
 Executor: **ROBERT J. McCARTHY**,  
 320 Thornridge Dr., Levittown,  
 PA 19054.

**PINTO, CATHERINE**, dec'd.

Late of Doylestown Borough.  
 Executrix: **TINA VALDES**, P. O. Box  
 1170, Doylestown, PA 18901.

**RAFFERTY, MARGARET T. a/k/a PEGGY RAFFERTY**, dec'd.

Late of Newtown, Bucks County, PA.  
 Executrix: **MARGARET MARY T. SHAW**, 507 Norwood Ave., Croydon,  
 PA 19021.

**SADEL, ALVIN**, dec'd.

Late of Warminster Township.  
 Executors: **MARSHA SADEL** and  
**RALPH D. FRIEDMAN**, 1077 Rydal  
 Road, Suite 103, Rydal, PA 19046.  
 Attorney: **RALPH D. FRIEDMAN**,  
 Friedman & Friedman, 1077 Rydal Road,  
 Suite 103, Rydal, PA 19046.

**SCHMIDT, THERESA L.**, dec'd.

Late of New Britain Township.  
 Executrix: **JOYCE G. LOUDENBACK**,  
 c/o Grim, Biehn & Thatcher, 104 South  
 Sixth Street, P. O. Box 215, Perkasio,  
 PA 18944-0215.  
 Attorney: **GREGORY E. GRIM**, Grim,  
 Biehn & Thatcher, 104 South Sixth  
 Street, P. O. Box 215, Perkasio,  
 PA 18944-0215.

**SIMPSON, JAMES J. a/k/a JAMES SIMPSON and JIM SIMPSON**, dec'd.

Late of Fairless Hills, Bucks County, PA.  
 Executor: **SCOTT A. PETRI**, c/o 680  
 Middletown Boulevard, Langhorne,  
 PA 19047.  
 Attorney: **JOHN A. TORRENTE**,  
 Begley, Carlin & Mandio, LLP,  
 680 Middletown Boulevard, Langhorne,  
 PA 19047.

**von ZELOWITZ, IRVING H.**, dec'd.

Late of Solebury Township.  
 Executrix: **BIRGITTA von ZELOWITZ**,  
 c/o Kathryn H. Crary, Esquire, 1900 Market  
 Street, Philadelphia, PA 19103-3508.

Attorney: **KATHRYN H. CRARY**,  
 Cozen O'Connor, P.C., 1900 Market  
 Street, Philadelphia, PA 19103-3508.

**WISBER, PETER F.**, dec'd.

Late of Doylestown Township.  
 Executor: **PETER F. WISBER, JR.**, c/o  
 Grim, Biehn & Thatcher, P. O. Box 215,  
 Perkasio, PA 18944-0215.  
 Attorney: **DANIEL J. PACI**, Grim,  
 Biehn & Thatcher, 104 S. Sixth St.,  
 P. O. Box 215, Perkasio, PA 18944-0215.

**WISSMAN, DORIS ELSIE a/k/a DORIS E. WISSMAN**, dec'd.

Late of Feasterville, Lower Southampton  
 Township.  
 Executrix: **JANET M. WHEELER**, 1660  
 Chestnut Ridge Road, Upper Black Eddy,  
 PA 18972.

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**Fictitious Name**

NOTICE IS HEREBY GIVEN, pursuant  
 to the provisions of Act of Assembly No.  
 295, approved December 16, 1982, effective  
 March 16, 1983, of intention to file in the  
 office of the Secretary of the  
 Commonwealth of Pennsylvania,  
 Department of State, Bureau of Corporations  
 at Harrisburg, Pennsylvania, a Certificate for  
 the conduct of a business in Bucks County,  
 Pennsylvania, under the assumed or fictitious  
 name, style or designation of:

**REBLING POWER CONNECTORS** with  
 its principal place of business 150 Franklin  
 Drive, Warrington, PA 18976.

The name and address of the entity  
 owning or interested in said business is: Rocal  
 Corporation, 150 Franklin Drive,  
 Warrington, PA 18976.

The certificate was filed on December  
 24, 2012.

**Stephen B. Harris**, Solicitor

Harris and Harris  
 1760 Bristol Road  
 P. O. Box 160  
 Warrington, PA 18976

**Miscellaneous**

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
No. 2010-05274

Notice of Action in Mortgage Foreclosure  
**JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, Plaintiff**

vs.

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
HAROLD B. WHEELER, DECEASED  
AND UNITED STATES OF AMERICA,**  
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY

**TO: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
HAROLD B. WHEELER, DECEASED,**  
Defendant(s), whose last known address is  
6990 Phillips Mill Road, New Hope,  
PA 18938.

Your house (real estate) at: 6990 Phillips  
Mill Road, New Hope, PA 18938, 41-028-  
015 & 41-028-014-001, is scheduled to be  
sold at Sheriff's Sale on April 12, 2013 at  
11:00AM, at James Lorah Auditorium,  
Corner of Broad & Main Streets,  
Doylestown, PA 18901, to enforce the court  
judgment of \$1,327,002.27 obtained by  
JPMorgan Chase Bank, National Association  
(the mortgagee) against you.

NOTICE OF OWNER'S RIGHTS

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

To prevent this Sheriff's Sale you must  
take immediate action: 1. The sale will be  
cancelled if you pay back to JPMorgan Chase  
Bank, National Association the amount of  
the judgment plus costs or the back  
payments, late charges, costs, and reasonable  
attorneys fees due. To find out how much  
you must pay, you may call: 610.278.6800.  
2. You may be able to stop the sale by filing  
a petition asking the Court to strike or open  
the judgment, if the judgment was  
improperly entered. You may also ask the

Court to postpone the sale for good cause. 3.  
You may be able to stop the sale through  
other legal proceedings. 4. You may need an  
attorney to assert your rights. The sooner  
you contact one, the more chance you will  
have of stopping the sale. (See notice below  
on how to obtain an attorney.) **YOU MAY  
STILL BE ABLE TO SAVE YOUR  
PROPERTY AND YOU HAVE OTHER  
RIGHTS EVEN IF THE SHERIFF'S SALE  
DOES TAKE PLACE.** 5. If the Sheriff's Sale  
is not stopped, your property will be sold to  
the highest bidder. You may find out the price  
bid by calling 610.278.6800. 6. You may be  
able to petition the Court to set aside the  
sale if the bid price was grossly inadequate  
compared to the value of your property. 7.  
The sale will go through only if the buyer  
pays the Sheriff the full amount due in the  
sale. To find out if this has happened you  
may call 215.348.6138. 8. If the amount  
due from the buyer is not paid to the Sheriff,  
you will remain the owner of the property as  
if the sale never happened. 9. You have a  
right to remain in the property until the full  
amount due is paid to the Sheriff and the  
Sheriff gives a deed to the buyer. At that  
time, the buyer may bring legal proceedings  
to evict you. 10. You may be entitled to a  
share of the money, which was paid for your  
house. A schedule of distribution of the money  
bid for your house will be filed by the Sheriff  
no later than thirty days after the Sheriff  
Sale. This schedule will state who will be  
receiving the money. The money will be  
paid out in accordance with this schedule  
unless exceptions (reasons why the proposed  
distribution is wrong) are filed with the Sheriff  
within ten (10) days after the date of filing  
of said schedule. 11. You may also have other  
rights and defenses or ways of getting your  
house back, if you act immediately after the  
sale. **YOU SHOULD TAKE THIS PAPER  
TO YOUR LAWYER AT ONCE. IF YOU  
DO NOT HAVE A LAWYER OR CANNOT  
AFFORD ONE, GO TO OR TELEPHONE  
THE OFFICE LISTED BELOW TO FIND  
OUT WHERE YOU CAN GET LEGAL  
HELP.** Bucks County Lawyer Referral  
Service, 135 E. State St., P.O. Box 300,  
Doylestown, PA 18901, 888.991.9922.  
**PURSUANT TO THE FAIR DEBT**

COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**Christopher A. DeNardo**, Attorney for Plaintiff  
Shapiro & DeNardo, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406

### Trust Notice

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

#### *First Publication*

THE **ROBERT G. DILLY** INTER VIVOS REVOCABLE TRUST DATED April 12, 2006 – Robert G. Dilly, Settlor  
Late of Solebury Township.  
Trustee: **STEPHANIE D. SABOL**, 618 Coach Drive, New Hope, PA 18938.

Attorney: **THOMAS L. SUMTER**, 80 North Main St., Suite 2A, Doylestown, PA 18901.

#### *Second Publication*

**CHRISTINE L. SAILER**, Trust under Agreement dated November 17, 1989, as amended and restated on December 27, 2001 and as subsequently amended in part on each of June 1, 2005 and September 18, 2007  
Late of Tinicum Township.  
Trustee: **PNC BANK N.A.**, c/o Brian R. Price & Associates, 140 East Butler Ave., Chalfont, PA 18914.  
Attorney: **BRIAN R. PRICE**, Brian R. Price & Associates, Pinehill Professional Center, 140 East Butler Avenue, Chalfont, PA 18914.

#### *Third and Final Publication*

**JOYCE A. JOHNSON** LIVING TRUST DTD 7/28/2009.  
Late of Dublin Borough, Bucks County, PA.  
Trustee: **KATHRYN A. LAZARAVICH**, c/o Grim, Biehn & Thatcher, 104 S. Sixth Street, P. O. Box 215, Perkasio, PA 18944-0215.  
Attorney: **DIANNE C. MAGEE**, Grim, Biehn & Thatcher, 104 S. Sixth Street, P. O. Box 215, Perkasio, PA 18944-0215.