

## Sheriff's Sale

### *Third and Final Publication*

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

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

### **BEDMINSTER TOWNSHIP**

DOCKET #2012-05974

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

PROPERTY ADDRESS: 6409 Durham Road, Bedminster Township.

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

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

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

### **BENSALEM TOWNSHIP**

DOCKET #2011-01428

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

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

TAX PARCEL #02-62-420-1.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

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

DOCKET #2010-05470

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

TAX PARCEL #02-007-179.

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

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

## DOCKET #2012-01837

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

Parcel No. A: 02-030-007.

Parcel No. B: 02-030-006.

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

JUDGMENT AMOUNT: \$ 153,855.23.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2012-01843

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

TAX PARCEL #2-62-22.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2012-03040

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

TAX PARCEL #2-061-210.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**GREGORY JAVARDIAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2012-03550

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

TAX PARCEL #02-089-087.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2012-04670

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

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

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**KEVIN P. DISKIN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2012-06316

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

TAX PARCEL #02-092-268.

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

JUDGMENT AMOUNT: \$ 206,450.53.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

## DOCKET #2012-06909

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

## DOCKET #2012-07569

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

## DOCKET #2012-07769

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

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

## DOCKET #2012-07962

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

## DOCKET #2012-10889

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

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

---

DOCKET #2013-00396

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

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

---

DOCKET #2013-00617

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

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

JUDGMENT AMOUNT: \$ 162,565.35.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

DOCKET #2013-00992

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

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

JUDGMENT AMOUNT: \$ 194,235.48.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

DOCKET #2013-01410

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

PROPERTY ADDRESS: 1909 Inkbury a/k/a 1909 Inkberry Lane, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

---

**BRISTOL BOROUGH**

DOCKET #2007-09443-19-1

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

TAX PARCEL #04-011-102.

PROPERTY ADDRESS: 822 2nd Avenue, Bristol, PA 19007-3242.

JUDGMENT AMOUNT: \$ 245,115.90.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

## DOCKET #2009-09612

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

TAX PARCEL #04-023-225.

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

JUDGMENT AMOUNT: \$ 123,155.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

## DOCKET #2011-09605

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

TAX PARCEL #04 009 157.

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

JUDGMENT AMOUNT: \$ 179,872.41.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

## DOCKET #2012-07799

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. JOSEPH D. MCCLOSKEY, SR. owner(s) of property situate in the **BOROUGH OF BRISTOL**, Bucks County, Pennsylvania, being 626 Beaver Street, Bristol, PA 19007-3807.  
TAX PARCEL #04-013-126.

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

JUDGMENT AMOUNT: \$ 204,552.13.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

## DOCKET #2012-08485

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

TAX PARCEL #4-19-178.

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

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

---

## DOCKET #2012-08525

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

TAX PARCEL #4-8-174.

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

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

---

**BRISTOL TOWNSHIP**

DOCKET #2008-11186-33-1

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

TAX PARCEL #05-043-651.

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

JUDGMENT AMOUNT: \$ 97,116.48.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2009-05356-30-1

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

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

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

DOCKET #2009-09801

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

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

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

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

JUDGMENT AMOUNT: \$ 194,260.40.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2011-03342

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

TAX PARCEL #5-22-451.4.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

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

DOCKET #2011-09696

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

TAX PARCEL #05-018-051.

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

JUDGMENT AMOUNT: \$ 146,462.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2012-00313

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



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

---

DOCKET #2012-00610  
JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, SUCCESSOR BY MERGER  
TO CHASE HOME FINANCE, LLC v.  
EVAN L. KONDRAD AND LORI SULLICK  
owner(s) of property situate in the  
**TOWNSHIP OF BRISTOL**, Bucks County,  
Pennsylvania, being 12 Openwood Lane,  
Levittown, PA 19055-1514.  
TAX PARCEL #05-043-017.  
PROPERTY ADDRESS: 12 Openwood Lane,  
Levittown, PA 19055-1514.  
JUDGMENT AMOUNT: \$ 205,364.19.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **EVAN L.  
KONDRAD AND LORI SULLICK.**  
**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-02712  
CITIMORTGAGE, INC. S/B/M TO  
CITIFINANCIAL MORTGAGE COMPANY,  
INC. v. RICHERT C. BALL AND ARLEEN  
N. BALL owner(s) of property situate in the  
**TOWNSHIP OF BRISTOL**, Bucks County,  
Pennsylvania, being 612 Oxford Valley Road  
a/k/a 612 South Oxford Valley Road, Fairless  
Hills, PA 19030-3902.  
TAX PARCEL #05-046-429.  
PROPERTY ADDRESS: 612 Oxford Valley  
Road a/k/a 612 South Oxford Valley Road,  
Fairless Hills, PA 19030-3902.  
JUDGMENT AMOUNT: \$ 123,663.43.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **RICHERT  
C. BALL AND ARLEEN N. BALL.**  
**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-04502  
WELLS FARGO BANK, N.A. v.  
STEPHANIE HALCZENKO owner(s) of  
property situate in the **TOWNSHIP OF  
BRISTOL**, Bucks County, Pennsylvania,  
being 262 Blue Ridge Drive, Levittown, PA  
19057-3046.  
TAX PARCEL #05-036-354.  
PROPERTY ADDRESS: 262 Blue Ridge  
Drive, Levittown, PA 19057-3046.  
JUDGMENT AMOUNT: \$ 182,501.70.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF:  
**STEPHANIE HALCZENKO.**  
**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-05288  
SOVEREIGN BANK, N.A., FORMERLY  
KNOWN AS SOVEREIGN BANK v.  
RONALD J. SEAL owner(s) of property  
situate in **BRISTOL TOWNSHIP**, Bucks  
County, Pennsylvania, being 126 Idlewild  
Road, Levittown, PA 19057-2235.  
TAX PARCEL #05-032-217.  
PROPERTY ADDRESS: 126 Idlewild Road,  
Levittown, PA 19057-2235.  
JUDGMENT AMOUNT: \$ 37,902.97.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **RONALD  
J. SEAL.**  
**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-06070  
JPMORGAN CHASE BANK, N.A. S/B/M  
CHASE HOME FINANCE, LLC S/B/M TO  
CHASE MANHATTAN MORTGAGE  
CORPORATION v. HARRY H. HENRY  
A/K/A HARRY HENRY AND JANICE S.  
HENRY A/K/A JANICE HENRY owner(s) of  
property situate in the **TOWNSHIP OF  
BRISTOL**, Bucks County, Pennsylvania,  
being 39 Jewel Lane, Levittown, PA 19055-  
2303.  
TAX PARCEL #05-071-174.  
PROPERTY ADDRESS: 39 Jewel Lane,  
Levittown, PA 19055-2303.  
JUDGMENT AMOUNT: \$ 100,160.42.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2012-06732

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

TAX PARCEL #05-071-125.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2012-07850

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

TAX PARCEL #05-050-026.

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

JUDGMENT AMOUNT: \$ 230,407.27.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2012-10367

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

TAX PARCEL #5-39-114.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

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

DOCKET #2013-00303

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

TAX PARCEL #05033085.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2013-00416

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

TAX PARCEL #05-034-203.

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

JUDGMENT AMOUNT: \$ 142,145.94.



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

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

---

DOCKET #2013-00696

GMAC MORTGAGE, LLC v. ANDREW  
DUDDY owner(s) of property situate in the  
**TOWNSHIP OF BRISTOL**, Bucks County,  
Pennsylvania, being 48 Mayflower Road,  
Levittown, PA 19056-3607.  
TAX PARCEL #05-021-482.

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

JUDGMENT AMOUNT: \$ 177,322.74.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

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

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

---

DOCKET #2013-00698

ALL THAT CERTAIN lot, piece or parcel  
of land, with the building and improvements  
thereon erected. Situate, lying and being at  
Levittown, in the **TOWNSHIP OF  
BRISTOL**. County of Bucks and  
Commonwealth of Pennsylvania, shown and  
designated as Lot 7465 on Subdivision Map  
of "Orangewood" Levittown, Section 37 filed  
in the Office of the Recorder of Deeds of  
Bucks County, Pennsylvania on August 14,  
1953 in Plan Book 7 page 7, as follows, to  
wit.

TAX PARCEL #05-042-051.

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

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

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

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

---

DOCKET #2013-00998

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

TAX PARCEL #05-075-087.

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

JUDGMENT AMOUNT: \$ 156,630.20.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

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

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

---

DOCKET #2013-01207

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

TAX PARCEL #05-049-158.

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

IMPROVEMENTS: RESIDENTIAL REAL  
ESTATE.

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

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

---

DOCKET #2013-01331

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

TAX PARCEL #5-11-145.

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

IMPROVEMENTS: A SINGLE FAMILY  
RESIDENTIAL DWELLING.

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

**MICHAEL MCKEEVER**, Esquire

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

DOCKET #2013-01532

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

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

TAX PARCEL NUMBER 05-031-020.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

**BUCKINGHAM TOWNSHIP**

DOCKET #2010-08765

ALL THAT CERTAIN lot or parcel of land Situate in the **TOWNSHIP OF BUCKINGHAM**, County of Bucks and Commonwealth of Pennsylvania, being known as Lot No. 178, as shown on a plan entitled "Record Plan – Phase 1, Arbor Point," sheets 1 through 16 of 16, prepared by Eastern States Engineering, Inc., Huntingdon Valley Pennsylvania, 19006, dated January 14, 1999, last revised October 24, 2002 and recorded on January 23, 2003 in Plan Book No. 312, Page 24.

TAX PARCEL #06-70-122.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

DOCKET #2011-11001

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

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

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

IMPROVEMENTS: RESIDENTIAL DWELLING, FARMHOUSE AND OUTBUILDINGS.

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

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

DOCKET #2011-11094

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

TAX PARCEL #06-008-051.

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

JUDGMENT AMOUNT: \$ 313,370.84.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2012-06937

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

TAX PARCEL #06-008-030-168.

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

JUDGMENT AMOUNT: \$ 411,134.67.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

DOCKET #2013-00056

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2005-12 v. NING ZHAO owner(s) of property situate in **BUCKINGHAM TOWNSHIP**, Bucks County, Pennsylvania, being 2390 Dorchester Street, Furlong, PA 18925-1528. TAX PARCEL #6-70-119.

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

JUDGMENT AMOUNT: \$ 373,078.14.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

**DOYLESTOWN TOWNSHIP**

DOCKET #2010-12068

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

TAX PARCEL #09-026-103.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ERIC LEPPING AND AMY LEPPING.**

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

DOCKET #2012-05909

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

TAX PARCEL #09-007-110-005.

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

JUDGMENT AMOUNT: \$ 758,925.77.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

DOCKET #2012-07772

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

TAX PARCEL #09-004-032-007.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

DOCKET #2013-01077

ALL THAT CERTAIN tract or parcel of land situate in the **TOWNSHIP OF DOYLESTOWN**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described according to a Plan and Survey thereof made August 22, 1950 by Amos J. Kirk, Surveyor, Wycombe, PA, as follows, to wit.

TAX PARCEL #9-23-4.

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

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

---

**DURHAM TOWNSHIP**

DOCKET #2012-01644

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

TAX PARCEL #11-5-129.

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

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

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

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

---

DOCKET #2012-07399

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

TAX PARCEL #11-002-012-002.

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

JUDGMENT AMOUNT: \$ 228,672.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

DOCKET #2012-08177

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

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

TAX PARCEL #11-5-20-5.

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

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

---

**FALLS TOWNSHIP**

DOCKET #2009-01863-18-1

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

TAX PARCEL #13-17-226.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

---

DOCKET #2011-08237

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

TAX PARCEL #13-023-175.

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

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

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

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

---

DOCKET #2012-00040

ALL THAT CERTAIN lot piece or parcel of land with the building and improvements thereon, situate, lying and being at Levittown in the **TOWNSHIP OF FALLS**, County of Bucks, Pa., shown and designated as Lot 844R on Subdivision Map of North Park, Levittown, Section 34 filed in the Office of the Recorder of Deeds of Bucks County, Pa., on June 24, 1953 in Plan Book 6, Page 42. TAX PARCEL #13-026-115.

Judgment: \$100,897.44.

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

IMPROVEMENTS: SINGLE FAMILY RESIDENCE.

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

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

---

DOCKET #2012-00697

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

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

TAX PARCEL #13-030-401.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

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

---

DOCKET #2012-07552

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

of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #13-30-114.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

---

DOCKET #2012-09427

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

TAX PARCEL #13-023-245.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

---

DOCKET #2012-09961

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

TAX PARCEL #13-042-070.

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

JUDGMENT AMOUNT: \$ 223,285.69.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

DOCKET #2013-00027

WELLS FARGO BANK, N.A. v. SHERRY MONROE AND RAYMOND MONROE owner(s) of property situate in the **FALLS TOWNSHIP**, Bucks County, Pennsylvania,

being 25 Elm Lane, Levittown, PA 19054-3207.

TAX PARCEL #13-026-406.

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

JUDGMENT AMOUNT: \$ 189,540.62.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-00104

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

TAX PARCEL #13-023-453.

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

JUDGMENT AMOUNT: \$ 152,984.22.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-00300

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC4 v. TOMALEE A. POPOWSKI AND GREGORY POPOWSKI owner(s) of property situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, being 316 Austin Drive, Fairless Hills, PA 19030-2217.

TAX PARCEL #13-004-283.

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

JUDGMENT AMOUNT: \$ 203,171.87.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-00700

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

TAX PARCEL #13-020-138.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-01259

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

TAX PARCEL #13-026-428.

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

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

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

**MICHAEL T. MCKEEVER**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-01272

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

TAX PARCEL #13-16-434.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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



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

DOCKET #2013-01352

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

TAX PARCEL #13-019-557.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

**HILLTOWN TOWNSHIP**

DOCKET #2011-02589

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

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

TAX PARCEL #15-028-019-003.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

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

DOCKET #2012-02673

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

TAX PARCEL #15-015-017-004.

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

JUDGMENT AMOUNT: \$ 352,252.45.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2013-00230

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

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

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

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

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

**LOREN L. SPEZIALE**, Esquire

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

**DOCKET #2013-00369**

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

TAX PARCEL #15-32-24.

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

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

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

**MICHAEL T. MCKEEVER**, Esquire

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

**HULMEVILLE BOROUGH**

**DOCKET #2012-05110**

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

TAX PARCEL #16-003-046.

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

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

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

**THOMAS M. FEDERMAN**, Esquire

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

**LOWER MAKEFIELD TOWNSHIP**

**DOCKET #2012-02663**

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

TAX PARCEL #20-076-002-019.

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

JUDGMENT AMOUNT: \$ 178,784.57.

IMPROVEMENTS: CONDOMINIUM UNIT.

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

**PHELAN HALLINAN**, Esquire

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

**DOCKET #2013-00999**

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

TAX PARCEL #20-040-121.

PROPERTY ADDRESS: 1927 Westover Road, Yardley, PA 19067-1954.

JUDGMENT AMOUNT: \$ 203,657.22.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **TOBI H. HUNZIKER A/K/A TOBI HUNZIKER.**

**PHELAN HALLINAN**, Esquire

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

**LOWER SOUTHAMPTON TOWNSHIP**

**DOCKET #2012-03803**

WELLS FARGO BANK, NA, D/B/A AMERICAS SERVICING COMPANY v. PEGGY A. JACK owner(s) of property situate in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 151 Hershel St aka 151 Hershel Rd, aka 151 Hershel Ave, Feasterville Trevose, PA 19053-2232.

TAX PARCEL #21-008-022-002.

PROPERTY ADDRESS: 151 Hershel St aka 151 Hershel Rd, aka 151 Hershel Ave, Feasterville Trevose, PA 19053-2232.

JUDGMENT AMOUNT: \$ 183,929.39.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PEGGY A. JACK.**

**PHELAN HALLINAN**, Esquire

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

**DOCKET #2012-10019**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected located in the **LOWER SOUTHAMPTON TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #21-12-154.

PROPERTY ADDRESS: 204 Woodbine Avenue, Feasterville Trevose, PA 19053.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

**DOCKET #2012-10731**

WELLS FARGO BANK, N.A. v. EDWARD F. KELLY, JR. owner(s) of property situate in **LOWER SOUTHAMPTON TOWNSHIP**, Bucks County, Pennsylvania, being 115 Waycross Avenue a/k/a 115 Waycross Street, Feasterville Trevose, PA 19053-5966.

TAX PARCEL #21-002-090.

PROPERTY ADDRESS: 115 Waycross Avenue a/k/a 115 Waycross Street, Feasterville Trevose, PA 19053-5966.

JUDGMENT AMOUNT: \$ 225,196.26.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EDWARD F. KELLY, JR.**

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

**MIDDLETOWN TOWNSHIP****DOCKET #2008-09277-25-1**

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

TAX PARCEL #22-53-428.

PROPERTY ADDRESS: 16 Unity Turn, Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARY RODGERS.**

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

**DOCKET #2009-04253**

NATIONSTAR MORTGAGE, LLC v. JOHN LAYCOCK owner(s) of property situate in **MIDDLETOWN TOWNSHIP**, Bucks County, Pennsylvania, being 33 Belle Aire Avenue, a/k/a 33 Belle Aire Drive, Langhorne, PA 19047-5763.

TAX PARCEL #22-049-461-00A.

PROPERTY ADDRESS: 33 Belle Aire Avenue, a/k/a 33 Belle Aire Drive, Langhorne, PA 19047-5763.

JUDGMENT AMOUNT: \$ 194,489.96.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

**DOCKET #2009-07166**

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

TAX PARCEL #22-054-282.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

**DOCKET #2009-07418**

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

TAX PARCEL #22-050-130.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

---

DOCKET #2010-06745

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

TAX PARCEL #22-052-242.

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

JUDGMENT AMOUNT: \$ 227,131.89.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

DOCKET #2010-11557

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

TAX PARCEL #22-062-269.

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

JUDGMENT AMOUNT: \$ 258,947.33.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

DOCKET #2011-07687

ALL THAT CERTAIN Lot or piece of ground with the messuage or tenement thereon erected, situate in Parkland,

**TOWNSHIP OF MIDDLETOWN**, County of Bucks and State of Pennsylvania.

TAX PARCEL #22-016-142.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

---

DOCKET #2011-09050

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v. **ERICA L. BENOFF** owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 1109 Rising Sun Avenue, Langhorne, PA 19047-5033.

TAX PARCEL #22-019-231.

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

JUDGMENT AMOUNT: \$ 275,711.66.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

DOCKET #2012-05510

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

TAX PARCEL #22-032-002-001.

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

JUDGMENT AMOUNT: \$ 212,430.90.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

DOCKET #2012-05975

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

BEING Lot No. 181.

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

PROPERTY: 181 Eaton Court, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

---

DOCKET #2012-08026

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

TAX PARCEL #22-62-371.

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

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

---

DOCKET #2013-01449

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

TAX PARCEL #22-47-59.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

---

**MILFORD TOWNSHIP**

DOCKET #2012-04272

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

TAX PARCEL #23-13-12.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **PAUL C. ZIEGLER AND THESES M. STEIN**.

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

---

DOCKET #2013-00208

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

TAX PARCEL #23-27-17.

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

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

---

**MORRISVILLE BOROUGH**

DOCKET #2012-01122

ALL THOSE FOUR CERTAIN Lots, pieces or parcels of land, situate lying and being in the Fourth Ward of the **BOROUGH OF MORRISVILLE**, County of Bucks, Commonwealth of Pennsylvania, being known and designated as Lots Nos. 85, 86, 87 and 88 on Plan of Lots at Manor Park made by E.G. Weir, Civil Engineer, October

1892, filed with the Office for the Recording of Deeds in and for the County of Bucks, at Doylestown, Pennsylvania, in Deed Book No. 315 Page 640 and being together more particularly bounded and described as follows.

TAX PARCEL #24-010-077.

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

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

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-07032

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

TAX PARCEL #24-002-107.

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

JUDGMENT AMOUNT: \$ 133,834.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2013-01043

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

TAX PARCEL #24-008-278.

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

JUDGMENT AMOUNT: \$ 242,989.57.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

### NEW BRITAIN BOROUGH

DOCKET #2009-06233

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

BEING more fully described in a Deed dated May 1, 1998, among the land records of the County and State set forth above, in Deed Volume 1594, Page 1375.

TAX PARCEL #25-009-053.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

**ASHLEIGH LEVY MARIN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

### NEWTOWN BOROUGH

DOCKET #2008-10261-25-1

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

TAX PARCEL #28-004-018-001.

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

JUDGMENT AMOUNT: \$ 650,142.25.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **RICHARD STALLARD AND KATHLEEN STALLARD. PHELAN HALLINAN**, Esquire



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

---

**NEWTOWN TOWNSHIP**

DOCKET #2007-08465-26-1

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

TAX PARCEL #29-043-421.

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

JUDGMENT AMOUNT: \$ 358,649.82.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

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

---

DOCKET #2012-06619

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

TAX PARCEL #29-041-175.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

**KRISTINE M. ANTHOU**, Esquire

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

---

DOCKET #2013-01413

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

bounded and described according to a "Final Subdivision Plan of Brookside" made by T & M Associates, Consulting and Municipal Engineers, dated 4/26/1976 and last revision 9/17/1976 and recorded in the Office for the Recording of Deeds in and for the County of Bucks at Doylestown, PA in Plan Book No. 154 Page 32.

TAX PARCEL #29-022-055.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANDREW ERRICO A/K/A ANDREW J. ERRICO, SR. AND CHRISTINE ERRICO A/K/A CHRISTINE U. ERRICO.**

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

---

**NOCKAMIXON TOWNSHIP**

DOCKET #2009-09033

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

TAX PARCEL #30-11-121.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

---

**NORTHAMPTON TOWNSHIP**

DOCKET #2010-02693

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

TAX PARCEL #31-004-006-024.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **RONALD B. AVRICH AND DIANNE C. AVRICH. TERRENCE J. MCCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2010-03436

CITIMORTGAGE INC., S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. v. JOHN J. RINK, JR. AND JACQUELINE THERESA RINK owner(s) of property situate in the **TOWNSHIP OF NORTHAMPTON**, Bucks County, Pennsylvania, being 110 Wheatsheaf Road, Ivyland, PA 18974-1617.

TAX PARCEL #31-069-014.

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

JUDGMENT AMOUNT: \$ 356,283.40.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

DOCKET #2011-07608

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

TAX PARCEL #31-063-098.

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

JUDGMENT AMOUNT: \$ 445,026.65.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

DOCKET #2012-07531

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

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

TAX PARCEL #31-046-166.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM HIGGINSON AND JILL HIGGINSON.**

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

---

DOCKET #2012-09938

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

TAX PARCEL #31-9-24.

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

IMPROVEMENTS: 37,178.19 S/F OF LAND.

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

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

---

DOCKET #2012-10604

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

TAX PARCEL #31-084-049.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

DOCKET #2013-00089

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

TAX PARCEL #31-004-017.

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

JUDGMENT AMOUNT: \$ 146,758.61.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

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

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

#### **PENNDDEL BOROUGH**

DOCKET #2011-06089

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

TAX PARCEL #32-004-027.

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

JUDGMENT AMOUNT: \$ 188,527.26.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

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

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

#### **PERKASIE BOROUGH**

DOCKET #2012-04409

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

TAX PARCEL #33-005-175.

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

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

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

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

DOCKET #2012-05760

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

TAX PARCEL #33-011-050.

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

IMPROVEMENTS: RESIDENTIAL  
DWELLING.

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

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

DOCKET #2012-10407

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

TAX PARCEL #33-006-029-001.

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

IMPROVEMENTS: TWO STORY  
COMMERCIAL OFFICE BUILDING.

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

**DAVID E. STERN**, Esquire

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

---

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

ALL THAT CERTAIN lot or tract of ground located in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #34-006-061-001.  
PROPERTY ADDRESS: 6615 Groveland Road, Pipersville, PA 18947.  
IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **MICHAEL J. ELINICH AND DIANA M. ELINICH. MICHAEL T. MCKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**DOCKET #2009-12833**

ALL THAT CERTAIN message and lot of land, situate in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks and State of Pennsylvania.  
TAX PARCEL #34-18-158.  
PROPERTY ADDRESS: 7138 Ferry Road, New Hope, PA 18938.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **LAURA A. SPEARS. TERRENCE J. MCCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**DOCKET #2013-00547**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the **TOWNSHIP OF PLUMSTEAD**, County of Bucks and Commonwealth of Pennsylvania.  
TAX PARCEL #34-039-114.  
PROPERTY ADDRESS: 4447 Honeysuckle Lane, Doylestown, PA 18902.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **CARL S. RICHARDSON. GREGORY JAVARDIAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

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

ALL THAT CERTAIN message and lot or parcel of land situate in the East side of the South Seventh Street in the **BOROUGH OF QUAKERTOWN** County of Bucks, Pa.  
TAX PARCEL #35-008-125.  
PROPERTY ADDRESS: 47 South Seventh Street, Quakertown, PA 18951.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **LISAMARIE LOWERY A/K/A LISA M. LOWERY A/K/A LISA M. LYNCH. TERRENCE J. MCCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**DOCKET #2012-04002**

ALL THAT CERTAIN lot or piece of ground, situate in **BOROUGH OF QUAKERTOWN**, County of Bucks, and Commonwealth of Pennsylvania.  
TAX PARCEL #35-2-169.  
PROPERTY ADDRESS: 18 Tierney Court, Quakertown, PA 18951.  
IMPROVEMENTS: RESIDENTIAL REAL ESTATE.  
SOLD AS THE PROPERTY OF: **WILLIAM D. HENRY AND LORI A. HENRY. KEVIN P. DISKIN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**RICHLAND TOWNSHIP****DOCKET #2008-08413**

ALL THAT CERTAIN tract or parcel of land located in **RICHLAND TOWNSHIP**, Bucks County, Pennsylvania.  
TAX PARCEL #36-24-18.  
PROPERTY ADDRESS: 221 Woodland Avenue, Quakertown, PA 18951.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.  
SOLD AS THE PROPERTY OF: **AMY J. TULIO. THOMAS M. FEDERMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**DOCKET #2011-03662**

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

TAX PARCEL #36-008-024-001.

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

IMPROVEMENTS: 17.25 ACRES VACANT FARMLAND.

SOLD AS THE PROPERTY OF: **HOWARD A. KOENIG AND BARBARA D. KOENIG. DAVID E. STERN**, Esquire

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

**RICHLANDTOWN BOROUGH****DOCKET #2013-00182**

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

TAX PARCEL #37-001-027.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

**SOLEBURY TOWNSHIP****DOCKET #2009-11423**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. WILLIAM ZURYNETZ owner(s) of property situate in the **TOWNSHIP OF SOLEBURY**, Bucks County, Pennsylvania, being 752 Brighton Way, New Hope, PA 18938-9547.

TAX PARCEL #41-027-374.

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

JUDGMENT AMOUNT: \$ 388,933.24.  
IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

**DOCKET #2010-05786**

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

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

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

**SPRINGFIELD TOWNSHIP****DOCKET #2012-10255**

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

TAX PARCEL #42-003-003-001.

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

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

**TELFORD BOROUGH**

DOCKET #2012-10939

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

TAX PARCEL #43-005-038.

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

JUDGMENT AMOUNT: \$ 152,476.43.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**UPPER MAKEFIELD TOWNSHIP**

DOCKET #2013-00062

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

TAX PARCEL #47-018-037.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**UPPER SOUTHAMPTON TOWNSHIP**

DOCKET #2012-06286

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME

FINANCE, LLC S/B/M CHASE MANHATTAN MORTGAGE

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

TAX PARCEL #48-007-123-014.

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

JUDGMENT AMOUNT: \$ 109,158.17.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-08665

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

TAX PARCEL #48-003-018.

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

JUDGMENT AMOUNT: \$ 257,108.12.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-10676

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

TAX PARCEL #48-019-071.

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



JUDGMENT AMOUNT: \$ 104,477.73.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **JAMES  
 LOREN HAUS, JR. AND CATHERINE M.  
 HAUS A/K/A CATHERINE MARIE HAUS.  
 PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

---

DOCKET #2013-00735

ALL THAT CERTAIN lot of land situate in  
**TOWNSHIP OF UPPER**  
**SOUTHAMPTON**, Bucks County,  
 Pennsylvania.  
 TAX PARCEL #48-8-219.  
 PROPERTY ADDRESS: 1159 Baner Road,  
 Southampton, PA 18966.  
 IMPROVEMENTS: RESIDENTIAL HOUSE  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **DEBRA A.  
 ECKHARDT AND JOHN C. ECKHARDT,  
 JR.**  
**MARK J. UDREN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

---

**WARMINSTER TOWNSHIP**

DOCKET #2009-09029

ALL THAT CERTAIN unit, designated as  
 Unit No. 4102 of the Centennial Station  
 Condominiums, situate in the **TOWNSHIP  
 OF WARMINSTER**, County of Bucks and  
 Commonwealth of Pennsylvania.  
 TAX PARCEL #49-024-041-0014102.  
 PROPERTY ADDRESS: 4102 Centennial  
 Station, Unit 4102, Warminster, PA 18974.  
 IMPROVEMENTS: CONDOMINIUM.  
 SOLD AS THE PROPERTY OF: **LEONTINE  
 M. BLASY, N. WILLIAM BLASY AND  
 THE UNITED STATES OF AMERICA.**  
**TERRENCE J. MCCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

---

DOCKET #2011-03779

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

BEING more fully described in a Deed dated  
 December 15, 2004, among the land records  
 of the County and State set forth above, in  
 Deed Volume 4240, Page 1576.  
 TAX PARCEL #49-026-030.  
 PROPERTY ADDRESS: 249 Barbara Lane,  
 Warminster, PA 18974, Township of  
 Warminster.  
 IMPROVEMENTS: SINGLE FAMILY  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **ADAM  
 STEIN AND MAIA STEIN.**  
**JAIME R. ACKERMAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

---

DOCKET #2012-02119

WELLS FARGO BANK, N.A. v. BRUCE H.  
 COHEN owner(s) of property situate in the  
**TOWNSHIP OF WARMINSTER**, Bucks  
 County, Pennsylvania, being 3200  
 Centennial Station, Warminster, PA 18974-  
 5474.  
 TAX PARCEL #49-024-041-0013200.  
 PROPERTY ADDRESS: 3200 Centennial  
 Station, Warminster, PA 18974-5474.  
 JUDGMENT AMOUNT: \$ 187,756.28.  
 IMPROVEMENTS: CONDOMINIUM.  
 SOLD AS THE PROPERTY OF: **BRUCE  
 H. COHEN.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

---

DOCKET #2012-09624

ALL THAT CERTAIN lot or piece of ground  
 situate in **WARMINSTER TOWNSHIP**,  
 Bucks County, Pennsylvania.  
 TAX PARCEL #49-015-229-001.  
 PROPERTY ADDRESS: 560 Maple Street,  
 Warminster, PA 18974.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **EDYTHE  
 V. MOTT ADMINISTRATOR C.T.A OF  
 THE ESTATE OF JOANNE V. NEWMAN,  
 DECEASED MORTGAGOR AND REAL  
 OWNER.**  
**TERRENCE J. MCCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

**DOCKET #2013-00649**

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

TAX PARCEL #49-40-315.

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

IMPROVEMENTS: A RESIDENTIAL DWELLING.

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

**LEONARD J. MUCCI III**, Esquire

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

**DOCKET #2013-00933**

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

TAX PARCEL #49019123.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**TERRENCE J. MCCABE**, Esquire

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

**DOCKET #2013-01158**

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

TAX PARCEL #49-31-120.

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

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

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

**MARK J. UDREN**, Esquire

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

**DOCKET #2013-01668**

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

TAX PARCEL #49-15-78.

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

IMPROVEMENTS: SINGLE FAMILY DWELLING.

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

**ROBERT S. BERNSTEIN**, Esquire

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

**WARRINGTON TOWNSHIP****DOCKET #2012-01400**

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

TAX PARCEL #50-26-150.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**TERRENCE J. MCCABE**, Esquire

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

**WARWICK TOWNSHIP****DOCKET #2013-00709**

ALL THAT CERTAIN lot or piece of ground.

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

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

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

BEING COUNTY TAX PARCEL # 51-14-221.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

---

DOCKET #2013-01445

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

TAX PARCEL #51-014-337.

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

---

DOCKET #2013-02057

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

TAX PARCEL #51-28-15.

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

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

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

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

---

**WRIGHTSTOWN TOWNSHIP**

DOCKET #2012-04673

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

TAX PARCEL NO 53-010-004.

TAX PARCEL NO 53-010-006.

TAX PARCEL NO 53-010-007.

TAX PARCEL NO 53-017-001.

TAX PARCEL NO 53-017-002.

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

JUDGMENT AMOUNT: \$ 163,625.29.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

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

---

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of distribution will be filed by the Sheriff within 30 days of date of sale and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days thereafter.

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

## Change of Name

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2013-02883

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **CALEB SETH EVERETT/JOSHUA CURTIS EVERETT** to **CALEB JOHN CONLEY/JOSHUA CURTIS CONLEY**.

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

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2013-03363

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

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

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2013-03615

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name of **DAVID TYLER WOODRUFF** to **TYLER JOSEPH PYSKATY**.

The Court has fixed the 23rd day of July, 2013 at 9:00 a.m. in Court Room No. 3,

Bucks County Courthouse, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

## Charter Amendment

NOTICE IS HEREBY GIVEN that Articles of Amendment to the Articles of Incorporation of **PS ACQUISITION CORP.**, with its registered office(s) located at 20 Pacific Drive, Quakertown, Pennsylvania 18951 in the County of Bucks, have been filed under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

The nature and character of the amendment is to change the name of the corporation to **POWDERSIZE INC.** The Articles of Amendment were filed on April 10, 2013 with the Department of State.

**Peter L. Reiss**, Solicitor  
Clemons Richter & Reiss  
107 E. Oakland Avenue  
Doylestown, PA 18901

## Charter Application

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

NOTICE IS HEREBY GIVEN that the Articles of Incorporation has been filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA on June 19, 2013, for **1218 CORP.**, for the purpose of obtaining Articles of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

**AC Rehab Products, Ltd.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Ernest Sasso**, Solicitor  
1075 River Road, Suite 1  
Washington Cross., PA 18977

**AUTO DOCTOR OF SOUTHAMPTON, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**BISHOP HOME IMPROVEMENT INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Raymond P. Minich**, Solicitor  
60 Green Street  
Doylestown, PA 18901

**EMANCE OF PA, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Raymond P. Minich**, Solicitor  
60 Green Street  
Doylestown, PA 18901

NOTICE IS HEREBY GIVEN that the Articles of Incorporation has been filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA on June 19, 2013, for **FETER, INC.**, for the purpose of obtaining Articles of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

**L. M. McKENNA ASSOCIATES, INC** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Jeffrey M. Medaglio**, Solicitor  
4032 Diane Way  
Doylestown, PA 18902

**OVERSIGHT CONSULTING GROUP, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Edward Benoff**, Solicitor  
5 Neshaminy Interplex, Suite 205  
Trevose, PA 19053

## **Charter Application Limited Liability Company**

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

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, for **GRANGE HOLDINGS, LLC.**, on or about June 19, 2013 in accordance with the provisions of the Limited Liability Act of 1994.

**Law Offices of Dimitri Smirnov, P.C.**,  
Solicitors  
P. O. Box 925  
Southampton, PA 18966

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

**Infinite Imagery LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

## **Charter Application Nonprofit**

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

**DELAWARE CANAL – 21** has been incorporated under the PA Nonprofit Corporation Law of 1988 on February 19, 2013 to establish and maintain a private- public partnership to repair, restore, support, preserve, maintain, and improve the Delaware Canal.

The name of the corporation is **The Pennsylvania Center for Photography**.

The Articles of Incorporation were filed on 5/8/2013.

The purpose or purposes for which it was organized are as follows: To promote the art of photography.

Notice is hereby given that **WARRINGTON GLEN COMMUNITY ASSOCIATION, INC.** has been organized under the provisions of the Non-Profit Corporation Law of 1988 and filed Articles of Incorporation with the Pennsylvania Department of State on June 11, 2013.

The purpose of the community association is the ownership, management, operation and maintenance of common elements located in a community known as Warrington Glen.

The registered office in Pennsylvania shall be deemed for venue and official

publication purposes to be located in Bucks County.

---

### **Charter Application Professional**

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

**ADDICTION MEDICAL TREATMENT SPECIALTY, INC.** has been incorporated under the provisions of Chapter 29 of the Business Corporation Law of 1988 as a Professional Corporation.

**Jeffrey M. Medaglio**, Solicitor  
4032 Diane Way  
Doylestown, PA 18902



## Classified Ad

### OFFICES; GREAT LOCATION NEAR OXFORD VALLEY MALL

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

## Corporate Dissolution

Pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended, notice is hereby given that **ACUMEN RESEARCH AND CONSULTING, INC.**, is currently in the process of voluntarily dissolving.

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

## Estate Notice

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

### First Publication

#### BEYER, GERALD YVES, dec'd.

Late of Falls Township.

Administrator: **ROBERT R. SCHUSTER**, Esquire, 1204 Maple Street, Bethlehem, PA 18018.

#### BOFINGER, CHARLES F. a/k/a CHARLES BOFINGER, dec'd.

Late of Lower Southampton Township.

Executor: **ROBERT H. WILSON**, c/o David S. Workman, Esquire, 200 S. Broad Street, 6<sup>th</sup> Fl., Philadelphia, PA 19102.

Attorney: **DAVID S. WORKMAN**, Astor Weiss Kaplan & Mandel, LLP, 200 S. Broad Street, 6<sup>th</sup> Fl., Philadelphia, PA 19102.

#### COAXUM, HAZEL V., dec'd.

Late of Bristol Township.

Executrix: **KELLY THOMPSON**, 7307 Spruce Mill Drive, Yardley, PA 19067.

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

#### CROMPTON, ELINOR S., dec'd.

Late of Upper Southampton Township.

Executor: **DOUGLAS S. CROMPTON**, 1269 Second Street Pike, Richboro, PA 18954.

#### DIAMOND, MARGARET E., dec'd.

Late of Middletown Township.

Executors: **RICHARD H. LUDWIG** and **ROGER LUDWIG**, 19 Inland Road, Levittown, PA 19057.

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

#### EBERLE, MARY A., dec'd.

Late of Tullytown Borough.

Executor: **NICHOLAS M. EBERLE, JR.**, 755 Cheston Ave., Tullytown, PA 19007.

Attorney: **MAX A. RUTKOWSKI**, P. O. Box 444, Levittown, PA 19058-0444.

#### EFIMENKO, KATHARINA, dec'd.

Late of Sellersville, Bucks County, PA.

Executor: **MICHAEL NAKONETSCHNY**, 3316 Indian Spring Road, Doylestown, PA 18902.

#### FIELDS, HELENE, dec'd.

Late of Fairless Hills, Bristol Township.

Executor: **JOHN J. FIELDS**, P. O. Box 31, Fairview Village, PA 19409.

#### FRYER, SR., ROBERT L., dec'd.

Late of Bristol Township.

Executor: **THOMAS L. FRYER**, 32 Hermitage Drive, New Hope, PA 18938.

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

#### GRIFFIN, ETHEL LEE, dec'd.

Late of Bristol Township.

Executor: **JIMMIE PERKINS a/k/a JIMMY L. PERKINS**, 41 O'Neill Court, Lawrenceville, NJ 08648.

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

**HRINKO, IRENE F.**, dec'd.

Late of Bensalem Township.

Executor: **BRIAN HRINKO**, c/o E.  
Garrett Gummer, III, Esquire, 1260  
Bustleton Pike, Feasterville, PA 19053.  
Attorney: **E. GARRETT GUMMER, III**,  
1260 Bustleton Pike, Feasterville,  
PA 19053.

**KELLY, MARGARET JANET** a/k/a **M.  
JANET KELLY**, dec'd.

Late of Yardley, Lower Makefield  
Township.

Executrix: **DOROTHY WARD TOTH**,  
264 Summit Ave., Langhorne, PA 19047.

**KHAN, MOINUL**, dec'd.

Late of Langhorne, Bucks County, PA.

Executrix: **SOPHIA VICTOR**, 403  
Surrey Lane SE, Vienna, VA 22180.

**KOWALSKY, LORI L.**, dec'd.

Late of Langhorne, Bucks County, PA.

Executor: **GEORGE W. GRANT**, 41  
Apple Valley Dr., Langhorne, PA 19047.

**KRESSLER, JAMES P.**, dec'd.

Late of Middletown Township.

Administratrix: **NANCY L.  
KRESSLER**, c/o Peter N. Harrison,  
Esquire, 107 East Court Street,  
Doylestown, PA 18901.

**KUPP, NANCY G.** a/k/a **ANNE G. KUPP**,  
dec'd.

Late of Southampton, Bucks County, PA.

Executor: **MICHAEL D. KUPP**,  
1099 Cooper Rd., Newtown, PA 18940.

**KURZ, JR., ALBERT H.**, dec'd.

Late of Northampton Township.

Executors: **ALBERT H. KURZ, III**,  
12300 Skeenes Court, Raleigh, NC 27614  
and **MARITA RIGOLIZZO**,  
183 Tansboro Road, Berlin, NJ 08009.

Attorney: **GEORGE M. DEMPSTER**,  
Fenningham, Stevens & Dempster, LLP,  
Five Neshaminy Interplex, Suite 315,  
Trevose, PA 19053.

**LINDSLEY, MARION K.**, dec'd.

Late of Doylestown, Bucks County, PA.

Executor: **JAMES J. LINDSLEY**, 2775  
Orville Ave., Cayucos, CA 93430.

**LOUGHRIDGE, YVONNE MAE**, dec'd.

Late of West Rockhill Township.

Executrix: **PATTI A. LOUGHRIDGE**,  
3016 Mill Rd., Norristown, PA 19403.

**MANNA, GENNARO**, dec'd.

Late of Horsham Township.

Executor: **ANTONIO MANNA**, 160  
Congo Niantic Road, Barto, PA 19504.

**McINNIS, JR., JAMES H.**, dec'd.

Late of Falls Township.

Administrator: **WALLACE J. McINNIS**,  
48 Meadow Lane, Levittown, PA 19054.

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

**McINNIS, ROSANNA MAE**, dec'd.

Late of Falls Township.

Administrator: **WALLACE J. McINNIS**,  
48 Meadow Lane, Levittown, PA 19054.

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

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

Late of Richboro, Northampton  
Township.

Executor: **WILLIAM J. MITCHELL**,  
**JR.**, 171 S. Founders Ct., Warrington,  
PA 18976.

**MOSER, LUCRETIA C.**, dec'd.

Late of Springfield Township.

Administratrix C.T.A.: **AMANDA  
RACINES LOVETT**, Esquire, 3968  
Maulfair Place, Allentown, PA 18103.

Attorney: **AMANDA RACINES  
LOVETT**, 3968 Maulfair Place,  
Allentown, PA 18103.

**MURPHY, GEORGE EUGENE** a/k/a  
**GEORGE MURPHY**, dec'd.

Late of Doylestown, Bucks County, PA.

Executrix: **CATHERINE ALLEN**,  
115 Mulford Ave., Millville, NJ 08332.

**O'KEEFE, ALICE**, dec'd.

Late of Levittown, Bristol Township.

Executor: **TIMOTHY O'KEEFE**, 33  
Buttonwood Ln., Levittown, PA 19054.

**OSINSKI, EILEEN A.** a/k/a **EILEEN PYLE  
OSINSKI**, dec'd.

Late of Warminster, Bucks County, PA.

Administrator: **CHESTER T. OSINSKI**,  
892 Phillips Rd., Warminster, PA 18974.

**SCAPPATICCI, ANTONIO** a/k/a  
**TOMMASO SCAPPATICCI**, dec'd.

Late of Langhorne, Middletown  
Township.

Executor: **THOMAS SCAPPATICCI**,  
239 Oak Ridge Dr., Langhorne,  
PA 19047.

**SHANE, STELLA G.**, dec'd.

Late of Warrington Township.

Executrix: **EUGENIA SHANE**, c/o John  
G. Younglove, 25 West Moreland Ave.,  
Hatboro, PA 19040.

Attorney: **JOHN G. YOUNGLOVE**,  
25 West Moreland Ave., Hatboro,  
PA 19040.

**SHAVEL, MARJORIE**, dec'd.

Late of Middletown Township.

Administrator: **MYRON SHAVEL**,  
124 Shady Brook Drive, Langhorne,  
PA 19047.

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

**SHIELDS, ALICE C.**, dec'd.

Late of Middletown Township.

Executors: **JOHN B. SHIELDS, JR.**,  
101 Mountainview Road, W. Trenton,  
NJ 08628 and **KEVIN P. SHIELDS**,  
25 Kay Street, Westborough, MA 01581.  
Attorney: **LAURA W. CASSAVELL**,  
1 Washington Crossing Road,  
Pennington, NJ 08534.

**SIMMONS, JANE T.** a/k/a **HARRIET JANE  
SIMMONS**, dec'd.

Late of Northampton Township.

Executor: **JONATHAN SCOTT  
SIMMONS** (a/k/a **J. SCOTT  
SIMMONS**) c/o Paul A. Coghlan,  
Esquire, 437 Rhawn Street, Philadelphia,  
PA 19111.

Attorney: **PAUL A. COGLAN**, 437  
Rhawn Street, Philadelphia, PA 19111.

**SLATER, TARN NELSON**, dec'd.

Late of Newtown Township.

Executor: **WARREN SLATER**, 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.

**SPICER, WILLIAM H.** a/k/a **BILL SPICER**, dec'd.

Late of Northampton Township.

Executrix: **CHRISTINA J. SPICER**, c/o Jonathan H. Ellis, Esquire, 261 Old York Road, Ste. 200, Jenkintown, PA 19046.

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

**STECK, VIRGINIA C.** a/k/a **GINNY STECK**, dec'd.

Late of Upper Southampton Township.

Executors: **JOHN C. STECK** and **HAROLD D. STECK, JR.**, c/o John D. Kessler, Esq., Suite 400B, Beaver Hill South, 100 West Ave., Jenkintown, PA 19046.

Attorney: **JOHN D. KESSLER**, Suite 400B, Beaver Hill South, 100 West Ave., Jenkintown, PA 19046.

**STONE, TERESA M.**, dec'd.

Late of Bristol Township.

Executrix: **RITA GUDDAT**, 8691 West Oak Street, Crystal River, FL 34428.

Attorney: **BRIDGET M. WHITLEY**, Skarlatos Zonarich LLC, 17 South 2<sup>nd</sup> St., 6<sup>th</sup> Fl., Harrisburg, PA 17101-2039.

**THOMAS, JR., RAYMOND A.**, dec'd.

Late of Warminster Township.

Executrix: **RUTH T. GRIGGS**, 3820 Jocelyn Drive, Woodbridge, VA 22192.

Attorney: **ANTHONY J. ROCCA**, Law Offices of Anthony J. Rocca, P.C., 1528 Walnut Street, Ste. 1507, Philadelphia, PA 19102.

**WACHTEL, MARION B.** a/k/a **MARION B. ACOCELLA**, dec'd.

Late of Ottsville, Nockamixon Township.

Executrix: **SUSAN C. JOHNSTONBAUGH**, 207 Glen Crest Drive, Neshanic Station, NJ 08853.

**WILKINSON, SR., JOSEPH M.**, dec'd.

Late of Bristol Township.

Administrator: **JOSEPH M. WILKINSON, JR.**, 35 Narcissus Lane, Levittown, PA 19054.

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

**YEAGER, IONA LEONE** a/k/a **IONA YEAGER**, dec'd.

Late of Morrisville, Bucks County, PA.

Executrix: **PHYLLIS OZERANSKY**, 2324 Spruce St., Trenton, NJ 08638.

### *Second Publication*

**AYALA, WILFREDO**, dec'd.

Late of Hilltown Township.

Administratrix: **KATHY A. AYALA**, c/o Begley, Carlin & Mandio, LLP, P. O. Box 308, Langhorne, PA 19047.

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

**CONAWAY, MARGARET B.**, dec'd.

Late of Langhorne, Bucks County, PA.

Administrator: **ROBERT G. BELLWOAR**, 118 Pottstown Pike, Suite 2, Chester Springs, PA 19425.

Attorney: **ROBERT G. BELLWOAR**, 118 Pottstown Pike, Suite 2, Chester Springs, PA 19425.

**KOCH, MARLIN ROBERT** a/k/a **MARLIN KOCH** and **MARLIN R. KOCH**, dec'd.

Late of Levittown, Bucks County, PA.

Executrix: **CATHERINE A. PHILLIPS**, 8 Tinder Road, Levittown, PA 19056.

Attorney: **MICHAEL N. GATTO**, Suite 110, 925 Harvest Drive, Blue Bell, PA 19422.

**KRONENBITTER, RITA A.**, dec'd.

Late of Bensalem Township.

Executors: **STEVEN P. KRONENBITTER**, 16 Treeline Drive, Holland, PA 18966 and **WILLIAM F. KRONENBITTER**, 23 Navy Drive, Delran, NJ 08075.

**MINDLER, RUTH S.**, dec'd.

Late of Quakertown Borough.

Executors: **PAUL S. MINDLER**, 3000 Flint Hill Road, Coopersburg, PA 18036 and **LOUANN HOWARD**, 156 Henry Road, Barto, PA 19504.

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

**NAGELE, MICHELE**, dec'd.

Late of Quakertown Borough.

Executrix: **MICHELE M. GAMBURG**, c/o Brenden E. Brett, Esquire, P. O. Box 659, Doylestown, PA 18901-0659.

Attorney: **BRENDEN E. BRETT**, 68 East Court Street, P. O. Box 659, Doylestown, PA 18901-0659.

**NAGLE, JR., ROY F.**, dec'd.

Late of Bristol Township.

Executors: **HELEN D. NAGLE** and **MICHAEL NAGLE**, 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.

**O'NEILL, ESTHER W.**, dec'd.

Late of Bristol Borough.

Executors: **RUSSELL PEDRICK**, 333 Taft St., Bristol, PA 19007 and **ELAINE M. SCACCEITI**, 15-3 Florence Tollgate Pl., Florence, NJ 08518.

**REES, VIRGINIA L.** a/k/a **VIRGINIA REES**, dec'd.

Late of Wrightstown Township.

Executrix: **LYNDA R. KLING**, c/o George P. O'Connell, Esq., 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

Attorney: **GEORGE P. O'CONNELL**, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

**SCHEETZ, LEONA W.**, dec'd.

Late of Langhorne Borough.

Executrix: **JACQUELYN S. STOUT**, 133 Winchester Ave., Langhorne, PA 19047.

**SIGRIST, VIRGINIA T.**, dec'd.

Late of Holland, Bucks County, PA.

Executrix: **JANE CELENTANO**, 10 Avondale Drive, Newtown, PA 18940.

**WIGGINS, LILLIAN E.**, dec'd.

Late of Lower Southampton Township.  
Executrix: **DEBBIE QUIGLEY**, c/o John R. Lolio, Jr., Esquire, 308 Harper Drive, Ste. 200, Moorestown, NJ 08057.

Attorney: **JOHN R. LOLIO, JR.**, Sherman Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Drive, Ste. 200, Moorestown, NJ 08057.

*Third and Final Publication*

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

Late of Hilltown Township.

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

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

Late of Telford Borough.

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

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

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

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

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

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

Late of Middletown Township.

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

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

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

Late of Churchville, Bucks County, PA.  
Executor: **VINCENT J. DELFINI**, 3202 Carriage Ct., North Wales, PA 19454.

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

Late of Upper Makefield Township.

Executrix: **DONNA DI CENZO**, c/o Jeffrey C. McCullough, Esquire, 16 N. Franklin Street, Ste. 300A, Doylestown, PA 18901.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Late of Langhorne, Middletown  
 Township.  
 Executrix: **JANE E. KLEIBERT**,  
 114 Shady Brook Drive, Langhorne,  
 PA 19047.  
 Attorney: **ANNE SCHEETZ DAMON**,  
 Williams & Scheetz, 935 Second Street  
 Pike, Richboro, PA 18954.

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

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

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

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

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

Late of Quakertown, Bucks County, PA.  
 Executor: **WEI MENSCH**, 721  
 Waterway Court, Quakertown, PA 18951.  
 Attorney: **GREGORY W. PHILLIPS**,  
 Yergey.Daylor.Allebach.Scheffey.Picardi,

1129 High Street, P. O. Box 776,  
Pottstown, PA 19464.

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

Late of Bensalem Township.

Executor: **GEORGE LUSKUS**,  
745 Yorkway Place, Jenkintown,  
PA 19046.

Attorney: **GEORGE LUSKUS**, 745  
Yorkway Place, Jenkintown, PA 19046.

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

Late of Falls Township.

Executors: **JOSEPH W. PORRECA**,  
**SR.**, 68 Edgewood Lane, Levittown, PA  
19054 and **MICHAEL J. PORRECA**,  
**SR.**, 613 Beaumont Road, Fairless Hills,  
PA 19030.

Attorney: **RICHARD L. NEWMAN**,  
P. O. Box 1260, Southampton, PA 18966.

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

Late of Lower Makefield Township.

Executrix: **SANDRA A. MILLER** a/k/a  
**SANDRA M. QUINN**, 535 River Road,  
Yardley, PA 19067.

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

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

Late of Warminster, Bucks County, PA.

Executor: **DANIEL W. ROSE**,  
132 Mallard Drive West, North Wales,  
PA 19454.

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

Late of Warminster, Bucks County, PA.

Executor: **JOHN F. RUF, JR.**, 858 Fern  
Road, Warminster, PA 18974.

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

Late of Lower Makefield Township.

Executor: **ERIC B. ORKIN**, 5810 Pine  
Tree Drive, Sanibel, FL 33957.

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

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

Late of Richlandtown, Bucks County, PA.

Executrix: **TRACEY JARRELL**, 229 N.  
Penrose St., Quakertown, PA 18951.

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

Late of Milford Township.

Executor: **BARRY T. SCHLEMMER**,  
c/o John T. Dooley, 1800 Pennbrook  
Parkway, Ste. 200, Lansdale, PA 19446.  
Attorney: **JOHN T. DOOLEY**, Dischell  
Bartle & Dooley, PC, P. O. Box 107,  
1800 Pennbrook Parkway, Ste. 200,  
Lansdale, PA 19446.

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

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

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

Late of East Rockhill Township.

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

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

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

Late of Quakertown, Bucks County, PA.

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

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

Late of Solebury Township.

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

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

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

Late of Tullytown Borough.

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

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



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

Late of Northampton Township.

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

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

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

Late of Bensalem Township.

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

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

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

Late of Middletown Township.

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

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

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

Late of Levittown, Middletown Township.

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

---

**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:

**PERCEPTA MARKET RESEARCH CONSULTANCY** with its principal place of business 621 River Road, Yardley, PA 19067.

The names and addresses of the persons and entity owning or interested in said business are: Karen Hyver, Nicole Brasof and Hyver LLC, 621 River Road, Yardley, PA 19067.

The certificate will be filed on or after June 15, 2013.

---

**Foreign Corporation**

Notice is hereby given that an Application for Certificate of Authority was filed with the PA Dept. of State on 6/12/2013 by **WM Organic Growth, Inc.**, a foreign corporation formed under the laws of the jurisdiction of DE with its principal office located at 1209 Orange St., Wilmington, DE 19801, to do business in PA under the provisions of the Business Corporation Law of 1988. The registered office in PA shall be deemed for venue and official publication purposes to be located in Bucks County.

**Miscellaneous**

NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE  
IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
BUCKS COUNTY  
No. 2012-03031

**GMAC MORTGAGE, LLC**, Plaintiff  
vs.

**LEAH N. HUDON, IN HER CAPACITY AS  
HEIR OF KIMBERLY HARRIS A/K/A  
KIMBERLY HUDON, DECEASED, AND IN  
HER CAPACITY AS HEIR OF JOSEPH L.  
HUDON, JR. A/K/A JOSEPH HUDON  
A/K/A JOSEPH L. HUDON, DECEASED,  
ET AL.**, Defendants

**NOTICE**

To **UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
KIMBERLY HARRIS A/K/A KIMBERLY  
HUDON, DECEASED and UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
JOSEPH L. HUDON, JR. A/K/A JOSEPH  
HUDON A/K/A JOSEPH L. HUDON,  
DECEASED:**

You are hereby notified that on April 2, 2012, Plaintiff, GMAC MORTGAGE, LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUCKS County Pennsylvania, docketed to No. 2012-

03031. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 17 KRAFT LANE, LEVITTOWN, PA 19055-2412 whereupon your property would be sold by the Sheriff of BUCKS County.

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

**NOTICE**

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

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

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

Notice to Defend:

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

*First Publication*

The **Bucks County District Attorney's Office** is currently holding \$18,823.00 in US Currency that was seized as part of a narcotics investigation on December 14th, 2011 at the Knights Inn, room #136, at 2707 Lincoln Highway, Bensalem Township, Trevose, Bucks County, Pa. Anyone claiming to have an ownership interest in this currency and desiring to assert that claim, may do so at a hearing in the Court of Common Pleas in the Bucks County Courthouse, Court room #5 at 9:30on Friday, August 16<sup>th</sup>, 2013, or forever be barred from doing so.

**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*

**CATHERINE M. FLOOD TRUST "B" U/A dated 2/25/99**  
Late of Lower Makefield Township.

Trustees: **MAURA F. CIESIELSKI, MARY K. MOORE** and **CHRISTINA A. MCMANIMON**, c/o Curtin & Heefner LLP, 250 N. Pennsylvania Avenue, P. O. Box 217, Morrisville, PA 19067.

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

**THE JOHN M. NANCE REVOCABLE LIVING TRUST AGREEMENT DATED SEPTEMBER 6, 2003**

Late of Quakertown/Bucks County.

Trustee: **VALERIE NANCE**, 101 Warren Street #2310, New York, NY 10007.

Attorney: **EDWARD H. BUTZ**, 7535 Windsor Drive, Suite 200, Allentown, PA 18195.

**TRUST OF ALICE P. STEVENS AMENDED AND RESTATED DECLARATION OF TRUST**

Dated: August 28, 2012

Late of Middletown Township, Bucks County.

Trustee: **UNIVEST BANK AND TRUST CO.**, c/o Janet Reilly, 14 N. Main Street, P. O. Box 64559, Souderton, PA 18964.

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